

# Spokane Neighborhoods Community Assembly

**“Provide a vehicle to empower Neighborhood Councils’ participation in government”**

*Meeting Agenda for August 7, 2015*

**4:00-6:10 p.m.** – COUNCIL BRIEFING CENTER, *Basement, City Hall*



*Proposed Agenda Subject to Change*  
Please bring the following items:  
\*Community Assembly Minutes: July 2015

AGENDA ITEM	Presenter	Time	Action	Page No.
Introductions	Facilitator	3 min–4:00		
Proposed Agenda ( incl. Core Values and Purpose)	Facilitator	2 min–4:03	Approve	1
Approve/Amend Minutes ▪ July 2015	Facilitator	5 min–4:05	Approve	5
OPEN FORUM				
Reports/Updates/Announcements	Please Sign Up to Speak!	5 min-4:10		
LEGISLATIVE AGENDA				
City Council ▪ Mission Street Bridge Project	City Council – Jon Snyder	20 min-4:15	Oral Report	
PeTT ▪ Photo-Red Resolution ▪ Post Street Bridge Replacement ▪ Pedestrian Plan Update	Paul Kropp	15 min-4:35	Oral & Written Report/Vote	12
Retreat ▪ Update	Committee Members	30 min-4:50	Oral Report	
ONS/Code Enforcement ▪ Update	Heather Trautman	15 min-5:20	Oral Report	
Liaison ▪ Plan Commission Liaison	Colleen Gardner	5 min-5:35	Oral Report	
PRESENTATIONS/SPECIAL ISSUES				
Community Assembly Budget ▪ Pros and Cons	Kathryn Alexander	30 min-5:40	Discussion	
OTHER WRITTEN REPORTS				
Administrative	Fran Papenleur		Written Report	18
Design Review Board Liaison	Colleen Gardner		Written Report	19
Plan Commission Liaison	Greg Francis		Written Report	21
Building Stronger Neighborhoods	E.J. Iannelli		Written Report	23
Public Safety	Julie Banks		Written Report	24

**\* IF YOU CAN'T MAKE THE MEETING, PLEASE SEND YOUR ALTERNATE!!!! \***

## UPCOMING IMPORTANT MEETING DATES

- *August 20: Land Use, West Central Community Center, 1603 N Belt, 5pm*
- *August 24: Building Stronger Neighborhoods, Sinto Senior Center, 1124 W Sinto, 12pm*
- *August 25: Pedestrian, Transportation & Traffic (PeTT), West Central Comm. Ctr, 1603 N Belt, 6pm*
- *August 25: CA Administrative Committee (agenda item requests due. Please submit all written material to be included in packets two days prior to CA meeting date), ONS Office, 6<sup>th</sup> Floor, City Hall, 4:45pm*
  - *September 1: Public Safety, YMCA Corporate Office, 1126 N Monroe, 3:30pm*
  - *September 1: CA/CD, West Central Community Center, 1603 N Belt, 5:30pm*
  - *September 11: Community Assembly, Council Briefing Center, City Hall, 4pm*

## MEETING TIMETABLE PROTOCOL

In response to a growing concern for time constraints the Administrative Committee has agreed upon the following meeting guidelines as a means of adhering to the Agenda Timetable:

1. When a presenter has one minute left in the time allotted the facilitator will raise a yellow pennant and indicate a verbal notice.
  - a. Should any Neighborhood Representative wish to extend the time of the presentation or comment/question period they may immediately “Move to extend the time by (1) to (5) minutes”.
  - b. An immediate call will be made for a show of hands in support of the extension of time. If a majority of 50% plus 1 is presented the time will be reset by the amount of time requested.
  - c. Extensions will be limited to (2) two or until a request fails to show a majority approval. After (2) two extensions, 1) if a motion is on the table, the facilitator will call for a vote on the open motion to either a) approve or not approve, or b) to table the discussion; 2) if there is no motion on the table, a request may be made to either (1) reschedule presenter to a later meeting, or (2) ask presenter to stay and finish at the end of the agenda.
2. When the allotted time has expired, a red pennant and verbal notice will be issued.

Administrative Committee

## COMMUNITY ASSEMBLY LIAISONS (Draft)

Citizens Transportation Advisory Board (PeTT): Jim Bakke, 466-4285, [jfbakke@q.com](mailto:jfbakke@q.com)

Community, Housing, & Human Services Board: Fran Papenleur, 326-2502,

[fran\\_papenleur@waeb.uscourts.gov](mailto:fran_papenleur@waeb.uscourts.gov)

Design Review Board: Colleen Gardner, 535-5052, [chiefgarryparknc@gmail.com](mailto:chiefgarryparknc@gmail.com)

Plan Commission: Greg Francis, [gfrancis1965@yahoo.com](mailto:gfrancis1965@yahoo.com)

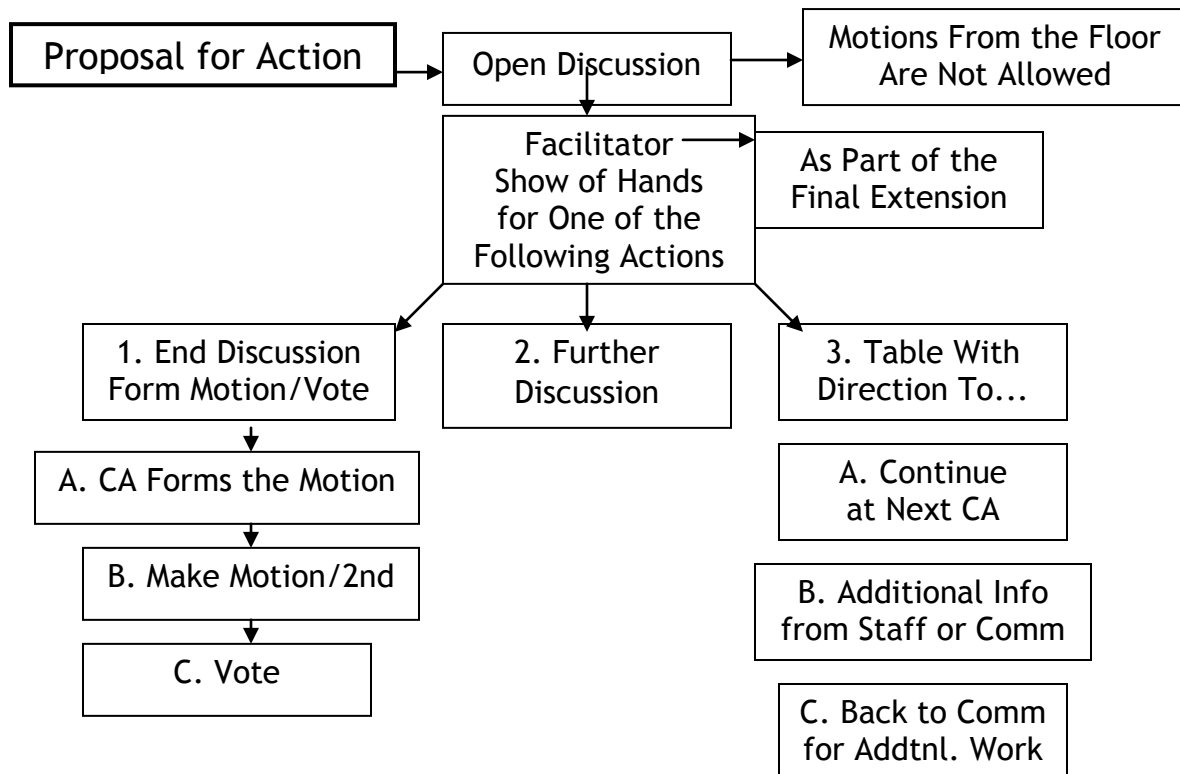
Plan Commission Transportation Advisory Committee (PeTT): Kathy Miotke, 467-2760,

[zaromiotke@yahoo.com](mailto:zaromiotke@yahoo.com) and Charles Hansen (alternate), 487-8462, [charles\\_hansen@prodigy.net](mailto:charles_hansen@prodigy.net)

Urban Forestry: Carol Bryan, 466-1390, [cbryan16@comcast.net](mailto:cbryan16@comcast.net)

a. CA Rules of Order:

- i. To speak at a meeting, a person must be recognized by the facilitator only one person can be recognized at a time. Each speaker has one minute. When all who wish to speak have been allowed their time, the rotation may begin again.
- ii. When a proposal for action is made, open discussion will occur before a motion is formed by the group
- iii. As part of the final time extension request, the Facilitator will request a show of hands by the representatives at the table to indicate which of the following actions the group wants to take.
  1. End discussion and move into forming the motion and voting.
  2. Further Discussion
  3. Table discussion with direction
    - a. Request time to continue discussion at next CA meeting.
    - b. Request additional information from staff or CA Committee
    - c. Send back to CA Committee for additional work



# **Community Assembly Core Values and Purpose**

## **CORE PURPOSE:**

Provide a vehicle to empower neighborhood councils' participation in government.

## **BHAG:**

Become an equal partner in local government.

(This will be further expounded upon in the Vivid Description. What does this mean to you?)

## **CORE VALUES:**

**Common Good:** Working towards mutual solutions based on diverse and unique perspectives.

**Alignment:** Bringing together the independent neighborhood councils to act collectively.

**Initiative:** Being proactive in taking timely, practical action.

**Balance of Power:** Being a transparent, representative body giving power to citizens' voices.

## **VIVID DESCRIPTION:**

The Community Assembly fulfills its purpose, achieves its goals, and stays true to its core values by its members engaging each other and the community with honest communication and having transparent actions in all of its dealings. Community Assembly representatives are knowledgeable and committed to serving their neighborhood and their city as liaisons and leaders.

The Community Assembly initiates and is actively involved early and often in the conception, adoption and implementation of local policy changes and projects. The administration and elected officials bring ideas to the Community Assembly in the forming stages for vetting, input and participation. The Community Assembly is a valuable partner to these officials and neighborhoods in creating quality policy & legislation for the common good.

The Community Assembly stimulates participation in civic life among our residents. Citizens that run for political office will believe in the importance of partnering with the Community Assembly and neighborhood councils. Those candidates' active participation and history with neighborhoods contributes to their success, enhancing successful partnerships between the Community Assembly and local government.

# Community Assembly Minutes

July 10th, 2015

Agenda was approved as changed with the exclusion of Councilman Allan's presentation. Meeting minutes from June approved with the inclusion of handout for the neighborhood council attachment.

## 1. Open Forum

- a. Kelly Cruz, Community Prevention and Wellness Initiative
  - i. Spoke about the initiative and its positive affects it has had on youth in the state of Washington and the work the group is doing in the West Central Neighborhood area.
  - ii. Becky Swan, Spokane County Prevention Coalition Coordinator
    1. Works to support strategies that prevent the use and misuse of alcohol, tobacco, and other substances by youth and adults who reside within Spokane County.
    2. Concern for youth mental health, apply for Youth Mental Health first aid class August 28<sup>th</sup> or Saturday September 12<sup>th</sup>. First priority is citizens that are in the West Central Community area.
    3. Sober Celebration- I Choose to celebrate sober campaign. Billboards to promote to choose to not provide alcohol to the youth.
    4. The youth that have done this work would like to come and talk to the neighborhoods to share the things that they have found in the community regarding alcohol advertising and sign placement.
    5. More information can be found at [www.spokanecountyprevention.org](http://www.spokanecountyprevention.org).
- b. Tim Finneran, Browne's Addition Neighborhood Council
  - i. Concert Series in Browne's Addition occurs every Thursday in the month of July & August.
  - ii. Encouraged all neighborhoods to hold concerts in the Park in their neighborhood.
  - iii. Great way to meet neighbors in a less formal way then at a neighborhood council meeting.
- c. Colleen Gardner, Chief Garry Park Neighborhood Council
  - i. Design Review Board Meetings: July 22<sup>nd</sup>, Saad Building discussion, August 12<sup>th</sup>, Salk Middle School
  - ii. Meet & Eat: Encouraged neighborhoods to hold one in their neighborhood because it is a great way one on one interaction with officials.
- d. Elaine Thorne, Comstock Neighborhood Council
  - i. Brought up the Neighborhood Notification Proposed Ordinance and was concerned that there would be designated two individuals who would be responsible for disseminating information to the neighborhoods.
  - ii. If we have two people who are designated to notify people it is unfair if there are any legal ramifications if these people did not do the notification.
  - iii. There are very few people in the neighborhood that would step up to be responsible to require notification.

