



Spokane Human Rights Commission

The Oct 5th, 2023 meeting will provide for in person attendance. The meeting will be held in the City Council Chambers–Lower Level of City Hall, 808 Spokane Falls Blvd. Members of the public, Commission members, City staff, and presenters will still have the option to participate remotely via Teams by clicking the “Meeting Link” on this page or by calling the number provided.

5:30 PM-7:30 PM

[Meeting Link](#)

+1-323-618-1887

Access code: 577 455 431#

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Land Acknowledgment & Public Comment Period:

5:30 - 5:35 Land Acknowledgement
Public Comment (3 minutes each). Citizens are invited to address the Commission.

Commission Briefing Session:

5:35 - 5:40 A. Roll Call & Approval of Consent Agenda Chair Peace

Standing Update(s):

5:40-6:05	Presentation: World Relief Spokane	Christi Armstrong, CEO
6:05-6:30	Presentation: City of Spokane Planning Department	Kaycee Downey Spencer Gardner
6:30-6:40	Discussion/Vote: Human Rights Champions Awards Payment (Nov meeting pushed to Nov 9th)	
6:40-7:30	Committee Updates: <ul style="list-style-type: none"> Executive Outreach Civic Impact- 2nd Read and Possible Vote: "Human-Rights and Basic Dignity" 	

	Adjournment	
	1) Next Human Rights Commission meeting is scheduled for Nov 9th, at 5:30pm (PST)	

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Inquiry Program Information

0110

UNENCUMBERED BALANCE

Date

07/05/2023

Inquiry Results

Results

07/05/2023

Code	Short Description	BN - NET BUDGET FFF 01/2023 13/2023	ACTUALS FFF 01/13 2023	EN - ENCUMBRANCE FFF 01/2023 13/2023	UNENCUMBERED BALANCE
54999	OTHMISCHGS	2,500.00	175.00	0.00	2,325.00
Grand total		2,500.00	175.00	0.00	2,325.00



Chair's Report

October 1, 2023

Dear Commissioners,

Below is a summary of activities I participated in as Chair of the SHRC, as well as additional points of interest:

❖ **Commission Updates**

- A reporter from KLXY reached out to the SHRC Chair to do an interview and story about the ["Special Report: Inside the Spokane County Sheriff's Office's Real Time Crime Center"](#). Unfortunately, the Chair couldn't do the interview, but referred the reporter to others that could talk about Police-Surveillance issues. The SHRC Vice-Chair Brennan Schreibman was interviewed for this story, and was quoted ["Are there frameworks in place that there's some oversight? Are there frameworks in place so this doesn't get out of hand? So our city doesn't become a surveillance totalitarian state?"](#).
- On 9/6/23 the [City of Spokane Police Ombudsman](#) and the SHRC Chair had a meeting together, in which that meeting was to discuss *"Human Rights & Public-Safety"*.
- The SHRC Chair reached out to ["World Relief Spokane"](#) Executive Director Christi Armstrong, in order to have the "World Relief Spokane" give a presentation to the Commission at the September meeting. The presentation would be about that organizations' work in our community regarding their *belief that refugees & other immigrants are vital to the flourishing of our country & community and that together, we can empower refugees & other immigrants to find hope, rebuild their lives & create communities of welcome*. Christi Armstrong agreed to this presentation.
- The SHRC Chair reached out to City Legal on 9/11/23, in which the Chair officially requested that City Legal review

- SHRC Resolution 2023-03 (*concerning the "Human-Rights & Basic Dignity" of individuals experiencing homelessness*). City Legal responded to that email on 9/14/23 & gave a brief review of the resolution, which the SHRC Executive Committee was cc'd on this email.
- On 9/12/23 a Policy-Analyst with the King County's Office of Law Enforcement Oversight (OLEO) reached out to the SHRC Chair, in order to do an interview with the Chair for a report they were writing for the King County Sheriff's Office on communicating with "Impacted-Families of Police-Violence". The reports' title is "King County Office of Law Enforcement Oversight Trauma-Informed Notifications Community Orgs, Victim's Advocates, Subject Matter Expert", which the process of the report started in 2019 after Initiative-940 was passed. The interview with the SHRC Chair was held on 9/19/23, and the report will be published within the next few months.
 - The SHRC Chair this past June wrote a chapter in a book about Spokane's Homeless-Crisis, in which this book has chapters written by various City Leaders & Community Leaders as well. The publication of this book was on 9/19/23 and the title of the book is "A Place To Exist: The True and Untold Story of Camp Hope and Homelessness in Spokane", in which the Chair's chapter is titled "Law enforcement as an ineffective tool of homeless policy".
 - The SHRC Chair hand-wrote 19 "Thank-You Notes" on SHRC greeting-cards to those that gave Presentations to the Commission so far in 2023, in which the Executive Committee then signed those cards at the in-person Executive Committee Meeting.
 - Held an in-person SHRC Executive Committee Meeting on 9/22/23.
 - The SHRC Chair reached out to the lead of the Commission Civic Impact Committee, in order to have them go forward with a Final-Draft of SHRC Resolution 2023-03 (*concerning the "Human-Rights & Basic Dignity" of individuals experiencing homelessness*) after City Legal had weighed in on the matter.

- On 9/25/23 the SHRC Chair attended an event at Riverfront Park to honor the life of [Bjorn Manycolors, who was killed by Spokane Sheriff Deputies on 6/4/23](#). The SHRC Chair also gave a speech about the importance of supporting "*Impacted-Families*" and the role that stronger Police-Accountability should have in our community.
- On 9/27/23 the SHRC Chair had a private meeting with [Sen. Andy Billig](#) that was requested by the senator's office, in which the meeting was to discuss *Public-Safety & Human Rights* issues here in Spokane and for him to sponsor a bill in Olympia this year.
- Regularly communicated with the SHRC Executive Committee last month about upcoming agenda items or other Commission issues.

