

THE CITY OF SPOKANE CITY COUNCIL URBAN EXPERIENCE COMMITTEE



AGENDA FOR 1:15 P.M. MONDAY, APRIL 8, 2024

The Spokane City Council's Urban Experience Committee meeting will be held at **1:15 PM April 8, 2024**, in Council Chambers, located on the lower level of City hall at 808 W. Spokane Falls Blvd. The meeting can also be accessed live at <https://my.spokanecity.org/citycable5/live/> and <https://www.facebook.com/spokanecitycouncil> or by calling 1-408-418-9388 and entering the access code #2484 113 1763; meeting password 0320.

The meeting will be conducted in a standing committee format. Because a quorum of the City Council may be present, the standing committee meeting will be conducted as a committee of the whole council. The Urban Experience Committee meeting is regularly held every 2nd Monday of each month at 1:15 p.m. unless otherwise posted.

The meeting will be open to the public both virtually and in person, with the possibility of moving or reconvening into executive session only with members of the City Council and appropriate staff. No legislative action will be taken. No public testimony will be taken, and discussion will be limited to appropriate officials and staff.

AGENDA

Call To Order

Discussion Items

1. 0650 - Q1 PAPER CUTS CODE TEXT AMENDMENTS - SPENCER GARDNER (15 minutes)
2. 0650 - 2024 MULTI-FAMILY TAX EXEMPTION UPDATE - AMANDA BECK (10 minutes)
3. 0650 - 2024 PARKING 2 PEOPLE INCENTIVE UPDATE - AMANDA BECK (10 minutes)
4. 0650 - 2024-2025 PLAN COMMISSION WORK PROGRAM - SPENCER GARDNER (5 minutes)
5. 0650 RES. TO INITIATE CLIMATE PLANNING UNDER THE COMP PLAN PERIODIC UPDATE - MAREN MURPHY (15 minutes)
6. 0650 - SBO FOR CLIMATE PLANNING GRANT - MAREN MURPHY (5 minutes)
7. 0650 - SBO FOR SMART GROWTH AMERICAN COMMUNITY CONNECTORS GRANT - MAREN MURPHY (5 minutes)
8. RENTAL REGISTRY UPDATE - JASON RUFFING (5 minutes)
9. 0320 - UPDATE ON SHRC HOMELESSNESS RESOLUTION SENT TO COUNCIL IN 2023 - LILI NAVARRETE (5 minutes)
10. 0320 - ORDINANCE RELATING TO RESIDENTIAL RENTAL PROPERTIES - PAUL DILLON (5 minutes)
11. 0320 - A RESOLUTION APPOINTING MEMBERS TO THE HOUSING ACTION SUBCOMMITTEE - NICOLETTE OCHELTREE (10 minutes)
12. STANDING COUNCIL BOARD AND COMMISSION UPDATES - (5 minutes)

Consent Items

1. 0650 - GRANT ACCEPTANCE FOR SMART GROWTH AMERICAN COMMUNITY CONNECTORS FUNDS (PLANNING & ECONOMIC DEVELOPMENT)
2. 0650 - MFTE CONDITIONAL AGREEMENT FOR 1234 N ATLANTIC ST (PLANNING & ECONOMIC DEVELOPMENT)
3. 0650 - MFTE CONDITIONAL AGREEMENT FOR 2539 N NAPA ST (PLANNING & ECONOMIC DEVELOPMENT)

4. 0650 APPROVAL OF CONSULTANT CONTRACT FOR CLIMATE PLANNING – PHASE 1 (PLANNING & ECONOMIC DEVELOPMENT)
5. 0470 - AMERICAN LEGION CENOTAPH NOMINATION TO THE SRHP (HISTORIC PRESERVATION)
6. 0650 - MFTE CONDITIONAL AGREEMENT FOR 717 W SPOFFORD (PLANNING & ECONOMIC DEVELOPMENT)
7. 1680- BUDGET AMENDMENT TOT HE HEN CONTRACT PY2024 WITH GOODWILL INDUSTRIES (HOUSING & HUMAN SERVICES)
8. 1680- 2024 ANNUAL ACTION PLAN COMPONENT OF THE 2020-2024 CONSOLIDATED PLAN (HOUSING & HUMAN SERVICES)

. **Executive Session**

Executive Session may be held or reconvened during any Urban Experience Committee meeting.

. **Adjournment**

. **Next Meeting**

Next Urban Experience Committee

The next meeting will be held at the regular date and time of **1:15 PM. May 13, 2024.**

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 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 Risk Management at 509.625.6221, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or m_lowmaster@spokanecity.org. Persons who are deaf or hard of hearing may contact Risk Management through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

**Agenda Sheet for City Council:****Committee:** Urban Experience **Date:** 04/08/2024**Committee Agenda type:** Discussion**Date Rec'd**

3/25/2024

Clerk's File #**Renews #****Cross Ref #****Council Meeting Date:** 04/15/2024**Submitting Dept**

PLANNING & ECONOMIC

Project #**Contact Name/Phone**

SPENCER X6097

Bid #**Contact E-Mail**

SGARDNER@SPOKANECITY.ORG

Requisition #**Agenda Item Type**

First Reading Ordinance

Council Sponsor(s)

ZZAPPONE JBINGLE KKLITZKE

Agenda Item Name

0650 - Q1 PAPER CUTS CODE TEXT AMENDMENTS

Agenda Wording

Paper Cuts Code Amendments are revisions to the Unified Development Code (UDC) identified by staff that clarify or make minor changes.

Summary (Background)

Paper Cuts Code amendments for SMC 04.16.040 Membership; 17A.020.020 B Definitions; 17A.020.080 H Definitions; 17C.120.110 Limited Use Standards; 17C.122.070 Center and Corridor Allowed Uses; 17C.122T.001 Table 17C.122.070-1 Center and Corridor Allowed Uses; 17C.190.450 Medical Centers; 17C.200.050 Street Tree Requirements; 17D.010.020 Concurrency Test; 17D.010.030 Certificate of Capacity; 17D.075.180 Appendix A - Impact Fee Schedule; 17G.020.040 Amendment Frequency;

Lease? NO

Grant related? NO

Public Works? NO

Fiscal Impact

Approved in Current Year Budget? N/A

Total Cost \$ 0

Current Year Cost \$ 0

Subsequent Year(s) Cost \$ 0

Narrative

N/A

Amount**Budget Account**

Neutral \$

#

Select \$

#

Select \$

#

Select \$

#

Select \$

#

Select \$

#



Continuation of Wording, Summary, Approvals, and Distribution

Agenda Wording

Summary (Background)

17G.061.010 Summary of Land Use Application Procedures; 17G.061.320 Notice of Decision; 17G.070.030 Development Standards; and 17H.010.120 Alleys; to make minor changes that clarify government process and procedures, align with legislative requirements, and/or make clerical corrections in the Spokane Municipal Code. The proposal also adds a new section, 17C.190.255 Public Parking Lot, creating a new use category description.

Approvals

Dept Head

GARDNER, SPENCER

Division Director

MACDONALD, STEVEN

Accounting Manager

ORLOB, KIMBERLY

Legal

RICHMAN, JAMES

For the Mayor

PICCOLO, MIKE

Additional Approvals

Distribution List

Spencer Gardner sgardner@spokanecity.org

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Continuation of Wording, Summary, and Distribution

Agenda Item Name: 0650 - Q1 PAPER CUTS CODE TEXT AMENDMENTS

Agenda Wording (630 character max)

Summary (Background) (442 character max)

17G.061.010 Summary of Land Use Application Procedures; 17G.061.320 Notice of Decision; 17G.070.030 Development Standards; and 17H.010.120 Alleys; to make minor changes that clarify government process and procedures, align with legislative requirements, and/or make clerical corrections in the Spokane Municipal Code. The proposal also adds a new section, 17C.190.255 Public Parking Lot, creating a new use category description.

Fiscal Impact

Budget Account

Select \$ #

Select \$ #

Distribution List

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<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Save

Cancel

Committee Agenda Sheet

Urban Experience Committee

Submitting Department	Planning Services & Economic Development
Contact Name	Jackie Churchill
Contact Email & Phone	jchurchill@spokanecity.org
Council Sponsor(s)	
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 5 min
Agenda Item Name	Paper Cuts Code Amendments Q1 2024
Summary (Background) *use the Fiscal Impact box below for relevant financial information	<p>Paper Cuts Code Amendments are revisions to the Unified Development Code (UDC) identified by staff that clarify or make minor changes. These changes are intended to be minor in nature to help enforce development regulations that improve the quality of life for Spokane residents and improve processing of applications for the development community. Corrections and clarification of code will permit the Development Services Center to communicate development regulations more clearly to applicants.</p> <p>Paper Cuts Code amendments for SMC 04.16.040 Membership; 17A.020.020 B Definitions; 17A.020.080 H Definitions; 17C.120.110 Limited Use Standards; 17C.122.070 Center and Corridor Allowed Uses; 17C.122T.001 Table 17C.122.070-1 Center and Corridor Allowed Uses; 17C.190.450 Medical Centers; 17C.200.050 Street Tree Requirements; 17D.010.020 Concurrency Test; 17D.010.030 Certificate of Capacity; 17D.075.180 Appendix A – Impact Fee Schedule; 17G.020.040 Amendment Frequency; 17G.061.010 Summary of Land Use Application Procedures; 17G.061.320 Notice of Decision; 17G.070.030 Development Standards; and 17H.010.120 Alleys; to make minor changes that clarify government process and procedures, align with legislative requirements, and/or make clerical corrections in the Spokane Municipal Code. The proposal also adds a new section, 17C.190.255 Public Parking Lot, creating a new use category description.</p>
Proposed Council Action	Approval
Fiscal Impact Total Cost: Click or tap here to enter text. Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Funding Source <input type="checkbox"/> One-time <input type="checkbox"/> Recurring Specify funding source: N/A Expense Occurrence <input type="checkbox"/> One-time <input type="checkbox"/> Recurring Other budget impacts: (revenue generating, match requirements, etc.)	
Operations Impacts (If N/A, please give a brief description as to why)	
What impacts would the proposal have on historically excluded communities?	

N/A- these changes are minor in nature and only seek to improve clarity of code language.

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

N/A- no data will be collected as a result of these minor text amendments.

How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?

N/A- no data will be collected as a result of these minor text amendments

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

These text amendments do not change the application or outcome related to the enforcement of the UDC. Proposed text amendments are minor in nature and do not affect alignment with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, etc.

ORDINANCE NO. _____

AN ORDINANCE relating to the paper cuts code amendments 2024 project making minor changes to the Unified Development Code that clarify government process and procedures, align with legislative requirements, and/or make clerical corrections in the Spokane Municipal Code, amending Spokane Municipal Code (SMC) sections 04.16.040 Membership, 17A.020.020 B Definitions, 17A.020.080 H Definitions, 17C.120.110 Limited Use Standards, 17C.122.070 Center and Corridor Allowed Uses, 17C.122T.001 Table 17C.122.070-1 Center and Corridor Allowed Uses, 17C.190.450 Medical Centers, 17C.200.050 Street Tree Requirements, 17D.010.020 Concurrency Test, 17D.010.030 Certificate of Capacity, 17D.075.180 Appendix A – Impact Fee Schedule, 17G.020.040 Amendment Frequency, 17G.061.010 Summary of Land Use Application Procedures, 17G.061.320 Notice of Decision, 17G.070.030 Development Standards, and 17H.010.120 Alleys; and adopting a new section, 17C.190.255 Public Parking Lot, creating a new use category description.

