



Spokane Plan Commission Agenda

Wednesday, June 09, 2021

2:00 pm

Virtual Teleconference

808 W Spokane Falls Blvd, Spokane, WA 99201

Virtual Meeting - See Below For Information

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Public Comment Period:

3 minutes each	Citizens are invited to address the Plan Commission on any topic not on the agenda.
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Commission Briefing Session:

2:00 – 2:30	<ol style="list-style-type: none">1. Approve 5/26/2021 meeting minutes2. City Council Report3. Community Assembly Liaison Report4. President Report5. Transportation Sub-Committee Report6. Secretary Report	All CM Lori Kinnear Mary Winkes Todd Beyreuther Clifford Winger Louis Meuler
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Hearing:

2:30 – 4:00	<ol style="list-style-type: none">1. Continued Housing Action Plan Hearing / Deliberations Housing Action Plan Project Page	Maren Murphy
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Commission Business:

Adjournment: The next PC meeting will be held on Wednesday, June 23, 2021

Plan Commission Meeting Information

Wednesday, June 09, 2021

In order to comply with public health measures and Governor Inslee's *Stay Home, Stay Safe* order, the Plan Commission meeting will be held on-line.

Members of the general public are encouraged to join the on-line meeting using the following information:

Meeting Password: PlanCommission	Join Webex Meeting Online: JOIN MEETING
	Tap to join from a mobile device (attendees only): +1-408-418-9388,,1462059622##
Meeting Number (access code): 146 205 9622	Join by phone: +1-408-418-9388 United States Toll
	Global call-in numbers: https://spokanecity.webex.com/spokanecity/globalcallin.php?MTID=m514c2d4fc1d4af7864559443420dee7b
	Join from a video system or application: Dial sip:1462059622@spokanecity.webex.com
	You can also dial 173.243.2.68 and enter your meeting number.
	Join using Microsoft Lync or Microsoft Skype for Business Dial: sip:1462059622.spokanecity@lync.webex.com

Please note that public comments will be taken during the meeting, but the public is encouraged to continue to submit their comments or questions in writing to:

Louis Meuler at plancommission@spokanecity.org

The audio proceedings of the Plan Commission meetings will be recorded, with digital copies made available upon request.

Spokane Plan Commission - Draft Minutes

May 26, 2021

Webex Teleconference

Meeting Minutes: Meeting called to order at 3:30 PM by Todd Beyreuther

Attendance:

- Board Members Present: Todd Beyreuther (President), Greg Francis (Vice President), Michael Baker, Sylvia St. Clair, Thomas Sanderson, Carole Shook, Clifford Winger, Jo Anne Wright, Jesse Bank
- Board Members Not Present: Tim Williams
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison), Council Member Lori Kinnear
- *Quorum Present: yes*
- Staff Members Present: Louis Meuler, Jackie Churchill, Maren Murphy, Tirrell Black, Amanda Beck, Chris Green, Kirstin Davis
- Guest Council Member: Michael Cathcart

Public Comment: Citizens are invited to address the Plan Commission on any topic not on the agenda. 3 Minutes each.

Minutes: May 19th meeting minutes approved unanimously.

Briefing Session:

1. City Council Liaison Report - Lori Kinnear

- Council Member Kinnear reported that three council members met with Governor Inslee at Hope House, which is a non-profit organization that provides shelter and transitional housing to homeless women. They learned about financial challenges that the Hope House is facing for funding mental health and substance abuse counseling and diversion and getting the women into stable housing.
- Council Member Kinnear reported that she met with a Downtown Spokane Partnership Ambassador and they spoke about homelessness in downtown and the outskirts of downtown and how homelessness has been a long ongoing problem that has been exacerbated by an increase in mental health issues and violence.
- Council Member Kinnear reported that City Council is looking at the Housing Action Plan and split it into 25 parts. They are deciding on their priorities and splitting them into three phases: immediate actions, actions that will take 6 months to a year, and those that will take 2 to 5 years. Then Council plans on voting on items that need to be funded.

