

City of Spokane Multifamily Housing Programs

Financing Sources and Other Resources

This is an overview of some resources available to developers of affordable rental housing in Spokane. Each project is unique and assembling the financing can be time-consuming and confusing. Some programs work together and others do not; you will have to discuss your project with people familiar with the programs to find out what will work best for your project. Many of the sources have "strings" attached to their funds, usually restrictions on rents and/or tenant incomes. Only the project sponsor can assess if the restrictions and requirements are worth the access to the funds. You should directly contact the appropriate sources shown below for information, applications and program materials.

AIDS Housing of Washington phone: 206-322-9444; website: www.aidshousing.org

This non-profit corporation specializes in the development of housing for people living with HIV/AIDS. It provides technical assistance and partnership contacts to for-profit and non-profit developers and service providers.

City of Spokane Community Development Department phone: 509-625-6325;

TTY: 509-625-6694; website: www.spokanecitycd.org; email: cdinformation@spokanecity.org

The Community Development Department administers federal funds allocated to the City of Spokane for community development and housing activities. The main federal programs are HOME and Community Development Block Grant (CDBG). A portion of the City's HOME allocation is used for loans and grants for the acquisition, rehabilitation and new construction of rental housing for low-income households. Rent and income restrictions apply. Applications are accepted twice a year and are posted on the City's home page www.spokanecity.org when they are available. Funds can only be used on properties in the Spokane City limits. A portion of the City's CDBG funds are allocated to eligible neighborhoods. One of these, the Downtown Neighborhood, sometimes designates a portion of its funds for the rehabilitation of rental properties in the Downtown area.

City of Spokane Downtown Public Library phone: 509-444-5336; website: spokanelibrary.org

The library has information on many aspects of project development. In addition to the usual resources, the Downtown branch has a Funding Information Center and is a Selective Government Depository Library. The Funding Information Center has diverse information on government agencies and programs, philanthropic organizations, corporate and private foundations, grants, proposal writing, fundraising techniques, organizing non-profits, and other related topics. As a Selective Government Depository Library, the Downtown Library receives a number of government publications. It does not receive all publications, hence the "selective" designation. The libraries at Eastern Washington University and Gonzaga University are also Selective Government Depository Libraries.

City of Spokane Planning Department phone: 509-625-6095

The Multiple Family Housing Property Tax Exemption Program is available to eligible property owners who construct new multifamily housing or rehabilitate existing vacant and underutilized buildings for multifamily housing in targeted urban centers of the City. The incentive applies to construction or rehabilitation of four or more multifamily dwelling units and exempts "ad valorem" property taxes for ten years on the improvements that create additional housing units. (SMC 8.15 and RCW 84.14)

County of Spokane Housing and Community Development Department phone: 509-477-2521; website: www.spokanecounty.org/communitydev

Spokane County receives federal funds for housing and community development activities in the County. While it may fund projects located within the Spokane City limits, the County will generally not fund projects that are eligible for funds under the City's housing programs.

Federal Home Loan Bank (FHLB) phone: 800-973-6223; website: www.fhlbsea.com

Member banks of the Federal Home Loan Bank have access to low cost funds through the FHLB, which they can invest in affordable housing loans. Due to the funding source, the bank can lend at an interest rate that is usually below the market rate. FHLB has loan and grant programs. Information and applications can be obtained from the FHLB and its website, or a from member bank.

Historic Preservation Office Teresa Brum - phone: 509-625-6983; email: tbrum@spokanecity.org; website: www.historicspokane.org

Tax credits are available for projects meeting certain criteria regarding the historic significance of the property and the work to be completed. There are federal tax credits that can be used to offset federal income taxes. These can be sold to investors to raise capital. Another program enables owners to reduce their tax assessments by the amount of qualified rehabilitation for 10 years.

Inland Empire Rental Association (IERA) phone: 509-535-1018; email: iera@nwadv.com; website: www.iera.org

IERA is a local nonprofit membership organization organized to benefit and support owners, operators and suppliers of residential rental property. Member services include newsletters, dinners, educational classes, forms, books, mentoring program, legal plan and legislative updates.

Local Initiatives Support Corporation (LISC) phone: 212-455-9800 (national office); website: www.liscnet.org/resources (LISC Online Resource Library) or contact Impact Capital (Washington State LISC affiliate) - phone: 509-456-8088; website: www.impactcapital.org

LISC is a national organization that works with resident-led, community-based development organizations. It provides capital, technical expertise, training and information. LISC's Online Resource Library offers best practices and lessons learned, industry tools, and web links for community development practitioners. Impact Capital supports the efforts of nonprofit organizations creating affordable housing for low-income people in Washington State. (See "Additional Information for Non-profits".)

