

Spokane Neighborhoods Community Assembly

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

Meeting Agenda for February 4, 2016

5:30 to 8:15p.m. – COUNCIL BRIEFING CENTER, *Basement, City Hall*



Proposed Agenda Subject to Change
Please bring the following items:
*Community Assembly Minutes: January 2016

AGENDA ITEM	Presenter	Time	Action	Page No.
Introductions	Facilitator	3 min–5:30		
Proposed Agenda (incl. Core Values and Purpose)	Facilitator	2 min–5:33	Approve	1
Approve/Amend Minutes ▪ January 2016	Facilitator	5 min–5:35	Approve	5
OPEN FORUM				
Reports/Updates/Announcements	Please Sign Up to Speak!	5 min-5:40		
LEGISLATIVE AGENDA				
City Council ▪ Update	City Council	5 min-5:45	Oral Report	
Admin ▪ Round Table – Hot Topics	Jay Cousins	30 min-5:50	Oral & Written Report	9
ONS/Code Enforcement ▪ Update	Heather Trautman	10 min-6:20	Presentation/ Q&A	
CA/CD ▪ Sidewalk Proposal	Committee Members	30 min-6:30	Discussion	
Retreat ▪ Training for CA Reps	Committee Members	15 min-7:00	Training	
Business & Neighborhood Services Division ▪ Organizational Update	Jonathan Mallahan	30 min-7:15	Presentation/ Q&A	
Role of Subcommittees ▪ Update	Jay Cousins	30 min-7:45	Discussion	
OTHER WRITTEN REPORTS				
Design Review Board Liaison	Colleen Gardner		Written Report	11
Pedestrian, Transportation & Traffic (PeTT)	Patricia Hansen		Written Report	14
Plan Commission Liaison	Greg Francis		Written Report	16
Land Use	Teresa Kafentzis		Written Report	19
Public Safety	Julie Banks		Written Report	22

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

UPCOMING IMPORTANT MEETING DATES

- *February 9: Public Safety, YMCA Corporate Office, Boone and Monroe, 3:30pm*
- *February 18: Land Use, West Central Community Center, 1603 N Belt, 5pm*
- *February 22: Building Stronger Neighborhoods, Sinto Senior Center, 1124 W Sinto, 12pm*
- *February 23: Public Safety, YMCA Corporate Office, Boone and Monroe, 3:30pm*
- *February 23: 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, 6th Floor, City Hall, 4:45pm*
- *February 23: Pedestrian, Transportation & Traffic (PeTT), West Central Comm. Ctr, 1603 N Belt, 6pm*
 - *February 25: Cleanup Orientation, Council Briefing Center, City Hall, 5:30pm*
 - *March 1: CA/CD, West Central Community Center, 1603 N Belt, 5:30pm*
 - *March 3: Community Assembly, Council Briefing Center, City Hall, 5:30pm*

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 & REPS (Draft)

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

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

fran_papenleur@wab.uscourts.gov

Design Review Board: Colleen Gardner, 535-5052, chiefgarryparknc@gmail.com

Plan Commission: Greg Francis, gfrancis1965@yahoo.com

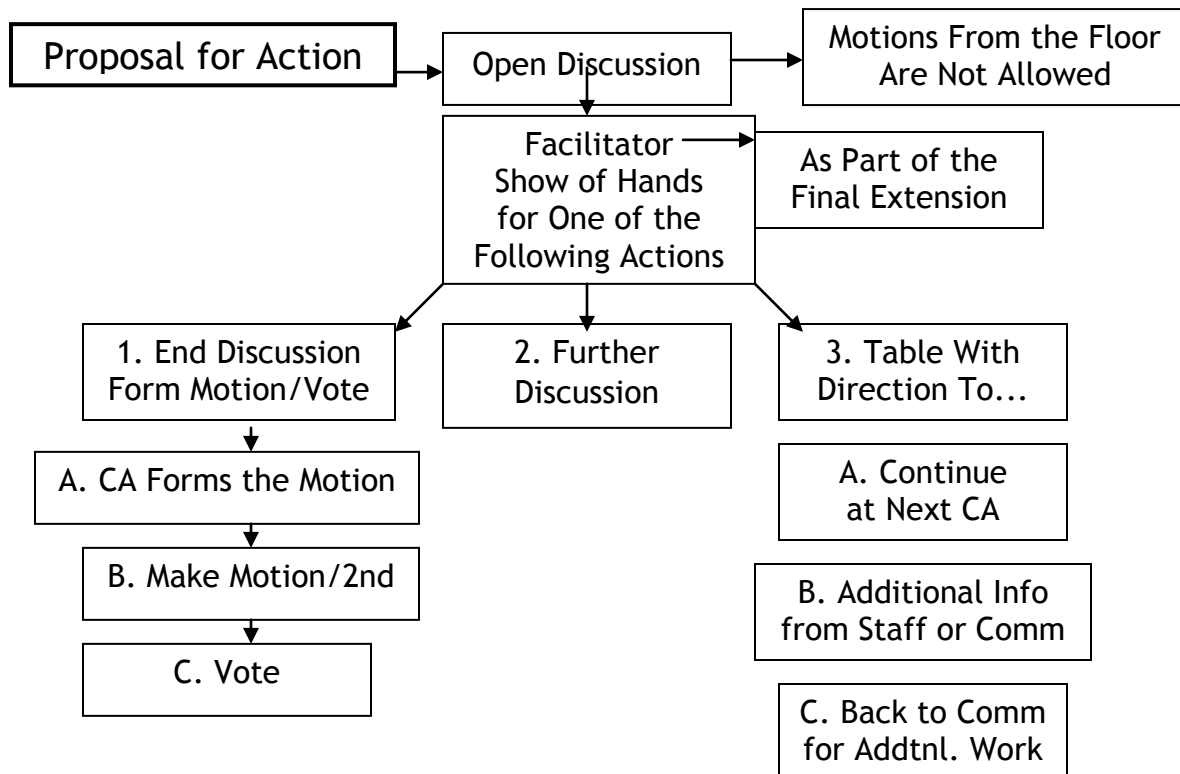
Plan Commission Transportation Advisory Committee (PeTT): Kathy Miotke, 467-2760,

zaromiotke@yahoo.com and Charles Hansen (alternate), 487-8462, charles_hansen@prodigy.net

Urban Forestry: Carol Bryan, 466-1390, 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

January 7th, 2016

Meeting minutes from December 2015 CA were approved. Agenda approved as written. Change under Jay Cousins (d) 'they' instead of 'that'.

1. Open Forum:

- a. Kathryn Alexander
 - i. Bemiss Newsletter, neighborhood is fundraising money to help pay for concerts in the neighborhood to buy a "I love Bemiss" t-shirt [click here](#).
 - ii. Liaison Committee Policies and Procedures were handed out.