❖ **OCREI**

- Regularly communicated with the OCREI Director Jerrall Haynes last month, about upcoming agenda items or other Commission issues.

❖ **Social Media (Facebook)**

- Created the October 5, 2023 SHRC meeting event. As well as posting the Agenda in the comment post section.
- Posted a news story from KHQ about the ["Pride mural vandalized in South Perry District might be part of hateful graffiti trend in Spokane area"](#).
- Posted a news story from KLXY about an event to ["Celebrate Hispanic Heritage Month on September 17 in Spokane"](#) at the Spokane Senior Community Center located at 3151 E. 27th Ave.
- Posted a news story from KLXY about ["Carl Maxey Center remembers legacy of Sandy Williams on her birthday"](#).
- Re-posted a post from ["The Way to Justice"](#), about that agency being able to in just 1 week successfully vacate 30 convictions their clients had on their records. And the fact that vacating those convictions will remove barriers to housing, employment & education for their clients.

- Posted a news story from C-SPAN about [U.S. Supreme Court Associate Justice Ketanji Brown Jackson delivers remarks at an event to commemorate the 1963 bombing of the 16th Street Baptist Church in Birmingham, Alabama, which claimed the lives of 4 young girls](#). Justice Jackson spoke about her nomination to the High Court and asked why it took “232 years and 150 prior appointments for a Black woman to serve on the U.S. Supreme Court”.
- Posted a news story from KLXY about their [“Special Report: Inside the Spokane County Sheriff's Office's Real Time Crime Center”](#), in which this story featured SHRC Vice Chair Schreibman who highlighted the issues surrounding *Police-Surveillance & Human Rights*.



RESOLUTION 2023-03

A resolution concerning the human rights and basic dignity of individuals experiencing homelessness.

WHEREAS, The City of Spokane knows the issue of homelessness is one of the most pressing and complex situations encountered by our society. In developing public policy to be established on this matter, whether short-termed or immediate, emphasis should be given to attending to the basic needs of the homeless to enable the preservation of the dignity of these human beings in their circumstances; and

WHEREAS, The City of Spokane should reassert its constitutional commitment to hold that all people are equal before the law and that there must be no discrimination whatsoever for reason of race, religion, creed, color, sex, national origin, marital status, familial status, domestic violence victim status, age, sexual orientation, gender identity, honorably discharged veteran or military status, refugee status, the presence of any sensory, mental or physical disability as defined by the Americans with Disabilities Act, 42 U.S.C. § 12101 et seq, and/or the Washington State Law Against Discrimination, Chapter 49.60 RCW. It is also aware of the fact that homelessness threatens healthy community living among people, as it can reveal attitudes of insensitivity, contempt, harshness, shunning and fear towards those experiencing homelessness; and

WHEREAS, Respect for the dignity of human beings and equality before the law are principles which are fundamental and nonexpendable to guarantee the common good and healthy community living as a people. People experiencing homelessness are a direct reflection and the most dramatic outcome of the complexities of our society. These are human beings of various ages and with diverse levels of education and backgrounds with unmet basic needs, with human rights which are frequently infringed, who also have talents and dreams, and who have inner and outer strengths, from which hope is forged.

NOW THEREFORE BE IT RESOLVED, that the City of Spokane Human Rights Commission hereby requests that the City Council of the City of Spokane create a framework of protections to address shelter inadequacies and operations in city limits and add protections in municipal code for our society's most vulnerable population. An example of this policy would be as follows:

Title 18.05 Protections for Homeless People

Subsection 18.05.____ Concerning Human Rights of Individuals Experiencing Homelessness

No person's rights, privileges, or access to public services and accommodations may be denied or abridged solely because they are experiencing homelessness. Such a person shall be granted the same rights, privileges, and responsibilities as any other resident of the City of Spokane. A person experiencing homelessness:

- (1) Has the right to use and move freely in public spaces, including, but not limited to, public sidewalks, public parks, public transportation, and public buildings in the same manner as any other person, and without discrimination on the basis of their housing status. All individuals shall be subject to the same rules and regulations expected of any other person;
- (2) Has the right to equal treatment by all municipal agencies, without discrimination on the basis of housing status;
- (3) Has the right not to face discrimination while seeking or maintaining employment in the City of Spokane due to their lack of permanent mailing address, or their mailing address being that of a shelter or social service provider;
- (4) Has the right to emergency medical and psychiatric care, free from discrimination based on their housing status;
- (5) Has the right to receive documentation necessary to prove identity for voting without discrimination due to their housing status;
- (6) Has the right to protection from disclosure of their records and information provided to homeless shelters and service providers to federal, state, municipal and private entities without appropriate legal authority, and the right to confidentiality of personal records and information in accordance with all limitations on disclosure established by the Federal Homeless Management Information Systems, the Federal Health Insurance Portability and Accountability Act, and the Federal Violence Against Women Act; and
- (7) Has the right to a reasonable expectation of privacy in their personal property to the same extent as personal property in a permanent residence.