## 2. Neighborhood Notification Proposed Ordinance:

- a. Ben Stuckart, City Council President & Grant Wencel, Assistant Planner, City of Spokane
  - i. Issue began due to some past projects.
    1. Demolition of old homes
    2. Cell tower infrastructure
    3. Situations like Target-when a lawsuit happens the first defense is the neighborhood which does not have standing, they must have a lawyer to defend themselves.

- ii. Fran Papenleur's commented that Northwest Neighborhood regarding the lack of neighborhood notification regarding the removal of 20 trees on Columbia Circle/Downriver Drive and that the Neighborhood Council didn't hear about the removal until hearing about it in the local media. The NWNC was greatly disturbed by the lack of notification to the council.
- iii. Panel Discussion on Neighborhood Issues
  - 1. There were two meetings where the neighborhood councils were notified
  - 2. What issues could be addressed with a policy
    - a. Over 50% of people in the room voted that the group should tackle neighborhood notifications
    - b. Council President and GU Law Students spoke at 17 Neighborhood Council meetings.
- iv. July 22<sup>nd</sup> is the Plan Commission Hearing
  - 1. Add a representative from the Neighborhood Council to the list of contacts to notify at the same time that the other 66 agencies receive it.
  - 2. Fixing the law to make it work better for the group.
- v. Grant Wencel, Planning Department, City of Spokane
  - 1. Grant gave presentation regarding neighborhood notice
    - a. Proposed modifications to the Spokane Municipal Code regarding neighborhood notice of land use applications and permits.
  - 2. Purpose of Modifications
    - a. To improve the Spokane Neighborhood Councils' notice procedures, project awareness, and ability to comment on land use applications and permits which are processed by the City of Spokane.
  - 3. Background
    - a. Citizen summit meetings in 2014, moderated by City Council President Ben Stuckart, improvements to neighborhood notice of primary importance.
    - b. Citizen stakeholder group was formed to explore changes.
    - c. City Council President Ben Stuckart, city staff (Planning and Development Services, Legal, Community and Neighborhood Services), and the stakeholders began meeting and drafting potential improvements.
    - d. Result: "Neighborhood Notice, proposed modifications 6/17/15" (Title 17 of the Spokane Municipal Code).
    - e.
  - 4. Steps in Process, potential timeline:
    - a. Plan Commission Workshop (June 10<sup>th</sup>)
    - b. Presentation to Land Use Committee (June 18<sup>th</sup>)
    - c. Presentation to Community Assembly (July 10<sup>th</sup> today)
    - d. Plan Commission Public Hearing (July 22)
    - e. Plan Commission Recommendation (July)
    - f. City Council Action (August)
  - 5. Major Proposed Modifications- *Project documents are found [here](#).*
    - a. (proposed ordinance, pages 1-2) Early in the process, the applicable city department will forward complete project permit applications to the neighborhood council in which the project is located for review and comments. (distribution list)

- b. (page 2) The department will provide a written response to neighborhood comments received, and also forward comments to the project applicant.
- c. (page 3) Clarification of neighborhood individual receiving project applications.
- d. (page 11, and sign examples) The city website/project address will be added to public notice signs.
- e. (pages 6&8) Applications for demolition permits will be forwarded to the neighborhood councils for review and comments.
- f. (page 12&15) The hearing examiner or director may extend time periods if determined that notice was not properly mailed, posted, or provided.
- g. (pages 14-15) Added section on "Standing"
- h. (Added for convenience to 17G, is presently in 17A, except for added item C.)
- i. (page 15, "Standing")
- j. Standing to bring an appeal the hearing examiner and/or city council under this chapter is limited to the following persons:
  - k. Proposed addition:
    - l. C. The neighborhood council in which the property to which the decision being appealed is directed, subject to the neighborhood council demonstrating that it adhered to established bylaws in making the decision to bring an appeal.
  - m. Option:
    - i. C. Neighborhood Council, refer to state law.

### 3. Land Use Committee:

- a. Patricia Hansen, Cliff Cannon Neighborhood
  - i. Wanted that there is a need to have this to go to the CA before going to plan commission
  - ii. Comments are on [page 11](#) of the packet
    - a. Recommendation from LUC is that comments that are submitted after deadlines will still be accepted forwarded to applicant but will not delay the process of the application.
    - b. Is there a method to differentiate on validity of comments? For example, a licensed professional provides a specific, technical comment within their own field on a project. How will a response be triggered to require applicant to follow up on concern and how will professional know the comment was addressed?
    - c. Request that section on standing regarding neighborhood councils is clarified. An individual commenting or testifying has standing but how does that standing convey to the neighborhood council? Clarification of standing of neighborhood council versus individual. What action conveys standing? What limits standing? What are the parameters? Recommendation is standing without issue precedence. Difficult to provide a comprehensive comment within limited comment period.
    - d. Suggest using notification boundary for instances where project is on border of two or more neighborhoods.

#### a. Motion:

1. Accept and endorse City Council President Stuckart's proposal with LUC subcommittee recommendations and also forward to Planning Department to move forward LUC comments as CA recommendation to Plan Commission for July 22, 2015 hearing.

a. Vote: 17

b. Opposed:

c. Abstain: 1

- ii. Plan Commission Liaison will move it forward.

4. Retreat Committee

b. Fran Papenleur, Northwest Neighborhood

- i. Survey Results from the previous meeting regarding Community Assembly.

- 1. Found in the packet on [page 32](#) of the CA Packet.

- a. 71% agree/strongly agreed that there needed to be more time to discuss issues.
    - b. 95% agreed/strongly agreed that the CA would be improved by having less agenda items.

c. Jay Cousins, Emerson Garfield Neighborhood

- i. Survey Summary

- 1. You can see that everyone that was at the May meeting answered the survey and received comments from everyone.

- 2. Way we conduct our business

- a. People agree that CA is important to neighborhoods-important to make the communication to work more efficiently.
      - b. CA Orientation-over 70% agreed
        - i. Will be bringing those ideas forward with a handbook-likely be presented at the next meeting.

- 3. Need more time to discuss issues is still on the table.

- 4. A straw poll was held for day of the week preference:

- a. Friday: 7
      - b. Not Friday: 7-Tina would be 8 but she is not present

- 5. Group was polled on particular options based on preference.

- a. Options:
        - i. One longer meeting Friday: 17
        - ii. One longer meeting not on Friday: 4
        - iii. Two meeting on Fridays: 10
        - iv. Two meetings not on Fridays: 21
        - v. One on Friday night one on another: 11

5. Admin Committee

d. Jay Cousins, Emerson Garfield Neighborhood

- i. Proposed to change from the 2 minute allowed now to a 1 minute comment time.
- ii. Get initial comment out in 1 minute.
- iii. Presenters are in a different category they would still be allowed to make longer than a one minute comment.
- iv. Change the rules of order to change from a 2 minute comment time to a 1 minute time frame for comments.

- 1. Unanimous vote.

6. PeTT

e. Paul Kropp, Southgate Neighborhood

- i. Go over the resolution that allows for City Council to use the Photo Red Funds.



- ii. This is why they have money to allocate to the project. The use is for supplement or match larger projects.
- iii. John Snyder will be coming for the August meeting, he will make a pitch on his idea that he is proposing.
- iv. The Resolution summary is on [page 37](#) of the CA Packet. At the bottom of the sheet are the three items of concern from the PeTT Committee regarding the request of use of funds.
  - 1. The project should be fitting for the purpose of these funds: i.e., “traffic calming” and/or “public safety”.
  - 2. The project should be agreed to by the neighborhood councils and the Community Assembly.
  - 3. The sustainability of a large commitment of funds over time for a single project should be addressed.
- f. Reevaluate annually to be extended for 5 years and would be reviewed each year.
  - i. Most neighborhoods supported the use of these funds as requested conceptually.

## 7. Neighborhood Services

### g. Melissa Wittstruck, ONS

#### i. Upcoming Events

- 1. Joint CA/CC, 5:30-7:00pm, Northeast Community Center
- 2. [www.spokaneneighborhoods.org](http://www.spokaneneighborhoods.org) select “Meeting and Events” tile to view Google Calendar

#### ii. Resources for Your Events

- 1. Did you know that we have resources to help your event?
  - a. Popcorn machine – Do you have a movie night, community picnic or other event?
  - b. Tent – Do you want to work on a neighborhood engagement event to promote the organization of neighborhoods?
  - c. Traffic Cones and Vests – Do you have a neighborhood clean-up event?
  - i. Contact your Neighborhood Liaison to reserve these items today!
- 2. Do you have an event where a cool drink of water would be appreciated? Water Dept. Water Truck-Kristen Zimmer 742-8142
- 3. SPD Crime Prevention Through Environmental Design (CPTED) Officer- [northprecinct@spokanecity.org](mailto:northprecinct@spokanecity.org)- Sandi McIntyre 363-8281

#### iii. 2015 Program Application Schedule

- 1. March 1<sup>st</sup> to July 31<sup>st</sup>: Greening Grant – Forest Spokane
- 2. June 1<sup>st</sup> to August 31<sup>st</sup> & November 25<sup>th</sup>: CDBG Applications

#### iv. CDBG Program

- 1. 2015 Application Status
- 2. Next Steps
- 3. Grant Year Begins – July 1<sup>st</sup>
  - a. Funding Anticipated by End of August

#### v. Forest Spokane

- 1. Greening grants
  - a. Reminder Application Deadline: New Date- July 31<sup>st</sup> , applications: [www.spokaneneighborhoods.org](http://www.spokaneneighborhoods.org) – Programs – Forrest Spokane

- b. Each Neighborhood can submit up to 3 applications
- c. Each application can be up to \$5,000
- d. Goal: plantings on public land to mitigate stormwater neighborhood enhancement.
- e. Contact: Alicia Bemiss-Powell, 625-6780, apowell@spokanecity.org
- f. Update: Residential Tree Program Renewed for Fall! Look for an email with dates and information next week.

vi. Traffic Calming

- 1. Cycle 4 Update (2014)
  - a. Preliminary Designs have been sent to Neighborhood Councils
  - b. Projects Bids: new bid date 7/13/15
  - c. Construction: August-October
- 2. Cycle 5 (2015)
  - a. Timeline for Applications
    - i. August 12th: Completed Traffic Assessments will go to City Council Traffic Calming Subcommittee & Neighborhood Councils.
    - ii. September: City Council makes decision on funded applications.

vii. Clean-up Program

- 1. Roll-off= \$29,989.33/142.44 tons
- 2. Curbside= \$28,779.02/122.68 tons
- 3. Large Furniture= \$1,225.20/2.95 tons
- 4. Large Appliance= \$133.06/.46 tons
- 5. Dump Passes= \$7,225.74/69.62 tons
- 6. Event Dumpsters= \$200.00

viii. ONS Resource and Facilitation

- 1. On and going basis ONS staff provide resources and facilitates connections with departments and agencies, let us know if you need assistance!
- 2. Examples:
- 3. Browne's Addition – Facilitate gap funding by Parks to complete signage at Overlook Park
- 4. Bemiss – Facilitate EWU class to work with neighborhood on a micro land use plan
- 5. West Central – Facilitate water agreement and plans to move forward with Nettleton Triangle
- 6. NW – Outreach communications to the new neighborhoods and technical assistance
- 7. Riverside – Organized several community conversations on downtown development
- 8. Minnehaha – Organized meeting with Public Works to address potential impacts to a park

8. Plan Commission Liaison

- h. Dave Burnett, Plan Commission Liaison
  - i. Advocate for that information to be added on other items that have had issues that were neighborhood specific, but a particular neighborhood had a concern.

9. Liaison Committee

- i. Liaison Committee Minutes can be found on [page 38](#) of the packet.
- j. Motion to approve Greg Francis as the new Plan Commission Liaison.
  - i. In Favor: 17

ii. Opposed: 0

iii. Abstain: 1

k. Liaison Committee won't be meeting until the Fall.