2. City Council:

- a. **Karen Stratton, District 3**
 - i. Updated West Central dislocated because of the development. Making some personal decision and are working on getting them relocated.
- b. **Blaine Stum (Jon Snyder Council Aide) (District 2)**
 - i. Police Leadership Advisory Committee
 - 1. Tasked with leading a conversation about what the community is looking for in its next police chief and provide input about what a culture audit of the Spokane Police Division should consider.
 - 2. To provide input on the committee please use the email policechiefsearch@spokanecity.org or 509-625-6281.

3. Administrative Committee

- a. Kathryn Alexander, Bemiss Neighborhood
 - i. Meeting Etiquette
 - 1. Been told that some people around the table don't feel comfortable, communication is to become a focus. Communication is a two way street and people have passion and they should have that passion. That said if you feel uncomfortable say you are uncomfortable, part of the communication is to not be afraid to speak up.
 - 2. Admin will have a separate meeting to talk about the process at the next CA
 - 3. They want to create a culture where people are comfortable and can speak up at the table.
 - ii. Jay Cousins
 - 1. Spoke about the back of the name cards which includes the Core Values and Purpose of the Community Assembly.
 - 2. Jay would add that the Community Assembly and the NC program is activated by Charter language established in 2004 when concerned citizens and city council put it on the ballot and passed overwhelmingly.
 - 3. Rules will be stated for today's discussion, there is 90 minutes dedicated to Sidewalk proposal, there were a number of questions unanswered and other questions raised so they wanted to leave time to discuss these issues. The questions and answers will be scribed and at the end there will be a document sent to the NC's and CA members. Stay on point you have one minute, no dissertations regarding questions.
 - 4. Promised there would be a Retreat discussion today but there won't be and February 19th, 9:00am-1:00pm

4. Community Assembly/Community Development Committee

- a. **George Dahl, CHHS; Roland LaMarche, North Hill Neighborhood**
- i. PowerPoint Presentation on Neighborhood Sidewalk Program can be [found here](#).
 - ii. Documents were handed out:
 1. [CA/CD Committee Sidewalk Proposal FAQ's](#)
 2. CDBG Neighborhood Program
 3. [Proposed Neighborhood CDBG Sidewalk Program](#)
- b. **DISCUSSION (Question & Answer)**
- i. **Was your present that \$500,000 spent in past years?** Yes
 - ii. **Is the proposal for 150,000?** 2014 was 300,000 and 2015 was for 150,000
 - iii. **Rental property owners may not be willing to pay for sidewalks, is this requiring neighborhoods to use CDBG funding to pay for it?** Code Enforcement may have a program that holds owners responsible for the repair.
 - iv. **Looking at the previous amounts spent (\$500,000), if \$350,000 available for redistribution or how would that work?** The allocation handout addresses the funding amount and can be used by neighborhoods such as the menu.
 - v. **Of the money spent from the CDBG fund is it the neighborhood portion?** Yes
 - vi. **Does the program currently pay for replacement and repair?** Yes, the funding proposed would pay for repair. The committee wishes to look at program details for new sidewalk.
 - vii. **How will we be able to go after those properties that need to be repaired? Can they utilize this funding?** Yes, the neighborhoods have sidewalk coordinate and they can provide outreach to let citizens know of this program and funding. In Logan where there is a seasonal occupancy outreach could be more challenging.
 - viii. **Amount of sidewalk work that may or may not be accomplished. Estimating the cost of sidewalk repairs at 3,000 the funding may not be sufficient at the proposed funding level? How would funding balance cost? Can there be information on the cost of sidewalk repair? How will the changing funding of CDBG be affected by the annual entitlement?** The struggle with the current program is where there is eligibility due to location. It may change based on data on an annual basis. An analysis of sidewalk repair, the costs were higher due to repairing large sections. Looking at a Code Enforcement analysis the costs were around 3,000 per household. The program needs to be open to flexibility.
 - ix. **Does HUD allow flexibility in the application of the funding?** Yes the city could propose a policy to HUD.
 - x. **What is the security of the financial information submitted to the City?** Financial information or personal information is protected from public records request. HUD requires a detailed policy and procedure to protect personal information.
 - xi. **What is the City's Pedestrian Improvement Plan?** Maybe the City's Pedestrian Plan
 - xii. **Is this to add to the existing sidewalk program or replacing the existing sidewalk program?** A proposal to help individuals and presented as a program through the neighborhood councils and does not affect funding.
 - xiii. **Why does the base information show differences in allocations (allocation handout)?** The proposal of \$150,000 has been removed.
 - xiv. **Is this a pilot program?** Yes
 - xv. **Is this funding on a first come first serve basis, or is this triaged by condition of the sidewalk, or does income become a consideration?** The committee is reviewing this and is open to suggestions.

- xvi. **Relook at the percentages that people would be charged based on their income, why should CDBG be used for sidewalks and not the City?**
- xvii. **Why there is a concern over the proposal based on low income status, how long is the pilot program proposed for?** No specific timeline recommended from the committee.
- xviii. **Is it legal or cleared with HUD to use individual qualification vs block groups?** The HUD requires the City to have policies and procedures before making program changes.
- xix. **Will block group basis for designation go away with this policy change?** No, as this proposal would be specific to the proposal for the sidewalk program. HUD would need to be consulted to determine if both methods can be used.
- xx. **Is the City of Spokane unique in requiring sidewalk repair to be the home owner's responsibility?** It is not uncommon. That is outside the scope of this proposal.
- xxi. **Would a broader approach in the long term as part of complete streets be a better or holistic approach?** The PeTT committee will work on this issue in 2016.
- xxii. **Would the economy of cost be lost by having smaller sized sidewalk repairs?** Mobilization is the cost being referred to. Early bids and project size can affect bids. There may be economy of scale by smaller projects with less equipment may create a wash in costs.
- xxiii. **Do you have an analysis of this cost difference?** Does the CA wish to have one
- xxiv. **If this proposal is accepted, is there still additional CDBG money available for sidewalk repair?** Yes, this portion is for those most in need. Final approval is needed from HUD for both a block group and individual proposal.
- xxv. **Has the CHHS board been asked to fund this from the remaining CDBG allocation?** No, this proposal could be provided to the board if this moves forward.
- xxvi. **The City is not being fiscally responsible with funds?** Yes, there is HUD monitoring to ensure the use of the funds. Grinding is not compliant with the HUD program as it is maintenance.
- xxvii. **Are there any other programs for people to apply for to help repair sidewalks?** At this time he is not aware of but the question could be asked.
- xxviii. **What other arenas are taking care of sidewalks? Is that what PeTT looking at?** Is that what question 21 doing with the PeTT committee? That information is being developed and a report will be coming to the CA on what will be spent in the next year on sidewalks.
- xxix. **This proposal is for repair of sidewalk only?** Yes
- xxx. **Do neighborhoods have the option of dedicating funds for the installation of new sidewalks?** Yes, the neighborhoods could use the funds for new sidewalks. Traffic calming funds are available for new sidewalks at less cost due to the federal requirements.
- xxxi. **Is the historic pattern in the sidewalk for some neighborhoods part of this program?** That has not been in the contract for several years due to the cost.
- xxxii. **What percentage of the \$150,000 would be used for construction vs. administrative costs?** Based on prior contracts numbers could be provided.
- xxxiii. **If the proposal would move forward, could the CHHS board be asked to put additional money into the program or match the funding?** Yes
- xxxiv. **If this is a pilot program, can we monitor it to evaluate how it operates and invite others that are having conversations about CDBG into this?** Yes
- xxxv. **Can we also find out what are we missing as part of this program?** Yes
- xxxvi. **Did the proposal originally include code violations?** The committee did discuss it and separated it from this discussion. It is not part of the proposal.
- xxxvii. **We are not paying attention to code violations?** No, the access is by income not a violation.