Building Opportunity for Housing



City of Spokane | Planning Services

Spokane Human Rights Commission

October 5, 2023

PRESENT DAY HOUSING EMERGENCY

- July 2021 Housing Action Plan and City Council Implementation Plan
 - at least 6,800 housing units are needed by 2037
- July 2021 Mayor Woodward declares housing emergency
- July 2022 Interim Ordinance passed

CITY OF SPOKANE
PROCLAMATION

WHEREAS, the City of Spokane offers an exceptional quality of life for families seeking a work-life balance, and historically, Spokane's housing market has plugged along at a slow, affordable growth rate that has kept demand relatively manageable and housing attainable; and

WHEREAS, the National Association of REALTORS® has determined that Spokane will be among the top 10 housing markets in the United States as a Top-10 Post-COVID Real Estate Market, yet, Spokane County has had a housing inventory reduction of 94% since January of 2010 and is currently suffering from the lowest level of housing supply in history while home sales prices escalated by 47% in that same period of time; and

WHEREAS, as home prices continue to escalate at record levels, more and more buyers are being squeezed out of the marketplace, especially for those seeking to buy their first home or transition down to a smaller home; and

WHEREAS, Spokane City's housing stock mostly consists of single-family detached homes and lacks housing diversity, specifically, Spokane has a low supply of middle housing (town homes, triplexes, and duplexes) which is a critical need among various homeowners in various stages of homeownership; and

WHEREAS, Spokane County's apartment vacancy rates have been declining gradually since 2018, and as of March 2021, are at an all-time low of just 0.6%, which has prompted an unprecedented rise in rental rates during a time when many tenants are seeing a decrease in wages due to the COVID-19 pandemic; and

WHEREAS, Washington State Governor Jay Inslee declared an eviction moratorium on March 18, 2020 in response to the state of emergency due to the onset of the COVID-19 pandemic, and following extensions, the state-wide moratorium expired on June 30, 2021, placing significant stress on a large number of tenants who have fallen behind on rent payments; and

WHEREAS, a key initiative of my administration is ensuring there are a variety of housing types in sufficient quantity that are safe and affordable for all income levels to meet the diverse housing needs of current and future residents; and

WHEREAS, the City of Spokane has developed a Housing Action Plan to consider actions that will promote greater housing diversity, affordability, and access and providing guidance for City staff, elected officials, and decision-makers; and



HOUSING ACTION PLAN

Adopted by City Council • July 26, 2021

HOUSING OPTIONS FOR ALL

Prepared by the City of Spokane



LOOKING TO THE PAST FOR LESSONS LEARNED

Middle Housing as Solution for Growth

- Spokane population tripled between 1900-1910
- Duplexes, accessory dwellings, and similar housing types helped ease housing crisis
- Several paths to building household wealth

Impact of Weaponized Zoning Regulations

- "[L]ocal and federal officials began in the 1910s to promote zoning ordinances to reserve middle-class neighborhoods for single-family homes that lower-income families of all races could not afford." (Rothstein, *The Color of Law*)



Building Opportunity and Choices for All

Interim Zoning Ordinance

- July 2022 to July 2023 per Ord. C36232
- Now extended to December 18, 2023 per Ord. C36388
- Pilot program:
 - Allowed up to 4-units on all residential lots
 - Moved away from floor area ratio
 - Implemented design standards
 - Established residential incentive for Centers and Corridors



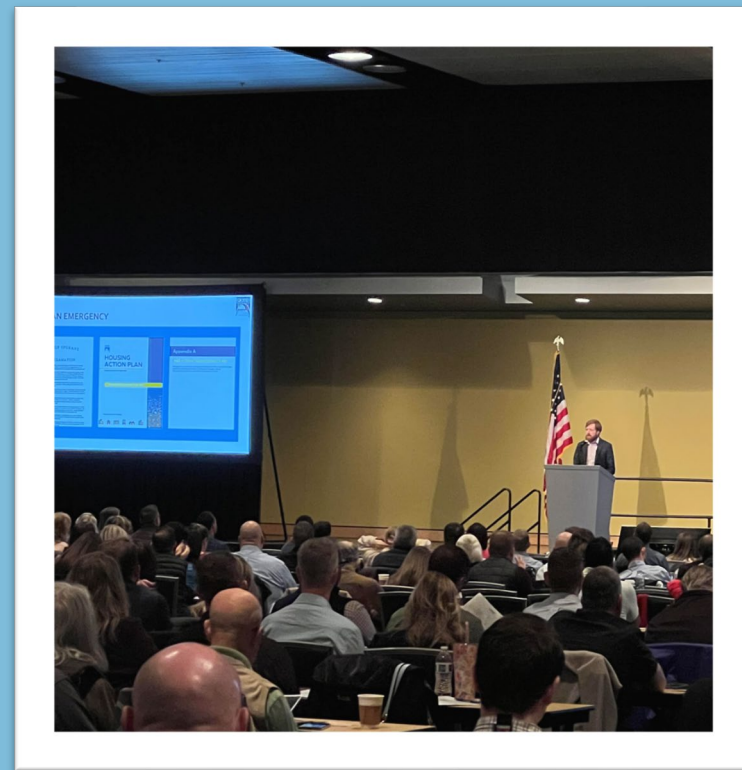
HOUSE BILL 1110

- Passed during 2023 Washington Legislative cycle
- Requires a minimum of 4 units to be allowed on all residential lots, 6 units depending on location and affordability
- Instituted parking maximums

Table Header	Minimum number of middle housing units that must be allowed per lot in predominately residential zones	NEAR A MAJOR TRANSIT STOP: Minimum number of middle housing units that must be allowed per lot within ¼ mile walking distance of major transit stop in predominately residential zones	WITH AFFORDABLE HOUSING: Minimum number of middle housing units that must be allowed per lot with affordable housing in predominately residential zones where density in applicable zone does not otherwise allow this number (See also E2SHB 1110, Sec. 3(2))
TIER ONE: Cities with population of at least 75,000 E2SHB 1110, Sec. 3(1)(b)	4 du/lot, unless zoning permits higher densities	6 du/ lot, unless zoning permits higher densities	6 du/lot if at least 2 units are affordable, unless zoning permits higher densities
TIER TWO: Cities with population of at least 25,000 but less than 75,000 E2SHB 1110, Sec. 3(1)(a)	2 du/lot unless zoning permits higher densities	4 du/lot, unless zoning permits higher densities	4 du/lot if at least 1 unit is affordable, unless zoning permits higher densities
TIER THREE: Cities with population under 25,000 that are contiguous with a UGA that includes the largest city in a county with a population over 275,000 E2SHB 1110, Sec. 3(1)(c)	2 du/lot, unless zoning permits higher densities	N/A	N/A