#### 10. Community Housing Human Services

l. Two Briefing Papers are in the packet regarding the issues starting on [page 39](#) of the CA packet.

m. George Dahl, Community Housing and Human Services

i. CDBG Conflict of Interest Statements-[page 43](#)

1. CDBG Website you will see the conflict of interest

a. Make sure that everyone is aware of the conflict of interest if anyone is associated with an organization that they are aware of the conflict of interest.

b. Anything real or perceived as a conflict of interest.

c. Abide by the rules set by the Federal Government.

ii. Legacy dollars

1. Money is not being lost it will be reallocated through competitive Request For Proposal.

##### In attendance:

Bemiss  
Comstock  
Hillyard  
Minnehaha  
Peaceful Valley  
Southgate

Chief Garry Park  
East Central  
Lincoln Heights  
North Hill  
Riverside  
Whitman

Cliff Cannon  
Emerson Garfield  
Logan  
Northwest  
Rockwood  
West Central

##### Not in attendance:

Balboa/SIT	Browne's Addition	Five Mile Prairie
Grandview/Thorpe	Latah/Hangman	Manito/Cannon Hill
Nevada/Lidgerwood	North Indian Trail	West Hills

## REPORT TO THE COMMUNITY ASSEMBLY – August 7, 2015

Paul Kropp, Chair

Pedestrian, Traffic and Transportation Committee (PeTT)

### Post Street Bridge Type, Size and Location Study

May 28 – Project Advisory Committee Meeting #2 (new items in **bold**)

- **There will be a public open house in the early fall to display and receive feedback on the results of the study so far. The date will be widely advertized.**
- The Post Street Bridge is structurally deficient such that it must be rebuilt or replaced as soon as possible. The target is 2017. It was originally built in 1917 **but heavily modified in 1937.**
- The budget number for study purposes is \$8.5 million, including an existing \$1.1 million grant for pedestrian facilities. The study will produce a final design and engineering to 30% completion for accurate construction cost estimates and grant eligibility.
- **This is a utility and bike/ped bridge with a very constrained budget, which prohibits the city from considering anything else than a steel structure for the bridge.**
- The study presumes vehicular traffic will continue, in large part for trucking access to Riverfront Park and its planned central plaza activity area.
- **A railing design that does not obstruct views of Spokane Falls from passenger vehicles, both to the east and to the west, appears to be feasible and is strongly advocated by the advisory group.**
- The path of the Centennial Trail crosses this bridge and pedestrian and bicycle separation from vehicles will be incorporated.
- The south end bridge approach will better integrate with Riverfront Park and Centennial Trail usage, and on the north end trail users and vehicles may share a roundabout.
- **It has been confirmed the existing structure does not meet historic preservation qualifications because of substantial modifications done in 1937.**
- **The Project Advisory Committee will be convened once more, in the fall, fall to review a draft report on a preferred design.**
- The planning and engineering consultant team is from CH2MHILL; public relations by Desautel Hege staffer, Tyler Tullis, tylert@weareDH.com, (509) 444-2350.

### Pedestrian, Traffic and Transportation Committee

July 28 – Monthly Meeting

- Ken Pelton presented the draft pedestrian master plan that may be coming before the Plan Commission and the City council as early as late September. See the memo of July 29 and the complete draft goals, policies and actions for the plan below. This memo suggests PeTT will review them in detail at its August meeting on the 25th and consider proposing the Community Assembly consider an action to support them at its meeting on September 11.
- Kevin Shipman of SRTC (Spokane Regional Transportation Council) presented his agency's regional transportation graphing capabilities. See the SRTC main page (srtc.org) for examples.

### Councilmember Jon Snyder's proposal for the use of unallocated automated safety camera fund monies

- See the "thought experiment" for considering the elements of this proposal below at the final page.

Date: July 29, 2015

From: Pedestrian, Transportation and Traffic Subcommittee (PeTT) Chair

To: Community Assembly Representatives  
Neighborhood Council Chairs

Re: Draft Pedestrian Master Plan Goals and Policies

The July PeTT meeting received a briefing on the pedestrian master plan that is in the final stage of development by the city. (Thank you, Ken Pelton!)

The pedestrian plan will be an element of the comprehensive plan update required by the state for completion in 2017. It contains a small set of goals specific to pedestrian facilities of all types that are also consistent with the goals and policies of the comprehensive plan itself.

The current schedule for adoption includes a hearing before the Plan Commission at its second meeting in September.

At its August meeting, the PeTT Committee will consider proposing the Community Assembly take up a recommendation at its meeting on September 11 to endorse the pedestrian plan's goals as drafted.

The pedestrian plan draft goals are shown on the following page.

The current draft of the complete pedestrian plan can be downloaded from this city web address:

<https://static.spokanecity.org/documents/bcc/commissions/plan-commission/meeting-documents/2015/07/22/pedestrian-plan-draft.pdf>

The 2001 Spokane Comprehensive Plan states, “Goals and policies provide specificity for planning and decision-making. Overall, they indicate desired directions, accomplishments, or aims in relation to the growth and development of Spokane.”

- A goal is a general statement of the community’s desired outcome
- Policies are a course of action that a community will take to meet its goals. They are focused and direct actions
- Actions are specific projects and activities directed to achieve the goals.

## **PEDESTRIAN PLAN DRAFT PROGRAMMATIC RECOMMENDATIONS**

**Goal 1 Well Connected and Complete Pedestrian Network** - Provide a connected, equitable and complete pedestrian network within and between Priority Pedestrian Zones that includes sidewalks, connections to trails, and other pedestrian facilities, while striving to provide barrier-free mobility for all populations.

- Policy 1.1 Create walkable environments through short and connected blocks.
  - Action 1.1.1 Review concurrency and developer requirements and recommend modifications to achieve greater connectivity.
- Policy 1.2 Create direct connections for users of all abilities.
  - Action 1.2.1 Map concentrations of vulnerable users such as older adults, children, or people with disabilities
  - Action 1.2.2 Create design standards for these areas, including consideration of longer street crossing clearance intervals, if appropriate
  - Action 1.2.3 Implement the City’s ADA Disability Transition Plan for Physical Facilities
- Policy 1.3 Close gaps in the sidewalk network.
  - Action 1.3.1 Apply a prioritization methodology to identify capital projects, including ADA retrofits and sidewalk infill
  - Action 1.3.2 Identify new funding sources for construction of sidewalks and crossings
  - Action 1.3.3 Program projects in the capital budget.
- Policy 1.4 Document the amount of all types of improvements to the pedestrian system annually.
  - Action 1.4.1 Continue and expand the sidewalk inventory, curb ramp inventory, and crosswalk inventory
  - Action 1.4.2 Track and report new pedestrian facilities and investments.

**Goal 2 Maintenance and Repair of Pedestrian Facilities** - Provide maintenance for and improve the state of repair of existing pedestrian facilities.

- Policy 2.1 Increase funding for maintenance of pedestrian facilities.
  - Action 2.1.1 Continue and expand the crosswalk maintenance schedule
  - Action 2.1.2 Develop an annual program to repair and replace broken sidewalks in pedestrian priority areas.

**Goal 3 Year-Round Accessibility** - Address the impacts of snow, ice, flooding, debris, vegetation and other weather and seasonal conditions that impact the year-round usability of pedestrian facilities.

- Policy 3.1 Define and maintain the walkable zone to facilitate clear pedestrian travelways.
  - Action 3.1.1 Use available funding sources for maintenance of pedestrian facilities, including snow clearance on regional trail system.
  - Action 3.1.2 Fine tune snow clearing, storage and maintenance policies for the pedestrian network.
- Policy 3.2 Improve awareness and enforcement of snow clearing and maintenance policies.
  - Action 3.2.1 Improve public information resources for pedestrian facility maintenance
  - Action 3.2.2 Implement the improvements to the public information resources and document the impacts

**Goal 4 Safe and Inviting Pedestrian Settings** - Create a safe, walkable city that encourages pedestrian activity and economic vitality by providing safe, secure, and attractive pedestrian facilities and surroundings.

- Policy 4.1 Increase pedestrian safety both along and across the roadway.
  - Action 4.1.1 Use targeted enforcement programs to ensure the safety and security of pedestrians in crosswalks and on city streets, trails, and walkways
  - Action 4.1.2 Build new sidewalks and crossings in accordance with street design standards
- Policy 4.2 Remediate areas of known pedestrian safety incidents.
  - Action 4.2.1 Conduct regular coordination of traffic engineers and planners to work with police to review sites in need of safety improvement for motorists and pedestrians
  - Action 4.2.2. Use pedestrian crash data to identify problem areas and potential solutions.
- Policy 4.3 Create vibrant public places that invite walking and gathering.
  - Action 4.3.1 Create a pilot parklet program.
- Policy 4.3 Evaluate the impacts of pedestrian improvements.
  - Action 4.3.2 As warranted, conduct field studies to assess changing conditions including yield compliance, visibility triangles, and prevailing speed at project locations
  - Action 4.3.4 Explore pedestrian count technology to assess change in activity over time
  - Action 4.3.5 Consider pursuing application for Walk Friendly Community designation.

**Goal 5 Education** - Educate citizens, community groups, business associations, government agency staff, and developers on the safety, health, and civic benefits of a walkable community.

- Policy 5.1. Partner with other agencies in the promotion of the benefits of walking
  - Action 5.1.1 Develop and train staff to implement a citywide pedestrian education program based on national best practices
  - Action 5.1.2 Provide information to Spokane residents about the benefits of new pedestrian facilities.
  - Action 5.1.3 Develop pedestrian messaging campaigns, including public health campaigns related to walking and the benefits of investing in pedestrian facilities
  - Action 5.1.4 Develop public service announcements to encourage safe walking and driving
  - Action 5.1.5 Identify funding and partnering opportunities with City agencies and local, regional, and national partners for effective and wide dissemination of the walking encouragement programs
  - Action 5.1.6 Develop Walking maps (e.g., neighborhood maps, school route maps, city-wide maps, trails and greenways, etc.)
  - Action 5.1.7 Support implementation of a uniform pedestrian wayfinding system



**"Thought experiment" to capture elements of the councilmember Jon Snyder's proposal for the use of unallocated automated safety camera fund monies – August 2015 CA:**

*RESOLVED THAT the Community Assembly supports a demonstration of the use of annual unallocated photo-red revenue using a City of Spokane Investment Pool ("SIP") loan or bond authorized by the City Council in order to establish a substantial local match to maximize the chance of success in seeking state and federal funding for a larger-scale safety project of city-wide and regional importance with planning studies including stakeholder and community participation already in place such as the proposed Centennial Trail pedestrian and bicycle bridge across Mission Avenue, and subject to the conditions and limitations of the automated safety cameras program as may be established by the City Council from time to time;*

*AND THAT the Community Assembly directs the Administrative Committee to convey this action to the City Council President, and the chair of the Pedestrian, Traffic and Transportation Committee to present this action at a City Council meeting as may be required.*

-----

RESOLVED THAT the Community Assembly supports

- a demonstration of the use of annual unallocated "photo-red" revenue using a City of Spokane Investment Pool ("SIP") loan or bond authorized by the City Council
- in order to establish a substantial local match to maximize the chance of success in seeking state and federal funding
- for a larger-scale safety project of city-wide and regional importance with planning studies including stakeholder and community participation already in place
- such as the proposed Centennial Trail pedestrian and bicycle bridge across Mission Avenue, and
- subject to the conditions and limitations of the automated traffic safety cameras program as may be established by the City Council from time to time

AND THAT the Community Assembly directs

- the Administrative Committee to convey this action to the City Council President, and
- the chair of the Pedestrian, Traffic and Transportation Committee to present this action at a City Council meeting as may be required

---

**Draft Resolution for the CA and Neighborhood Councils For Consideration – June 2015 CA**

*That the Community Assembly and neighborhood Council consider supporting a demonstration of the use of annual unallocated photo-red revenue by means of a City of Spokane Investment Pool loan or bond authorized by the City Council as a grant matching funds for a larger-scale multi-modal construction project such as the Mission Avenue Centennial bridge crossing as outlined in the attached proposal; AND THAT the proposal will be discussed for a vote of recommendation to the City Council at the July Community Assembly meeting.*

## CA Administrative Committee Meeting

July 28, 2015

4:45-5:30 p.m.