2. Community Assembly Liaison Report - Mary Winkes

- Ms. Winkes reported that there were no updates from the Community Assembly and Vice President Francis stated that Maren Murphy will be presenting the draft Housing Action Plan to Community Assembly at their next meeting.

3. Commission President Report - Todd Beyreuther

- None.

4. Transportation Subcommittee Report - Clifford Winger

- Mr. Winger reported that the Plan Commission Transportation Subcommittee will not be meeting in June.

5. Secretary Report - Louis Meuler

- None.

- Council Member Kinnear left the meeting at 4:00 pm.

1. Draft Housing Action Plan

- Presentation provided by Maren Murphy
- Questions asked and answered
- Discussion ensued
- Public Testimony:
 - James Frank - He spoke in opposition of recommending of the Draft Housing Action Plan. He believes that the barriers to housing investment downtown and discrepancy about the short fall of housing units are issues that should be addressed in the plan before it is approved.
 - Joanne Smieja - She requested an addition be made to the Housing Action Plan that addresses housing discrimination due to the criminal history screening used by housing providers. She said that there should be a Fair Chance Housing ordinance to help prevent unfair bias towards renters with a criminal record.
 - Darin Watkins - He spoke in opposition of recommending the Draft Housing Action Plan due to the discrepancy in housing units shortage figures in the City of Spokane Housing Needs Assessment and the Growth Management Act Assessment. He wants a thorough review of the Housing Needs Assessment.

Greg Francis motioned to recommend the Draft Action Housing Plan to City Council as written and presented. Seconded by Jesse Bank

Todd Beyreuther motioned to make an amendment to the motion as the Plan Commission finds that some stakeholders disagree with the Housing Needs Assessment conducted as a part of the Housing Action Plan regarding housing growth and current underproduction models. The Plan Commission recommends that a sensitivity analysis on current underproduction and future growth be conducted during strategy prioritization to better understand scenarios appropriate for both planning activities and development activities. Seconded by Greg Francis. Amendment to the motion carried unanimously.

Greg Francis motioned to amend strategy A1 in Table 1 to include an additional first step that states, "Form a joint Plan Commission/City Council led task force to conduct a complete review of all residential-focused zones to develop a set of specific actions that could include both Comprehensive Plan revisions and development code changes. Seconded by Thomas Sanderson.

Greg Francis made a friendly amendment to the amendment to strike the "complete" from the language. Tom Sanderson concurred with the friendly motion.

Michael Baker called the question. Amended motion carried (8,1)

Michael Baker motioned to continue deliberations to the next Plan Commission meeting on June 9, 2021. Seconded by Carole Shook. Motion carried (8,1)

Meeting Adjourned at 5:58 PM

Next Plan Commission Meeting scheduled for Wednesday, June 9, 2021

SPOKANE CITY PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS REGARDING THE HOUSING ACTION PLAN

A Recommendation from the City Plan Commission to the City Council accepting the Housing Action Plan as a guide for future policy development and potential regulatory and programmatic implementation measures.

FINDINGS OF FACT:

- A. The City of Spokane adopted a Comprehensive Plan in 2001 that complies with the requirements of the Washington state Growth Management Act, including a Housing Element meeting the requirements set forth in RCW 36.70A.070(2).
- B. The Washington State Legislature created a new grant program under Engrossed Second Substitute House Bill (E2SHB) 1923 (Chapter 348, Laws of 2019; in part RCW 36.70A.600), which provides a number of eligible land use planning activities for cities to consider to implement increases in housing capacity, including the creation of a housing action plan.
- C. The City of Spokane applied for and received a \$100,000.00 grant from Washington Department of Commerce to support development of a housing action plan following the requirements outlined in RCW 36.70A.600.
- D. EcoNorthwest, a consulting firm specializing in economics, finance, and planning prepared a Housing Needs Assessment for the City of Spokane that analyzes population and employment trends, documents projections, and quantifies existing and projected housing needs for all income levels, including extremely low-income households.
- E. Outreach and public communication beginning in the summer of 2020 included a project web page, online surveys on issues and priorities related to housing, recorded videos about the Housing Action Plan process replayed on City Cable 5 and the City's web page, email updates to interested parties, blog posts, social media, and press releases promoting participation in the planning process.
- F. From August 2020 through April 2021, staff gave six presentations on the Housing Action Plan in a virtual online format and received feedback from interested groups such as property owners, civic groups, City departments, Community Assembly, and other City boards, committees, and commissions.
- G. During summer 2020, staff and consultants held a series of stakeholder interviews with representatives of housing developers, associations, nonprofit housing providers and advocates, realtors, faith-based organizations, and