Northwest Fair Housing Alliance (NWFHA) Florence Brassier - phone: 509-325-2665 or 1-800-200-FAIR (3247); email: nwfairhouse@nwadv.com

NWFHA provides advice to both consumers and housing providers regarding federal and state Fair Housing laws. It specializes in education, counseling and enforcement to end housing discrimination.

Spokane Neighborhood Action Programs (SNAP) Kristi Sherlock - phone: 509-744-3370; email: sherlock@snapwa.org website: www.snapwa.org/weather.html

SNAP has a number of programs serving low-income individuals and families. Under its weatherization program, SNAP provides partial financing of weatherization work (heating systems, refrigerator replacements, doors and windows, etc.) on rental properties (single or multifamily dwellings) that are occupied by low-income households. Program funds come

from federal, state, and local sources. The amount allocated to a project depends upon the work to be done and available program funding. A separate program is available for non-profits.

U.S. Department of Housing and Urban Development (HUD) Spokane Field Office Director - Arlene L. Patton; email: arlene_patton@hud.gov; phone: 509-353-0674; national website: www.hud.gov

HUD, a federal agency, provides funding for development of affordable housing, rental assistance, homeownership opportunities, homeless assistance, economic/community development activities and fighting for Fair Housing. It partners with State and local governments, housing authorities, lenders, realtors, developers, non-profits, tribes and faith-based organizations. Program information is available on the national website. HUD forms and handbooks can be ordered by calling 800-767-7468. HUD homes for sale are listed on the national website and at www.goldenfeather.com. Information on compliance with lead-based paint regulations is available from the National Lead Information Center at 800-424-LEAD. Discrimination complaints can be filed online or by calling 800-669-9777. HUD fraud complaints can be reported at 800-347-3735.

Washington Affordable Housing Home Page website: www.indra.com/wahousing or www.transform.org/wahousing

This internet site includes information on organizations, resources, and advocacy relating to affordable housing. It includes many links to other web sites.

Washington Community Reinvestment Association (WCRA) phone: 800-788-6508 or 206-292-2922; email: info@wcra.net; website: www.wcra.net

WCRA underwrites and loans to both for-profit and nonprofit developers through its member financial institutions on properties throughout the State of Washington. WCRA can provide permanent loans and loans with rehabilitation on affordable housing as well as bond and economic development financing. WCRA can assist in obtaining construction loans, tax credit investors and Federal Home Loan Bank financing. Technical assistance is available. Rents are restricted during the life of the loan.

Washington State Attorney General's Office (AGO) phone: 800-551-4636 (statewide) or 509-456-3123 (local); TDD: 800-276-9883; website: www.wa.gov/ago/consumer

The Consumer Resource Centers of the AGO provide information and informal mediation or disputes to consumers and businesses. General information on the State's Residential Landlord-Tenant Act (RCW 59.18) is available at www.wa.gov/ago/consumer/lt.

Washington State Housing Finance Commission (WSHFC) phone: 1-800-767-HOME or 206-464-7139; website: www.wshfc.org

The Housing Finance Commission was created to provide below-market financing to buy, build, or preserve affordable housing and nonprofit capital facilities projects. It administers the state's allocation of federal low-income housing tax credits and has capital financing programs (taxable and tax-exempt bonds) and home ownership programs.

Low Income Housing Tax Credits (LIHTC) are allocated to states, which allocate them to projects. The credits can be sold to investors to raise equity. It is a complicated process and requires careful attention to both federal and state requirements. Both rents and eligible tenant incomes are restricted. The WSHFC allocates LIHTC annually through a competitive process. LIHTC are available to for-profit and non-profit project sponsors. More information is available at the program website: www.wshfc.org/tax-credits.

The WSHFC issues bonds for housing for elderly, low-income, and special needs populations. Restrictions vary but typically include rent and income restrictions. More information is available at the program **website:** www.wshfc.org/bonds.