City Hall, ONS

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### CA Reps Present:

Jay Cousins (Emerson-Garfield), Chair  
Gary Pollard (Riverside), Vice Chair  
Seth Knutson (Cliff-Cannon)  
Fran Papenleur (Northwest), Secretary  
Kathryn Alexander (Bemiss)

### Others Present:

Heather Trautman, City Staff/ONS  
Rod Minarik, City Staff/ONS

### CC:

Karen Stratton, City Council Liaison

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## **I. Today's Agenda/Items to address:**

- Draft Agenda for August Community Assembly meeting
- New Business

## **II. August CA Agenda - Topics, speakers and/or reports were reviewed.**

- A. City Council – update from Council member Jon Snyder regarding the Mission Avenue Bridge and Photo Red Funds. The CA will be asked to vote on the resolution.  
(20 minutes)  
*Note: Report from PeTT Committee will immediately follow the City Council's briefing, so discussions will be topically consistent.*
- B. PeTT – Chair Paul Kropp: Draft Pedestrian Master Plan, Post Street Bridge Replacement, and the Bosch Lot changes. (15 minutes) *Gary will mention the Wall Street Plaza renovation during Open Forum.*
- C. CA Admin –  
Retreat Committee – Seth will lead a discussion regarding possibly adding an extra [CA] meeting each month, using a visual algorithm. (30 minutes)
- D. ONS – Heather. Multiple updates on programs and initiatives, including: HUD and CDBG allocation, traffic calming (new map on website), neighborhood council mailings, and reminder regarding NC minutes on file. (15 minutes)
- E. Liaison Committee – Colleen Gardner announce approval of Greg Francis to Plan Commission.  
(5 minutes)
- F. CHHS – Gary – any pertinent information from the August board meeting. (5 minutes)  
*Note: CA/CD Committee did not meet in July and August, therefore no update.*

## **III. New Topic – Community Assembly “Budget”**

Kathryn will introduce this discussion regarding availability of funds for training, workshops, and special projects.

## **IV. September Agenda - Council member Mike Allen with update on Cell Tower issue.**

There being no other pressing business, meeting was adjourned at 5:30. Next CA Admin Committee meeting will be Tuesday, August 25, 4:45 p.m. City Hall/ONS.

# Design Review Board

**July 8, 2015**

Meeting Minutes

Meeting called to order at 5:31 PM

## Attendance

- Board Members Present: Craig Andersen, Austin Dickey, Jacqui Halvorson, David Buescher, Colleen Gardner, Steven Meek, Jeff Logan
- Board Members Not Present: Chris Batten
- Staff Present: Julie Neff, Nathan Gwinn; Planning and Development

## Briefing Session:

1. Chair Report - Craig Andersen
  - None
2. Staff Report - Julie Neff
  - Provided an update on projects that will be presented during future meetings.

Minutes from the June 10, 2015 meeting approved unanimously

## Workshop:

1. Larry H. Miller Spokane Toyota Downtown:
  - Staff Report: Nathan Gwinn, Planning and Development
  - Applicant Report: Jennifer Smithey, John Mahoney Architect, LLC
  - Public Comment: Gary Pollard, Riverside Neighborhood Council
  - Questions asked and answered

Based on review of the materials submitted by the applicant and discussions during the July 8, 2015 public workshop, it was noted that the applicant has responded to previous DRB comments and recommendations therefore; the DRB recommends approval of the application as submitted.

Workshop Motion-Colleen Gardner moved to approve the motion; M/S and Motion carries unanimously

**Meeting Adjourned at 6:14 PM**

Board discussion on process and procedures until 7:05 PM; to be continued.

Next Design Review Board meeting is scheduled for **July 22, 2015**

DESIGN REVIEW BOARD  
702 West Main Avenue  
2 - Recommendation Meeting

FILE NO.DRB  
1519-1510 - DT

July 29, 2015



**From :**  
**Design Review Board**  
Chris Batten, Chair  
  
c/o Julie Neff, DRB Secretary  
Planning & Development  
808 W. Spokane Falls Blvd.  
Spokane, WA 99201

**To :**  
Centennial Real Estate  
Investments  
c/o Doug Yost  
  
Consultant  
ALSC Architects  
c/o Jim Sullivan

**CC :**  
Louis Meuler, Acting Planning  
Director  
Nathan Gwinn, Assistant Planner  
Ali Brast, Assistant Planner

At the July 22, 2015 Recommendation Meeting, a quorum of the Design Review Board passed the following motion.

Based on review of the materials submitted by the applicant and discussion during public meetings held on May 13, 2015, and July 22, 2015, the DRB recommends the following with regard to the proposal's consistency with Downtown Design Guidelines related to neighborhood context, site layout and building facades, **the DRB recommends approval of the project as submitted.**

Chris Batten, Chair, Design Review Board

Note: Supplementary information, audio tape and meeting summary are on file with City of Spokane Design Review Board.

Plan Commission  
Liaison Report  
August 7, 2015  
Greg Francis

**Neighborhood Notification Ordinance Hearing** – At the hearing on July 22nd, there was substantial public testimony, with the vast majority in favor of the ordinance. Final wording of the proposed modifications by the Community Assembly was not received by the Plan Commission until late on July 21st, with some members only seeing it just prior to the hearing. In order to effectively consider these proposed modifications along with other public testimony it received, particularly on the issue of neighborhood standing, the Plan Commission deferred decision on the ordinance revisions until a later date (on 8/12/15 hearing agenda).

A couple of items for consideration with regards to CA proposed modifications:

- Is there a specific distance that triggers notification of adjoining neighborhoods?

Current wording:

“and for instances when a proposed project application is located on nor [sic] near the boundary of two or more Neighborhood Councils, the notification boundary shall trigger the notification of all effected Neighborhood Councils,”

- Can any licensed professional submit comments and require a timely response from the project applicant or do they have some relationship with a neighborhood council or resident of the neighborhood? I see the potential for this to be removed from consideration because it is too broadly defined.

Current wording:

“Technical comments submitted by a licensed professional, not affiliated with the City or Proposed Project, who possesses professional expertise relevant to a proposed project application shall require a timely response from a Proposed Project Applicant.”

A couple of issues that I saw with the proposed changes submitted by the Community Assembly is that they arrived too late for commission members to effectively evaluate prior to making a decision at the hearing and they included not only changes approved by the Community Assembly, but separate changes by the author that hadn't been considered by the Community Assembly. Ideally, the CA proposed changes should have been separate from any individual's proposed changes.

**Business and Development Incentives Workshop** – The city is looking at ways to improve incentives for business development in targeted areas including providing

infrastructure improvements (e.g., street, sewer, etc) to an area where a business is interested in developing as well as development fee reductions, tax incentives, and other cost reducing measures. A goal is to bring living wage jobs to areas that need them most.

**Centers and Corridors Design Guidelines** – Councilmember Mumm reported that the City Council had passed (5-2) the new guidelines without amendment at the 7/20/15 City Council meeting with no amendments. The guidelines had been approved by the Plan Commission (with some minor modifications) at the 6/10/15 Plan Commission hearing.

**Plan Commission Membership** - Diane Hegedu has resigned from the Plan Commission to take a job in Seattle. This leaves two open seats (out of ten) on the Plan Commission. Currently, six of the commission members are from District 2, two from District 3, and none from District 1. Councilmember Mumm would like to see a more balanced representation from the other districts as they work to fill the two vacancies. The application is available at <https://my.spokanecity.org/bcc/vacancies/> for those interested.

**Comprehensive Plan - Manufactured Homes** – There have been several workshops to revise existing requirements for mobile home parks but there has been limited consensus at these workshops according to several commission members that were in attendance. The city wants to ensure that mobile homes remain available as an affordable housing option while also ensuring that certain standards are maintained and that maintenance is done in existing parks.

**Comprehensive Plan - Pedestrian Plan** – The city is working on revising the pedestrian plan component of the comprehensive plan. Most of what I've seen to date is the maps they have compiled showing focus areas based on data such as population density, income, pedestrian related accidents, sidewalk locations, public transit routes, business areas, etc. The Plan Commission Transportation Subcommittee endorsed the plan to move forward to the full Plan Commission for further work.

**Upcoming (8/12) Plan Commission Agenda** – The Neighborhood Notification Ordinance is scheduled for a second hearing on August 12th. Only written testimony will be accepted at this hearing. Also scheduled is a workshop on amendments to the Abandoned Property Registry.



## Community Assembly Building Stronger Neighborhoods Committee July 27th, 2015 Meeting Summary

**Voting Members Present:** E.J. Iannelli (Emerson-Garfield), Seth Knutson (Cliff/Cannon)

**Others Present:** None

**Staff Present:** Jackie Caro, Suzanne Tresko

**Meeting Summary:** The July meeting minutes were not approved as a quorum was not present.

- **Appointing a BSN secretary:** An issue of poor and inconsistent meeting attendance that is still unable to be resolved on account of poor and inconsistent meeting attendance.
- **BSN outreach efforts:** Perry Street Fair (July 25): Only one person signed up to staff the booth so we had to cancel the outreach opportunity because the fair was 10 hours long and would not be feasible with one person. Garland Street Fair (August 8) will have Northside neighborhoods represented at the table that North Hill generally has at the event, Mike Flahaven has been helping to organize volunteers for the day.
  - The group talked about needing to have more people at the Building Stronger Neighborhoods meetings. In the future the group will be talking about the sustainability of mailed media so please give your opinion to the group if possible.
- **ONS updates:** Discussed brochure cost for starter kit. Most effective option seemed to be either 200 black and white or 100 color. The group talked about the usefulness of possible splitting the brochure costs by doing half the neighborhoods one year and half the neighborhood the next. Jackie brought cost estimates to the meeting show the difference in costs. Jackie said that the neighborhoods will soon be getting analytics installed so they can see some information about visits to their sites. E.J. stated that Jetpack would be better than Google Analytics, Jackie will check to see if that is an option with the City's webgroup.

**Next meeting:** August 24<sup>th</sup>, 2015, noon at the Sinto Senior Center (1124 W Sinto Ave)

**Proposed Agenda Items:** Appointing a BSN secretary. Confirming volunteer participation attendance at BSN outreach booths. Discuss recommendation for neighborhood brochures.

## **Rental Research Stakeholder Meeting Minutes**

**August 4<sup>th</sup>, 2015**

### **Julie Banks- Chair Public Safety Committee**

- Brief Introductions

### **Melissa Whittstruck- Office of Neighborhood Services, Moderator**

- Ground Rules

### **Jackie Caro and Sarah Kintner- Office of Neighborhood Services, Rental Unit Data**

- Explained how the assessor 5+ unit category was clarified by getting meter counts per parcel through Avista (Caddey calculates the graph/mapped data has +/- 3% margin of error)
- Breakdown of unit numbers and percentages per category clarified
- Age of rental units determined from assessor data. Assessor uses date of construction/construction permits to determine age. Clarified that unpermitted work would not be shown. Heather Trautman explained that the County requested permit information from the city to assist with valuation. Also explained that the data and synthesis is a huge step forward in looking at rental housing stock and has not been previously available.
- Clarified the difference between census age of housing stock and the presentation data
- Patty Webster pointed out the 3% margin of error would add to the number of renters not owners.
- Clarification that the conditions map represents 1-4 units ONLY. Trying to get it for the 5+ but it will take more time. County collects this data every 4 years.