- xxxviii. **If there is money left over, what happens to it?** That is a for the committee to consider
- xxxix. **Would the funding go away?** No it would go to a project but the committee can consider it.
- xl. **Do you have a total for the repair of the City's sidewalks?** We can provide estimates that have been developed such as the downtown sidewalk estimates.
- xli. **Where the guarantee that a sidewalk will be replaced where there has not already been a repair?**
In a pilot this could be tracked to see if it works.
- xlii. **Can we do both options suggested by Luke (request funding from the CHHS Board or the CHHS Board administering such a program)?** We can ask the CHHS board their opinion on the proposal but not to commit funds prior to the public process.
- xlili. **Has anything that was discussed tonight impacted the proposal?** This may be a question for the CA.
- xliv. **Is the CA comfortable with the proposal or do they want to see change to the proposal?** A lot of information is now available that now may need to go back to the neighborhood.
- xlvi. **Are the neighborhoods comfortable with the allocation and funding changes?** This should be brought to the neighborhoods.
- xlvii. **Can the neighborhoods receive more specific funding information?**

c. Motion

- i. CA representatives take this decision to NC for advisement to discuss the proposal at the next CA meeting. This includes the concept (as proposed), funding amount and funding source.
- 1. **Vote**
 - a. In Favor- Unanimous
 - b. Opposed
 - c. Abstain

5. Budget Committee

a. Kathryn Alexander, Bemiss Neighborhood

- i. This is the time to ask for clarity or a change to the application that was put in the last CA.
- ii. [Draft 2016 Community Assembly Budget Committee Request Application](#)
- iii. **Motion**
 - 1. Approve the recommendation to allocate of the \$20,000 of funding that \$500 be available per neighborhood and \$6,000 for the Community Assembly.
 - 2. Approve the neighborhood application for funding with the following changes:
 - a. Remove 'chair' from the application contact
 - b. Require minutes to be added to the application
 - c. Add 'other' to each category
 - i. **Vote**
 - 1. In favor – unanimous
 - 2. Opposed
 - 3. Abstain

In attendance:

Audubon/Downriver, Bemiss, Browne's Addition, Chief Garry Park, Cliff/Cannon, Comstock, Emerson Garfield, Grandview Thorpe, Lincoln Heights, Logan, Manito/Cannon Hill, Minnehaha, North Hill, North Indian Trail, Northwest, Peaceful Valley, Rockwood, Southgate, West Central, Whitman

Not in attendance:

Balboa/SIT, East Central, Five Mile Prairie, Latah Hangman, Nevada/Lidgerwood, Riverside, West Hills

CA Administrative Committee Meeting

January 26, 2016

4:30 – 6:00 PM

City Hall ONS

Present Neighborhoods:

Jay Cousins, Chair (Emerson-Garfield)

Kathryn Alexander (Bemiss)

Tina Luerssen (Grandview-Thorpe)

Seth Knutson (Cliff-Cannon)

Fran Papenleur (Audubon-Downriver) - guest

Present City Staff:

Ron Minarik

Heather Trautman

Absent Neighborhoods:

Melody Dunn (North Indian Trail)

Minutes to be approved via email.

Proposed Agenda:

ONS, Heather Trautman

City Council Update, City Council

CA/CD Sidewalk Proposal Follow Up, Roland Lamarche/George Dahl

Admin Committee Up Date

Retreat, Retreat Committee Members

Library Future Study – Services and facilities

Spokane Fire Department – Code process overview

Planning Director – Introduction of Lisa Key

Business & Neighborhood Services Division – Organization Up Date, Jonathan Mallahan

Role of Subcommittees - Update

Confirmed Agenda:

City Council Update, Karen Stratton

Admin – CA/CC, Round Table discussion, Approval of Subcommittee 2016 Goals, Jay Cousins

CA/CD Sidewalk Proposal Follow Up, Kathryn Alexander Introduction, Roland Lamarche/George Dahl

Retreat Committee – CA Handbook Training, Committee Members

Business & Neighborhood Services Division – Organization Up Date, Jonathan Mallahan

Role of Subcommittees – Update, Jay Cousins

CA Business:

CA/CC schedule was set for: March 30, June 29, August 31, and Nov. 30 all at 5:30 PM Locations to be scheduled by Rod Minarik

The idea of holding 30 minute conversations between neighborhoods on hot topics of interest will be proposed for discussion.

The Agenda will be divided into the following topics: Open forum, Legislative Agenda, and written Reports, striking Presentations / Speakers.

Follow-Up Topics:

CA Policies and Procedures

Sidewalk Proposal if needed

Retreat

Round Tables

Next CA Admin Meeting February 23, 2016



DRB Report
Feb 2016
Colleen Gardner

The New Planning Director Lisa Keys was introduced to the board at this meeting. One point I found interesting in her résumé, she has a degree in Community Development from Penn State.

The board has three members whose terms are up and will be reviewing applications to fill those spots after the Jan 15th deadline for applications

You will find the details of the Jan 13th review attached. That meeting was the Recommendation meeting for the South Channel Howard Street Bridge replacement. The second portion of the meeting was the collaborative workshop for the Riverfront Park Skate Rink.

The next DRB meeting will be Feb 10th Wall Street Resurfacing. On Feb 24th –Kendal Yards and on March 9th another meeting on the Riverfront Park skate rink. There will be no scheduled meeting on Jan 26,2016.

Again if any questions on this report or you would like me to do an over view of the DRB process at a NC meeting please feel free to contact me at:

chiefgarryparknc@gmail.com

South Channel Howard Bridge**3 - Recommendation Meeting**

January 13, 2016



From :
Design Review Board
Chris Batten, Chair

c/o Julie Neff, DRB Secretary
Planning & Development
808 W. Spokane Falls Blvd.
Spokane, WA 99201

To :
Berry Ellison
City of Spokane Parks and Recreation

CC :
Lisa Key, Planning Director
Tami Palmquist, Associate Planner

Based on review of the materials submitted by the applicant and discussion during the January 13, 2016 Recommendation Meeting the Design Review Board moved to approve the design as presented; asking the applicant to provide surface details and lighting design as the Howard Street Promenade continues to be developed. Look into opportunities to trash and recycling receptacles that could be incorporated into the design.