WHEREAS, the maintenance of the Unified Development Code (UDC) and in general the Spokane Municipal Code (SMC) has been a periodic, recurring project of Planning Services as well as other City departments to improve clarity and consistency with local policy and State and Federal laws; and

WHEREAS, as part of the Paper Cuts 2024 project, Planning Services has identified multiple sections of the SMC requiring minor corrections and/or clarification; and

WHEREAS, in the City of Spokane Comprehensive Plan Chapter 3 Land Use, Policy 7.2 Continuing Review Process, calls out a process to periodically review and correct the SMC; and

WHEREAS, by the public process outlined in the Plan Commission Findings of Fact, Conclusions, and Recommendations (Exhibit A), and the Planning Services Staff Report (Exhibit B), interested agencies and the public have had opportunities to participate throughout the process and all persons wishing to comment on the amendment were given an opportunity to be heard; and,

WHEREAS, the City has complied with RCW 36.70A.370 in the adoption of this Ordinance; and,

WHEREAS, on January 23, 2024, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before the adoption of proposed changes to the Unified Development Code according to RCW 36.70A.106; and,

WHEREAS, on February 28, 2024, a notice of intent to adopt was issued through the City of Spokane Gazette according to SMC 17G.025.010; and,

WHEREAS, a legal notice of a SEPA Determination of Nonsignificance was issued by the director of Planning Services and published in the Spokesman Review on February

28, 2024, for the amendment related to the proposed code text amendments. No comments were received; and,

WHEREAS, before the Plan Commission public hearing a legal notice was published in the *Spokesman-Review* on February 28 and March 6, 2024; and,

WHEREAS, on March 13, 2024, the Plan Commission held a public hearing on the proposed amendments. No testimony was heard; and,

WHEREAS, on March 13, 2024, the Plan Commission voted to recommend the City Council adopt the proposed amendments (see Exhibit A); and,

WHEREAS, the proposed actions are consistent with and supported by the Spokane Comprehensive Plan as outlined in the Plan Commission Findings of Fact, Conclusions, and Recommendations (Exhibit A); and,

WHEREAS, the City Council adopts the recitals set forth herein as its findings and conclusions in support of the adoption of this ordinance and further adopts the findings, conclusions, and recommendations from the Planning Services Staff Report (Exhibit B) and the City of Spokane Plan Commission Findings of Fact, Conclusions, and Recommendations (Exhibit A) for the same purposes.

NOW, THEREFORE, the City of Spokane Does ordain:

Section 1. That Section 04.16.040 SMC is amended to read as follows:

Section 04.16.040 Membership

The bicycle advisory board has ten members appointed by the city council according to the procedures of [SMC 4.01.030](#). An eleventh member (~~under the age of eighteen~~) between the ages of sixteen and twenty-two may be appointed to the board.

Section 2. That Section 17A.020.020 SMC is amended to read as follows:

Section 17A.020.020 “B” Definitions

A. Backed Sign.

See [SMC 17C.240.015](#).

B. Balloon Sign.

See [SMC 17C.240.015](#).

C. Bank Carving.

The incorporation of masses of alluvium or other weak bank materials into a stream channel because of undermining, usually in high flow stages.

D. Bank Erosion.

The incorporation of masses of alluvium or other weak bank materials into a stream channel.

E. Bankfull Width.

1. For streams, the measurement of the lateral extent of the water surface elevation perpendicular to the channel at bankfull depth. In cases where multiple channels exist, bankfull width is the sum of the individual channel widths along the cross-section.
2. For lakes, ponds, and impoundments, line of mean high water.
3. For periodically inundated areas of associated wetlands, line of periodic inundation, which will be found by examining the edge of inundation to ascertain where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland.

F. Banner.

See [SMC 17C.240.015](#).

G. Bas-relief.

Sculptural form in which shapes or figures are carved in a flat surface and project only slightly from the background.

H. Base Flood.

The flood having a one percent chance of being equaled or exceeded in any given year, also referred to as the “one hundred year flood.”

I. Base Flood Elevation (BFE)

The elevation to which floodwater is anticipated to rise during the base flood.

J. Basement.

The portion of a building having its floor sub-grade (below ground level) on all sides.

K. Bedrock.

Means a general term for rock, typically hard, consolidated geologic material that underlies soil or other unconsolidated, superficial material or is exposed at the surface.

L. Bee.

Any stage of development of the common domestic honeybee, *Apis mellifera* species.

M. Beekeeper.

A person owning, possession, or controlling one or more colonies of bees.

N. Best Available Science.

Current scientific information used in the process to designate, protect, or restore critical areas, which is derived from a valid scientific process.

O. Best Management Practices.

The utilization of methods, techniques, or products that have been demonstrated to be the most effective and reliable in minimizing environmental impacts.

P. Bicycle Facilities

Facilities designated for use by bicyclists and sometimes by other non-motorized users. The following types of bikeway facilities are identified and further defined in the Comprehensive Plan:

1. Bike-Friendly Route.
2. Shared lane.
3. Neighborhood Greenway.
4. Bicycle lane, both striped and physically protected.
5. Shared-use pathway.

Q. Binding Site Plan – Final.

A drawing to a scale which:

1. identifies and shows the areas and locations of all streets, roads, improvements, utilities, open spaces, and any other matters provided in [SMC 17G.080.060](#);
2. contains inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land; and
3. contains provisions making any development be in conformity with the site plan.
4. A binding site plan can only be used on property zoned commercial or industrial.

R. Binding Site Plan – Preliminary.

A neat and approximate drawing of a proposed binding site plan showing the general layout of streets, alleys, lots, blocks, and other elements required by this chapter. The preliminary binding site plan shall be the

basis for the approval or disapproval of the general layout of a binding site plan.

S. Block.

A group of lots, tracts, or parcels within well-defined and fixed boundaries. Blocks shall be recognized as closed polygons, bordered by street right-of-way lines, addition lines, or a combination of the two, unless an alley is desired, in which case a block is comprised of two closed polygons bordered by street and alley right-of-way lines.

T. Block Frontage.

All of the property fronting on one side of a street that is between intersecting or intercepting streets, or that is between a street and a water feature, or end of a dead end street. An intercepting street determines only the boundary of the block frontage on the side of the street which it intercepts.

U. Board.

The board of county commissioners of Spokane County.

V. Boating Facilities.

Boating facilities include uses for boat or launch ramps. Boating facility use generally requires shoreline modification with impacts to the shoreline both waterward and landward of the ordinary high-water marks.

W. Boundary Line Adjustment.

A division made for the purpose of adjusting boundary lines which does not create any additional lot, tract, parcel, site, or division nor create any lot, tract, parcel, site, or division which contains insufficient area and dimension to meet minimum requirements for width and area for a building site.

X. Breakaway Wall.

A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Y. Breezeway.

A breezeway is a roofed passageway joining two separate structures.

Z. Building.

1. A "building" is a structure, or part, used or intended for supporting or sheltering any use or occupancy.

2. The term includes “factory-built structure” and “mobile home.”
3. “Building” does not include a recreational vehicle.
4. “Building” means a structure that has a roof and is enclosed on at least fifty percent of the area of its sides for purposes of administration of zoning provisions.

AA. Building Base.

The plinth or platform upon which a building wall appears to rest, helping establish pedestrian-scaled elements and aesthetically tying the building to the ground.

AB. Building Coverage.

~~((Building coverage is the total amount of ground area covered by a structure or structures.~~

- ~~1. For purposes of calculating building coverage, covered porches, covered decks, pergolas, trellis, or other feature covering a deck, patio or porch are considered structures and included in the building coverage calculations.~~
- ~~2. Building coverage also includes uncovered horizontal structures such as decks, stairways, and entry bridges that are more than forty-two inches above grade.~~
- ~~3. The calculation of building coverage includes the measurements of structures from the exterior wall including protrusions such as bay windows, but does not include the eave overhang.))~~

1. Included Items.

Building coverage is the total amount of ground area covered by a structure or structures. Coverage includes both conditioned and unconditioned space and is measured from the exterior wall. The following features are included in the calculation of Building Coverage:

- a. Covered porches;
- b. Covered decks;
- c. Uncovered decks more than forty-two (42) inches above grade;
- d. Covered stairways;
- e. Uncovered stairways more than forty-two (42) inches above grade;
- f. Entry bridges more than forty-two (42) inches above grade;

- g. Pergolas;
- h. Trellises;
- i. Bay windows;
- j. Cantilevered extensions; and
- k. Eave overhangs exceeding twenty-four (24) inches.

2. Excluded Items.

- a. Eave overhangs of twenty-four (24) inches or less; and
- b. Uncovered decks, stairways, or entry bridges less than forty-two (42) inches above grade.

3. Eave Overhangs.

For eave overhangs that exceed twenty-four (24) inches, the entirety of the eave overhang shall be included in the calculation.

AC. Building Envelope.

The area of a lot that delineates where a building may be placed.

AD. Building Footprint

The Building Coverage attributable to an individual building.

((AD)) AE. Building Frontage.

The length of any side of a building which fronts on a public street, measured in a straight line parallel with the abutting street.

((AE)) AF. Building Official.

The officer or other designated authority charged with the administration and enforcement of the Building Code.

((AF)) AG. Build-to Line.

An alignment establishing a certain distance from the property line (street right-of-way line) along which the building is required to be built.

((AG)) AH. Bulkhead.

A solid or open pile wall erected generally parallel to and near the ordinary high-water mark for the purpose of protecting adjacent uplands from water or erosion. Bulkheads are considered a "hard" shoreline stabilization measure.

Section 3. That Section 17A.020.080 SMC is amended to read as follows:

Section 17A.020.080 "H" Definitions

A. Habitat.

What plants and animals call "home" Habitat for a particular plant or animal consists of the elements it needs to survive. These elements may be tied to temperature, water, soil, sunlight, source of food, refuge from predators, place to reproduce and other living and non-living factors. (taken from department of fish and wildlife).

B. Habitat Blocks.

Sections of habitat, such as grasslands, forest lands, or riparian areas. These can be either adjacent to other sections, or blocks, of habitat or isolated within urban areas.

C. Habitat Conservation.

Protection or preservation of habitat by various means, such as regulation or acquisition.

D. Habitat Fragmentation.

The separation or breakup of a habitat area into smaller sections or habitat blocks by activities, such as development, logging, and agriculture, often resulting in degraded habitat due to blocked migration corridors and decreased access to water and feeding areas. It can also create isolated populations of wildlife and a decrease in their genetic diversity.

E. Habitat Management Plan.

A fish and wildlife management plan developed to preserve and protect the ecological conditions and habitat specific to a particular site or location. Habitat management plans incorporate best management practices.

F. Hazard Tree.

Any tree that is susceptible to immediate fall due to its condition (damaged, diseased, or dead) or other factors, and which, because of its location, is at risk of damaging permanent physical improvements to property or causing personal injury.

G. Hazardous Material.

Any liquid, solid, gas, or sludge, including any material, substance, product, commodity, or waste, regardless of quantity, that exhibits any of the physical, chemical or biological properties described in WAC 173-303-090 or WAC 173-303-100.

H. Hearing Officer.

1. A person or reviewing body appointed by the mayor to consider appeals under [SMC 17E.010.140](#).

2. The officer makes reasonable rules and procedures for the conduct of the hearings authorized hereunder.

I. Height.

The height of a building is as defined in the International Building Code, Sec. 502.1 as “building height,” the vertical distance from grade plane to the average height of the highest roof surface. Building height for structures in the residential zones is referenced in [SMC 17C.110.215](#), Building Height.

J. High Quality Vegetative Buffer.

A wetland buffer comprised of multilevel dense native vegetation including shrubs.

K. Highest Adjacent Grade.

The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

L. Historic Landmark.

An historic site, object, building or structure designated pursuant to this chapter that serves as an example of the cultural, historical, architectural or archaeological development of Spokane and Spokane County.

M. Historic Preservation Officer (HPO).

The person charged with the daily operation of the historic preservation office and who:

1. under the administrative direction of the director of planning and economic development services, community and economic development, conducts the work program of the City/County historic preservation office; and
2. serves as the primary staff person for the City/County landmarks commission.

N. Historic Structure

For purposes of the floodplain regulations in [chapter 17E.030 SMC](#), any structure that is:

1. Listed individually in the National Register of Historic Places, as maintained by the Department of Interior, or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic

district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a. By an approved state program as determined by the Secretary of the Interior, or
 - b. Directly by the Secretary of the Interior in states without approved programs.

O. Hive.

Any Langstroth type structure with movable-frames intended for the housing of a bee colony. A hive typically consists of a cover, honey supers, brood chambers and a bottom board.

P. Homeowners' Association.

Any combination or group of persons or any association, corporation or other entity that represents homeowners residing in a short subdivision, subdivision, or planned unit development. A homeowners' association shall be an entity legally created under the laws of the State of Washington.

