

Spokane Matters 2.0

District 3: Derelict Housing Project Briefing

August 8, 2018

GOAL:

Develop a pilot program that will lead to new affordable housing ownership for low and moderate income homebuyers in Spokane.

OBJECTIVES:

- Award Community Development Block Grant funds to a local housing provider capable of:
 - Acquiring derelict/abandoned homes throughout Spokane
 - Rehabilitate derelict/abandoned homes throughout Spokane
 - Sell rehabilitated derelict/abandoned homes to qualified low/moderate income homebuyers
 - Emphasis on partnerships between local housing provider agencies

BACKGROUND:

- Spokane Matters 2.0 Kickoff Meeting (March 29, 2018)
- Stakeholder Meetings (one-on-one)
 - Discuss goal and objectives of proposed program
 - Emphasis on having decision makers (executive directors) at meetings
 - Habitat for Humanity
 - SNAP
 - Spokane Housing Authority
 - Community Frameworks
 - Central Spokane Community Development Cooperation
 - Spokane Police Department (Matt Folsom)
- 1st Meeting – May 11th
 - Discussion of resources to address derelict homes
 - Existing resources
 - Partnerships with local banking institutions
 - Needed resources
 - Data
 - Maps
 - Staff capacity
 - Potential resources
 - CDBG
 - Partnerships with banks
- 2nd Meeting – June 6th
 - Attempt to develop a program charter
 - Unwillingness to create a charter without data and maps
 - Lots of reasons why this program will be difficult

- Consensus that we need to find a way to reduce the number of abandoned and derelict homes in Spokane
- Future meetings postponed until more data becomes available

BARRIERS:

- Complex web of parties involved
 - Home owner
 - Bank
 - Property leans
 - Point of contact (who is willing to speak on behalf of the property)

CURRENT STATUS:

- Karen Stratton is working with Central Spokane Community Development Cooperation (new name is Revitalizing Economy/Environment, Arts and Culture (REACH) West Central)
 - Data gathering for vacant homes in West Central
 - Pilot Program in partnership with
 - CHHS
 - Spokane Police
 - Landlord's Association
 - Greenstone
- CHHS Notice of Funding Availability (NOFA) September Release
 - Funding set-aside to address derelict housing
 - Seeking proposals to pilot a Derelict Housing Program
- Paul Trautman (CHHS) has been seeking partnerships with Community Development Financial Institution (CDFI)
 - Purchase bad mortgages prior to bank foreclosure
 - Partnership with local housing providers to rehab properties in need of repair and sell to a qualified LMI buyer

NEXT STEPS:

- Seek community proposals that address abandoned/derelict properties
- Initiate pilot program starting January 1, 2019