Building Opportunity for Housing

Permanent changes to incorporate housing permitted by interim ordinance



BUILDING OPPORTUNITY...BY REGULATING SIZE AND SCALE

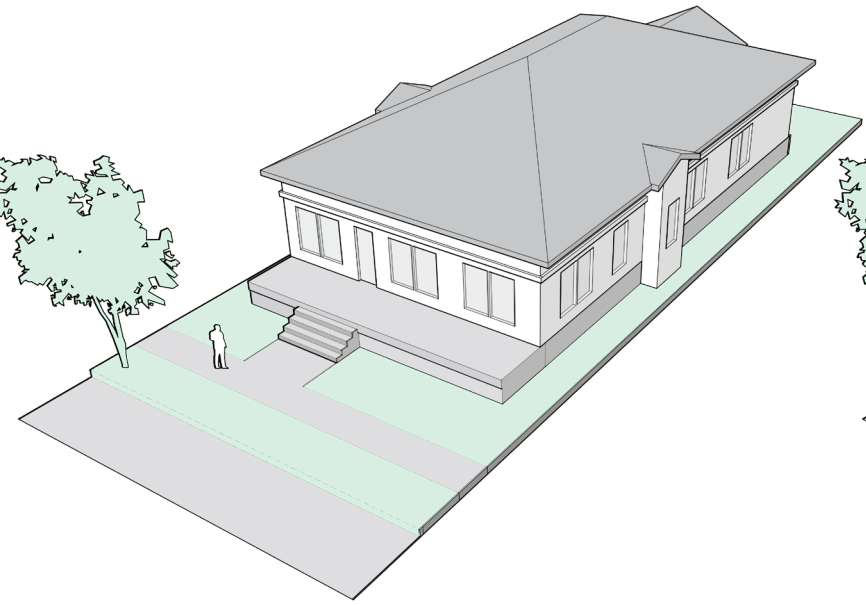
Existing

- Detached single-unit homes are primary housing type permitted
 - 2/3 of residential land limited to detached SUH
- Development barriers or additional hoops to go through for attached housing and cottage housing developments
- Less regulation of the structure

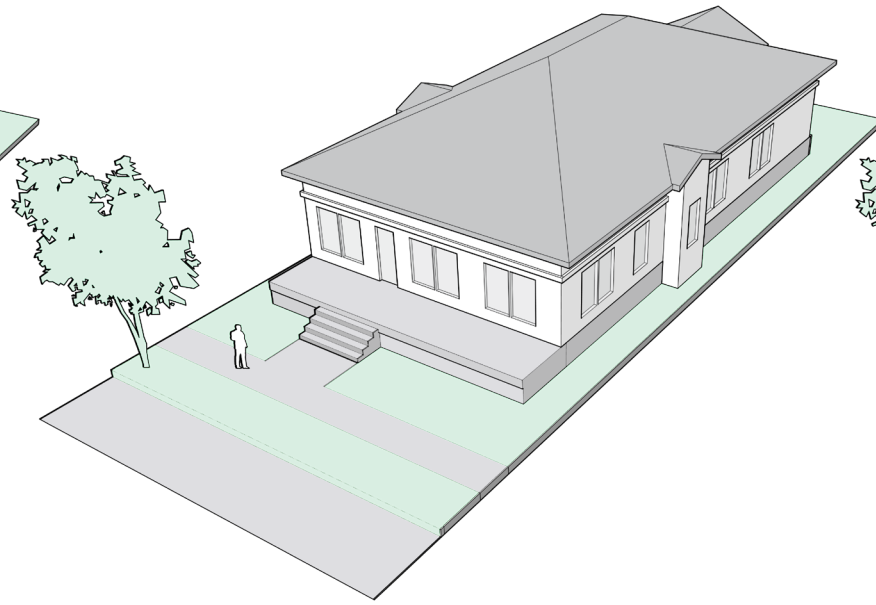
Proposed

- Regulate the structure rather than number of units
- No longer disincentivizes smaller units
- Projects 2 acres or more must show consistency with density ranges found in the Comprehensive Plan