Q. House.

A detached dwelling unit located on its own lot.

R. Household.

A household may be a single person, family, or unrelated persons living together, consistent with RCW 84.14.010.

~~((A housekeeping unit consisting of:~~

- ~~1. an individual;~~
- ~~2. two or more related persons as defined in [SMC 17A.020.180\(M\)](#);~~
- ~~3. a group of two or more disabled residents protected under the Federal Fair Housing Amendment Act of 1988;~~
- ~~4. adult family homes as defined under Washington State law; or~~
- ~~5. a group living arrangement where six or fewer residents receive support services such as counseling, foster care or medical~~

~~supervision at the dwelling unit by resident or non-resident staff;
and~~

- ~~6. up to six residents not related by blood or marriage who live together in a single family dwelling, or in conjunction with any of the above individuals or groups, shall also be considered a household.~~
- ~~7. For purposes of this section, minors living with parent, legal custodian (including a foster parent), or legal guardian shall not be counted as part of the maximum number of residents.~~
- ~~8. Any limitation on the number of residents resulting from this definition shall not be applied in a manner inconsistent with the Fair Housing Amendment Act of 1988, 42 U.S.C. 360, et seq., the Washington law Against Discrimination, Chapter 49.60 RCW, and/or the Washington Housing Policy Act, RCW 46.63.220.)~~

S. Household Pet.

Any animal such as a cat, dog, rabbit, or bird (canary, parakeet, etc.), amphibian/reptile (turtle, lizard, etc.), rodent (rat, mouse, gerbil, etc.), or tropical fish that lives in or is kept within a residence or on a property contain the owner's residence. Young household pets under the age of four months are not included when counting household pets.

T. Hydraulic Project Approval (HPA).

A permit issued by the State department of fish and wildlife for modifications to waters of the State in accordance with RCW 77.55.

U. Hydric Soil.

Soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part. The presence of hydric soil shall be determined following the methods described in the Field Indicators of Hydric Soils in the United States 6.0 or as amended.

V. Hydrophytic Vegetation.

Macrophytic plant life growing in water or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content. The presence of hydrophytic vegetation shall be determined following the methods described in the Washington State Wetland Identification and Delineation Manual.

Section 4. That Section 17C.120.110 SMC is amended to read as follows:

Section 17C.120.110 Limited Use Standards

The paragraphs listed below contain the limitations and correspond with the bracketed [] footnote numbers from [Table 17C.120-1](#).

1. Group Living.

This regulation applies to all parts of [Table 17C.120-1](#) that have a [1].

a. General Standards.

All group living uses except for alternative or post-incarceration facilities are allowed by right.

b. Alternative or Post Incarceration Facilities.

Group living uses which consist of alternative or post incarceration facilities are conditional uses.

2. Adult Business.

This regulation applies to all parts of [Table 17C.120-1](#) that have a [2]. Adult businesses are subject to the additional standards of chapter [17C.305 SMC](#).

3. Commercial Parking.

This regulation applies to all parts of [Table 17C.120-1](#) that have a [3]. In the O and OR zones, a commercial parking use provided within a building or parking structure is a conditional use. Commercial parking on surface lots is not permitted in the O and OR zones.

4. Drive-through Facility.

This regulation applies to all parts of [Table 17C.120-1](#) that have a [4]. In the O and OR zones, a drive-through facility is permitted only when associated with a drive-through bank. In addition, in the OR zone, for a florist use approved by a special permit, sales of non-alcoholic beverages, and sale of food items not prepared on site, including drive-through sales of such items are allowed as an accessory use at locations situated on principal arterials or a designated state route. Drive-through facilities are subject to the additional standards of [SMC 17C.120.290](#) and [SMC 17C.325](#).

5. Quick Vehicle Servicing.

This regulation applies to all parts of [Table 17C.120-1](#) that have a [5]. Quick vehicle servicing uses are permitted only on sites that have frontage on a principal arterial street. Quick vehicle servicing uses are subject to the additional standards of [SMC 17C.120.290](#).

6. Retail Sales and Service Uses Size Limitation.

This regulation applies to all parts of [Table 17C.120-1](#) that have a [6]. Retail sales and services are limited in size in order to reduce their

potential impacts on residential uses and to promote a relatively local market area. Retail sales and services uses are limited to the following:

- a. When retail sales and services uses are located within an office building, the retail sales and services may be larger than three thousand square feet, but may not exceed ten percent of the total floor area of the building exclusive of parking areas located within the structure.
- b. Uses not within an office building which are listed as sales-oriented under [SMC 17C.190.270\(C\)](#), retail sales and service, are limited to three thousand square feet of total floor area per site exclusive of parking areas located within a structure.
- c. Uses other than a hotel, motel, private club or lodge which are listed as personal service-oriented, entertainment-oriented or repair-oriented under [SMC 17C.190.270\(C\)](#), retail sales and service, that are larger than three thousand square feet are a conditional use. A hotel, motel, private club or lodge may be larger than three thousand square feet.

7. Required Residential Limitation.

This regulation applies to all parts of [Table 17C.120-1](#) that have a [7]. The limitations are stated in [SMC 17C.120.280](#).

8. Industrial Size Limitation.

This regulation applies to all parts of [Table 17C.120-1](#) that have a [8]. These types of uses are limited in size to assure that they will not dominate the commercial area and to limit their potential impacts on residential and commercial uses. In addition, if the planning and economic development services director determines that the proposed use will not be able to comply with the off- site impact standards of [chapter 17C.220 SMC](#), the planning and economic development services director may require documentation that the development will be modified to conform with the standards.

- a. Individual uses in the NR and NMU zones are limited to five thousand square feet of floor area per site exclusive of parking area.
- b. Individual uses in the CB zone that exceed twenty thousand square feet of floor area per site exclusive of parking area are a conditional use.
- c. Individual uses in the GC zone that exceed fifty thousand square feet of floor area per site exclusive of parking area are a conditional use.

9. Mini-storage Facilities Limitation.

This regulation applies to all parts of [Table 17C.120-1](#) that have an [9]. The limitations are stated with the special standards for these uses in chapter 17C.350 SMC, Mini-storage Facilities.

10. Outdoor Activity Limitation.

This regulation applies to all parts of [Table 17C.120-1](#) that have a [10]. Outdoor display, storage or use of industrial equipment, such as tools, equipment, vehicles, products, materials or other objects that are part of or used for the business operation is prohibited.

11. [Deleted]

12. [Deleted]

13. Mobile Food Vending.

This standard applies to all parts of [Table 17C.120-1](#) that have a [13]. All mobile food vendors shall have a valid mobile food vending license issued pursuant to [SMC 10.51.010](#) Mobile Food Vendors.

Section 5. That Section 17C.122.070 SMC is amended to read as follows:

Section 17C.122.070 Center and Corridor Zone Allowed Uses

The uses allowed in the center and corridor zones are shown in (~~Table 17C.122.070-4.~~) Chapter 17C.122T Center and Corridor Zone Development Tables: Table 17C.122.070-1 Center and Corridor Zone Allowed Uses

((TABLE 17C.122.070-1 CENTER AND CORRIDOR ZONE ALLOWED USES			
Use is: P — Permitted N — Not Permitted L — Allowed, but special limitations CU — Conditional use review required	CC Zone Type		
	Core Zones		Transition Zone
	CC1	CC2	CC4
Residential*	P	P	P
Hotels, including Bed and Breakfast Inns	P	P	N
Commercial, Financial, Retail, Personal Services (for neighborhood centers (NC) — See Note 1 below)	P[1]	P[1]	L[4]
Eating and Drinking Establishments (for neighborhood centers (NC) — See Note 2 below)	P[2]	P[2]	N
Restaurants without Cocktail Lounges	P	P	L[4]
Professional and Medical Offices	P	P	L[4]
Entertainment, Museum and Cultural	P	P	N

Government, Public Service or Utility Structures, Social Services and Education	P	P	P
Religious Institutions	P	P	P
Parks and Open Space	P	P	P
Structured Parking*	P	P	P
Public Parking Lot	P	P	N
Limited Industrial (if entirely within a building) (for neighborhood centers (NC) — See Note 3 below)	P[3]	P[3]	N
Heavy Industrial	N	N	N
Drive-through Businesses on Pedestrian Streets	N	N	N
Motor Vehicles Sales, Rental, Repair or Washing	N	P	N
Automotive Parts and Tires (with exterior storage or display)	N	P	N
Gasoline Sales (serving more than six vehicles)	N	P	N
Gasoline Sale (serving six vehicles or less)	P	P	P
Self-storage or Warehouse	N	P	N
Adult Business (subject to chapter 17C.305 SMC special provisions)	N	N	N
Winery and Microbreweries	P	P	N
Mobile Food Vending	P[5]	P[5]	P[5]
<p>* Uses especially encouraged through greater FAR and bonuses.</p> <p>Notes:</p> <p>[1] Retail uses having more than forty thousand gsf are not permitted in neighborhood centers designated by the comprehensive plan.</p> <p>[2] Eating and drinking establishments larger than five thousand gsf are not permitted in neighborhood centers designated by the comprehensive plan.</p> <p>[3] Limited industrial uses having more than twenty thousand gsf are not permitted in neighborhood centers designated by the comprehensive plan.</p> <p>[4] Residential uses are required to be mixed on the same parcel as proposed office and retail uses. Nonresidential uses are limited to three thousand square feet per parcel. In neighborhood centers, nonresidential uses are only allowed on parcels with frontage on an arterial street. Nonresidential uses in the CC4 zone are not allowed within sixty feet of a single-family and two-family residential zone or further than three hundred feet (neighborhood center only) from a CC core comprehensive plan designation.</p> <p>[5] All mobile food vendors shall have a valid mobile food vending license issued pursuant to SMC 10.51.010.)</p>			

Section 6. That Section 7C.122T.001 SMC is amended to read as follows.

Section 17C.122T.001 Table 17C.122.070-1 Center and Corridor Zone Allowed Uses

<p>TABLE 17C.122.070-1 CENTER AND CORRIDOR ZONE ALLOWED USES</p>

Use is: P – Permitted N – Not Permitted L – Allowed, but special limitations CU – Conditional use review required	CC Zone Type		
	Core Zones		Transition Zone
	CC1	CC2	CC4
Residential*	P	P	P
Hotels, including Bed and Breakfast Inns	P	P	N
Commercial, Financial, Retail, Personal Services (for neighborhood centers (NC) – See Note 1 below)	P[1]	P[1]	L[4]
Eating and Drinking Establishments (for neighborhood centers (NC) – See Note 2 below)	P[2]	P[2]	N
Restaurants without Cocktail Lounges	P	P	L[4]
Professional and Medical Offices	P	P	L[4]
Entertainment, Museum and Cultural	P	P	N
Government, Public Service or Utility Structures, Social Services and Education	P	P	P
Religious Institutions	P	P	P
Parks and Open Space	P	P	P
Surface Lot Commercial Parking	N	N	N
Structured Commercial Parking*	P	P	P
Public Parking Lot	P	P	N
Limited Industrial (if entirely within a building) (for neighborhood centers (NC) – See Note 3 below)	P[3]	P[3]	N
Heavy Industrial	N	N	N
Drive-through Businesses on Pedestrian Streets	N	N	N
Motor Vehicles Sales, Rental, Repair or Washing	N	P	N
Automotive Parts and Tires (with exterior storage or display)	N	P	N
Gasoline Sales (serving more than six vehicles)	N	P	N
Gasoline Sale (serving six vehicles or less)	P	P	P
Self-storage or Warehouse	N	P	N
Adult Business (subject to chapter 17C.305 SMC special provisions)	N	N	N
Winery and Microbreweries	P	P	N
Mobile Food Vending	P[5]	P[5]	P[5]
<p>* Uses especially encouraged through greater FAR and bonuses.</p> <p>Notes:</p> <p>[1] Retail uses having more than forty thousand gsf are not permitted in neighborhood centers designated by the comprehensive plan.</p> <p>[2] Eating and drinking establishments larger than five thousand gsf are not permitted in neighborhood centers designated by the comprehensive plan.</p> <p>[3] Limited industrial uses having more than twenty thousand gsf are not permitted in neighborhood centers designated by the comprehensive plan.</p>			

[4] Residential uses are required to be mixed on the same parcel as proposed office and retail uses. Nonresidential uses are limited to three thousand square feet per parcel. In neighborhood centers, nonresidential uses are only allowed on parcels with frontage on an arterial street. Nonresidential uses in the CC4 zone are not allowed within sixty feet of a single-family and two-family residential zone or further than three hundred feet (neighborhood center only) from a CC core comprehensive plan designation.