Chris Batten, Chair, Design Review Board

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

Riverfront Park Ice Rink and Sky Ride Facility**1 - Program Review/Collaborative Workshop**

January 13, 2016



From :
Design Review Board
Chris Batten, Chair

c/o Julie Neff, DRB Secretary
Planning & Development
808 W. Spokane Falls Blvd.
Spokane, WA 99201

To :
Berry Ellison
City of Spokane Parks and Recreation

CC :
Lisa Key, Planning Director
Tami Palmquist, Associate Planner

Based on review of the materials submitted by the applicant and discussion during the January 13, 2016 Collaborative Workshop the Design Review Board recommends the following:

General

- In future collaboration meetings show the concepts and design process that has already happened with the Park's committees and boards.

Neighborhood

- Strengthen the pedestrian connections to the mall, possibly by shifting the ribbon east or west; as well as orienting the building and/or patio spaces to work with circulation patterns in the park.

Site

- Consider construction methods that allow preservation of the trees on Locust Lane.
- Consider varying widths on the ribbon to allow spots for resting or conversation.
- Consider a wider neck on the pond to give it a more open feel.
- Show what the site might look like in the summer.

Building

- Provide more detail in the mass and finishes for the building.

For the following reasons

- To support policies noted in the December 30, 2015 staff report.

Chris Batten, Chair, Design Review Board

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



PEDESTRIAN, TRAFFIC AND TRANSPORTATION (PeTT) COMMITTEE

* A subcommittee of the Community Assembly of Spokane Neighborhood Councils *

January 26, 2016

West Central Community Center – 1603 N. Belt Street

6:00 – 7:30 PM

CALL TO ORDER AND INTRODUCTIONS: 6:05 PM

Michael Harves	Browne's Addition
Trudy Lockhart	Chief Garry Park
Patricia Hansen	Cliff-Cannon
Elaine Thorne	Comstock
Carlie Hoffman	Emerson/Garfield
Jim Bakke	North Indian Trail
Paul Kropp	Southgate
Charles Hansen	Whitman
Rod Minarik	ONS
Eve Nelson	Spokane Regional Transportation Council

CURRENT AGENDA: REVIEW & APPROVAL

January agenda was reviewed and approved as presented.

LAST MONTH'S MINUTES: REVIEW & APPROVAL

December's meeting minutes were reviewed and approved as presented.

OLD BUSINESS

PeTT Committee did not meet in November due to historic windstorm on November 17. The agenda and guest speakers scheduled for November are rescheduled for February 23.

1. Andy Schenk, Street Department
2. Jim Bakke, CTAB
3. Eve Nelson, SRTC

PRESENTATION

Eve Nelson, Spokane Regional Transportation Council, Regional Transportation Performance Measures

1. Spokane is one of Washington's 12 MPO's (Metropolitan Planning Organizations)
2. 2016 Budget is 3% or \$285 million.

January 26

3. Performance measures:
 - a. Economic Vitality
 - i. Economic development potential
 - ii. Reliability of truck freight movements
 - b. Stewardship
 - i. Are quality emissions
 - ii. Percent of transportation investment in support of activity centers
 - c. System Operations, Maintenance & Preservation
 - i. Pavement and bridge condition
 - ii. Highway travel time reliability
 - iii. Hours of congested travel
 - d. Safety & Security
 - i. Number of total fatalities and serious injuries
 - e. Choice & Mobility
 - i. Transit ridership
 - ii. Bicycle and pedestrian fatalities and serious injuries
 - f. Quality of Life
 - i. Cost of housing and transportation as percent of household income
 - ii. Commute choice by mode
4. How can PeTT help?
 - a. Chapter 4 goals and implementation list
 - b. Continue contributing to the sidewalk database initiated by Dr. Kerry Brooks, EWU, and now housed at SRTC.

REPORTS

1. Transportation Policy Group: Comprehensive Plan, Transportation Chapter 4 Update
 - a. Carlie Hoffman (PeTT Representative) gave a brief report on updating 4.3 Vision and Values statement for the Transportation Chapter.
2. Office of Neighborhood Services: No report.
3. Streets Department: No report.

CONTINUING DISCUSSION

1. 2016 Committee Focus Area: The following Focus Areas were discussed and agreed on.
 - a. Follow Comprehensive Plan transportation Chapter 4 update.
 - b. Traffic Safety: City policies and strategies, review and critique, including bridge speeds
 - c. East Central transportation impacts: East Sprague and North Spokane Corridor
 - d. Sidewalks and what to do?

NEXT MEETING & AGENDA

1. February 23, 2016
2. Sidewalks -- an outline of resources
3. Guest Speakers: Andy Schenk, Street Dept., and Jim Bakke, CTAB

ADJOURNED: 7:35 PM

Plan Commission Liaison Report

February 4, 2016

Greg Francis

The Plan Commission provides advice and makes recommendations on broad planning goals, policies, and other matters as requested by the City Council. It meets the second and fourth Wednesday of each month at 2pm in the Council Briefing Center in city hall with hearings typically starting at 4pm if there are any scheduled for that session. All Plan Commission meetings are open to the public.

Hearings

There were no hearings in the last month.

Workshops

Comprehensive Plan Review Requirements – The state, via the GMA (Growth Management Act), requires a review and update to local comprehensive plans every eight years. For Spokane, this is due on 6/30/17, so the Planning Department will be dedicating substantially resources to complete this task and much of this will come to the PC. This will be broken into two phases. Phase I is focused on completing the mandated GMA checklist (maps, codes, law compliance) and Phase II will be those updates to the comp plan (e.g., policy revisions for land use, centers & corridor planning, etc) that are not mandated by the GMA. Phase II items may begin before 6/30/17 if time and resources permit.

Infill Housing – Infill housing is the creation of quality development (housing, etc) on vacant lots and parcels in areas that are already built-up within the city. This is a major focus area of both the city council and the plan commission for this year. A sub-committee of the plan commission has already met twice and presentations were done at the 1/13 PC meeting and the 1/14 joint CC/PC meeting. The general focus of the presentations was to show that certain tools are already in place in the code to facilitate infill development (e.g., pocket residential development, RSF-C zoning) but aren't being utilized. Staff considers education and outreach as a key part of infill development. It is anticipated that there will be an outreach to both community representatives (one per district) and developers to participate in this subcommittee.

State Building Code Changes – The city is in the process of preparing for updates to the state building codes. These changes need to be in place by 7/1/16. This update occurs every three years.

Critical Materials Updates – Last update to the critical materials documentation was in 2009. The proposed changes include eliminating a 1987 grandfather clause, authorizing the CRO (normally someone in the fire department) to waive submittals, updating to comply with current wastewater management practices, and cleaning up and simplifying the code. This has an impact on the aquifer.

Comprehensive Plan Transportation Chapter Update – A large working group to review and update the Transportation chapter of the comprehensive plan met for the first time on 1/19. Its goal is to have the chapter updated around the same time as the GMA updates to the update are completed (July 2017). Next meeting is tentatively scheduled for 2/3. Neighborhoods are represented in this working group.