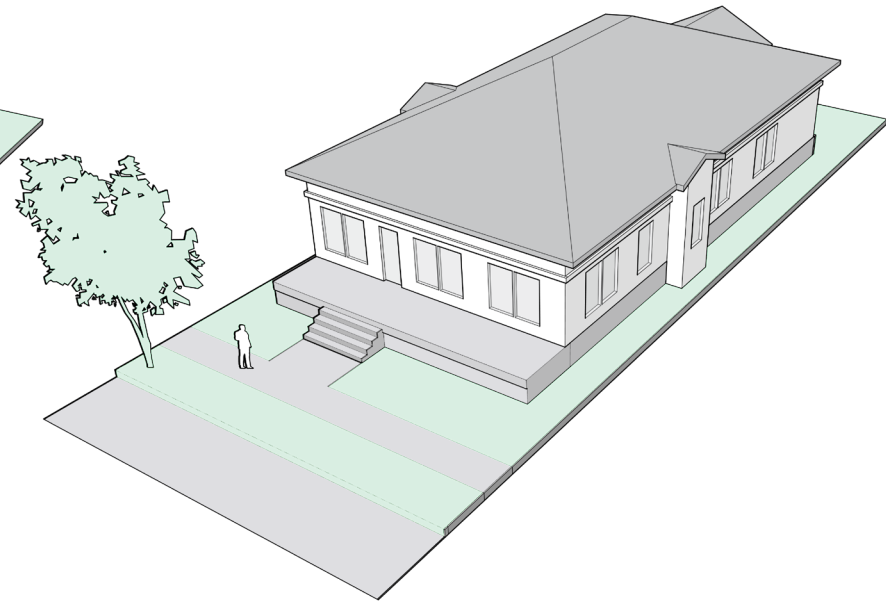




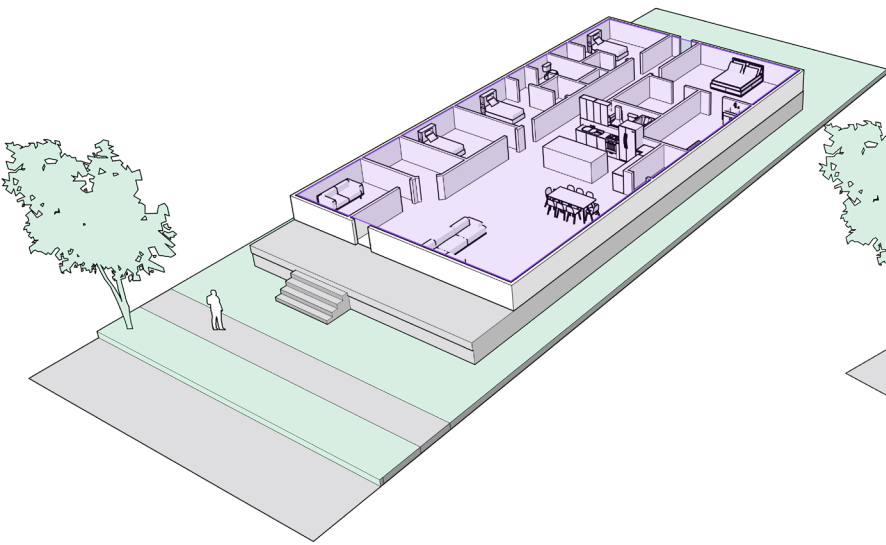
Single-Unit Detached Unit



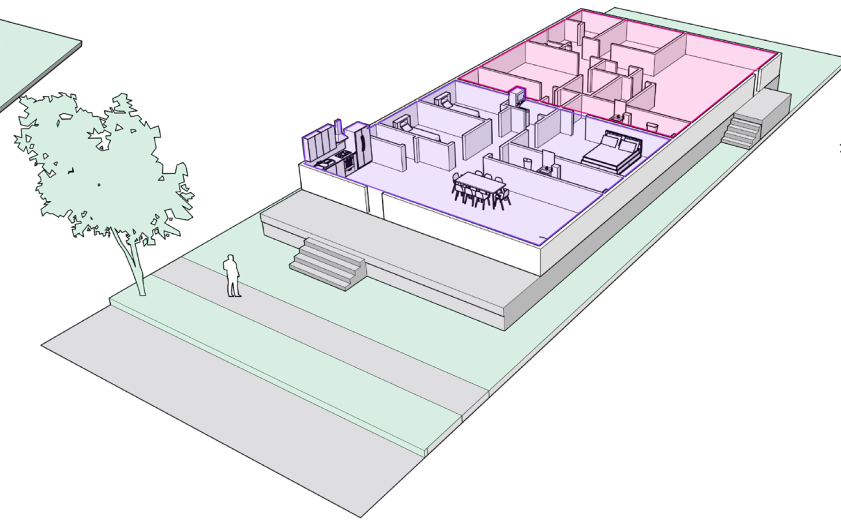
Duplex



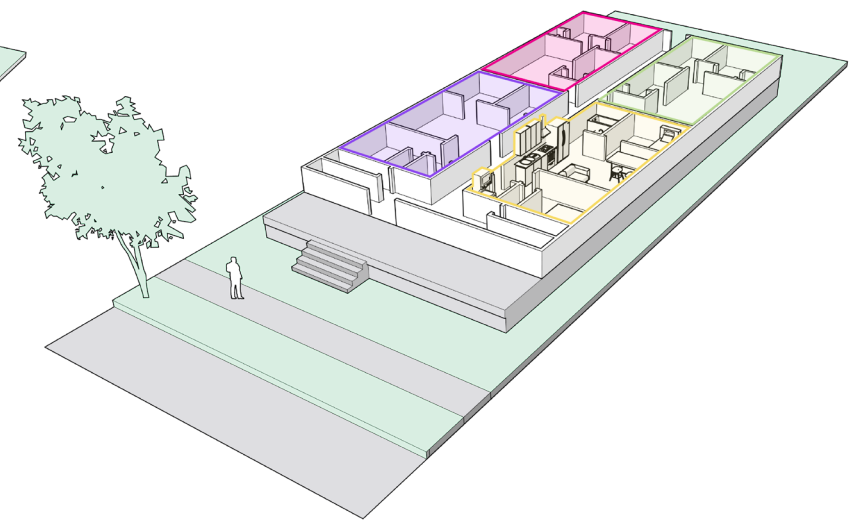
Fourplex



Single-Unit Detached Unit



