

# SLIHC Report

March 23, 2016

**A Publication of the Spokane Low Income Housing Consortium**

*Working together to promote the long-term availability and maximum use of safe, affordable housing in greater Spokane.*

## **SLIHC is thankful for its Supportive Members**

SLIHC appreciates the support it receives from its Supportive Members. This issue, we are featuring Ana Matthews at Avista Utilities and Erica Newton at Molina Health Care.

### *Why did Avista join SLIHC?*

SLIHC is at the core, driving solutions for affordable housing availability in Spokane. We wanted to be part of the very necessary work SLIHC is providing for the Spokane community.

### *What is your role at Avista?*

As the Consumer Affairs Program Manager, I oversee programs for our low-income, senior and disabled customers in our service areas in Washington, Idaho and Oregon. That includes the assurances of effective partnerships and operations in the processing of approximately 44,000 energy assistance grants each year that support our efforts to ease the energy burden among those least able to pay their energy bill. Of equal importance is the execution of home energy management education and outreach activities so our customers are equipped with resources and information to effectively and safely manage their energy use.



Avista's Ana Matthews

### *Tell us one thing no one knows about you.*

One thing that establishes who I am at the foundation is I served in and was raised as a "military brat" in the U.S. Army. It inspired a natural commitment to civil service that has guided my career choices and interests. In a discussion with a local nonprofit the other day, it came full circle for

me when I recalled, as a teen one of my first summer activities was serving at the local Army Community Service Center at Ft. Sam Houston in San Antonio, Texas – where we served the lending of basic household items and other supports for soldiers and their families.



Erica Newton—Molina Health Care

### *What is your role at Molina?*

I am the Community Engagement Coordinator. I coordinate all outreach events in Eastern WA.

### *Why did Molina join SLIHC?*

Molina wants to learn more about housing systems in the Spokane area and be more connected to the housing community because housing affects healthy outcomes for their members.

### *Tell us one thing people don't know about you.*

My husband is retired military, so I have lived all over the U.S. We are now settled here and happy to be back since we are both from here.

You're invited to the  
**2016 Inland Northwest  
Fair Housing Conference**

**Thursday, April 14, 2016  
Spokane Convention Center**

**Click on this link to begin  
your registration:**

**<https://www.eventbrite.com/e/2016-inland-northwest-fair-housing-conference-tickets-20589055419>**

**Responsible Renter Classes offered by  
Life Services of Spokane**

*Learn about budgeting, how to build a healthy credit history, landlord-tenant rights and responsibilities, and how to find housing that fits your needs.*

Wednesdays, March 30<sup>th</sup> through April 27<sup>th</sup>, 3:30 to 5 p.m., 2659 N. Ash.

Class and materials are free. Participants who attend all 5 classes receive a certificate and a chance to win a small appliance. To register, call 509-755-0775 or email [sharon@lifeservices.org](mailto:sharon@lifeservices.org). Child care is not available.

**Fannie and Freddie Allocate Money to  
the National Housing Trust Fund**

*(from Enterprise's Capital Express Newsletter 3-21-16)*

Earlier this month, Fannie Mae and Freddie Mac [delivered \\$186 million to the National Housing Trust Fund \(NHTF\)](#), as required by Congress and their regulator, the Federal Housing Finance Agency. This marks the

inaugural allocation to the NHTF, which was created by Congress in 2008 to support the construction, preservation and operation of affordable housing for America's lowest-income families. As we previously reported, the National Low-Income Housing Coalition has [published estimates](#) of how the NHTF dollars would flow to states. NLIHC expects California to receive the largest allocation (\$13.1 million), while 32 states and the District of Columbia will receive the required minimum allocation of \$3 million. For more details on how the NHTF dollars can be used, [see our blog post](#). See more at: <http://www.enterprisecommunity.com/news-and-events-newsletters-capitol-express-march-21-2016#affordable>

**SLIHC seeks a new ED**

Cindy Algeo is retiring from the executive director position at SLIHC. The Consortium seeks a highly motivated, visionary leader who will direct the organization in carrying out its mission: To promote the availability of affordable housing in Greater Spokane.

For details, click on the link below.

Application screening will begin on April 1, 2016.

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[Executive Director Position Opening](#)

**The SLIHC Report** is published by the Spokane Low Income Housing Consortium, 907 W. Riverside, Spokane WA 99201, [www.slihc.org](http://www.slihc.org). Address your comments to Cindy Algeo, [cindy@slihc.org](mailto:cindy@slihc.org) or 509-325-3235.

## **Land-Banking: A great tool for affordable housing development**

*By Kim Herman, WSHFC, and Judith Olsen, Impact Capital*

Land-banking is a tool to use to preserve space for the development of affordable housing. The WA State Housing Finance Commission's [Land Acquisition Program \(LAP\)](#)—often in partnership with [Impact Capital](#)—offers this tool to any nonprofit housing developer.

Flexibility and strategic planning are this program's key benefits. By helping nonprofits purchase land now for development later, LAP allows them to take advantage of current prices and get control of the site early on, before getting the rest of the financing.