[5] All mobile food vendors shall have a valid mobile food vending license issued pursuant to [SMC 10.51.010](#).

Section 7. That there is adopted a new Section 17C.190.255 to Chapter 17C.190 of the Spokane Municipal Code to read as follows:

Section 17C.190.255 Public Parking Lot

A. Characteristics.

A parking facility that is not accessory to another use and is owned, operated, or maintained by the City or some other public agency.

Section 8. That Section 17C.190.450 SMC is amended to read as follows:

Section 17C.190.450 Medical Centers

A. Characteristics.

Medical Centers includes uses providing medical or surgical care to patients and offering overnight care. Medical Centers tend to be on multiple blocks or in campus settings.

B. Accessory Uses.

Accessory uses include outpatient clinics, offices, laboratories, teaching facilities, meeting areas, cafeterias, parking, maintenance facilities and housing facilities for staff or trainees.

C. Examples.

Examples include hospitals and medical complexes that include hospitals.

D. Exceptions.

1. Uses that provide exclusive care and planned treatment or training for psychiatric, alcohol or drug problems, where patients are residents of the program, are classified in the Group Living category.

2. Medical clinics that provide care where patients are generally not kept overnight are classified as Office.
3. Emergency medical care clinics are classified as (~~Retail Sales and Service~~) Office.

Section 9. That Section 17C.200.050 SMC is amended to read as follows:

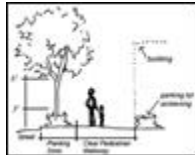
Section 17C.200.050 Street Tree Requirements

A. Purpose.

To provide consistent street frontage character within the street right-of-way. The street tree standards also maintain and add to Spokane's tree canopy and enhance the overall appearance of commercial and neighborhood development. Trees are an integral aspect of the Spokane landscape and add to the livability of Spokane. They provide aesthetic and economic value to property owners and the community at large.

B. Street Tree Implementation.

1. Street trees are required along all city streets in downtown, commercial, center and corridor, industrial, residential and FBC zones.
2. Street trees shall be planted between the curb and the walking path of the sidewalk.



3. Street trees, tree grates and other landscaping shall be maintained and irrigated by the adjacent property owner. If the adjacent property owner fails to maintain the adjacent street trees and other landscaping, the City may perform the required tree and other landscaping work at the abutting property owner's expense as referenced in [SMC 12.02.0210\(B\)\(2\)](#).
4. If a street has a uniform planting of street trees or a distinctive species within the right-of-way, then new street trees should be of a similar form, character and planting pattern.
5. For a full list of approved trees in the city of Spokane, see the urban forestry program's approved street tree list. Species selection should be guided by individual site conditions including hydrology, soil, solar orientation, and physical constraints.

C. Planting Zones.

1. Provide continuous planting strips or individual planting areas per Table 17C.200.050-1, Tree Planting Dimensional Standards.

TABLE 17C.200.050-1 Tree Planting Dimensional Standards [1]		
ZONE	CONTINUOUS PLANTING STRIP (minimum width as measured from back of curb)	INDIVIDUAL PLANTING AREA (width as measured from back of curb)
Downtown	Individual Planting Areas (tree vaults) required [1]	4 ft. minimum (6)8 ft. maximum [2]
CC	5 ft.	4 ft. minimum 6 ft. maximum [2]
FBC	Individual Planting Areas (tree vaults) required [1]	5 ft [2]
Commercial	5 ft.	4 ft. minimum 6 ft. maximum [2]
Industrial	6 ft.	Continuous Planting Strip required [3]
RA, R1, R2	6 ft.	Continuous Planting Strip required [3]
RMF, RHD	6 ft.	Continuous Planting Strip required [3]
School/Church Loading Zone	Not Applicable	4 ft. minimum 6 ft. maximum [2, 4]

Notes:

[1] Individual Planting Areas (tree vaults) are the standard for the Downtown and FBC Zones. Proposals for Continuous Planting Strips may be evaluated on a case by case basis.

[2] Un-compacted soils are necessary for street trees. Individual planting areas (or tree vaults) must be of a size to accommodate a minimum of 100 cubic feet of un-compacted soils per tree at a maximum depth of three feet. Refer to the Engineering Design Standards for examples of potential options in individual planting areas.

[3] Continuous Planting Strips are the standard for Industrial and Residential Zones. However, individual planting areas meeting the CC standard may be proposed and evaluated on a case by case basis in Industrial, RMF and RHD Zones.

[4] In all zones, within a school/church loading zone, street tree location may vary from the standard as long as street trees are located within the right-of-way.

[5] In all zones, when a continuous planting strip will double as a stormwater swale, the minimum width shall be 6.5 feet.

2. Continuous Planting Strips.

- a. Continuous planting strips may be planted with living ground cover or low plantings that are maintained at a height less than three (3) feet from ground level.
- b. When auto traffic is immediately adjacent to the curb, new street trees must be planted at least three (3) feet from the edge of the automobile travel way.



3. Individual Planting Areas.

- a. When an individual planting area is not symmetrical, the longer dimension shall run along the curb.
- b. Tree grates or plantings are acceptable. However, when there is on-street parking, a tree grate or a paved walk eighteen (18) inches wide behind the curb are encouraged to help avoid conflicts with car doors and foot traffic. The minimum clear pedestrian walking path as required for the zone shall be maintained.

Tree Grates



Street Trees with plantings up to 3 ft.



- c. Where tree grates are used, they shall be ADA accessible and have a similar size and material as tree grates found in adjacent developments. Where tree grates are used, tree guards are encouraged for tree protection.

Tree Grate with Tree Guard



- d. Un-compacted soils are necessary for street trees. A minimum of one hundred (100) cubic feet per tree at a maximum depth of three feet is required. See Engineering Design Standards for examples of potential options in individual planting areas and for retrofitting sidewalks.



D. Size Requirements for New Street Trees.

1. Street trees shall meet the most recent ANSI standards for a two-inch caliper tree at the time of planting
2. Larger shade trees with spreading canopies or branches are desirable where possible. Species of street trees within the public rights-of-way shall be approved by the City urban forester and reviewed by the director of engineering services.
3. If overhead power lines are present, street trees shall be limited to a mature height of twenty-five (25) feet to avoid conflict with utility lines and maintenance crews.

E. Spacing Requirements for Street Tree Spacing.

The objective, when planting and maintaining street trees, is to create and maintain in a healthy condition a continuous tree canopy over the sidewalk.

1. Continuous planting strips.
Average spacing shall be twenty-five (25) feet for small and columnar trees and thirty (30) feet for canopy trees. The planning director may allow increased spacing for exceptionally large trees or upon the recommendation of the urban forester.
2. Individual planting areas.
Average spacing for all tree sizes and types shall be twenty-five (25) feet. Trees planted adjacent to parallel parking stalls with meters may be spaced twenty (20) feet apart.

3. Street tree plantings shall consider the location of existing utilities, lighting, driveways, business entrances and existing and proposed signs. See the Engineering Design Standards for required dimensions.

F. Clear View Zone.

Landscaped areas between the curb and sidewalk, as well as landscaped areas within the clear view triangle as defined in [SMC 17A.020.030](#) shall be maintained or plant material chosen to maintain a vertical clear view zone between three and eight feet from ground level.



Section 10. That Section 17D.010.020 SMC is amended to read as follows:

Section 17D.010.020 Concurrency (~~(Test)~~) Review

A. Application.

All development permit applications are subject to a concurrency (~~(test)~~) review except those exempted in SMC 17D.010.030. If a concurrency (~~(test)~~) review is conducted for the preliminary plat application, no concurrency (~~(test)~~) review shall be required for the final plat application.

B. Procedures.

The concurrency (~~(test)~~) review will be performed in the processing of the development permit and conducted by the appropriate facility and service providers.

1. The planning and economic development services department shall provide the overall coordination of the concurrency (~~(test)~~) review by notifying the facility and service providers of all applications (not including applications for building permits which shall be processed and coordinated by the building services department in a manner consistent with this chapter) requiring a concurrency (~~(test)~~) review as set forth in subsection (A) of this section; notifying the facility and service providers of all exempted applications which use capacity as set forth in SMC 17G.060.090(C); notifying the applicant of the (~~(test)~~) review results; notifying the facility and service providers of the final outcome (approval or denial) of the development permit; and notifying the facility and service providers of any expired development permits or discontinued certificates of

capacity. Failure by the notified facility and service provider to respond shall be construed as a finding that concurrency is met.

2. All facility and service providers shall be responsible for maintaining and monitoring their available and planned capacity.
3. ~~((The facility and service providers shall be responsible for annually reporting to the planning and economic development services department the total available and planned capacity of their facility or service as of the end of each calendar year. Such reporting shall be made no later than July 1st for inclusion in the amendment process of the City of Spokane comprehensive plan.))~~On an annual basis, the Integrated Capital Management Department should coordinate with facility and service providers to identify projects that may be needed in order to accommodate future development and should incorporate such projects in the annual update of the City's Capital Improvement Program.

C. ~~((Test))~~ Review.

Development applications that would result in a reduction of a level of service below the minimum level of service standard cannot be approved. For public water, public wastewater (sewer and stormwater), solid waste disposal, and recycling, only available capacity will be used in the concurrency ~~((test))~~ review. For transportation, police protection, fire protection, schools, parks and recreation and libraries available and planned capacity will be used in conducting the concurrency ~~((test))~~ review.

1. If the capacity of concurrency facilities, either existing or as planned, is equal to or greater than the capacity required by the development permit to, the concurrency ~~((test))~~ review is ~~((passed))~~ satisfied. ~~((A certificate of capacity will be issued according to the provisions of SMC 17D.010.030.))~~
2. If the concurrency ~~((test))~~ review is not passed, the applicant may accept a ninety-day reservation of concurrency facilities that exist and:
 - a. modify the application to reduce the need for concurrency facilities that do not exist;
 - b. demonstrate to the service provider's satisfaction that the development will have a lower need for capacity than usual and, therefore, capacity is adequate;
 - c. arrange with the service provider for the provision of the additional capacity of concurrency facilities required; or

- d. appeal the results of the concurrency ~~((test))~~ review to the hearing examiner in accordance with the provisions of SMC 17D.010.050. The ninety-day reservation period is tolled from the date an appeal is filed until the date the hearing examiner signs his written opinion.

D. Concurrency Inquiry~~((Application))~~.

An inquiry may be made as to ~~((applicant may inquire))~~ whether or not capacity exists within concurrency facilities ~~((exist))~~ without an accompanying request for a development permit. ~~((As set forth in SMC 8.02.0696, a fee may be charged for such concurrency test. Any available capacity cannot be reserved. A certificate of capacity will only be issued in conjunction with a development permit approval as outlined in SMC 17D.010.030.))~~

1. Fee.

As set forth in SMC 8.02.0696, a fee may be charged for such concurrency review. Any available capacity cannot be reserved.

2. Capacity Letter.

Upon request, the Director of Engineering may issue a letter indicating whether capacity is available. Unless reserved through some other process or through a Development Agreement, such letter shall not be legally binding.

Section 11. That Section 17D.010.030 SMC is amended to read as follows:

Section 17D.010.030 ~~((Certificate of))~~ Reservation of Capacity

A. ~~((Issuance.))~~ Reservation.

~~((A certificate of e))~~ Capacity shall be reserved for a specific development ~~((issued))~~ at the same time the development permit is issued and upon payment of any fee and/or performance of any condition required by a service provider.

1. ~~((A certificate of e))~~ Capacity shall be reserved ~~((apply))~~ only for ~~((to))~~ the specific land uses, densities, intensities and development project described in the application and development permit.
2. ~~((A certificate of e))~~ Capacity reserved for a specific development is not transferable to other land, but may be transferred to new owners of the original land.