### **Patty Slider and Heather Wallace- Health District**

- Advocate and educate- impact quality housing has on public health
- Housing and the effects on health on child development
- Adverse health effects of low quality housing environments (biological, chemical, heat, cold, moisture)
- Emotional and behavioral development strongly correlated to quality of housing
- Spokane area specific health impacts
- Poor quality or unrepaired structural components: broken, missing, unrepaired
- Poor quality housing: learning success and educational attainment- Lead, behavioral, psychological, educational attainment, etc
- Local info: 2009- Odds Against Tomorrow. Life expectancy based on neighborhood 84.03(Southgate) vs 66.17(Riverside)
- Hillyard report- availability and quality of housing stock in Hillyard neighborhood
- Public Health Nurse: do NOT do home inspections, assess health and home safety, parent-child relationship, educate: parenting, healthy, child development, safety, Advocate
- Uniform Law Commission: renters typically feel powerless in negotiations with landlords whether in luxury apt or shack
- Understanding of rights as renters
- Relationship between quality of housing and health
- CDC: Advancing Healthy Homes- 8 characteristics that qualify a healthy home: dry, clean, pest free, safe, contaminant free, well ventilated, well maintained, thermally controlled
- Costs to society: health and education and welfare



- Recommendations based on research: how to collect data? Sounds and collaborative data, well managed units provided for better health and safety conditions, housing assessments for low income residents, license and inspections program
- Using social and specialized training to assess
- Ensure Housing Quality: World Health Org, CDC, HUD all acknowledge connection between housing and health. Refinement of housing code, dev. Of national building standards, inclusionary zoning: mixed income neighborhoods
- Rental education training: landlord-tenant education/understanding, renter training programs, CPTED, property management training
- Registry and inspection program

### **Stakeholder Questions and Comments**

**Q-** Studies comparing health differences in inspected public housing units (subsidized)?

**A-** All voucher programs require

**Q-** Health issues- is it about ownership v. renter or is it more about income?

**A-** Income is one of the social determinants of health

**Q-** For public health, what is the minimum standard that we will require?

**Q -** Society is bearing the costs... more info on class action suit for lead exposure, Hillyard study?

**Q-** Education piece- three prong. How do you see the health dept contributing to the education, breaking the cycle, prevent from getting to the substandard place?

**A -**Multi pronged approach- potential to partner with social group (SNAP)

**Q -** What can we do to motivate landlords?

**A-** hoping we would development an ordinance

**Melissa-** focused on research, not an outcome

**Q -** Income as a factor- cannot afford to buy home. In addition to current recommendations would you recommend a just cause eviction so that a tenant won't be evicted for requesting repairs?

**A-** The recommendations did not touch on eviction

**Q -** Qualifications for renting: poor housing v. public housing. If we get aggressive in standards what happens to those people if we remove their housing? Imposing standards that make it no longer economically beneficial to the owner?

**GAP Identified**



BOTH

Introductions and Mission statement

Peggy- Good afternoon. My name is Peggy Slider and I am a PHN from SRHD where I have worked for more than 22 years.

Heather-I am a Health Program Specialist at SRHD. I have worked in social work with at risk families for 20 years, and have been with the Health District for 2.

## Public Health-Public Policy

“As a community, more attention could be devoted to policies impacting environmental, social, and economic conditions-social policy is health policy.”

~Odds Against Tomorrow (2012)



PEGGY

We do want to note that all of the information we are presenting today is based on an extensive literature review of the research. That means the information we are providing is research based and we are providing that extensive list at the back of the handout.

The concerns of public health as related to rental housing are health and equity. We work to advocate and educate about the impacts housing quality has on the health of the public. Today we are here to educate.

Much like the role of keeping our food and water safe, public health is interested in keeping housing environments safe because we know, based on extensive research that place, whether it be homes or neighborhoods, have a substantial impact on long-term health.

The Robert Wood Johnson Foundation, In Time to Act, reported that even more than what happens inside a medical exam room health depends on where people live, learn, work and play. This is known as the social determinants of health.

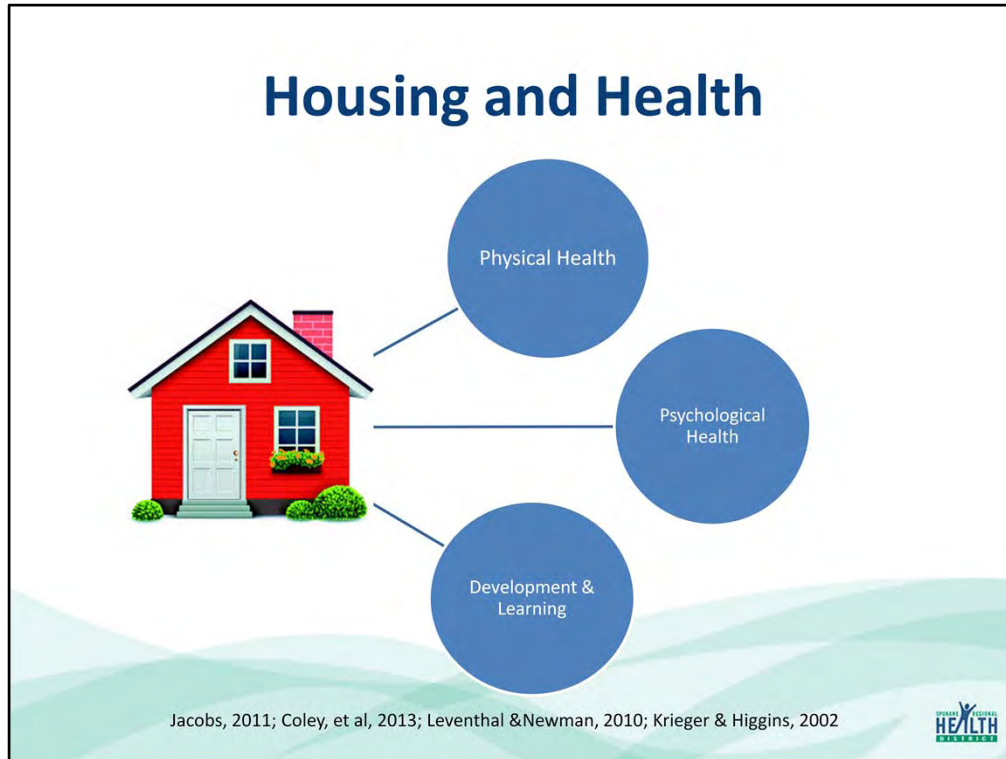
# Housing and the Effects on Health and Child Development



PEGGY

“Many of the improvements in health that were achieved in the 20th century resulted from improvements in the nation’s housing. Yet poorly maintained housing still exists. Such housing increases the risk for injury and illness; it continues to affect the health of millions of people of all income levels, geographic areas, and walks of life in the United States.”

<http://www.cdc.gov/healthyplaces/newhealthyhomes.htm> In fact, faulty construction or neglected maintenance has been identified as a primary cause of structural hazards in homes.



## PEGGY

Shelter is a basic human need. “Without a functioning, protective and equitable housing stock, people’s very survival as individuals and as a community would not be possible, because housing provides shelter from elements, access to food, clean water, clothing, and other basic necessities”. [Jacobs]

Study after study demonstrates that poor quality housing has significant adverse affects on health. Poor housing quality also has detrimental effects on children’s development and ability to learn.

The relationship between housing and health conditions and child development have been studied for decades both in the United States and around the world. Some of the housing factors that have been studied include: quality, stability, affordability, ownership and receiving of a housing subsidy. [Coley, et al, 2013; Leventhal & Newman, 2010]

According to Krieger & Higgins “Housing is a strong determinant of health and substandard housing is associated with morbidity from infectious diseases, chronic illnesses, injuries, poor nutrition, and mental disorders.” [Krieger & Higgins, 2002]

## Adverse Health Effects of low quality housing environments.



Jacobs, 2011; Chenoweth & Estes, 2007; Shenassa, et al, 2004; Coley, et al, 2013; Leventhal & Newman, 2010



### HEATHER

Physical conditions in the home contribute to adverse health affects in many ways, such as:

1. Physical conditions of heat, cold, light, ventilation-cardiovascular
2. Chemical conditions such as exposure to lead, carbon monoxide, volatile chemicals-neurobiological
3. Biological elements such as mold, pests, and allergens-respiratory
4. Building and equipment conditions that lead to accidents and unintentional injuries
5. Sense of safety, well-being, rest and the ability to protect the family-stress, depression, anxiety [Jacobs]
6. Looking at housing characteristics, multiple studies have shown that poor housing quality is the most consistent and strongest predictor of emotional and behavioral problems in low-income children and youth. [Chenoweth & Estes, Coley, et al.; Leventhal and Newman]
7. Housing quality has also been related to lower reading and math skills in children [Chenoweth & Estes, Coley, et al.; Leventhal and Newman]

## Limitations of the data

- Insufficient local housing information
- Generalize state and national data to local conditions
- Information drawn from experience of professionals in the community-police, fire, public health, etc.
- Information from renters willing to discuss their circumstances.



PEGGY

It is difficult to develop adequate solutions to the problems when we are challenged locally to identify the extent of the problem. On a local level there is the lack of quantitative data. While we have a lot of anecdotal information police, fire, nurses, renters, etc., there is no way to extrapolate the data. Therefore we are forced to look at data from state and national sources to draw conclusions about the issues.



## Poor Quality Housing and Health

- ❖ Indoor allergens, poor ventilation and damp/mold conditions contribute to asthma rates and other respiratory conditions.
  - 40% asthma among children attributable to residential exposure
  - Code violations related to re-hospitalizations.
- ❖ Poor insulation, lack of adequate heat/cooling, and poor seals around windows and doors leads to extremes in heat and cold
  - Extreme temperatures linked to cardiovascular disease and increased mortality particularly in young children and the elderly.

Lanphear, et al. (2001); Braveman, et al (2011); Shaw (2004)



### PEGGY

While not an exhaustive list, the following does provide some examples of health issues prevalent in Spokane.

In a Cincinnati study found that children who lived in areas with higher numbers of housing code violations were nearly twice as likely to be re-hospitalized for asthma or other respiratory problems or to revisit the emergency department within 12 months, compared to those who lived in areas with fewer housing violations.



- ❖ Poor quality/unrepaired structural components: missing smoke detectors, broken railings, exposed electrical wiring, holes in carpet, etc. contribute to the risk of injury-most especially falls and burns.
- ❖ 4 million emergency-dept. visits and 70,000 admissions yearly
  - Children and elderly are most at risk for these injuries.
  - Renter vs. owner occupancy and age of home largest predictors of these injuries for children under 18.



Shenassa, et al. (2004); Braveman, et al. (2011); Shaw (2004), Chenoweth (2007); Pollak, et al. (2008)



## PEGGY

In Chenoweth's 2007 study of preschoolers in South Carolina, preschoolers whose homes needed repair had an estimated risk of injury nearly 4 times the risk of injury of preschoolers whose homes did not.

### **Poor Quality Housing: Learning Success and Educational Attainment**

- ❖ Lead poisoning irreversibly affects brain and nervous system. Paint in homes older than 1978 are primary source of lead exposure.
  - 2000 study found 24 million U.S. homes have lead hazards
  - Spokane class action lawsuit 2015
- ❖ Poor quality housing linked to lower math and reading skills, higher rates of depression/anxiety, and behavioral problems in school.
- ❖ Poor quality housing related to psychological distress and physiological stress (high cortisol levels)-in turn affects learning and educational attainment levels.

Krieger, et al. (2002); Braveman, et al. (2011); Coley et al (2013); Ferguson, et al. (2013)



HEATHER

Moderate exposure to lead in childhood has been linked to IQ<, learning disabilities, behavioral problems, school failure, microcytic anemia, dental caries, and reduced growth. There is no safe level of lead exposure.

According to HUD families that rent are more likely than home owners to live in high lead risk environments. Can be entirely prevented by controlling sources-most often deteriorating paint.

There is currently a class action lawsuit pending out of Spokane against the HCA regarding failure to screen for lead poisoning.

## Local Information

- 41% of residents in Spokane are renters.
- In 2009, there was a 17.86 year difference between the highest and lowest life expectancy neighborhoods in Spokane (84.03 –Southgate vs. 66.17-Riverside).
  - Housing and neighborhood quality matter!
- Hillyard report

Davies & Hauge (2005); *Odds Against Tomorrow* (2012); Wenger (2012)



### HEATHER

41% of local residents are renters. This means that a significant percentage of the population is affected by the quality of rental housing.

Poverty and poor quality housing are related to long term health disparities. There is a significant life expectancy difference in Spokane based on where one lives. To put this in perspective-residents who live in some neighborhoods in Spokane are statistically unlikely to live to see their grandchildren graduate from high school!

This spring NECC collaborated with GU students to conduct research in the Hillyard area regarding low-income housing availability and quality. Both were shown to be issues for concern and NECC is looking at program options for renters.

Wenger “It is unacceptable that in the world’s wealthiest society a person’s life can be cut short by as much as 2 decades simply because of where one lives and factors over which he or she has no control.”