Additional Information for Non-profits

Some organizations specialize in providing assistance to non-profit sponsors of affordable housing. To receive their assistance, the IRS must usually recognize the non-profit organization as a 501(c)(3) corporation. Under certain conditions, a non-profit housing developer may meet the criteria to be designated as a HOME program Community Housing Development Organization (CHDO). CHDOs are eligible for program set-asides. Some of the organizations shown below have information and guidance on their websites that might also be useful to for-profit developers. Resources available to nonprofits that develop affordable housing include:

Common Ground - Spokane office Jan Neidig-Leeper - phone: 509-327-0774 x11; email: jnleeper@earthlink.net or Caroline McDonald - phone 509-327-0774 x13; email: csexton@iea.com; website: commongroundwa.org

Common Ground is a nonprofit consulting firm specializing in low-income and special needs housing development. It offers a range of services to non-profits and community-based organizations, church-affiliated groups, housing authorities, and local governments.

ESD 101/Spokane Service Team Paul Boyd - phone: 509-456-7660; email: pboyd@esd101.net
This is the local AmeriCorps service program, operated by Educational School District 101. It can work with non-profits and governmental bodies in the construction, remodeling, and rehabilitation of properties. Work is on a fee-for-service basis.

Northwest Regional Facilitators (NRF) Frank Carpenter - phone: 509-484-6733; email: fcarpen@nrf.org; or MaryJo Harvey - email: maryjo@nrf.org; website: www.nrf.org

NRF is a regional non-profit organization that specializes in assisting communities, organizations, groups, and individuals in the areas of affordable housing development and preservation, sweat-equity homeownership opportunities, farm labor housing, family and child care resources, nonprofit training and support, and organizational facilitation and communication.

Spokane Low Income Housing Consortium (SLIHC) Marj Dahlstrom - phone: 509-325-3235; email: slihc@omnicast.org

SLIHC is a consortium of local non-profit providers of affordable housing. Member benefits include training, technical information, legislative updates, and a resource library.

Impact Capital Spokane office - Terri Symbol - phone: 509-456-8088 or 1-800-709-8088 (in Eastern Washington); email: terri@impactcapital.org; or Tracy Reich - phone: 509-624-5936; email: tracy@impactcapital.org; website: www.impactcapital.org

Impact Capital is a Washington nonprofit that works in conjunction with Local Initiative Support Coalition. It provides loans, technical assistance grants and training to non-profits, tribes and housing authorities developing affordable housing and community-based economic development projects. Information and applications are available from the staff and the website.

Washington State Department of Corrections (DOC), Community Justice Center phone: 509-363-2720

Community Service work crews comprised of offenders sentenced to community service hours perform manual labor on construction and maintenance projects. All work is performed under DOC supervision. This service is available only to nonprofits and government agencies.

Washington State Department of Corrections, Division of Correctional Industries Airway Heights - Ron Hawley - phone: 509-244-6731 or Customer Service - 800-628-4738; website: www.washingtonci.com

State agencies, non-profits, and for-profits under contract with a public entity may purchase a variety of items made by offender workers including beds, single bed mattresses, bed and bath linens, tables, chairs, and office and dormitory furniture. Some food products are also available.

Washington State Office of Community Development (OCD) phone: 360-725-2908 website: www.ocd.wa.gov or housing.ocd.wa.gov (without the "www.")

OCD administers the Housing Trust Fund, the HOME program, and other housing programs. Most programs are available to non-profits only, and are usually structured as low interest, long-term loans or grants. Long-term affordability covenants are placed on the property. Applications and other information are posted on the website.

Washington State Department of Revenue Spokane - Vickie Glover - phone: 509-482-3845

Non-profits that provide significant social services to their low-income tenants and those with funding from the State's Office of Community Development may be eligible for an exemption of local real estate taxes.

INDEX

bonds - see Washington State Housing Finance Commission

CDBG (U.S. Department of Housing and Urban Development's Community Development Block Grants) - see City of Spokane, County of Spokane, Washington State Office of Community Development

Fair Housing - see Northwest Fair Housing Alliance and U.S. Department of Housing and Urban Development

HOME (U.S. Department of Housing and Urban Development's HOME Investment Partnerships Program) - see City of Spokane, County of Spokane, Washington State Office of Community Development

Housing Trust Fund - see Washington State Office of Community Development

Landlord-Tenant Law - Washington State Attorney General's Office

lead-based paint - see U.S. Department of Housing and Urban Development

tax credits - Low Income Housing Tax Credits - see Washington State Housing Finance Commission

tax credits - Historic Tax Credits - see Historic Preservation Office

tax exemptions - real estate - see City of Spokane Planning Department, Historic Preservation Office, and Washington State Department of Revenue

weatherization - see Spokane Neighborhood Action Programs

We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin.