B. ~~((Life Span of Certificate.))~~ Expiration.

~~((A certificate of c))~~ Capacity reserved for a specific development shall expire if the accompanying development permit expires or is revoked. ((A certificate of capacity may be extended according to the same terms and conditions as the accompanying development permit.)) If the development permit is granted an extension, the accompanying capacity shall continue to be reserved for the life of the permit. ~~((so shall the certificate of capacity.))~~

C. Unused Capacity.

Any capacity that is not used because the ~~((developer decides not to develop or the))~~ accompanying development permit~~((s))~~ expires shall be returned to the pool of available capacity.

D. No Impact.

Development permits for development which creates no additional impacts on any concurrency facility are exempt from the requirements of this chapter. Such development includes, but is not limited to:

1. any addition to a residence or accessory structure with no change in use or increase in the number of dwelling units;
2. interior renovations with no change in use or increase in number of dwelling units;
3. interior completion of a structure for use(s) with the same or less intensity as the existing use or a previously approved use;
4. replacement structure with no change in use or increase in number of dwelling units;
5. temporary construction trailers;
6. driveway, resurfacing or parking lot paving;
7. re-roofing of structures;
8. demolitions.

E. Exempt Permits.

The following development permits are exempt from the requirements of this chapter:

1. Boundary line adjustment;
2. Final plats;
3. Temporary use permit;
4. Variance;

5. Waiver;
 6. Shoreline substantial development permit/variance.
- F. Application Filed Before Effective Date of Certificate of Capacity Ordinance.
Complete development permit applications that have been submitted before the effective date of the Certificate of Capacity ordinance (March 30, 2005) are exempt from the requirements of this chapter.
- G. Pre-existing Use Rights.
Development permits that were issued before March 30, 2005 shall be considered to have capacity as long as the accompanying development permit is valid. If the accompanying development permit does not expire, capacity shall be considered to exist for three years after March 30, 2005.
- H. Single-family Homes and Duplexes.
Building permits for a single-family home and/or a duplex are exempt from the requirements of this chapter.
- I. Interior Renovations.
Interior renovations that only add one additional dwelling unit are exempt from the requirements of this chapter.
- J. Accessory Dwelling Units.
All accessory dwelling units, as defined in chapter 17C.300 SMC are exempt from the requirements of this chapter.
- K. Accounting for Capacity.
The capacity for development permits exempted under subsections (C), (D), (E), (F) and (G) of this section shall be taken into account.

Section 12. That Section 17D.075.180 SMC is amended to read as follows:

Section 17D.075.180 Appendix A – Impact Fee Schedule

Appendix A – Impact Fee Schedule

Section 13. That Section 17G.020.040 SMC is amended to read as follows:

Section 17G.020.040 Amendment Frequency

The comprehensive plan shall be subject to continuing review and evaluation by the City. Amendment to the comprehensive plan should not be considered more frequently than once a year, **except** as described in [RCW 36.70A.130](#) or in the following cases:

- A. Initial adoption of a specific/subarea plan that does not modify the comprehensive plan policies and designations applicable to the subarea ([RCW 36.70A.130\(2\)\(a\)\(i\)](#)). However, as anticipated by the comprehensive plan, redesignations are exempt that comply with and implement the comprehensive plan policies regarding designations created as a part of initial neighborhood and centers planning efforts through the neighborhood planning program.
- B. Adoption or amendment of the shoreline master program.
- C. Amendment of the capital facilities program portion of the comprehensive plan that occurs concurrently with the adoption or amendment of a City budget.
- D. Whenever an emergency exists. The plan commission will review a potential emergency situation, with advice from the city attorney's office, to determine if the situation does, in fact, necessitate an emergency comprehensive plan amendment. Findings must demonstrate a need of neighborhood or community-wide significance, and not a personal emergency on the part of a particular applicant or property owner. Potential emergency situations may involve official, legal or administrative actions, such as those to immediately avoid an imminent danger to public health and safety, prevent imminent danger to public or private property, prevent an imminent threat of serious environmental degradation or address the absence of adequate and available public facilities or services.
- E. Changes necessary to resolve an appeal of a comprehensive plan filed with a growth management hearings board or with the court.
- F. Changes necessary to address any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.
- ~~((G. Changes to development regulations that are consistent with the comprehensive plan or are necessary to implement the comprehensive plan.))~~
- ~~((H.))~~ G. Technical corrections that would remove typographical errors or resolve a mapping error.
- ~~((I.))~~ H. Amendment to the Land Use Plan Map to accommodate an annexation into the city. Date Passed: Monday, August 21, 2017

Section 14. That Section 17G.061.010 SMC is amended to read as follows:

Section 17G.061.010 Summary of Land Use Application Procedures

Table 17G.061.010-1 summarizes the applications subject to this chapter. For any application type that is referenced in the land use codes, but not represented in Table 17G.061.010-1, the process shall be as identified in the application most closely associated with the application process definitions in [SMC 17G.061.100](#).

TABLE 17G.061.010-1 SUMMARY OF APPLICATION TYPES AND REQUIREMENTS								
	Application Type	Notice of Community Meeting	Notice of Application	Notice of Hearing	Notice Content	Review Official	City Council Review	Expiration of Permit
BUILDING AND CODE ENFORCEMENT								
Building Permit without SEPA	(Type I) <u>Excluded</u>	-	-	-	-	Building Official	-	180 days
Building Permit with SEPA (Commercial/Industrial/Other)	Type I	-	Sign Posted Legal	-	-	Building Official	-	180 days
Demolition Permit without SEPA	Type I	-	- [2]	- [1]	-	Building Official	-	180 days
Demolition Permit with SEPA [2]	Type I	-	Sign Posted Legal Newspaper	- [1]	-	Building Official	-	180 days
Fence Permit	Excluded	-	-	-	-	Building Official	-	180 days

Grading Permit without SEPA	Type I	-	Sign Posted Legal	-	-	Building Official	-	180 days
Grading Permit with SEPA	Type I	-	-	-	-	Building Official	-	180 days
Manufactured Home Permit	Excluded	-	-	-	-	Building Official	-	180 days
Sign Permit	Excluded	-	-	-	-	Building Official	-	180 days
Residential Building Permit	Excluded	-	-	-	-	Building Official	-	180 days
Remodel Permit	Excluded	-	-	-	-	Building Official	-	180 days
ENGINEERING SERVICES								
Address Permit	Excluded	-	-	-	-	Engineering Director	-	180 days
Approach Permit	Excluded	-	-	-	-	Engineering Director	-	180 days
Design Deviation – Street Design	Excluded	-	-	-	-	Engineering Director	-	180 days
Encroachment Permit	Excluded	-	-	-	-	Engineering	-	180 days

						Director		
LID Formation	Excluded	-	-	-	-	Engineering Director	-	180 days
Obstruction Permit	Excluded	-	-	-	-	Engineering Director	-	180 days
Road Closure	Excluded	-	-	-	-	Engineering Director	-	180 days
Sidewalk Permit	Excluded	-	-	-	-	Engineering Director	-	180 days
Stormwater Design Acceptance	Excluded	-	-	-	-	Engineering Director	-	180 days
Street Vacation	Excluded	-	-	-	-	Engineering Director	-	180 days
PLANNING AND ECONOMIC DEVELOPMENT SERVICES								
Accessory Dwelling Unit (ADU)	Excluded	-	-	-	-	Planning Director	-	180 days
Administrative Exemptions	Excluded	-	-	-	-	Planning Director	-	180 days
Administrative Interpretations/Determinations	Excluded	-	-	-	-	Planning Director	-	180 days

Binding Site Plan (BSP) – Preliminary	Type II	-	Individual Sign Posted	-	Project name Proposed use Acreage # of lots	Planning Director	-	5 years
Binding Site Plan (BSP) – Final	Excluded	-	-	-	-	Planning Director	-	N/A
Boundary Line Adjustment (BLA)	Excluded	-	-	-	-	Planning Director	-	N/A
Certificate of Compliance (CC) – Hearing Examiner	Type III	Individual Sign Posted	Individual Sign Posted	Individual Sign Posted	Project name Proposed use	Hearing Examiner	-	N/A
Certificate of Compliance (CC) – Planning Director	Type II	-	Individual Sign Posted	-	Project name Proposed use	Planning Director	-	N/A
Conditional Use Permit (CUP) – Hearing Examiner	Type III	Individual Sign Posted	Individual Sign Posted	Individual Sign Posted	Project name Proposed use	Hearing Examiner	-	3 years
Conditional Use Permit (CUP) – Planning Director [3]	Type II	-	Individual Sign Posted	-	Project name Proposed use	Planning Director	-	3 years

Floodplain Development with SEPA	Type I	Individual Sign Posted	Individual Sign Posted	-	Proposed use	Planning Director	-	180 days
Floodplain Variance	Type III	Individual Sign Posted	Individual Sign Posted	Individual Sign Posted	Project name Proposed use	Hearing Examiner	-	3 years
Home Occupation	Excluded	-	-	-	-	Planning Director	-	N/A
Long Plat – Preliminary	Type III	Individual Sign Posted	Individual Sign Posted	Individual Sign Posted Newspaper	Project name Proposed use Acreage # of lots	Hearing Examiner	-	5 years
Long Plat – Final	Excluded	-	-	-	-	Planning Director	-	N/A
Planned Unit Development (PUD) – Preliminary	Type III	Individual Sign Posted	Individual Sign Posted	Individual Sign Posted	Project name Proposed use Acreage # of lots	Hearing Examiner	-	5 years [5]
Planned Unit Development (PUD) – Final	Excluded	-	-	-	-	Planning	Yes	N/A

						Director		
Shoreline Exemption/Determination/Interpretation	Excluded	-	-	-	-	Planning Director	-	Must comply with WAC 173-27-90
Shoreline Substantial Development Permit (SDP)	Type II	Individual Sign Posted	-	-	Project name Proposed use	Planning Director	-	Must comply with WAC 173-27-90
Shoreline Variance	Type III	Individual Sign Posted	Individual Sign Posted	Individual Sign Posted	Project name Proposed use	Hearing Examiner	-	Must comply with WAC 173-27-90
Shoreline Conditional Use Permit (CUP)	Type III	Individual Sign Posted	Individual Sign Posted	Individual Sign Posted	Project name Proposed use	Hearing Examiner	-	Must comply with WAC 173-27-90
Short Plat – Preliminary with Standard Review and SEPA	Type II	-	Individual Sign Posted	-	Project name Proposed use Acreage # of lots	Planning Director	-	5 years
Short Plat – Preliminary with Standard Review and No SEPA	Type II	-	Individual Sign [4] Posted [4]	-	Project name Proposed use	Planning Director	-	5 years

					Acreage # of lots			
Short Plat – Preliminary with Minor Review	Type II	-	-	-	-	Planning Director	-	5 years
Short Plat – Final	Excluded	-	-	-	-	Planning Director	-	N/A
Skywalk	Type III	Individual Sign Posted	Individual Sign Posted	Individual Sign Posted	-	Hearing Examiner	Yes	Up to 25 year agreement
Variance	Type III	Individual Sign Posted	Individual Sign Posted	Individual Sign Posted	Project name Proposed use Proposed standard	Hearing Examiner	-	3 years
Rezone	Type III	Individual Sign Posted	Individual Sign Posted	Individual Sign Posted	Project name Proposed use Proposed zone	Hearing Examiner	-	3 years

Footnotes

[1] Public Hearing is required if the structure is on the National Historic Register.

[2] Applications for demolition permits for the demolition of an entire building or structure shall, in addition to any applicable requirements under chapter 43.21C RCW, be subject to a ten-day review and comment period. This review and comment period shall run concurrently with any other applicable notice and comment period. Following receipt of such applications, copies shall be forwarded to the individual(s) designated pursuant to SMC 4.27.010(D) to receive written notice on behalf of the neighborhood council in which the building or structure is located, at the address for such neighborhood council designee(s) that is on file with the department. Any comments submitted to the department by the neighborhood council during this review and comment period shall be provided to the applicant prior to issuing the demolition permit.

[3] Conditional Use Permits required under SMC 17C.111.110, Limited Use Standards for Religious Institutions and Schools, will complete posted/individual notification requirements for a Community Meeting.

