



The State of Affordable Housing in Spokane County – January 2019

Housing needs of our local citizens

- 1,245 people were counted as homeless in our regional 2018 Point In Time count.
- 1387 Spokane Public Schools children and 890 Central, East and West Valley Schools children experienced homelessness in 2017-2018.
- There are only 30 affordable housing units available for every 100 people of Extremely Low Income - \$24,350 for a household of 4.
- 53.1% of Spokane County renters are rent burdened – paying more than 30% of their income on housing.
- We have about 8,000 quality, publicly-financed rentals in Spokane County. The Spokane Housing Authority circulates over 4,000 tenant-based vouchers. Given these resources, about 13,000 households are likely rent-burdened and/or live in substandard housing.
- The vacancy rate among affordable rental homes is under 2%.

Affordable housing funding environment

- The Federal investment in traditional housing production programs for seniors, persons with disabilities, and other populations has substantially dropped.
- The Low Income Housing Tax Credit (LIHTC) program still receives Congressional support. Senator Maria Cantwell engineered a 12.5% increase in this program.
- The National Housing Trust Fund has been capitalized at \$267 million. About \$5.1 million has been allocated to Washington State.
- State investments in the Housing Trust Fund (HTF) have fallen from a 2007-2009 biennium high of \$200 million to a \$107 million investment for the 2017-2018 biennium. HTF applications totaled over \$234 million.

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

- Advocate for an investment in the Housing Trust Fund to local and state electeds.
- Encourage local 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.

Sources: Spokane Regional 2018 Point in Time Count – www.spokanecity.org/chhs/documents, Spokane area school districts, Spokane Housing Authority, 2018 WA State Housing Needs assessment, SLIHC 1-1-18 Rental Survey.

Accomplishments:

In 2018, SLIHC members provided a number of opportunities for people of low income. Here are a few of their successes:

- Transitions opened 24 cottages with the help of Community Frameworks.
- SNAP became a 25% owner of a senior housing program in Wilbur WA and is also re-entering the housing development realm.
- Spokane Housing Ventures completed the merger with NW Association for Housing Affordability and launched supportive services for vulnerable clients through the Jayne Auld Memorial fund.
- Catholic Charities opened 75 units for homeless singles and families at Sister's Haven and started construction on 100 more units at 2 locations.
- SLIHC member advocacy helped pass legislation banning Source of Income Discrimination state-wide (HB2578), ending the sunset and increasing the funding for homeless services (HB1570), expanding the Housing and Essential Needs program and increasing asset limits for assistance (HB2667 & HB1831), and clarifying the status of tax credits so that non-profits are not taxed when the property transfers ownership at 15 years (HB2444).

2018 Financial Information

Revenue

Expenses

<i>Tax Credit Donations</i>	<i>7,500</i>	<i>Salaries & benefits</i>	<i>68,076</i>
<i>Corporate/Foundation</i>	<i>11,217</i>	<i>Conferences/Training/Traveling</i>	<i>1,153</i>
<i>Memberships</i>	<i>27,161</i>	<i>Rent & office expenses</i>	<i>6,327</i>
<i>Interest</i>	<i>1,780</i>	<i>Memberships/Subscriptions</i>	<i>960</i>
<i>Personal Contributions</i>	<i>575</i>	<i>Forums/meetings/events</i>	<i>0</i>
<i>Misc</i>	<i>17</i>	<i>Insurance</i>	<i>1,647</i>
		<i>Web/Computer</i>	<i>280</i>
		<i>Parking</i>	<i>1,140</i>
		<i>Miscellaneous</i>	<i>173</i>
<i>Total</i>	<i>\$48,250</i>	<i>Total</i>	<i>\$79,756</i>

SLIHC Members

Board	Associate	Supportive
<ul style="list-style-type: none"> • Catholic Housing Communities • Commonwealth Agency • Community Frameworks • Habitat for Humanity-Spokane • Inland Empire Residential Resources • Pioneer Human Services • Salem Arms Community Housing • Spokane Housing Authority • Spokane Housing Ventures • SNAP • Transitions • Volunteers of America • WA State Housing Finance Commission • WA Community Reinvestment Association 	<ul style="list-style-type: none"> • Arc of Spokane • Aging and Long Term Care of Eastern Washington • Better Health Together • CHAS Health • Impact Capital • Magio • Priority Spokane • Spokane Indian Housing Authority • Spokane Urban Ministries • Rockwood Retirement Community 	<ul style="list-style-type: none"> • Avista Utilities • Banner Bank • Beacon Development Group • First Interstate Bank • Smith Barbieri Foundation • ZBA Architecture • Cindy Algeo • Mary Jo Harvey • Amber Johnson • Pat Millen • Arlene Patton • Ian Robertson • Melora Sharts

Visit SLIHC's website at www.slihc.org to find out more about our members.

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SLIHC promotes the availability of affordable housing in Greater Spokane.