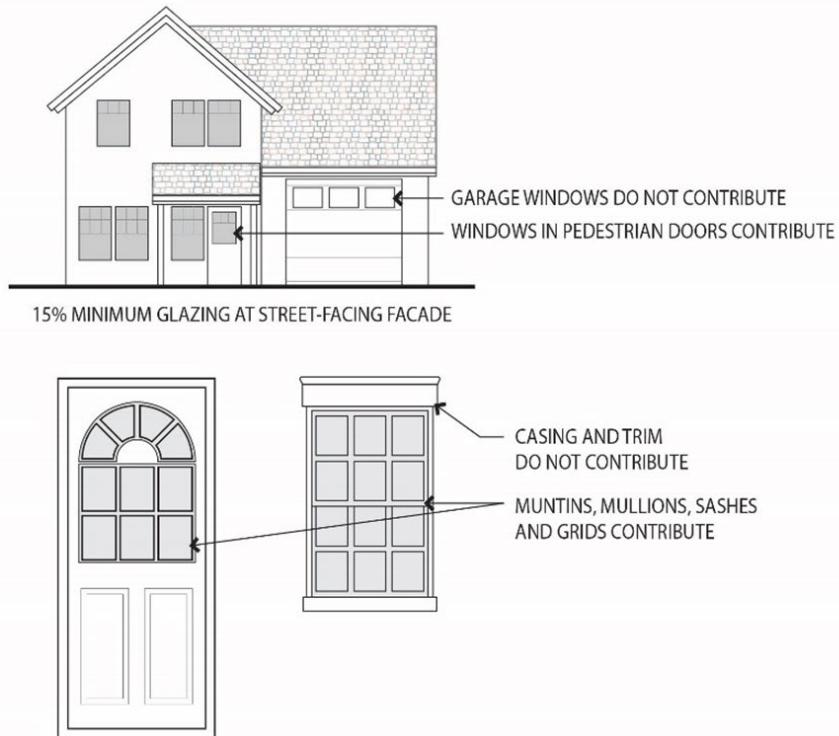
Duplex



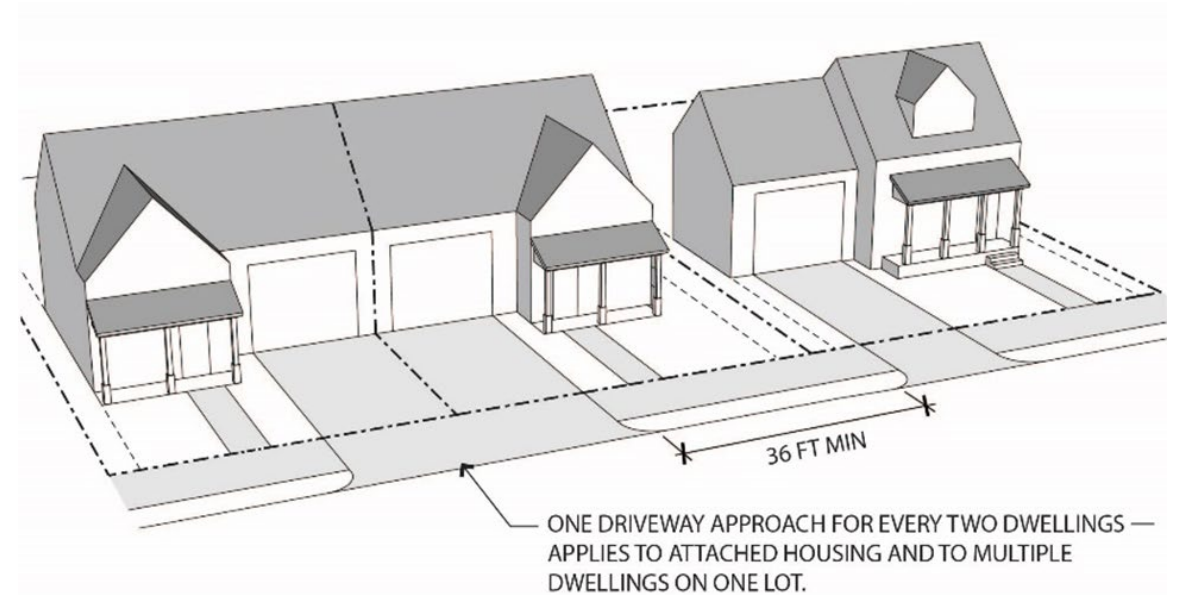
Fourplex

BUILDING OPPORTUNITY... WHILE MAINTAINING DESIGN STANDARDS

Window and Entrance Standards



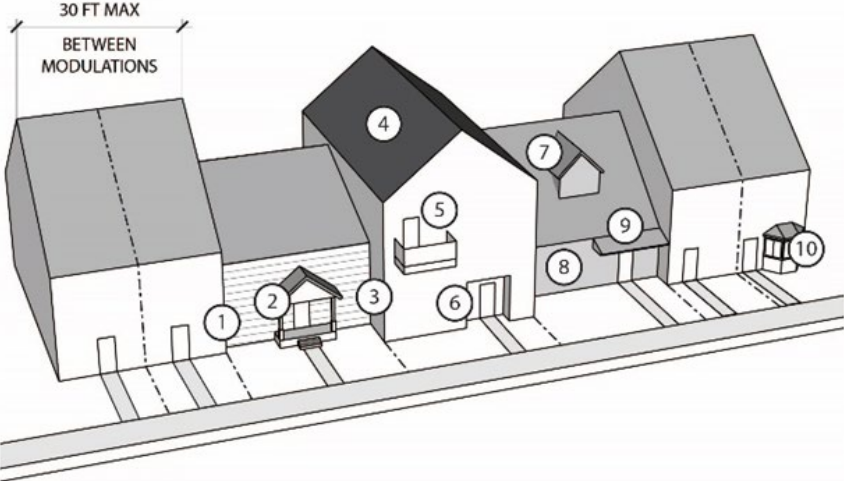
Garage Requirements



DESIGN STANDARDS CONT.