[4] Sign and posted notice not required for 2-4 lots per SMC 17G.080.040(D)

[5] If a PUD is approved together with a preliminary plat, the expiration date for the PUD shall be the same as the expiration date of the preliminary plat.

Section 15. That Section 17G.061.320 SMC is amended to read as follows:

Section 17G.061.320 Notice of Decision

- A. Decisions on Type I, II, and III project permit applications are made by the hearing examiner or director within ten days of the date the record is closed. The time for decision may be extended if the applicant agrees in writing. Subject to chapter 36.70B RCW, the time for decision may also be extended to allow time for additional public comment if the hearing examiner or director determines that notice was not properly mailed or posted; provided, a person is deemed to have received notice if that person appears at the hearing or submits timely written comments, even if notice was not properly mailed or posted. In making the decision, the hearing examiner or director may approve, approve with conditions, or deny the permit application. The decision is made in writing.
- B. Within seven days of making the decision, the hearing examiner or director causes notice of decision to be provided as follows:

1. Written notice of decision is provided by the decision-maker concurrent to the decision.
2. Notice of a decision denying a permit application is given to the applicant. A full copy of the decision and any conditions of approval accompanies the notice of the decision to the applicant.
3. Notice of all other decisions is given to the applicant, all parties of record, and all persons who have requested to be given notice.
4. Notice of decision for Type I permit applications shall be the permit. For Type II and III permit applications the decision includes the following information:
 - a. Location of the property.
 - b. Description of the proposed action.
 - c. Name, address, and office telephone number of the City official from whom additional information may be obtained.
 - d. Applicant name and number.
 - e. The decision made, including the environmental threshold determination.
 - f. A list of persons who testified in person or in writing, or a summary of such a list.
 - g. A list of exhibits or a summary of such a list.
 - h. A statement of the decision criteria governing the application.
 - i. A statement of the comprehensive plan policies governing the application.
 - j. Findings of fact and conclusions relating the proposal to the decision criteria governing the application and which form the basis for the decision.
 - k. A statement that a full copy of the decision may be obtained from the designated official for the cost of reproduction.
 - l. The last date the decision may be appealed.
 - m. The place the appeal must be filed.
 - n. A statement of the fee to be charged for an appeal and the approximate cost to prepare any required transcripts.
 - o. A statement that the decision will be final unless appealed; and

- p. The signature of the person making the decision.
- C. If the decision on a Type II or III project permit includes conditions of approval, a covenant must be recorded in the Spokane County auditor's office ~~((identifying))~~ which identifies the ~~((restrictions to use and to ((development of)) the property ((exist))~~ conditions. The covenant must be filed within the approval time limits of the permit or the approval becomes void. For rezones, the hearing examiner does not forward the rezone to the city council until the covenant has been filed.
- D. The decision for a shoreline substantial development permit, shoreline conditional use permit, or shoreline variance must contain a statement that construction pursuant to the permit shall not begin and is not authorized until twenty-one days from the "date of filing" by department of ecology as defined in RCW 90.58.140(6) and WAC 173-27-130, or until all review proceedings initiated within twenty-one days from the date of such filing have been terminated; except as provided in RCW 90.58.149(5)(a) and (b).
- E. Notice of decision for a shoreline substantial development permit, shoreline conditional use permit, or shoreline variance shall be submitted to the department of ecology along with a permit data sheet (Appendix A, WAC Chapter 173-27). For a shoreline conditional use permit or a shoreline variance, there is a thirty-day review by department of ecology. After this period, the department of ecology shall render and transmit to the City of Spokane and the applicant a final decision approving, approving with conditions, or disapproving the permit. The Planning Director shall provide notification within seven days of the department of ecology's final decision to those interested persons having requested notification.

Section 16. That Section 17G.070.030 SMC is amended to read as follows:

Section 17G.070.030 Development Standards

A. Permitted Uses.

Any permitted or conditional use allowed in the base zoning districts of the subject property plus additional uses including the following:

1. In the RA, R1, and R2 zoning districts, an applicant with a planned unit development approval may develop the site to contain these additional uses:
 - a. Accessory uses directly serving the planned unit development only and which are customary or associated with, but clearly incidental to, the residential uses permitted in the zone including:

- i. community building with indoor and/or outdoor recreation facilities;
 - ii. recreational vehicle and personal storage area;
 - iii. consolidated guest parking facilities.
2. In the RMF and RHD zoning districts, an applicant with a planned unit development approval may develop any uses permitted in the R1, R2, RMF and RHD zones together with these additional uses:
 - a. Retail sales and service uses and office uses are permitted subject to the following limitations:
 - i. The PUD site is larger than ten acres,
 - ii. Individual retail sales and service uses and office uses shall not exceed a floor area of three thousand square feet each and the site area developed with retail sales and service uses and office uses shall not exceed five percent of the total PUD site area.
 - iii. Sites developed with retail sales and service uses and office uses shall have frontage on a street that is designated as a collector or higher classified arterial.
 - iv. The retail sales and service uses and office uses in the PUD shall not be permitted until sixty percent of the approved residential units are completed.
 - v. An one hundred percent increase in the amount of retail sales and service uses and office uses is allowed when retail sales and service uses and office uses are physically built under residential uses in a mixed use building with ground floor retail sales and service uses and office uses.
 - vi. Outdoor sales and display and outdoor storage areas are not permitted except outdoor seating is allowed for restaurants and cafes.
3. Commercial Zones.

PUDs are permitted in the commercial zones including center and corridor (CC) and the downtown (DT) zones.
4. Industrial Zones.

In the PI zones, an applicant with a planned unit development approval may develop the site to contain all of the uses permitted by right in the underlying zone and, in addition, up to fifty percent of

the total gross floor area may be devoted to housing units provided these are built above the ground floor.

5. More Than One Base Zone.

When a site contains land that is in more than one zoning district, the allowed residential and conditional uses at the required minimum and maximum densities, if applicable, shall be proportionate to the land within the development site devoted to each zoning district.

B. Density.

1. Densities Required.

An applicant with a planned unit development approval shall develop the site subject to the minimum and maximum density provisions of the base zone, as contained in Title 17C SMC, except as provided in subsection (B)(2) of this section, plus a maximum of ten percent density bonus per the provisions below under SMC 17G.070.030(B)(5).

2. Density Exception.

For properties with a designated critical area or properties located in agricultural lands designation of the City's comprehensive plan, the minimum density requirement may be waived by the hearing examiner based on the following criteria:

- a. The development of the site with the critical area would not allow sufficient minimum lot size under the base zone requirements because critical area setbacks and buffers would reduce minimum lot sizes below those required by the base zone.
- b. The development of the site would require reducing buffers, setbacks or other dimensional modifications due to the location of designated critical areas; and
- c. The protection of the agricultural lands or critical area would be more effective by clustering the homes and structures to the minimum area necessary.

3. Calculating Density.

The calculation of density for a planned unit development is the net area based on the total area of subject property less the area set aside for right-of-way, tracts of land reserved for private streets and dedicated tracts reserved for stormwater facilities. The calculation of density is rounded up to the next whole number.

4. Transfer of Development Rights.

An applicant for a planned unit development may shift allowed residential densities to another site to protect and preserve designated critical areas and agricultural lands while providing the overall maximum density permitted by the underlying zoning district.

5. Density Bonuses.

- a. An applicant for a planned unit development may apply for a residential density bonus of ten percent above the maximum density allowed in the underlying base zone for developing affordable housing units that meet or exceed the HUD standards for affordable units.
- b. The density bonus may be granted based on a one percent ratio of bonus density for the project for each one percent of affordable housing that is provided.
- c. Affordable housing units are required to be dispersed throughout the project and shall not be congregated all in one building, when more than one building is proposed.

C. Dimensional Requirements of the Base Zone.

The dimensional requirements of the base zone standards apply to a PUD except as follows:

1. Lot Dimensional Standards.

- a. The minimum lot size, lot depth and lot width standards may be modified.
- b. The lot frontage requirements may be modified to allow the lots to be served by a private street or private access, rather than a public street as required under SMC 17C.111.200(F), provided that the director of engineering services has determined that private streets or private access can serve the subject lots in the planned unit development. A private street or private access that does not conform to chapter 17H.010 SMC, Street Development Standards, may be approved through a design variance request under SMC 17H.010.020.

2. Lot Coverage and FAR.

The lot coverage by buildings and the floor area ratio (FAR) provisions may be modified.

3. Setbacks.

- a. Front and rear yard setbacks.
 - i. Front and rear yard setbacks for structures located within eighty feet of the perimeter of the project shall be the same as required by the base zone.
 - ii. Front and rear yard setbacks in the remainder of the project may be modified, except that a minimum front or rear yard setback of twenty feet is required for any garage or carport that opens facing a street or an alley.
 - iii. Above and below ground parking structures used in conjunction with a mixed use or multifamily residential project may modify front yard setbacks, if sufficient queuing to enter the structure is provided on-site.
- b. Side Yard Setbacks.
 - i. Side yard setbacks may be modified, except that a side yard setback of twenty feet is required for any garage or carport that opens facing a street.
 - ii. Above and below ground parking structures used in conjunction with a mixed use or multifamily residential project may modify side yard setbacks, if sufficient queuing to enter the structure is provided on-site.

4. Building Height.

Except as provided below, building height allowed in the base zone cannot be modified, waived or varied through the planned unit development process.

- a. Changes to the height limits in the underlying zone require a rezone processed concurrently with the planned unit development.
- b. In the RMF zone, the wall height for a mixed-use commercial building may be increased to thirty five feet. Such a building is exempt from the height transition requirements of SMC 17C.111.215(C)(3).

5. Off-street Parking.

The minimum number of off-street parking stalls may be modified based upon sufficient evidence that the occupancy of the project will not require the number of off-street parking stalls specified for that use under chapter 17C.230 SMC, Parking and Loading.

6. Signs.

The number, type and size of signs cannot be modified through a planned unit development.

7. Fencing.

Perimeter fencing for a planned unit development is permitted except the maximum height of fencing along a street frontage of the planned unit development may not exceed forty-two inches. When a fence is along a street frontage, usable pedestrian access shall be provided spaced a minimum of one every three hundred feet.

8. Gates.

If the director of engineering services approves of private streets in the planned unit development, based on the criteria of SMC 17H.010.090, gates may be permitted in a planned unit development.

9. Lot Access.

The alley access requirements of SMC 17C.111.335(B) apply to lots in a PUD. If a lot abuts a public alley, then vehicle access shall be from the alley.

D. Infrastructure.

All public or private streets, paving, curbs, sidewalks, utilities, stormwater, lights and similar facilities shall be developed according to City standards, unless specifically modified by the city engineer. Waivers, variances, or modifications to the private or public street standards, utilities, and other infrastructure through a planned unit development shall be approved by the city engineer. An approved design variance request form shall be submitted with the PUD application.

E. Common Open Space.

In exchange for the approval of more intense residential development, higher densities, smaller lots and relaxed development standards, the developer of a planned unit development is required to provide common open space for the active and passive recreational activities of residents, employees, and visitors. Such space shall be aggregated wherever feasible and shall consist of a combination of landscaped and hard-scaped areas. Such common open space shall include some combination of the following: plazas, arbors, sitting areas, picnic areas, playing fields and trails to accommodate a variety of active and passive activities and promote visual interest.

1. In planned unit developments, the following requirements shall apply:

- a. At least ten percent of the gross area of the site must be devoted to such open space. Such space must be fully accessible to the residents, employees, visitors and/or other users of the site. Reduction of this standard in PUDs is prohibited and a variance cannot be sought to reduce this requirement.
 - b. Fenced yards associated with buildings immediately adjacent to designated open space, landscaping in parking lots, or fenced stormwater facilities shall not count toward the total open space requirement.
 - c. Environmentally-constrained land within the planned unit development, including wetlands, geologically hazardous areas, fish and wildlife habitats and frequently flooded areas may be used to meet up to fifty percent of the total requirement specified in subsection (E)(1)(a) above, provided that these areas are either accessible to pedestrians to the extent practical or are visually accessible from adjacent and adjoining common open space.
2. The common open space designated to meet this requirement shall be permanently maintained by and conveyed to one of the following:
- a. A homeowners' or property owners' association as regulated by state law.
 - b. A public agency that agrees to maintain the common open space and any buildings, structures or improvements placed within it.