Upcoming Hearings (Known)

Electric Fence Ordinance – On February 10th, the Plan Commission will have a hearing on amending current code to allow the use of electric fences in light industrial (LI), heavy industrial (HI) and general commercial (GC) zones.

Other

New Planning Services Director – Lisa Key was selected as the new Planning Services Director for the city. She brings over thirty years of experience participating in Land and Community Planning, Comprehensive Plan development, and Strategic Planning within city government. She has already attended a CA Land Use Committee and appears committed to working with the neighborhoods and Community Assembly on various issues.

Change of CC Liaison to PC – Lori Kinnear has replaced Candace Mumm as the CC liaison to the PC.

Plan Commission Membership – The Plan Commission normally has ten members but is at five official members. Assuming the approval of three candidates that were up for approval at Monday's City Council meeting, two positions remaining to be filled. The city is currently accepting applications for anyone interested in serving on the PC.

2016 Comprehensive Plan Amendments – Four comprehensive plan amendments have been submitted for 2016. All four are zoning changes with two located in the North Indian Trail neighborhood, one in the Logan neighborhood, and one in the Southgate neighborhood. Details on these amendments are available at

<https://my.spokanecity.org/projects/comprehensive-plan-amendment-cycle-2015-2016/>

2016 PC Work Plan (see next page) – The Plan Commission met with City Council on 1/14 to review the 2016 PC Work Plan. This work plan contains all of the projects that are already in progress as well as any new projects that the city council, plan commission, planning staff, and others have requested to be included. At present, all active projects are higher priority than new projects. New projects were ranked by CC and PC members and compiled into a single prioritized list. Keep in mind that staff resources and other factors will determine how much of this work plan gets completed in 2016.

Planning & Development Projects - 2016	Mandated	Ranking
Comp Plan Amendments - 4 this year	Yes	In Progress
Comprehensive Plan Update - LINK, Shaping, Chapter Update, Etc	Yes	In Progress
Private Development Code applications (2) (electric fence, drive-thru)	Yes	In Progress
Spokane Housing Ventures Annexation	Yes	In Progress
Neighborhood Planning 2016 - 1 of 7 Remaining Neighborhoods		In Progress
Neighborhood Planning 2016 - 2 of 7 Remaining Neighborhoods		In Progress
Infill Housing Strategies (small lot, zoning, cottage and accessory dwelling) TASK FORCE		In Progress
STA Central City Line Plan		In Progress
Main Ave. Streetscape Pilot - Browne to Pine		In Progress
UDPDA Support		In Progress
New B.I.D. creation		In Progress
Sprague TIP support		In Progress
NEPDA Support		In Progress
Target Area Incentives (Funding sources, additional tools)		In Progress
Perry District Historic Building Overlay		In Progress
Continue Lincoln Heights Center Planning		In Progress
Transition Zone requirements - reduce conflict between residential and commercial		1
Monroe Corridor Redevelopment Plan and Street Design (2.0 planning - land use)		1
Downtown Plan Update (residential Focus, incentives, view corridors, gorge plan)		3
Form-Based Code - Design standards in Hamilton area - CA4 zone		4
Support Neighborhood Phase 2 planning (Centers and Corridors focus)		5
Center Review (add 5-mile and northtown)		6
Trail Planning		7
Update annexation policies - LU 9		8
Formed Based Code Citywide		9
North Bank Redevelopment Plan		10
Naming - Ft George Wright, Post St. Bridge, University Bridge		11
Adult Oriented Business (Baristas)		12
Air Rights - Vertical Subdivisions (Condominium rules, platting, subdivisions)		13



Land Use Committee (LUC)
Minutes for January 21, 2016

Facilitator: Patricia Hansen

Secretary: Teresa Kafentzis

Draft

***Executive Committee: Kelly Cruz, Patricia Hansen,
Teresa Kafentzis, Margaret Jones, Barbara Biles***

I Introductions and Attendance

Mark Etchieson – Nevada Lidgerwood
Ted Teske – Southgate
Margaret Jones – Rockwood
Greg Francis – Rockwood, Liaison
Tirrell Black & Kevin Freibott – Planning Department
Barbara Biles – Emerson Garfield
Curtis Fackler – North Indian Trail
Paul Kropp – Southgate
Patricia Hansen – Cliff Canyon
Melissa Wittstruck – ONS and Code Enforcement

II Review and Approve Current Agenda

Moved and seconded agenda.

III Review and Approve Last Month's Minutes

Moved and seconded approval minutes from December emailed to members.

IV Old Business:

V New Business:

• 2015-2016 Comp Plan Amendments – Tirrell Black & Kevin Freibott

- Four requests for this year, all class 2 land use plan map – all info is available on Planning Website. Amendments are in agency review stage. Applicants will present to neighborhoods, city will hold workshops, Plan Commission will hold hearings.
 - Avista Corporation Z1500078COMP. (Logan)
 - Morningside Investments. LLC Z1500084COMP (N. Indian Trail)
 - Queen B Radio Z1500085COMP (Southgate)
 - Crapo/McCarroll East. Z1500085COMP (N. Indian Trail)
- Reviewed milestones in comp plan amendment process

- Reviewed decision criteria outlined in SMC Section 17G.020.030
- Public comments can be made to the decision criteria and the SEPA
- Tirrell and Kevin will make presentation available on-line
- **Lisa Key, Director, Planning and Development Services**
 - Planning Department joining ONS makes sense:
 - Tasked to align planning staff with ONS. Plan to develop teams that focus on various geographical districts (City Districts 1, 2, 3 + downtown and university district)
 - Neighborhood councils will have opportunity to get to know their team members.
 - Three teams in addition to geographically located teams:
 - Economic development
 - Comp plan, neighborhoods and codes
 - Urban design
 - Determine roles of each team.
 - Three vacancies in planning department (2 assistant planners, 1 project manager)
 - New project manager position will mostly interact with WSDOT with projects like the North South Freeway, Hwy 195, etc.
 - Comp Plan update due in early 2017;
 - neighborhood profiles have been completed (discussion point, the neighborhoods have not seen the profiles). Plan to send to the neighborhood councils for vetting before sending to public for comments.
 - Other issues/projects:
 - Comp Plan updates/amendments
 - Update other chapters of Comp Plan
 - Accepted invitation to attend LUC quarterly; Patricia will send a scheduling email to Lisa

VI *Reports:*

- **Plan Commission – Liaison, Greg Francis (Rockwood)**
 - City Council Planning Initiatives and Priorities for Plan Commission is in draft form (list of projects)
 - Out of time for full report
- **PeTT Committee – Paul Kropp (Southgate)**
- **Public Safety – Julie Banks (Rockwood)** invite as needed

VII *Elected Representatives – Councilwoman Waldref*

- No representative from CC has attended in a few years. Patricia will contact CP Waldref and Ben Stuckart to see if we can have a representative at LUC

VIII Good of the Order

Agenda Items for February meeting:

- Update from Margaret Jones regarding Transportation Comp Plan update
- Follow Up discussion on Comp Plan amendments for 2016
- Infill Housing update from Nathan Gwinn.