## Public Health Nursing

- Assess
  - Health, home safety, parent-child relationship
- Educate
  - Parenting, health, child development, self-advocacy, safety
- Advocate
  - Pursue Education, safe relations, seek appropriate services and care



PEGGY

Public health nurses, regardless of the program in which we work, perform some basic functions. We absolutely do not do home inspections, although we will address home safety with parents, be it structural or living issues.

**Uniform Law Commission:  
The National Conference of Commissioners on  
Uniform State Laws**

The commission acknowledges that regardless of whether one lives in a “luxury apartment or hovels” renters typically feel powerless in negotiations with landlords.



PEGGY

At a national conference of Commissioners looking at Landlord-Tenant laws the Commission acknowledged.....

“It is frequently the most vulnerable people and those with the most acute problems who remain silent or fail to pursue a complaint after an initial unsuccessful contact.” (Karn, Lipkiss & Hughes, 1997)



#### PEGGY

In my 23 years as a Public Health Nurse working with families in their homes I have seen atrocious conditions-people living in sheds, homes with exposed wiring, chipping lead paint, holes in the exterior walls, non-functioning toilets, wall sockets with wiring exposed, leaking pipes, mold, holes in floors covered by plywood and electricity being supplied to upstairs “apartments” through extension cords.

Not once have I been able to convince these residents, who live with very few resources and options, to ask the court for help in remedying the conditions of the home. Some don’t understand their rights as renters, but more importantly, many know that if they make a complaint they will be evicted. They may get 90 day protection but after that they feel it is inevitable. So they don’t rock the boat. For many, living in substandard conditions is not about choosing less, it is about choosing from a pool of similar poor options in an attempt to keep from being homeless and then fearing CPS intervention. And thus, providing for themselves and their children the best they know how.

***The relationship between housing quality and health is undeniable it has been borne out over time and across populations.***

- \*Asthma
- \*Lymphoma
- \*Acute bronchitis
- \*Burns
- \*Lead exposure
- \*Neurobehavioral problems
- \*Stress
- \*Cerebral palsy
- \*Infections
- \*Depression/anxiety
- \*Cardiovascular disease
- \*Leukemia
- \*Spina bifida
- \*Falls
- \*Birth defects
- \*Learning/Academics
- \*Allergies
- \*Food borne illnesses
- \*Chemical poisoning



PEGGY



HEATHER

The CDC work group- HUD, CDC, EPA, USDA identified these 8 characteristics as important to healthy housing. Although it is not an exhaustive list, the primary criteria are:



## Costs to Society

By and large, everyone pays-sooner or later-for the negative impacts of substandard housing on the health, education, and welfare of children.



*HEATHER*

In 2005, following a similar study conducted in Minnesota, Davies and Hauge found that the best estimate of the annual cost of Washington adult and childhood diseases and disabilities attributable to environmental contaminants such as asthma, cardiovascular disease, lead exposure, cancer, birth defects and neurobehavioral effects is between \$2.8 and 3.5 billion dollars per year. **The research showed that much of this is attributed to environmental contaminants due to poor quality housing.** Davies & Hauge, 2005



## Recommendations Based on Housing Research

HEATHER

*The research makes consistent recommendations for improving rental housing quality:*

1. **Data** collection mechanism for assessing housing quality
2. **Collaborative** between public health, city, landlords, tenant's rights groups to improve housing quality
3. **Well managed units** provide better health conditions, safety, and security
4. Housing assessments for low-income households
3. License for rental property, inspections and Code enforcement-lead exposure (HUD), many municipalities

## Local Housing Data

- Krieger- One barrier to developing effective housing policy is the lack of information on housing quality at the community level. Some housing departments are beginning to gather this information through home visitation programs.
- Use of a Health Impact Assessment to consider health implications of new construction, zoning decisions, and restoration efforts



Peggy

Utilization of social service type home visitors could reduce the burden on code enforcement by incorporating the data collection into other work being done in the community by health professionals. This would require specialized training as well as mechanisms to analyze and determine effective responses to housing related health risks.

Funding structures would need to be identified.

## Ensure Housing Quality

- WHO-Vilnius Declaration- “...take(ing) action to ensure that health and environmental dimensions are placed at the core of all housing policies and that healthy conditions are ensured and maintained in the existing housing stock.”
- CDC-Focus on comprehensive health standards
- HUD-holistic approach to correcting dilapidated or poor quality housing at once.



Heather

Given the strong link between housing quality and health, there can be little question that housing quality must be a core consideration of all policies.

It should be noted that at the highest level these concerns are being discussed and addressed and should be no different at the local level.

## Ensure Housing Quality

- Krieger-Refinement of housing codes to reflect current knowledge regarding healthy housing
- APHA – Development of national building standards and codes
- Hillyard study-Inclusionary zoning



Heather

The American Public Health Association recommended development of national building standards and codes for all rental housing.

The Krieger study recommended that housing codes reflect the current knowledge we have about how housing quality affects health.

One recommendation from the local research was inclusionary zoning to reduce poverty segregation and property abandonment and increase the safety and health of whole neighborhoods. One variation is that all new construction include a certain number of permanent low-income units with the offset that the builder be allowed to increase their total number of units above the current code at 1:1 with the number of low income units.

## Rental Education

- Landlord-Tenant education
- Expansion of renter training programs such as SNAP, Ready to Rent, etc.
- Landlord training such as CPTED (Crime prevention through environmental design)
- Explore property management trainings



Heather

Other important components to collaborating to improve housing quality are education for both tenants and landlords. For example...

## Registry Programs

- Registry-contact information in order to resolve problems early
- Hamilton-Pilot voluntary inspection/certification program
- Full licensure and inspection programs



Peggy

And then let's address the elephant in the room...

Consistently, all research that we reviewed recommended at one level or another a registry and inspection program. In its simplest form it would require all landlords to voluntarily register their names and contact info with the city. This is based on the experience that many problems can be resolved early by a simple phone call from code enforcement. It would require, however, a mechanism by which to ensure that landlords register and maintain current contact info.

In Hamilton, Ontario they are using a voluntary pilot inspection/certification program. This is a collaborative effort with the local college and university. The program offers a certification to homes that have been inspected and meet a minimum level of safety and health. Preliminary reports appear to be good and there is a plan to move this model into a full licensure and certification program.

Dozens of municipalities have developed mandatory licensure and inspection programs. Such as...





Peggy-

These...and many more... The population levels of these cities range from 20,000 in Tukwila to 3.9 million in LA.

One concern expressed by landlords is that the cost of repairs will be passed on to tenants resulting in increased homelessness, but what the research indicates is that by early identification through periodic rental inspections the cost of deferred maintenance are limited.

Pittsburgh-305,000

Pasco-68,000

Boston-646,000

St. Louis-318,000

Fredericksburg-28,000

LA-3.9 million

There are options, but what is needed is for there to be recognition that we all benefit when we are able to establish the common goal that all people should be assured of a minimum standard of quality, safe housing.



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Long Term Rental Research  
Stakeholder Group  
*Meeting 5*

8/4/2015

# Ground Rules for Meetings

The ground rules for the workgroup meetings are simple, and designed to help the process forward in a considerate, productive manner:

1. Treat each other, the organizations represented in the stakeholder group, and the stakeholders themselves with respect and consideration at all times – put any personal differences aside.
2. Work as team players and share all relevant information. Express fundamental interests rather than fixed positions. Be honest, and tactful. Avoid surprises. Encourage candid, frank discussions.
3. Ask if you do not understand.
4. Openly express any disagreement or concern you have with all stakeholder members.
5. Offer mutually beneficial solutions. Actively strive to see the other's point of view.
6. Share information discussed in the meetings with only the organizations/constituents that you may represent, and relay to the stakeholder group the opinions of these constituents as appropriate.



# Ground Rules for Meetings Cont.

7. Speak one at a time in meetings, as recognized by the facilitator.
8. Acknowledge that everyone will participate, and no one will dominate.
9. Agree that it is okay to disagree and disagree without being disagreeable.
10. Support and actively engage in the workgroup decision process.
11. Do your homework! Read and review materials provided; be familiar with discussion topics.
12. Stick to the topics on the meeting agenda; be concise and not repetitive.
13. Make every attempt to attend all meetings. In the event that a primary workgroup member is unable to attend, that member is responsible for notifying Office of Neighborhood Services about alternative arrangements.
14. Question and Answers will be held until the end of each presentation.

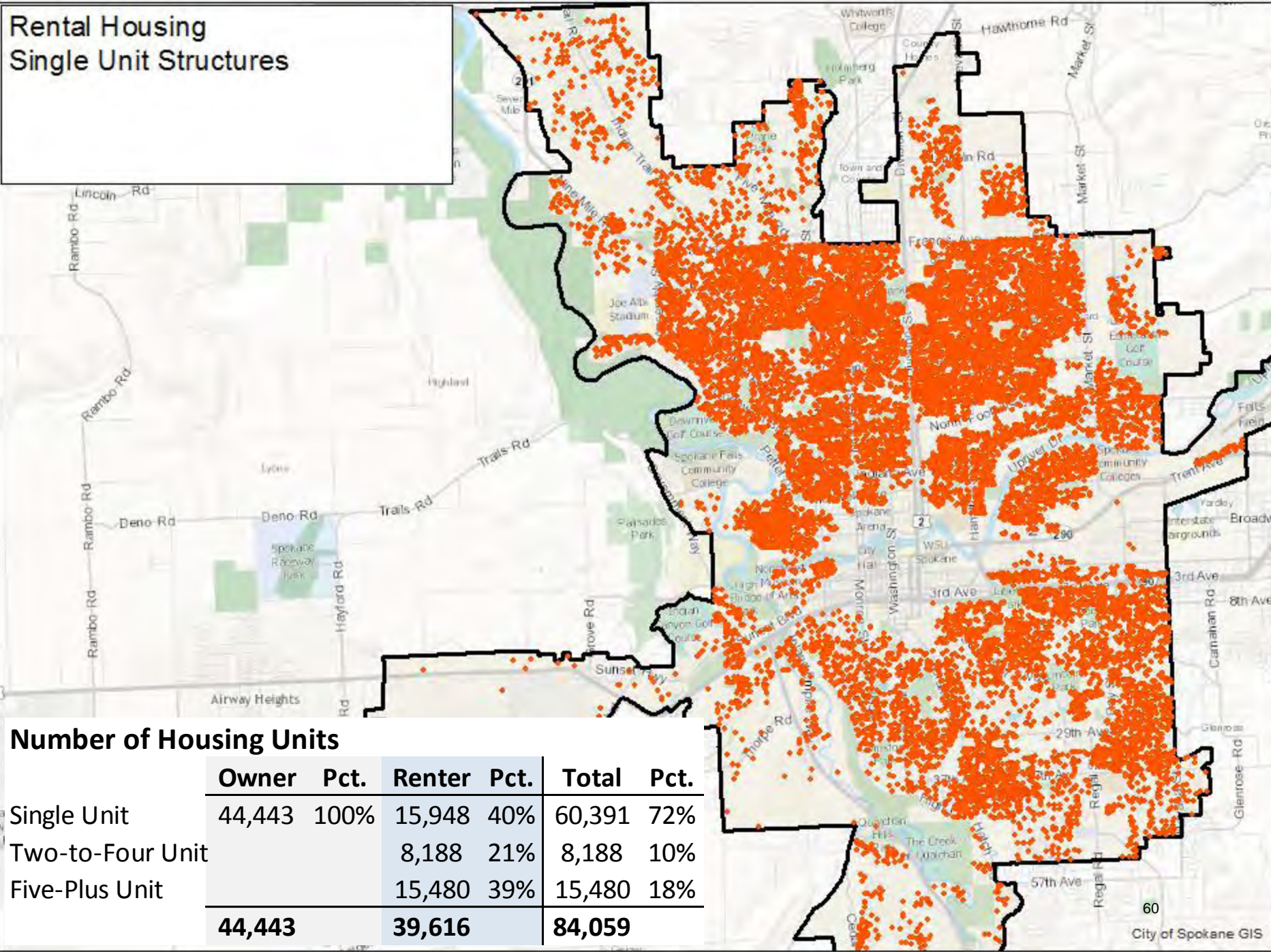
# Background Rental Data

James Caddey, City of Spokane

# Data Origins

- Census Data
  - 2013 American Community Survey
- County Assessor
  - Address & Name matching
    - To get rid of duplicates to get more accurate totals
- Avista Meter Counts
  - Meters per parcel to get accurate unit counts