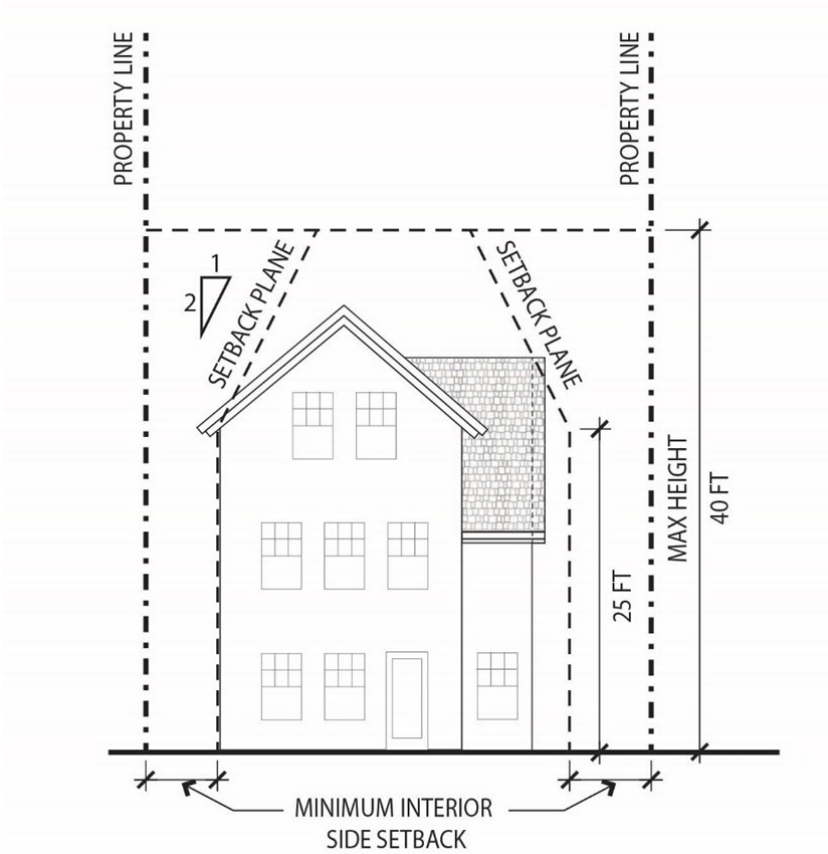
Building Articulation

FIGURE 17C.110.325-A: Building Articulation for Long Facades



- ① USE OF DIFFERENT MATERIALS
- ② COVERED PORCH OR PATIO
- ③ OFFSETS IN BUILDING FACE
- ④ VARIATION IN ROOF MATERIALS, COLOR, PITCH, OR ASPECT
- ⑤ BALCONIES
- ⑥ RECESSES
- ⑦ DORMER
- ⑧ DIFFERENT COLORS
- ⑨ PROJECTING ROOFS (12 INCH MIN)
- ⑩ BAY WINDOWS

Structure Setback



DESIGN STANDARDS CONT.

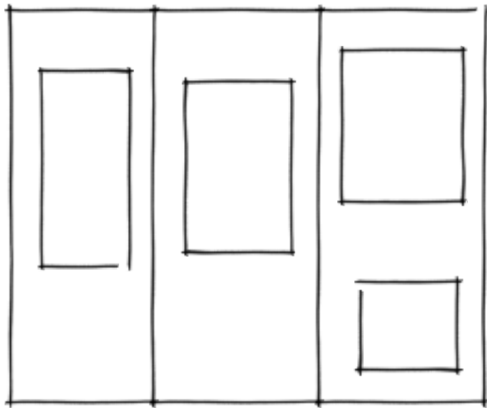
Visitability Standards

- Allows for a reasonable deviation to install accessible features
- If a deviation is approved, unit must provide:
 - Visitable entrance, bathroom, living area, doors, and light switches and controls standards

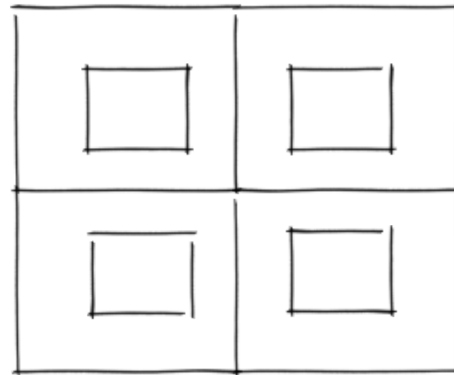


BUILDING OPPORTUNITY... FOR HOMEOWNERSHIP

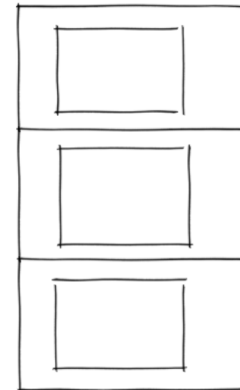
Process and development standards changes make homeownership-type developments more feasible



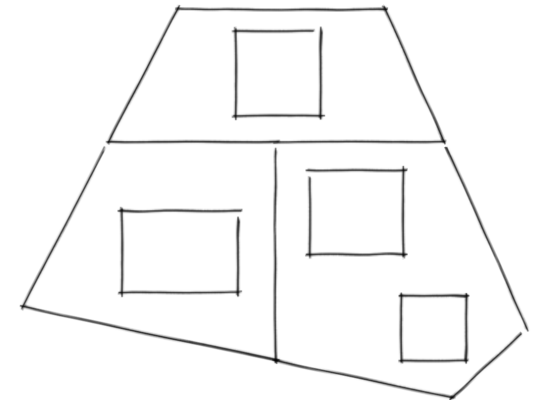
Smaller lot sizes can lead to more lots



Turn cottage housing into ownership opportunities



Leverage longer lots by allowing Unit Lot Subdivisions



Allow uniquely shaped lots to be subdivided



BUILDING OPPORTUNITY...TO PRESERVE EXISTING HOUSING

Leverage larger lots

- Subdivide lots
- Build additional units in front or behind existing smaller structures
- Benefit from the housing regulations without the cost and time of demolition or relocation

Convert existing structures into more units

- Convert prior middle housing structure back to duplexes, etc.
- Turn sections of larger historic homes into individual units



WHAT'S NEXT?