IX Next Meeting: February 18, 2016

X Adjourned at 6:40 p.m.

Long Term Rental Housing Stakeholder Group
January 12th, 2016

- I. Julie Banks started with introduction around the room.
- II. Suzanne Tresko, Facilitator
 - a. Went over meeting ground rules
 - b. Reminded the group the reason that they are at the table. The charge for the group came from the Community Assembly to discuss the issues that surround rental housing. The process is broken down into 3 phases. Issues ID phase....etc.
 - c. Housekeeping regarding schedule. Are they still ok with the two meeting schedule or would they like one long meeting.
 - Alexander: The landlords feel that the process has been too long, would have been more efficient with 6 morning meetings and keep them fresh on the data. Not happy with the time table, for efficiency sake they feel that they could do a morning meeting where they get the process over with.
 - Terri: Earlier meeting was the long term tenant act and there were two presentations get a landlord and tenant point of view. Everyone agreed that it was an important part of the process. Feel that this is very important to have two meetings so that they can really get into it. There would only be a two week span between the two meetings.
 - Ron agrees big issue doesn't feel like it needs to be rushed.
 - d. Interest in combining the meetings?
 - The group will be sticking with the original schedule.
 - e. Attendance
 - Is very important now that people maintain attendance and if you have an alternate please let us know.

PRESENTATION:

Cindy Algeo, SLIHC

- History
 - Report that a mechanism be formed that would collectively advocate for affordable housing and have the capacity to provide affordable housing.
 - Mission: Promote the availability of affordable housing in Spokane.
- Handout
 - Members are listed on the back (45 to 50 members)
 - most members are non profit,
 - About a dozen of the members are developers.
 - Supportive Members, architects, etc.
 - Associate Members
 - State of Affordable Housing in Spokane County
 - Data that came from SRHD presentation she noted that the fact that there was data collected that 45% of renters paid more than 30% of monthly income.
 - Data point out that there are 12 affordable housing (housing needs assessment state wide published by state housing commission)
 - 1,033 people were counted as homeless (240 of those are chronically homeless)
 - point in time count coming up January 28th
 - Report is found on the cities website and they can show trends in the homeless count.
 - 8,000 publicly financed affordable housing units, Housing authority has over 4,000 vouchers in Spokane County
 - Tenants are reluctant to report because it can be "affordable" housing but if they are kicked out they are not able to find new affordable housing.

- Funds that are available are dropping from the State and Federal government
 - State funding has come down
- Access to expand policies and resources that help affordable housing
 - County commissions can put on the ballot 1/10th of 1% on the legislature to approve the funding, how community could increase access to affordable housing.
- Non-profit renter providers challengers
 - To have a good landlord tenant relationship is important
 - Members
 - Accessing funding to housing for people who are extremely low income.
 - Handling NIMBYism (Not In My Back Yard)
 - Parking requirements
 - Rental caps established by HUD, cap what non profit developers can charge which means the developer will pay for everything else.
 - Supporting families with little to no help in funding, without the needed support services.
 - Successfully apply and aid in affordable housing
 - Share information about housing development proposal with NC's and Business Associations-create better communication between the two to solve challenges
 - Parking requirements for multi-family housing could be lowered or taken away.
 - Patty (there is no additional funding)
 - Dave
 - Keep in mind that subsidizing of rental housing is a voluntary program. Subsidizing is for rent only.
 - Situational issues are the same no matter if there is a subsidy or not.
 - Rental Caps
 - Secure operating and maintenance funding.
 - Secure more resources to help house those who can't "Support Service"
 - Support Services
 - Funding at State and Federal gov. many organizations that provide support services, Volunteers of America, etc.
 - Frontier Behavioral Health can bring additional funds to the table.
 - Support services- means that tenant has a case manager due to disability.
 - Dependent on the need of the tenant.
 - Why are there more needs for this? In all housing. The fed gov. and state is prioritizing populations to be served and HUD says that the most chronically homeless are served first.
 - There is an issue to work with those that are chron
 - As a landlord it is easier to house someone if they are needing housing. If you are working with someone who is providing the services (case worker) it helps to walk that person through the process.
- Dave Scott
 - Section 8 Programs
 - Tackling the same issue, get them housed first it is easier to get the other pieces into place.
 - Low income people were created because they are all lumped together, then HUD came out with a certificate and then the Section 8 voucher.
 - De-concentrate the level of poverty

- Give ability to rent somewhere else outside of the area where there is crime. If you put them in a place where they can see others thrive etc. they are more apt to change their behavior and outlook.
 - Typically Section 8 person has a lower level of understanding. They understand the rules etc. –COMMUNICATION
 - Communication piece is the understanding that everyone operates on a different level of understanding.
- 5,066 vouchers over 6 counties
- Homeownership program-assistance to purchase their own home.
 - 1 year with Section 8 can transition to becoming a homeowner.
- Homeless veterans program
- Family Unification (DSHS)
- City Home Program (high utilizers): emergency services, jail, police some of those in that category can cost the community over 1 million a year.
 - Hot spotter intensive surround, it is a continuous offer of services.
- Affordable Housing services
 - Marilee and New Bader Haven
 - Voucher provider (pined to the unit they are picked in), live in one year they can request a voucher (stays in project based), give them a voucher to move out into the community.
 - Meant to give someone ability to get off of the process and programs by supporting them.
 - Waiting list 4500 people applied for waiting list.
 - Going back to time date stamp to target the population they want to target. Placed by time and date and then by preference (elderly, disabled and those with children)
 - Homeless connect to help those get into housing.
 - Could happen several times
 - January 19th through the 21st (open at midnight)
 - Everyone will be placed on the waiting list.
 - A lot of vouchers go unused
 - HUD must use 98% of the voucher (if 150 people only 30 people get housed)
 - Partner with other housing agencies
 - Communication piece
 - Understand the lease
 - 207 days from call on program down to 44 days.
- Large forum with private landlords, without landlord/tenant communication it is hard to get him in the landlord world.
 - Meet with landlords to discuss issues
- Income discrimination that they have been trying to (source of income discrimination) legislature could give some creed to the fact that everyone needs a place to live.
- Assistance with housing choice program and vouchers goes to help them to pay for housing.
- SOURCE OF INCOME DISCRIMINATION
 - 2 to 3 times monthly income eliminates that portion
- Have conversation why section 8 is successful and why it can be