# Rental Housing Single Unit Structures

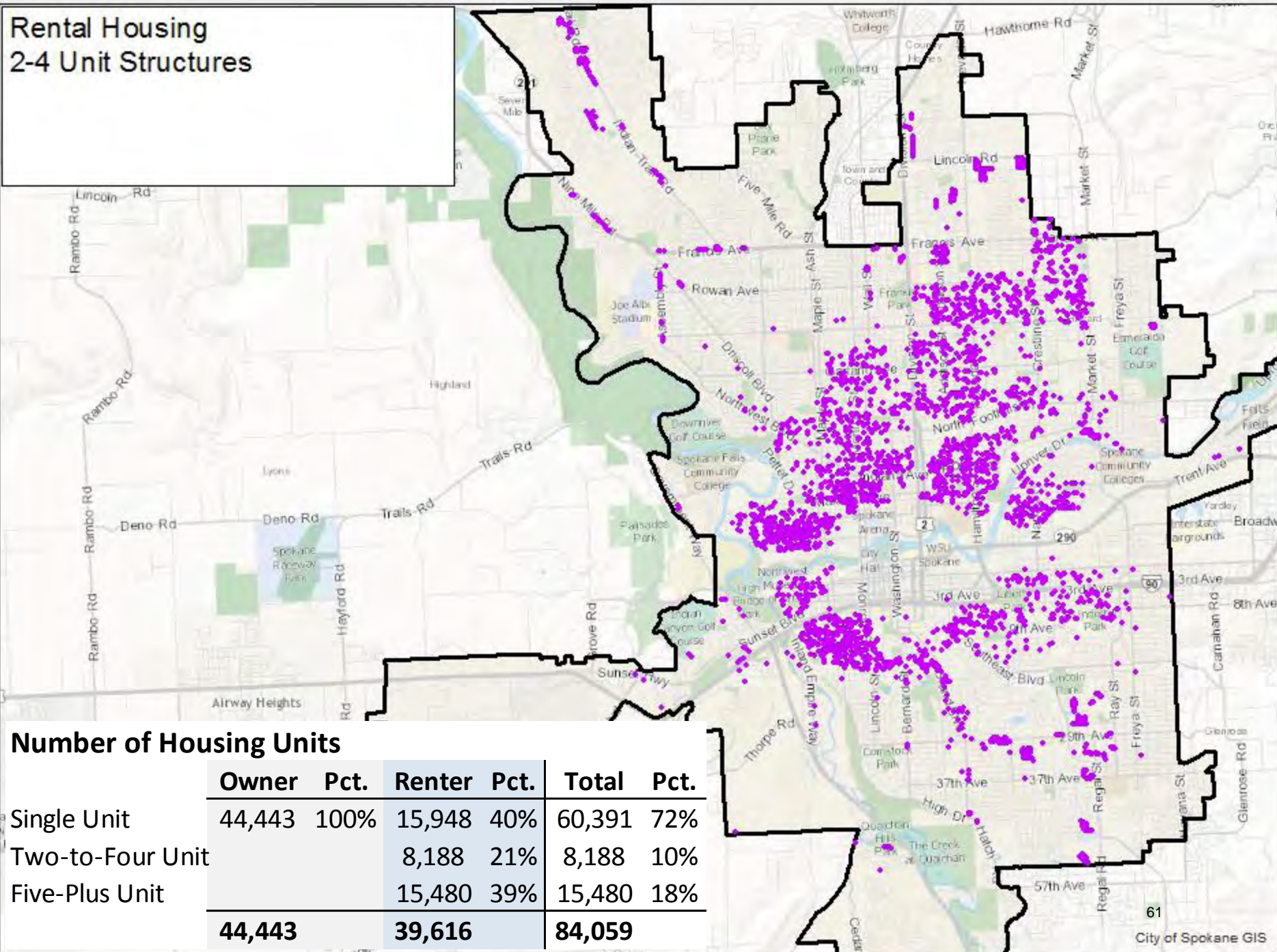


## Number of Housing Units

	Owner	Pct.	Renter	Pct.	Total	Pct.
Single Unit	44,443	100%	15,948	40%	60,391	72%
Two-to-Four Unit			8,188	21%	8,188	10%
Five-Plus Unit			15,480	39%	15,480	18%
	<b>44,443</b>		<b>39,616</b>		<b>84,059</b>	



## Rental Housing 2-4 Unit Structures

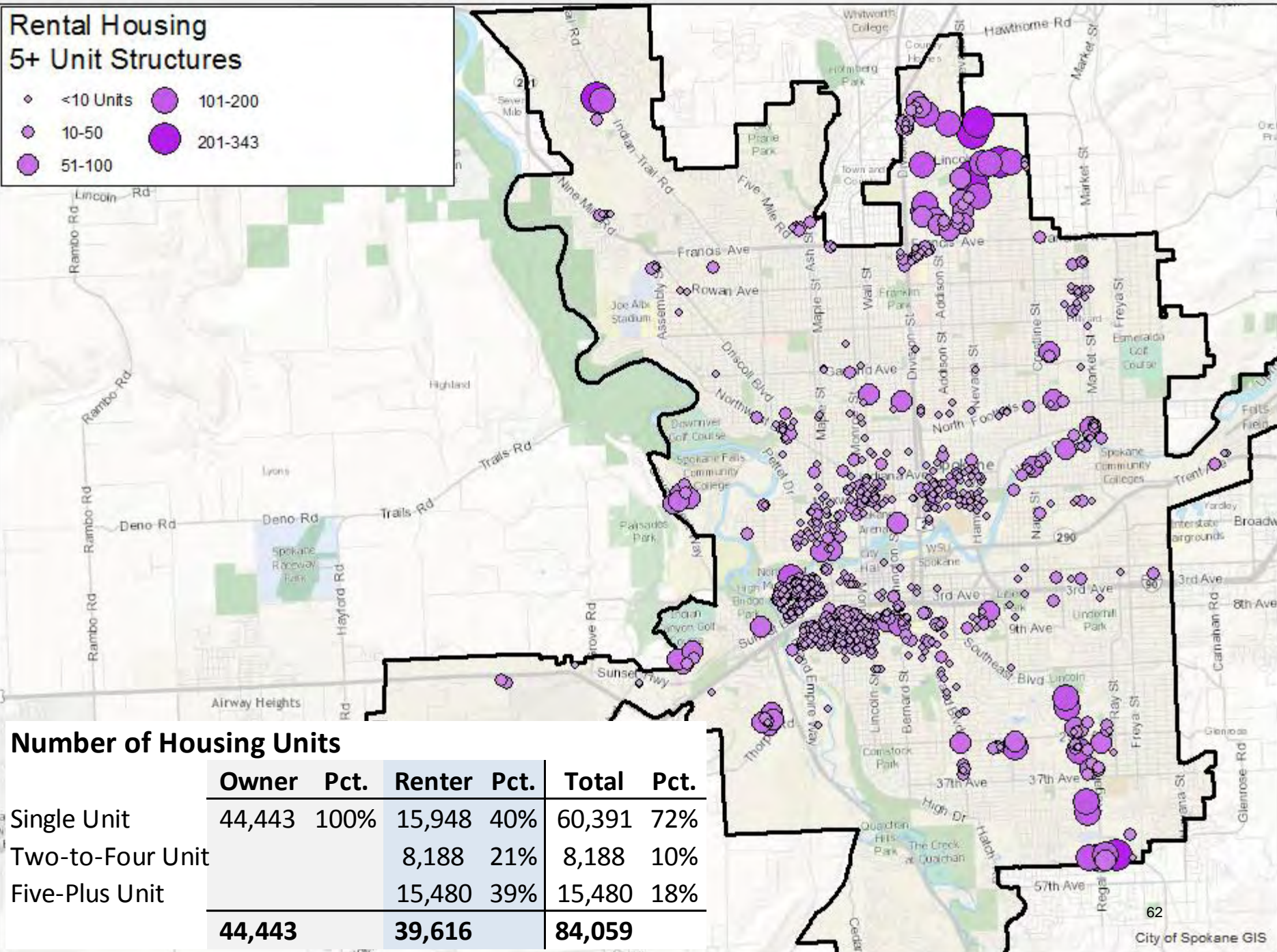


### Number of Housing Units

	Owner	Pct.	Renter	Pct.	Total	Pct.
Single Unit	44,443	100%	15,948	40%	60,391	72%
Two-to-Four Unit			8,188	21%	8,188	10%
Five-Plus Unit			15,480	39%	15,480	18%
	<b>44,443</b>		<b>39,616</b>		<b>84,059</b>	



## Rental Housing 5+ Unit Structures



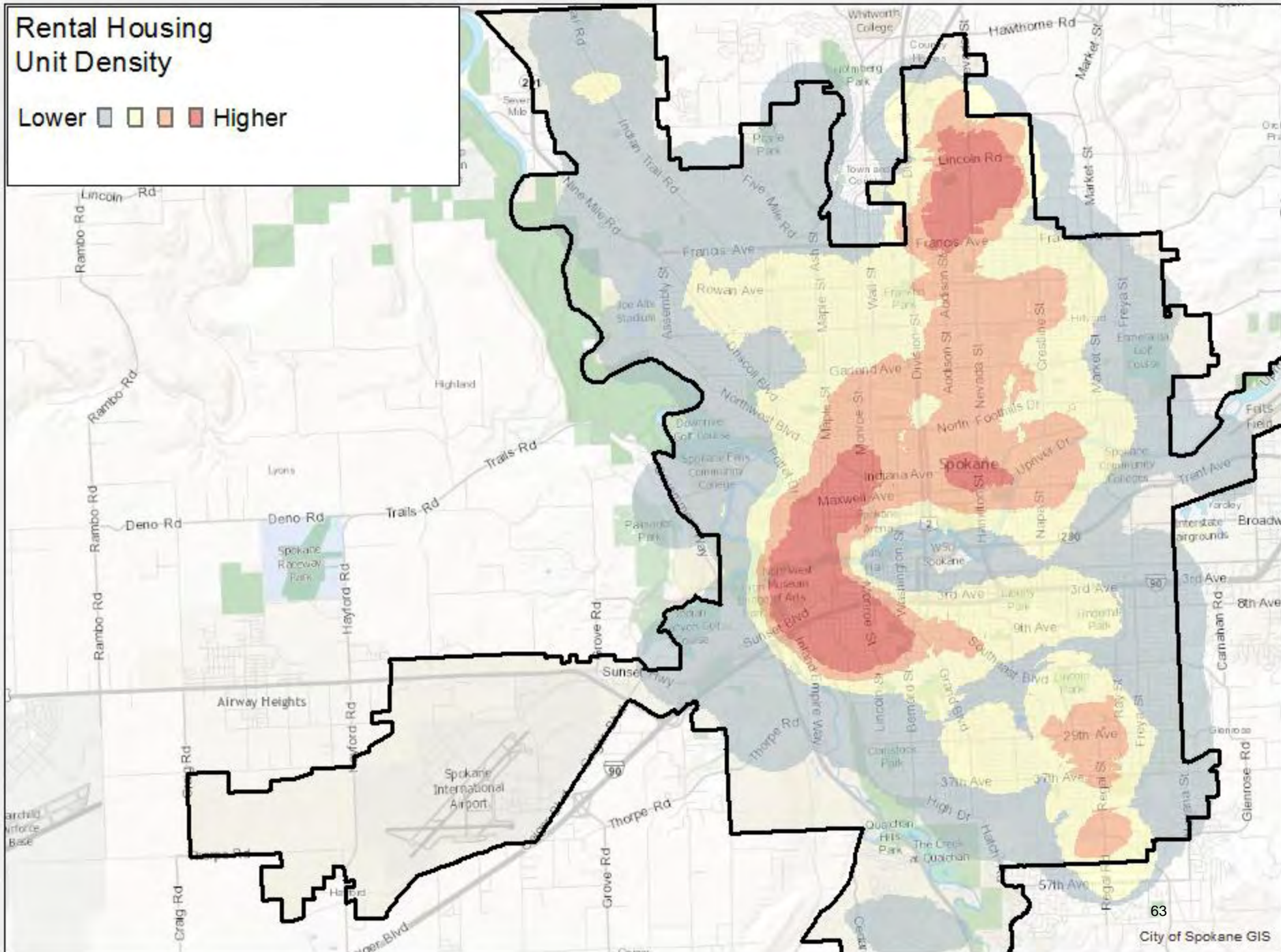
## Number of Housing Units

	Owner	Pct.	Renter	Pct.	Total	Pct.
Single Unit	44,443	100%	15,948	40%	60,391	72%
Two-to-Four Unit			8,188	21%	8,188	10%
Five-Plus Unit			15,480	39%	15,480	18%
	<b>44,443</b>		<b>39,616</b>		<b>84,059</b>	