community groups to help understand housing challenges and identify participants for the process.

- H. A Housing Action Plan Working Group, comprised of housing stakeholders, community groups, and community members supporting and representing a variety of experiences in the community held a series of socially distanced meetings in compliance with public health directives to review, advise, and provide insight during the planning process. The Housing Action Plan Working Group met July 29, 2020; October 21, 2020; December 15 and 16, 2020; and March 9, 2021.
- I. Staff hosted two online public open house meetings on May 18, 2021 share information and receive feedback on the draft Housing Action Plan and provide information about upcoming public hearings. The City provided notice of the open house meetings by advertising on its website and via email notice to neighborhood councils and interested parties.
- J. Staff conducted four virtual online roundtable meetings as part of the engagement process. These discussions included members of the Housing Action Plan Working Group, City staff, and additional community members to gain deeper understanding of local housing challenges, needs, and affordability issues. Stakeholder roundtables were held September 10, 2020; September 15, 2020; September 17, 2020; and September 23, 2020.
- K. On July 22, 2020; September 9, 2020; September 23, 2020; November 11, 2020; January 27, 2021; February 10, 2021; February 24, 2021; May 12, 2021; and May 19, 2021 the Spokane City Plan Commission held workshops in a virtual online format to study the draft Housing Action Plan and various components of the draft plan developed throughout the planning process.
- L. The Housing Needs Assessment, included as Appendix A to the Housing Action Plan, quantifies existing and projected housing needs for all income levels in the City of Spokane for the 2017-2037 time period, including extremely low-income households, with documentation of housing and household characteristics, and cost-burdened households, consistent with the required housing action plan component set forth in RCW 36.70A.600(2)(a).
- M. The Housing Action Plan includes recommended strategies to further four priorities; increasing housing supply, options, and affordability for all incomes; preserving existing housing affordability and quality to help people thrive where they live; enhancing equitable access to housing and homeownership; and leveraging and growing partnerships to support housing initiatives across the region. These recommended priorities and strategies aim to increase the supply of housing and variety of housing types needed to serve the housing needs identified in the Housing Needs Assessment, consistent with the required housing action plan component set forth in RCW 36.70A.600(2)(b).

- N. The Housing Needs Assessment prepared by EcoNorthwest analyzes population and employment trends for the City of Spokane during the 2017-2037 time period, with documentation of projections, consistent with the required housing action plan component set forth in RCW 36.70A.600(2)(c).
- O. Some stakeholders disagree with the Housing Needs Assessment conducted as a part of the Housing Action Plan regarding housing growth and current underproduction models. The Plan Commission recommends that a sensitivity analysis on current underproduction and future growth be conducted during strategy prioritization to better understand scenarios appropriate for both planning activities and development activities.
- P. The Displacement Risk Analysis, included as Appendix E to the Housing Action Plan, and recommendations contained aligned with Priority B (“Preserve existing housing affordability and quality to help people thrive where they live”) consider strategies to minimize displacement of low-income residents resulting from redevelopment, consistent with the required housing action plan component set forth in RCW 36.70A.600(2)(d).
- Q. The Housing Policy Framework, included as Appendix C to the Housing Action Plan, reviews and evaluates the current Housing Element of the Comprehensive Plan, including an evaluation of success in attaining planned housing types and units, achievement of goals and policies, and implementation of the schedule of programs and actions, consistent with the required housing action plan component set forth in RCW 36.70A.600(2)(e).
- R. The public participation program for the Housing Action Plan, described in further detail in Appendix D (“Summary of Community Engagement”) included participation and input from community members, community groups, local builders, local realtors, nonprofit housing advocates, and local religious groups, consistent with the required housing action plan component set forth in RCW 36.70A.600(2)(f).
- S. The Housing Action Plan includes an Implementation Matrix and Monitoring Program that include a schedule of programs and actions to implement the recommendations of the Housing Action Plan, consistent with the required housing action plan component set forth in RCW 36.70A.600(2)(g).
- T. On May 12, 2021, the responsible official issued a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance for the proposed Housing Action Plan. The public comment period for the SEPA determination ended on May 26, 2021.
- U. The Plan Commission recognizes the Housing Action Plan recommendations do not direct nor result in any change to land use or zoning, nor does the HAP commit to funding or programmatic changes.