F. Subdivision.

When a planned unit development is combined with a division of land including a short plat, long plat or binding site plan, the requirements of chapter 17G.080 SMC are required to be met, including SMC 17C.111.200(C), along with the following:

~~((1. Lot Size Transition))~~

~~((Transition requirements for lot sizes in the RA and RI zones cannot be waived or modified through the planned unit development process))~~

~~((2.))~~ 1. Through lots.

Lots shall be configured in a way that development can be oriented toward streets to increase the safety and enjoyment of pedestrians and bicyclists. A new PUD/subdivisions shall not "turn its back" on a

collector, minor or principal arterial street. Through lots are allowed only where both front lot lines are on local access streets. The minimum front lot line and minimum width standards apply to one frontage of the through lot.

Section 17. That Section 17H.010.130 SMC is amended to read as follows:

Section 17H.010.130 Alleys

- A. When constructed, alleys shall be provided at the rear or side of lots.
- B. Where alleys are existing, or provided in new ((developments)) subdivisions and short subdivisions, on-site parking spaces shall be accessed from the alley and not the street unless approved by director of engineering.
- C. Dead-end alleys shall be avoided wherever possible, but if unavoidable, shall be designed with adequate turn-around facilities or alternative connections acceptable to the director of engineering services at the dead-end.
- D. All new alleys shall be constructed in conformance with the standard plans.
- E. Public alleys shall be located in public right-of-way. If public utilities are to be located in an alley, the alley must be located in public right-of-way.
- F. Private alleys may be located in a tract or on an easement. Tracts must be owned in common by the owners of the property served by the private alley or by a homeowner's association and must be designated on the plat as a special purpose tract. A maintenance agreement must be recorded with the Spokane county auditor that commits the owner(s) to maintain all elements of the private alley.
- G. New alleys shall have a paved width of at least twelve feet and a clear width of at least twenty feet. The twenty-foot width shall not be obstructed in any manner, including the parking of vehicles, fences or utility structures.
- ~~((H. Alleys that serve as a primary access or as a fire access must have a paved width of at least twenty feet. Unless specifically approved by the city fire department, alleys are not considered a fire access.))~~
- ~~((I.))~~ H. Stormwater from all new alleys must be collected and treated according to the city's stormwater guidelines.

Passed the City Council _____

Council President

Attest:

Approved as to form:

City Clerk Assistant City Attorney

Mayor

Date

Effective Date: _____

17D.075.180
Appendix A
Impact Fee Schedule



2024 Downtown District Transportation Impact Fee Schedule

Effective with Q1 2024 Code Update

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Residential			
Single Family Detached	210	dwelling	\$230.76
Single Family Attached (duplex, townhouse)	215	dwelling	\$139.93
Multi-Family 1-2 level	220	dwelling	\$125.20
Multi-Family 3-10 level	221	dwelling	\$95.74
ADU	-	dwelling	\$95.74
Multi Family Low-Income (1-2 level)	223	dwelling	\$112.92
Assisted Living	254	bed	\$46.83
Continuing Care Retirement Comm	255	dwelling	\$37.07
Nursing Home	620	bed	\$27.32
Commercial - Services			
Hotel (3 Levels or More)	310	room	\$164.64
Hotel/Motel	320	room	\$131.16
Movie Theater	444	sq ft/GFA	\$0.47
Health Club	492	sq ft/GFA	\$0.57
Day Care	565	sq ft/GFA	\$1.17
Bank	912	sq ft/GFA	\$1.27
Commercial - Institutional			
Elementary School	520	sq ft/GFA	\$0.13
Middle School	522	sq ft/GFA	\$0.09
High School	530	sq ft/GFA	\$0.11
University/College	550	ASF	\$0.14
Religious Institute	560	sq ft/GFA	\$0.12
Library	590	sq ft/GFA	\$0.77
Hospital	610	sq ft/GFA	\$0.26
Commercial - Administrative Office			
Veterinary Clinic	640	sq ft/GFA	\$1.07
General Office	710	sq ft/GFA	\$0.37
Medical Office / Clinic	720	sq ft/GFA	\$0.81
Office Park	750	sq ft/GFA	\$0.36

BASE RATE PER PM TRIP		\$210	
Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Commercial - Retail			
Free-Standing Discount Superstore	813	sq ft/GFA	\$0.38
Specialty Retail Center	826	sq ft/GLA	\$0.22
Hardware/Paint Store	816	sq ft/GFA	\$0.39
Nursery/Garden Center	817	sq ft/GFA	\$0.71
Shopping Center	820	sq ft/GLA	\$0.33
Car Sales - New/Used	841	sq ft/GFA	\$0.48
Tire Store	848	Service bay	\$427.83
Supermarket	850	sq ft/GFA	\$0.84
Convenience Market	851	sq ft/GFA	\$1.89
Pharmacy	881	sq ft/GFA	\$0.59
Furniture Store	890	sq ft/GFA	\$0.03
Quick Lubrication Vehicle Shop	941	Service Bay	\$696.93
Auto Parts & Service Center	943	sq ft/GFA	\$0.52
Service Station/Minimart/Carwash	853	VFP	\$720.22
Industrial			
Light Industry/High Technology	110	sq ft/GFA	\$0.31
Heavy Industrial	120	sq ft/GFA	\$0.21
Industrial Park	132	sq ft/GFA	\$0.27
Manufacturing	140	sq ft/GFA	\$0.23
Warehousing	150	sq ft/GFA	\$0.10
Mini-Storage	151	sq ft/GFA	\$0.05
Commercial - Restaurant			
Drinking Establishment	925	sq ft/GFA	\$0.96
Quality Restaurant	931	sq ft/GFA	\$0.92
High Turnover Restaurant	932	sq ft/GFA	\$0.93
Fast Casual	-	sq ft/GFA	\$1.55
Fast Food Restaurant	934	sq ft/GFA	\$2.29
Coffee Shop with Drive-Thru	937	sq ft/GFA	\$0.90

Notes:

Residential uses based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition
 Other uses based on the ITE Trip Generation Manual, 9th Edition

Definitions:

VFP- Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)

GFA= Gross Floor Area

Single Family Attached (duplex, townhouse) = dwelling units with a common wall between units. Units separated by a ceiling are multi-family.

ASF= Assignable Square Feet (aka Net Assignable Area): the sum of all areas on all floors of a building assigned to, or available for assignment to, an occupant or specific use. It can be subdivided into Classroom, labs, offices, study facilities, special use, general use, support, health care, residential and unclassified. Areas defined Drinking Establishment = contains a bar, serves alcohol and food, may have TV screens, pool tables, and other entertainment. Restaurants that specialize in food but also have a bar are considered High-Turnover Restaurants.

Quality Restaurant = duration of stay > 1 hour, not a chain, serves dinner and sometimes lunch, patrons wait to be seated, order from menu, pay after (Ex. Clinkerdagger, Anthony's, Luna)

High-Turnover Restaurant = duration of stay approx. 1 hour, often a chain restaurant, may be open 24 hours, patrons wait to be seated, order from menu (Ex. Applebee's, Denny's, Buffalo Wild Wings, The Onion, Twigs)

Fast Casual Restaurant = duration of stay < 1 hour, patrons order at counter and eat in the restaurant. Food is typically made to order. Most do not have a drive-through. (Ex. Chipotle, Panera Bread, Five Guys, Qdoba, Mod Pizza).



2024 Northwest District Transportation Impact Fee Schedule

Effective with Q1 2024 Code Update

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Residential			
Single Family Detached	210	dwelling	\$846.85
Single Family Attached (duplex, townhouse)	215	dwelling	\$513.51
Multi-Family 1-2 level	220	dwelling	\$459.46
Multi-Family 3-10 level	221	dwelling	\$351.35
ADU	-	dwelling	\$351.35
Multi Family Low-Income (1-2 level)	223	dwelling	\$414.41
Assisted Living	254	bed	\$171.86
Continuing Care Retirement Comm	255	dwelling	\$136.06
Nursing Home	620	bed	\$100.25
Commercial - Services			
Hotel (3 Levels or More)	310	room	\$604.22
Hotel/Motel	320	room	\$481.33
Movie Theater	444	sq ft/GFA	\$1.74
Health Club	492	sq ft/GFA	\$2.10
Day Care	565	sq ft/GFA	\$4.28
Bank	912	sq ft/GFA	\$4.68
Commercial - Institutional			
Elementary School	520	sq ft/GFA	\$0.47
Middle School	522	sq ft/GFA	\$0.33
High School	530	sq ft/GFA	\$0.39
University/College	550	ASF	\$0.51
Religious Institute	560	sq ft/GFA	\$0.42
Library	590	sq ft/GFA	\$2.82
Hospital	610	sq ft/GFA	\$0.96
Commercial - Administrative Office			
Veterinary Clinic	640	sq ft/GFA	\$3.93
General Office	710	sq ft/GFA	\$1.34
Medical Office / Clinic	720	sq ft/GFA	\$2.97
Office Park	750	sq ft/GFA	\$1.33

BASE RATE PER PM TRIP		\$770	
Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Commercial - Retail			
Free-Standing Discount Superstore	813	sq ft/GFA	\$1.41
Specialty Retail Center	826	sq ft/GLA	\$0.80
Hardware/Paint Store	816	sq ft/GFA	\$1.43
Nursery/Garden Center	817	sq ft/GFA	\$2.62
Shopping Center	820	sq ft/GLA	\$1.20
Car Sales - New/Used	841	sq ft/GFA	\$1.78
Tire Store	848	Service bay	\$1,570.06
Supermarket	850	sq ft/GFA	\$3.07
Convenience Market	851	sq ft/GFA	\$6.94
Pharmacy	881	sq ft/GFA	\$2.17
Furniture Store	890	sq ft/GFA	\$0.12
Quick Lubrication Vehicle Shop	941	Service Bay	\$2,557.63
Auto Parts & Service Center	943	sq ft/GFA	\$1.92
Service Station/Minimart/Carwash	853	VFP	\$2,643.10
Industrial			
Light Industry/High Technology	110	sq ft/GFA	\$1.12
Heavy Industrial	120	sq ft/GFA	\$0.79
Industrial Park	132	sq ft/GFA	\$0.98
Manufacturing	140	sq ft/GFA	\$0.84
Warehousing	150	sq ft/GFA	\$0.37
Mini-Storage	151	sq ft/GFA	\$0.19
Commercial - Restaurant			
Drinking Establishment	925	sq ft/GFA	\$3.51
Quality Restaurant	931	sq ft/GFA	\$3.37
High Turnover Restaurant	932	sq ft/GFA	\$3.41
Fast Casual	-	sq ft/GFA	\$5.68
Fast Food Restaurant	934	sq ft/GFA	\$8.42
Coffee Shop with Drive-Thru	937	sq ft/GFA	\$3.30

Notes:

Residential uses based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition
 Other uses based on the ITE Trip Generation Manual, 9th Edition

Definitions:

VFP- Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)

GFA= Gross Floor Area

Single Family Attached (duplex, townhouse) = dwelling units with a common wall between units. Units separated by a ceiling are multi-family.

ASF= Assignable Square Feet (aka Net Assignable Area): the sum of all areas on all floors of a building assigned to, or available for assignment to, an occupant or specific use. It can be subdivided into Classroom, labs, offices, study facilities, special use, general use, support, health care, residential and unclassified. Areas defined

Drinking Establishment = contains a bar, serves alcohol and food, may have TV screens, pool tables, and other entertainment. Restaurants that specialize in food but also have a bar are considered High-Turnover Restaurants.

Quality Restaurant = duration of stay > 1 hour, not a chain, serves dinner and sometimes lunch, patrons wait to be seated, order from menu, pay after (Ex. Clinkerdagger, Anthony's, Luna)

High-Turnover Restaurant = duration of stay approx. 1 hour, often a chain restaurant, may be open 24 hours, patrons wait to be seated, order from menu (Ex. Applebee's, Denny's, Buffalo Wild Wings, The Onion, Twigs)

Fast Casual Restaurant = duration of stay < 1 hour, patrons order at counter and eat in the restaurant. Food is typically made to order. Most do not have a drive-through. (Ex. Chipotle, Panera Bread, Five Guys, Qdoba, Mod Pizza).