- Questions:
 - If there are so many vouchers in the community that is a chunk, knowing the issue with housing inventory why isn't there more education on participating in the conversations?
 - Difficult to get into the landlord association because in the past there is a varied amount of landlords that have had issues with Section 8, it is hard to get into the group where you have a lot of landlords in one room.
 - Heleen has been apart of the Landlord Association-what we do when we rent. Joining the Spokane Housing Authority so that they have more opportunity to speak.
 - Alexander: first part of the year is regarding education. Monthly meetings to give education
 - Stakeholder group was originally discussing a rental inspection program, could you address the rental housing inspections?
 - HUD housing inspection, minimum housing inspection forms, talks about every line item for a pass or fail. This is a minimum, looking at safety, decent and sanitary.
 - Inspection requirements are once every two years. Go over the inspection, minimum inspection.
 - There are 12 affordable houses to every 100 people, how do you determine this? And what happens to the other 88 people?
 - Affordable HUD means person pays no more than 30% of their monthly income on rent.
 - Voucher program: tax credit side (outside of voucher) rent amount is set by income, income side for landlord is the tax credit. Total rent with payment standard. \$620 1 bd unit. Rent and utilities need to fit in payment standard, will pay all rent down to \$1 solely based on income (medical issues as are accounted). Can only pay 40% of income,
 - Affordable housing can be set by housing brackets (60% area median income) tax credit property (60% set aside and 30% set aside)
 - Challenge that Dave mentions about building the relationship with private landlords, since many are represented in the room?
 - Give email address and if there is an opportunity to talk to them he would like to meet with them. dscott@spokanehousing.org Having a landlord liaison meeting on the January 22nd 11:30 to 5:00ish pm, 55 W. Mission. Eric Steven will speak to infestation and bed bug side and questions that can fit in, email if interested.
 - There is a misconception in the housing choice housing program you are forced to take an undesirable tenant that can cause a lot of problems, you can have the same screening program with the housing choice voucher, everything else is the same. Most of the voucher program people are the best tenants they have. The support is great from the Spokane Housing Authority.
 - Recommend the background check, do a full criminal check, don't qualify them for housing they qualify them for the subsidy to be on the program.
 - You need to screen them but.
 - For profit and maintenance people you break something and we fix it. Landlord experience is that someone not on Section 8 have more opportunity for fixing it. What is the experience when someone has ruined something if there is a Section 8 voucher involved?
 - Landlord Tenant Act is behind them. They usually don't do a move in report (property condition report). If a landlord can produce a property condition in and out. Force the tenant to go to the landlord to create a repayment process. If the Housing authority finds out it is not working with the repayment plan they drop them from the subsidy.
 - There is a need for education regarding some of the issues that related to "public housing".

- Heard “those people”, the education for those that were living in there it is not “poor people” it is likely themselves. Educate that you also fit within those ranges.
 - Getting past the stigmatism
- Do neighborhoods have the ability to stop a low income housing to be placed in a neighborhood?
 - No they don’t have the opportunity to stop a project they only have the ability to make comments just like with other developments and proposed projects.

Next Meeting:

- February 9th: Tim Szambelan, City of Spokane Attorney- Landlord Tenant Act
- February 23rd: Jose Trejo-NW Justice Project & Tom McGarry Law Office-Landlord Tenant Act in Practice

Rental Housing Issues Timeline (Subject to Change as Needed)

1) Research/study the issues (group has agreed to meet bi-weekly)	Timeline (tentative)	Presenter
Stakeholder Process Overview	May 12th	Office of Neighborhood Services
Base Housing Data –Institute of Real Estate Management	May 26th	Thomas Hix, Kim Sample
Lawyers RESCHEDULED TO COME BACK	June 9th	Jose Trejo-Northwest JusticeBarry Funt, Center for Justice
Spokane Police Department	July 7th	SPD-Sgt. Ervin
Base line Data, Spokane Regional Health Department	August 4th	James Caddie, City of Spokane, Spokane Regional Health District-Peggy Slider
Code Enforcement Department, Building Department	September 1st	Building Department– Dan Skindzier, Code Enforcement– Heather Trautman
Follow Up and Question answer session	October 6th	Stakeholder group, Heather Trautman, Dan Skindzier
Fire Department	November 10th	Spokane Fire Department-Mike Miller
Housing	January 12th	Cindy Algeo, Spokane Low Income Housing Consortium, Dave Scott, Spokane Housing Authority
Landlord Tenant Act	February 9th	Tim Szambelan, City of Spokane Attorney
Legal/ Landlord Tenant	February 23rd	Jose Trejo– NW Justice, Tom McGarry– McGarry Law Office
Stakeholder Presentations	March 8th	Landlords, Tenants, Neighborhoods
2) Identify the programs-policies/ordinances that might solve identified issues (group has agreed to meet once a month)	Timeline (tentative)	
ICC, applicable codes	April 12th	
Spokane Municipal Codes	April 12th	
Permitting Processes	April 12th	
RCW-Landlord Tenant Laws	May 10th	
Substandard Building RCW 35.80	May 10th	
CPTED (Crime Prevention Through Environmental Design)	May 10th	
Crime Free Multifamily Housing-COPS Program	May 10th	
3) Explore gaps between issues and existing solutions	Timeline (tentative)	
Align issues with potential solutions/resources	June 14th	
Identify Gaps in solutions/resources and issues	July 12th	
Formulate recommendations based on gaps	August 9th	



The State of Affordable Housing in Spokane County

January 2016

Housing needs of our local citizens

- Over 1,033 people were counted as homeless in the Spokane Regional 2015 Point In Time Count; 240 were identified as chronically homeless.
- More than 2,100 Spokane County school children were identified as homeless in 2013-2014.
- There are only 12 affordable housing units available for every 100 people of Extremely Low Income - \$19,350 for a household of 4.
- More than 25,000 of Spokane County households make less than \$15,000 annually. They can't afford the average local rent of \$596 for a 1-bedroom rental.
- We have about 8,000 quality, publicly-financed rentals in Spokane County. Additionally, the Spokane Housing Authority circulates over 4,000 tenant-based vouchers. Given these resources, we still have a gap of about 13,000 affordable rentals.
- The vacancy rate among affordable rental homes is 2.3%.

Affordable housing funding environment

- The Federal investment in affordable housing development has substantially dropped
- The Low Income Housing Tax Credit (LIHTC) finance program has been a bright spot, receiving bi-partisan Congressional support. Four LIHTC-funded Spokane projects broke ground in 2015, providing 252 affordable rentals.
- State investments in the Housing Trust Fund (HTF) fell from a 2007-2009 biennium high of \$200 million to a \$51.5 million investment in 2013-2015. A \$75 million investment was approved for the 2015-2017 biennium.

Actions that we, as a community, can take to expand access to affordable housing

- Advocate for an investment in the Housing Trust Fund to our state legislators.
- Encourage our City electeds to take advantage of state-enabled legislation to incentivize the provision of affordable housing, such as offering density bonuses, inclusionary housing, fee waivers or exemptions, parking reductions, and expedited permitting.
- Become more informed about affordable housing challenges and opportunities. Sign up to receive SLIHC's newsletter, ***The SLIHC Report***.
- Join efforts to locally raise funds to support affordable housing. HB 2263, passed in the 2015 legislative session, enables local jurisdictions to place on the ballot a .1% sales tax to support increased provision of affordable housing.