The Land Acquisition Program is a revolving loan program with low rates, created by the state legislature in 2007 and matched by Commission funds. It's been used all over the state for both multifamily and single-family development.

To date, LAP has loaned more than \$10 million, paving the way for 21 new housing projects with 946 units—including 108 single-family homes.

What's more, "team underwriting" by the Commission and Impact Capital can make LAP even more accessible and make financing go even further for nonprofits. Once the Commission's and Impact Capital's financing are blended together, interest rates are very low—often just over 2%.

And it can be done fast. A LAP deal can be closed in 60 days—putting nonprofits in a position to compete with for profit developers.

LAP loans can be tailored to the needs of the organization, no matter what community and population it serves. If you're interested in brainstorming about LAP financing, call or email: Seth Benziger, 206-658-2605, [seth@impactcapital.org](mailto:seth@impactcapital.org), or Dan Schilling, 206-287-4415, [dan.schilling@wshfc.org](mailto:dan.schilling@wshfc.org).

### **2016 Legislature in Special Session**

The 2016 WA State Legislative Session ended earlier this month with operating and capital budgets still in negotiation. The Governor immediately called for a

special session. Housing advocates continue working for an investment in the State's Housing Trust Fund and increased revenue to support programs that reduce homelessness.

Some housing-related bills did pass during the initial session. Among them are

SB 6413 – Tenant Protections Act: Creates a new process for tenants to remove evictions from tenant screening reports and provides landlords with an additional 7 days in which to post-mark the return of a tenant's deposit.

3SHB 1682 – Homeless Student Stability Act: Improves the educational outcomes for homeless students through in-school guidance and housing stability.

### **SLIHC 2016 Meeting Schedule**

**All are held on Wednesdays, 1:30 to 3:30 p.m.**

**May 18 - Spokane Valley Partners, 10814 E. Broadway.**

**July 20 - location to be announced.**

**September 21 - location to be announced.**

**November 16 - location to be announced.**

### **Affordable housing reduces health care costs**

A study conducted by the Center for Outcomes, Research, and Education (CORE) and sponsored by Enterprise Community Partners found affordable housing reduced overall health care expenditures by 12% for Medicaid recipients. Researchers attribute these savings to more cost-efficient use of health services, with an 18% decrease in costly emergency department (ED) visits and a 20% increase in less costly primary care services. The cost savings came without compromising access or quality of care to residents. Get more info at *Health in Housing: Exploring the Intersection Between Housing & Health Care* is available at: <http://bit.ly/210g5IW>

**You're invited to the  
2016 Annual Conference on  
Ending Homelessness**

Early bird registration for the Washington Low Income Housing Alliance's [Annual Conference on Ending Homelessness](#) is now open. **This year's conference will take place on May 11 and 12, 2016 at the Spokane Convention Center in Spokane, Washington.** The conference will bring together over 600 people from across Washington who are working to end homelessness, including community advocates, direct service providers, non-profit board members, and government employees. With 35 workshops, 3 keynote speakers, and numerous networking opportunities, there is something for everyone at this event.

In addition to the Conference on Ending Homelessness, two trainings will take place on May 10, 2016, the day before the conference begins. We will be offering a [Pre-Conference Supportive Housing Services Medicaid benefit training](#) for permanent supportive housing providers and others interested in using this new, targeted Medicaid benefit. We will also be offering an [Emerging Advocates Program advocacy training](#) for individuals with direct experience of housing instability or homelessness.

Visit the conference website at [www.wliha.org/conference](http://www.wliha.org/conference) to learn more about the program, registration, scholarships, volunteer opportunities, and travel logistics. Contact Kate Baber at [kateb@wliha.org](mailto:kateb@wliha.org) with questions.

**Spokane City names Community, Housing, and Human Services Director**

The City of Spokane has selected Dawn Kinder as the new Director of the [Community, Housing, and Human Services](#) (CHHS) Department. City

Council approved Kinder's appointment at the Council session on Monday, March 21.

Kinder has served as the Director of Workforce Education at North Seattle College, in the Opportunity Center for Employment & Education, where she also served on the OCE&E Senior Leadership Team. The OCE&E is an integrated service site for state, social, health, employment, and educational services along with over 20 community-based organizations.

As Director, Dawn's responsibilities will include the planning, organizing, and directing of the City's CHHS Department. Specifically, she will provide direction in the principles, practices, and community planning of human services needs within the City of Spokane.

"We are very excited to have Dawn join our team," said Jonathan Mallahan, Neighborhood and Business Services Director. "She will be instrumental as we move forward with the diverse community housing needs of our City. Dawn will be an incredible asset as we work to build stronger neighborhoods and a more effective safety net for those who are in need."

Dawn has over 10 years of social service and workforce development experience with a specific focus on program and community development, grant administration and implementation, partnership, and service delivery. Prior to working at North Seattle College, she worked at Bellevue College and at YouthCare, a leader in homeless youth services. Dawn has a Master's Degree in Social Work and certifications in Family Studies, Violence Prevention, and Mental Health. Her extensive experience will complement the management team in Neighborhood and Business Services. Being a native of Spokane, she is excited to have the opportunity to return and serve her hometown community.