- V. The City caused notice of the Plan Commission's May 26, 2021 hearing to be published *Spokesman-Review* on May 12, 2021 and May 19, 2021.
- W. On May 26, 2021, the City Plan Commission held a virtual public hearing on the proposed Housing Action Plan, consistent with Proclamation 20-28 issued by the Governor of Washington and subsequent extensions and modifications. At the public hearing, the Plan Commission heard testimony on the draft Housing Action Plan, deliberated on the proposed plan, and elected to continue deliberations until the next regularly scheduled Plan Commission meeting on June 9, 2021.
- X. On June 9, 2021, the Plan Commission voted ___ to ___ to recommend that City Council adopt a resolution accepting the Housing Action Plan, subject to ___ recommended amendments.

CONCLUSIONS:

Based upon the draft Housing Action Plan and appendices, staff analysis (which is hereby incorporated into these findings, conclusions, and recommendation), SEPA review, agency and public comments received, and public testimony presented, the Plan Commission makes the following conclusions with respect to the Housing Action Plan:

1. The draft Housing Action Plan is consistent with the goals and purposes of the Growth Management Act.
2. The draft Housing Action Plan is consistent with the requirements for a Housing Action Plan as set forth in RCW 36.70A.600(2)(a) through (e), as well as the overall goal of encouraging construction of additional affordable and market rate housing types.
3. The draft Housing Action Plan reflects stakeholder priorities for implementation of housing goals adopted in the Comprehensive Plan.
4. Interested agencies and the public have had extensive opportunities to participate throughout the process and persons desiring to comment have been given that opportunity to comment.
5. Additional legislative action with robust public engagement will be required for any strategies that involve changes to adopted policy and regulations of the City of Spokane, which would be incorporated into subsequent work plans of the Plan Commission and/or considered in conjunction with ongoing or upcoming major planning efforts such as the periodic update of the Comprehensive Plan required by the statutory deadline of 2026.

6. SEPA review was completed for the proposal, and pursuant to SEPA, any adverse environmental impacts associated with the policy, regulatory, and programmatic strategies suggested by the Housing Action Plan will be mitigated by enforcement of the City's development regulations.

DRAFT

RECOMMENDATION:

In the matter of the City of Spokane Housing Action Plan (HAP):

As based upon the above listed findings and conclusions, by a vote of ____ to ____, the Plan Commission takes the following actions:

- (1) Recommends to City Council the **APPROVAL WITH MODIFICATION** a resolution accepting the Housing Action Plan as a guide for future policy development and potential regulatory and programmatic implementation measures, as amended during deliberations to include the following:

Amend strategy A1 in Table 1 to include an additional first step that states, "Form a joint Plan Commission/City Council led task force to conduct a review of all residential-focused zones to develop a set of specific actions that could include both Comprehensive Plan revisions and development code changes."

[INSERT ANY OTHER RECOMMENDED AMENDMENTS HERE]

- (2) Authorizes the President to prepare and sign on the Commission's behalf a written decision setting forth the Commission's findings, conclusions, and recommendation on the resolution.

**Todd Beyreuther, President
Spokane Plan Commission**

June ____, 2021