Sources: 2013 American Community Survey, Spokane Regional 2015 Point in Time Count – www.spokanecity.org/chhs/documents, Spokane area school districts, Spokane Housing Authority, the Fall 2014 Spokane-Kootenai County Real Estate Research Committee Report, SLIHC 7-1-2015 Rental Survey.



Spokane
Low Income
Housing
Consortium

Rental Survey Report July 1, 2015

Introduction

With the exception of 2004, the Consortium has semi-annually surveyed the number of units and occupancy rates of member organizations' permanent affordable rental units located in Spokane County since 1997. Thirteen Consortium members that provide permanent rental homes supplied information for the July 2015 survey:

Catholic Charities/Catholic Housing Communities (CC)
Common Wealth Agency (CWA)
Community Frameworks (CF)
Inland Empire Residential Resources (IERR)
Pioneer Human Services (PHS)
Rockwood Retirement Communities (RRC)
Salem Arms Community Housing (SACH)
Spokane Baptist Association Homes (SBAH)
Spokane Housing Authority (SHA)
Spokane Housing Ventures (SHV)
Spokane Neighborhood Action Partners (SNAP)
Spokane Urban Ministries (SUM)
Volunteers of America (VOA)

SLIHC members' housing communities provide rental homes for families and individuals of low to extremely low income, people who were formerly homeless, people with chronic mental illness, seniors, veterans, people in the workforce, and people with developmental disabilities.

The total number of permanent rental units surveyed is 3,210. This is a decrease of 16 from the January 1, 2015 survey of 3,226 units. The Spokane Housing Authority sold its 16-unit McDonald Manor.

Summary of Survey Findings: Vacancy rates are extremely low

- All 3,210 rentals surveyed are affordable to people at 0 to 79% of Area Median Income. Tenants pay no more than 30% of their monthly adjusted income for rent and utilities in 1,176 units—37% of the total.
- The majority of units are located in the City of Spokane:
 - City of Spokane – 74% (2,371)
 - City of Spokane Valley – 17% (555)
 - Other Cities & Unincorporated Spokane County – 9% (284).
- 75 of the units surveyed were vacant on July 1, 2015, for an overall vacancy rate of 2.3%. There were higher than normal vacancy rates at the Spokane Housing

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Tel. 509-325-3235, Fax 509-325-3295, E-mail cindy@slihc.org,
www.slihc.org, www.onestophousing.org



Spokane
Low Income
Housing
Consortium

Authority's Cedar West and Woodhaven communities. The units are being converted to 60% tax credit properties. Several households have moved out due to ineligibility.

- The lowest vacancy rate was among one-bedroom units: 17 out of 1,456 were vacant, resulting in a vacancy rate of 1.2%.
- The highest vacancy rate was among 4-bedroom units: 4 out of 88 were unoccupied, resulting in a vacancy rate of 4.5%.
- The vacancy rate among units in which tenants pay no more than 30% of their adjusted monthly income for rent and utilities is 1.7%; the vacancy rate among all other units is 2.7%.
- The July 1, 2015 vacancy rate of 2.3% is .1% lower than the vacancy rate of 2.4% tallied on January 1, 2015, and .5% higher than the vacancy rate of 1.8% tallied on July 1, 2014.

List of Charts Attached

Total units and total vacancies, July 2015

Rental Units and Vacancies by Zipcode 7-1-15

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SLIHC Rental Survey
July 1, 2015

All Unit Types					All Units					Total Units				
Total Units					Size of Unit					SRO/Efficient				
443					1456					909				
314					88					350				
Vacant Units					Type of Unit					Total				
7					17					30				
75					All Units					Total				
SNAP					Pioneer HS					SHV				
SUM					SHA					IERR				
C. F.					C. F.					C. F.				
CWA					CWA					CWA				
SBAH					SBAH					SBAH				
Total					Total					Total				
9.91%					9.91%					9.91%				
45.36%					45.36%					45.36%				
28.32%					28.32%					28.32%				
9.78%					9.78%					9.78%				
2.74%					2.74%					2.74%				
100.0%					100.0%					100.0%				

Percent Vacant					Vacant Units					SRO/Efficient				
1.6%					1.2%					3.3%				
4.5%					5.4%					3 Bedroom				
2.3%					All Units					Total				
SNAP					Pioneer HS					SHV				
SUM					SHA					IERR				
C. F.					C. F.					C. F.				
CWA					CWA					CWA				
SBAH					SBAH					SBAH				
Total					Total					Total				
9.3%					9.3%					9.3%				
22.7%					22.7%					22.7%				
40.0%					40.0%					40.0%				
22.7%					22.7%					22.7%				
5.3%					5.3%					5.3%				
100.0%					100.0%					100.0%				

SLIHC Members' Rental Units and Vacancies by Zipcode 7-1-15

	T-0	T-V	T-1	T-V	T-2	T-V	T-3	T-V	T-4+	T-V	Total U	Total V	V-rate
99201	227	7	518	7	77	0	23	0	0	0	845	14	1.66%
99202	39	0	186	1	83	2	17	1	21	3	346	7	2.02%
99203	0	0	0	0	0	0	3	0	0	0	3	0	0.00%
99204	25	0	60	0	17	0	0	0	0	0	102	0	0.00%
99205	0	0	31	2	50	6	7	0	2	0	90	8	8.89%
99206	0	0	145	2	199	1	34	0	34	0	412	3	0.73%
99207	9	0	102	0	163	2	40	1	12	0	326	3	0.92%
99208	125	0	104	0	8	0	7	0	4	0	248	0	0.00%
99212	0	0	20	0	18	0	26	0	2	0	66	0	0.00%
99216	0	0	38	0	31	0	0	0	0	0	69	0	0.00%
99217	4	0	94	2	46	3	51	3	8	0	203	8	3.94%
99218	0	0	26	3	55	13	41	12	0	0	122	28	22.95%
99223	14	0	124	0	129	0	39	0	4	1	310	1	0.32%
99224	0	0	0	0	0	0	1	0	0	0	1	0	0.00%
99016	0	0	0	0	2	0	0	0	0	0	2	0	0.00%
99019	0	0	8	0	27	1	16	0	0	0	51	1	1.96%
99021	0	0	0	0	0	0	0	0	1	0	1	0	0.00%
99022	0	0	0	0	4	2	0	0	0	0	4	2	50.00%
99025	0	0	0	0	0	0	2	0	0	0	2	0	0.00%
99027	0	0	0	0	0	0	1	0	0	0	1	0	0.00%
99037	0	0	0	0	0	0	6	0	0	0	6	0	0.00%
Total	443	7	1456	17	909	30	314	17	88	4	3210	75	2.34%

T-0 = Total # of 0 bedrooms

T-1 = Total # of 1 bedrooms

T-2 = Total # of 2 bedrooms

T-3 = Total # of 2 bedrooms

T-4+ - Total # of 4+ bedrooms

T-V is the total vacancies for units in the preceding column.

Total U = Total Units

Total V = Total Vacancies

V-rate = Vacancy rate