# Rental Housing Unit Density

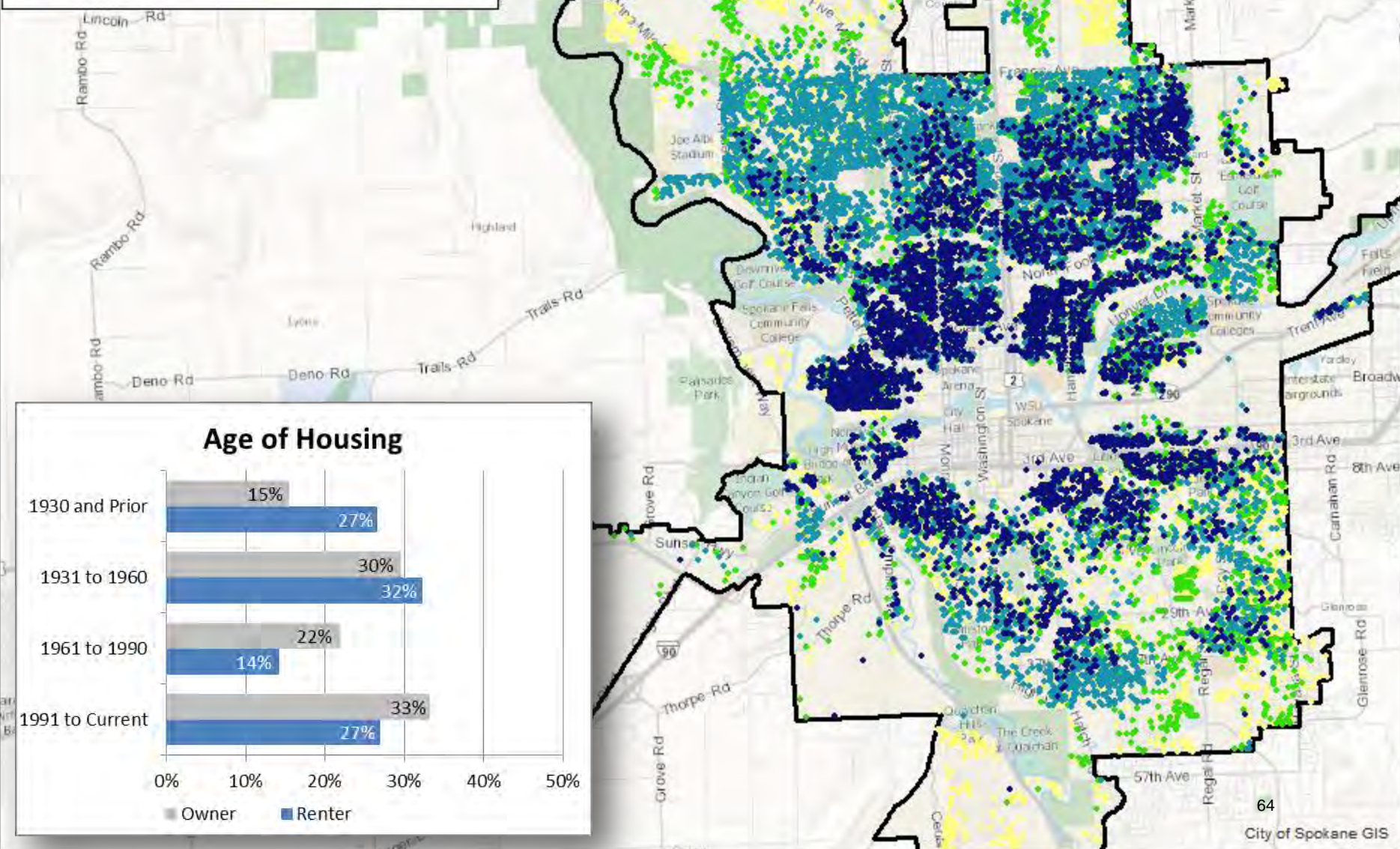
Lower     Higher



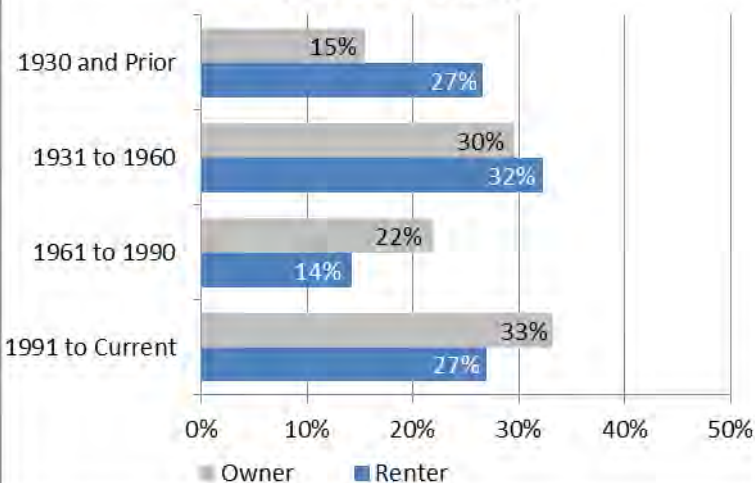


# Rental Housing Age of Structure

- 1930 and Prior
- 1931 to 1960
- 1961 to 1990
- 1991 to Current



## Age of Housing

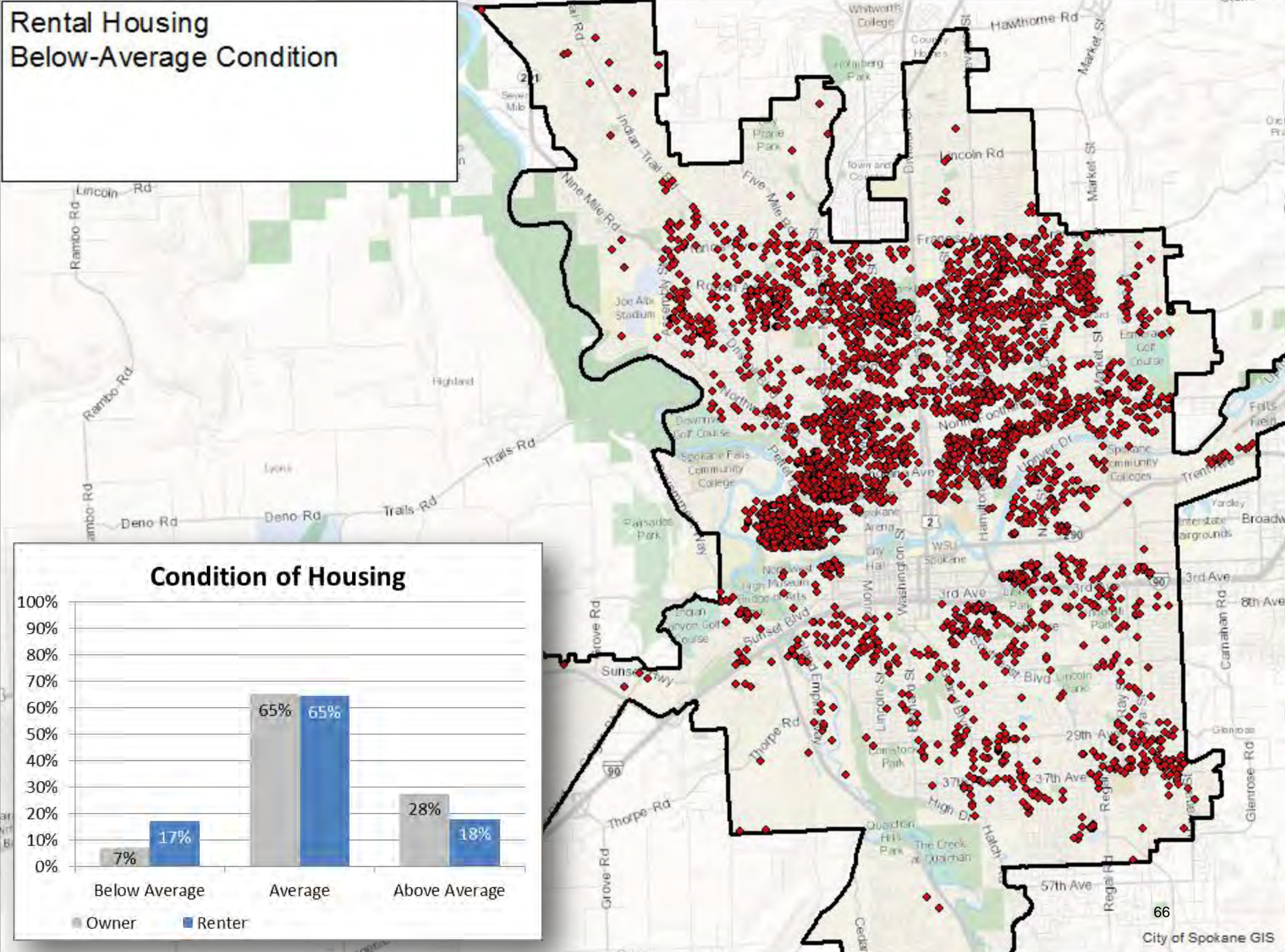




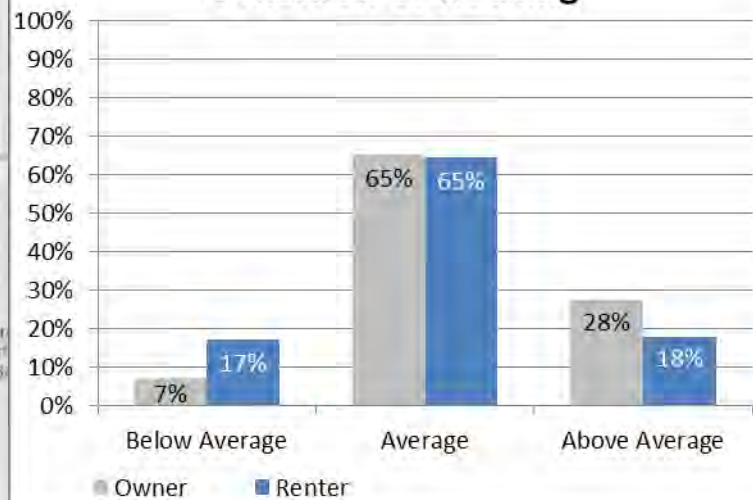
# Determining Condition

- **Exterior Physical Condition:**
- **Very Poor:** undesirable, unoccupied
- **Poor:** un-attractive; excessive turnover
- **Average:** still somewhat attractive and desirable
- **Good:** quite attractive and desirable
- **Excellent:** extremely attractive and highly desirable

## Rental Housing Below-Average Condition



### Condition of Housing



# Rental % - Comparison

- Spokane, WA
  - Owner-occupied housing units: 49,688 (57%)
  - Renter-occupied housing units: 37,518 (43%)
- Tacoma, WA
  - Owner-occupied housing units: 40,486 (51.5%)
  - Renter-occupied housing units: 38,195 (48.5%)
- Seattle, WA
  - Owner-occupied housing units: 136,362 (48.1 %)
  - Renter-occupied housing units: 147,148 (51.9 %)
- Vancouver, WA
  - Owner-occupied housing units: 32,512 (49.4%)
  - Renter-occupied housing units: 33,294 (50.6%)
- Bellingham, WA
  - Owner-occupied housing units: 15,310 (45.5%)
  - Renter-occupied housing units: 18,315 (54.5%)
- Portland, OR
  - Owner-occupied housing units: 133,467 (53.4%)
  - Renter-occupied housing units: 116,666 (46.6%)