Plan Commission and City Council

- Plan Commission public hearing October 11
- City Council study session Oct 19
- City Council public hearing early November

Public Comments

- Written comments provided to Plan Commission and City Council
- Verbal testimony accepted at the public hearings



AFTER ADOPTION...

Education

- Presentations
- Handouts and other materials
- Middle Housing Support Team
 - my.spokanecity.org/mhst



Encouraging Development

- More than “Developers” can benefit from constructing middle housing
 - Large lots can be subdivided
 - Support multigenerational households
 - Own a duplex or small multifamily building, using rental income to pay mortgage
 - Buy a small house at an affordable price and upsize within the same neighborhood as needs change



AFTER ADOPTION



Continue to Work Towards Affordable Housing

- Layer existing economic development incentives
- Find additional resources
- Work with community organizations to navigate permitting process
- Identify additional barriers



QUESTIONS?



How to Get Involved



Sign up for updates and news:

developmentcode@spokanecity.org

Visit the web for more information:

shapingspokanehousing.com



Building Opportunity and Choices for All

Interim Ordinance

- Virtual and in person open houses
- One-on-one developer meetings
- Local stock plan company engagement
- Realty, Assessors, and other presentations
- Community tabling

Approved by City Council July 18, 2022

Building Opportunity for Housing Phase 1

Comprehensive Plan Amendment

- Housing journey survey
- Community organization roundtable
- Faith-based roundtable
- Resident forums
- Community tabling
- Virtual open house
- CA and Neighborhood Council presentations
- Public comment period

Extended to December 18, 2023

Unanimously Recommended for Approval by Plan Commission June 28, 2023

- Public noticing
- Neighborhood Council noticing
- Stakeholder noticing

Unanimously Approved by City Council July 31, 2023

Building Opportunity for Housing Phase 2

Development Code Update

- Developer stakeholder interviews
- Internal technical advisory committee
- Public comment period
- Virtual and in person open houses

Plan Commission Hearing October 11, 2023

- Virtual open house
- Public noticing
- Neighborhood Council noticing
- Stakeholder noticing

Anticipated City Council Hearing Early November

* Shaping Spokane Housing newsletter updates throughout

FREQUENTLY ASKED QUESTIONS



What is the smallest lot that can be built under the proposed regulations?

Under the proposed text amendments, minimum lot sizes are reduced to allow for more lots and more homeownership opportunities within Spokane. As part of the engagement efforts conducted through this process, it was identified that a large number of people want smaller lots, they want smaller yards. While larger lots and larger yards are still desired by some, we wanted to create the opportunity to meet the needs and desires of those looking for those smaller options. To that end, the proposal allows for lots as narrow as **15-feet**, to allow for attached housing, or townhomes. This is the minimum. Larger lots are still allowed and fully expected dependent on the housing type and target market.

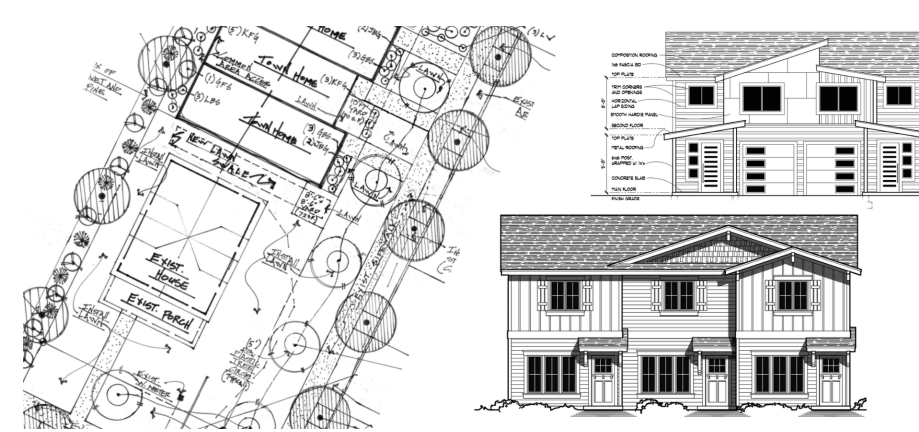
Who determines what is compatible development?

During the first phase of Building Opportunity for Housing, amendments to the Comprehensive Plan were made to emphasize the desire for compatible development within existing neighborhoods, while also acknowledging that there is no one “neighborhood”. Even within neighborhoods there is variety. As such, it has been our intent to **create design standards that create a baseline** that is viewed as appropriate and compatible within a wide range of neighborhoods, without dictating architectural style. Building off community feedback, the proposed text amendments include objective standards to reach that baseline. Planning staff feels that the proposal reflects what we heard from the community, and Plan Commission and City Council will make the final decision on what design standards are compatible with Spokane’s diverse neighborhoods.

Does the City have the infrastructure to support these additional housing types?

Spokane’s Comprehensive Plan identifies and plans for an anticipated density of 4-10 dwelling units an acre within the current Residential Single Family zoned areas, and 10-20 units in the current Residential Two-Family zoned areas. However, when we looked at development that had been built under our current regulations, many areas are below the anticipated minimum density, and none were near the maximum. Simply put, **we have already planned for a greater number of units than we have seen built.**

Allowing for more infill development also allows us to leverage existing infrastructure within these areas that have vacant or underdeveloped lots.



Building Opportunity and Choices for All Project Tracker

Pre-Development Units	439
Units in Review	21
Unit Permits Issued	39



* Last updated August 2023