2024 South District Transportation Impact Fee Schedule

Effective with Q1 2024 Code Update

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Residential			
Single Family Detached	210	dwelling	\$2,866.08
Single Family Attached (duplex, townhouse)	215	dwelling	\$1,737.94
Multi-Family 1-2 level	220	dwelling	\$1,555.00
Multi-Family 3-10 level	221	dwelling	\$1,189.12
ADU	-	dwelling	\$1,189.12
Multi Family Low-Income (1-2 level)	223	dwelling	\$1,402.55
Assisted Living	254	bed	\$581.66
Continuing Care Retirement Comm	255	dwelling	\$460.48
Nursing Home	620	bed	\$339.30
Commercial - Services			
Hotel (3 Levels or More)	310	room	\$2,044.93
Hotel/Motel	320	room	\$1,629.01
Movie Theater	444	sq ft/GFA	\$5.90
Health Club	492	sq ft/GFA	\$7.11
Day Care	565	sq ft/GFA	\$14.47
Bank	912	sq ft/GFA	\$15.83
Commercial - Institutional			
Elementary School	520	sq ft/GFA	\$1.59
Middle School	522	sq ft/GFA	\$1.10
High School	530	sq ft/GFA	\$1.31
University/College	550	ASF	\$1.74
Religious Institute	560	sq ft/GFA	\$1.43
Library	590	sq ft/GFA	\$9.56
Hospital	610	sq ft/GFA	\$3.24
Commercial - Administrative Office			
Veterinary Clinic	640	sq ft/GFA	\$13.28
General Office	710	sq ft/GFA	\$4.54
Medical Office / Clinic	720	sq ft/GFA	\$10.05
Office Park	750	sq ft/GFA	\$4.51

BASE RATE PER PM TRIP		\$2,606	
Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Commercial - Retail			
Free-Standing Discount Superstore	813	sq ft/GFA	\$4.76
Specialty Retail Center	826	sq ft/GLA	\$2.72
Hardware/Paint Store	816	sq ft/GFA	\$4.86
Nursery/Garden Center	817	sq ft/GFA	\$8.86
Shopping Center	820	sq ft/GLA	\$4.06
Car Sales - New/Used	841	sq ft/GFA	\$6.01
Tire Store	848	Service bay	\$5,313.74
Supermarket	850	sq ft/GFA	\$10.38
Convenience Market	851	sq ft/GFA	\$23.49
Pharmacy	881	sq ft/GFA	\$7.36
Furniture Store	890	sq ft/GFA	\$0.40
Quick Lubrication Vehicle Shop	941	Service Bay	\$8,656.09
Auto Parts & Service Center	943	sq ft/GFA	\$6.51
Service Station/Minimart/Carwash	853	VFP	\$8,945.36
Industrial			
Light Industry/High Technology	110	sq ft/GFA	\$3.79
Heavy Industrial	120	sq ft/GFA	\$2.66
Industrial Park	132	sq ft/GFA	\$3.32
Manufacturing	140	sq ft/GFA	\$2.85
Warehousing	150	sq ft/GFA	\$1.25
Mini-Storage	151	sq ft/GFA	\$0.64
Commercial - Restaurant			
Drinking Establishment	925	sq ft/GFA	\$11.88
Quality Restaurant	931	sq ft/GFA	\$11.42
High Turnover Restaurant	932	sq ft/GFA	\$11.55
Fast Casual	-	sq ft/GFA	\$19.22
Fast Food Restaurant	934	sq ft/GFA	\$28.50
Coffee Shop with Drive-Thru	937	sq ft/GFA	\$11.15

Notes:

Residential uses based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition
 Other uses based on the ITE Trip Generation Manual, 9th Edition

Definitions:

VFP- Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)

GFA= Gross Floor Area

Single Family Attached (duplex, townhouse) = dwelling units with a common wall between units. Units separated by a ceiling are multi-family.

ASF= Assignable Square Feet (aka Net Assignable Area): the sum of all areas on all floors of a building assigned to, or available for assignment to, an occupant or specific use. It can be subdivided into Classroom, labs, offices, study facilities, special use, general use, support, health care, residential and unclassified. Areas defined

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Fast Casual Restaurant = duration of stay < 1 hour, patrons order at counter and eat in the restaurant. Food is typically made to order. Most do not have a drive-through. (Ex. Chipotle, Panera Bread, Five Guys, Qdoba, Mod Pizza).



2024 Northeast District Transportation Impact Fee Schedule

Effective with Q1 2024 Code Update

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Residential			
Single Family Detached	210	dwelling	\$707.17
Single Family Attached (duplex, townhouse)	215	dwelling	\$428.82
Multi-Family 1-2 level	220	dwelling	\$383.68
Multi-Family 3-10 level	221	dwelling	\$293.40
ADU	-	dwelling	\$293.40
Multi Family Low-Income (1-2 level)	223	dwelling	\$346.06
Assisted Living	254	bed	\$143.52
Continuing Care Retirement Comm	255	dwelling	\$113.62
Nursing Home	620	bed	\$83.72
Commercial - Services			
Hotel (3 Levels or More)	310	room	\$504.56
Hotel/Motel	320	room	\$401.94
Movie Theater	444	sq ft/GFA	\$1.46
Health Club	492	sq ft/GFA	\$1.75
Day Care	565	sq ft/GFA	\$3.57
Bank	912	sq ft/GFA	\$3.91
Commercial - Institutional			
Elementary School	520	sq ft/GFA	\$0.39
Middle School	522	sq ft/GFA	\$0.27
High School	530	sq ft/GFA	\$0.32
University/College	550	ASF	\$0.43
Religious Institute	560	sq ft/GFA	\$0.35
Library	590	sq ft/GFA	\$2.36
Hospital	610	sq ft/GFA	\$0.80
Commercial - Administrative Office			
Veterinary Clinic	640	sq ft/GFA	\$3.28
General Office	710	sq ft/GFA	\$1.12
Medical Office / Clinic	720	sq ft/GFA	\$2.48
Office Park	750	sq ft/GFA	\$1.11

BASE RATE PER PM TRIP		\$643	
Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Commercial - Retail			
Free-Standing Discount Superstore	813	sq ft/GFA	\$1.17
Specialty Retail Center	826	sq ft/GLA	\$0.67
Hardware/Paint Store	816	sq ft/GFA	\$1.20
Nursery/Garden Center	817	sq ft/GFA	\$2.19
Shopping Center	820	sq ft/GLA	\$1.00
Car Sales - New/Used	841	sq ft/GFA	\$1.48
Tire Store	848	Service bay	\$1,311.10
Supermarket	850	sq ft/GFA	\$2.56
Convenience Market	851	sq ft/GFA	\$5.80
Pharmacy	881	sq ft/GFA	\$1.82
Furniture Store	890	sq ft/GFA	\$0.10
Quick Lubrication Vehicle Shop	941	Service Bay	\$2,135.79
Auto Parts & Service Center	943	sq ft/GFA	\$1.61
Service Station/Minimart/Carwash	853	VFP	\$2,207.16
Industrial			
Light Industry/High Technology	110	sq ft/GFA	\$0.94
Heavy Industrial	120	sq ft/GFA	\$0.66
Industrial Park	132	sq ft/GFA	\$0.82
Manufacturing	140	sq ft/GFA	\$0.70
Warehousing	150	sq ft/GFA	\$0.31
Mini-Storage	151	sq ft/GFA	\$0.16
Commercial - Restaurant			
Drinking Establishment	925	sq ft/GFA	\$2.93
Quality Restaurant	931	sq ft/GFA	\$2.82
High Turnover Restaurant	932	sq ft/GFA	\$2.85
Fast Casual	-	sq ft/GFA	\$4.74
Fast Food Restaurant	934	sq ft/GFA	\$7.03
Coffee Shop with Drive-Thru	937	sq ft/GFA	\$2.75

Notes:

Residential uses based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition
 Other uses based on the ITE Trip Generation Manual, 9th Edition

Definitions:

VFP- Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)

GFA= Gross Floor Area

Single Family Attached (duplex, townhouse) = dwelling units with a common wall between units. Units separated by a ceiling are multi-family.

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Fast Casual Restaurant = duration of stay < 1 hour, patrons order at counter and eat in the restaurant. Food is typically made to order. Most do not have a drive-through. (Ex. Chipotle, Panera Bread, Five Guys, Qdoba, Mod Pizza).



2024 West Plains District Transportation Impact Fee Schedule

Effective with Q1 2024 Code Update

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Residential			
Single Family Detached	210	dwelling	\$4,124.25
Single Family Attached (duplex, townhouse)	215	dwelling	\$2,500.88
Multi-Family 1-2 level	220	dwelling	\$2,237.63
Multi-Family 3-10 level	221	dwelling	\$1,711.13
ADU	-	dwelling	\$1,711.13
Multi Family Low-Income (1-2 level)	223	dwelling	\$2,018.25
Assisted Living	254	bed	\$837.00
Continuing Care Retirement Comm	255	dwelling	\$662.63
Nursing Home	620	bed	\$488.25
Commercial - Services			
Hotel (3 Levels or More)	310	room	\$2,942.63
Hotel/Motel	320	room	\$2,344.13
Movie Theater	444	sq ft/GFA	\$8.49
Health Club	492	sq ft/GFA	\$10.23
Day Care	565	sq ft/GFA	\$20.82
Bank	912	sq ft/GFA	\$22.78
Commercial - Institutional			
Elementary School	520	sq ft/GFA	\$2.29
Middle School	522	sq ft/GFA	\$1.58
High School	530	sq ft/GFA	\$1.89
University/College	550	ASF	\$2.50
Religious Institute	560	sq ft/GFA	\$2.06
Library	590	sq ft/GFA	\$13.76
Hospital	610	sq ft/GFA	\$4.66
Commercial - Administrative Office			
Veterinary Clinic	640	sq ft/GFA	\$19.12
General Office	710	sq ft/GFA	\$6.54
Medical Office / Clinic	720	sq ft/GFA	\$14.46
Office Park	750	sq ft/GFA	\$6.49

BASE RATE PER PM TRIP		\$3,750	
Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Commercial - Retail			
Free-Standing Discount Superstore	813	sq ft/GFA	\$6.85
Specialty Retail Center	826	sq ft/GLA	\$3.91
Hardware/Paint Store	816	sq ft/GFA	\$6.99
Nursery/Garden Center	817	sq ft/GFA	\$12.75
Shopping Center	820	sq ft/GLA	\$5.84
Car Sales - New/Used	841	sq ft/GFA	\$8.65
Tire Store	848	Service bay	\$7,646.40
Supermarket	850	sq ft/GFA	\$14.93
Convenience Market	851	sq ft/GFA	\$33.80
Pharmacy	881	sq ft/GFA	\$10.59
Furniture Store	890	sq ft/GFA	\$0.58
Quick Lubrication Vehicle Shop	941	Service Bay	\$12,456.00
Auto Parts & Service Center	943	sq ft/GFA	\$9.37
Service Station/Minimart/Carwash	853	VFP	\$12,872.25
Industrial			
Light Industry/High Technology	110	sq ft/GFA	\$5.46
Heavy Industrial	120	sq ft/GFA	\$3.83
Industrial Park	132	sq ft/GFA	\$4.78
Manufacturing	140	sq ft/GFA	\$4.11
Warehousing	150	sq ft/GFA	\$1.80
Mini-Storage	151	sq ft/GFA	\$0.93
Commercial - Restaurant			
Drinking Establishment	925	sq ft/GFA	\$17.10
Quality Restaurant	931	sq ft/GFA	\$16.43
High Turnover Restaurant	932	sq ft/GFA	\$16.62
Fast Casual	-	sq ft/GFA	\$27.66
Fast Food Restaurant	934	sq ft/GFA	\$41.02
Coffee Shop with Drive-Thru	937	sq ft/GFA	\$16.05

Notes:

Residential uses based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition
 Other uses based on the ITE Trip Generation Manual, 9th Edition

Definitions:

VFP- Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)

GFA= Gross Floor Area

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Fast Casual Restaurant = duration of stay < 1 hour, patrons order at counter and eat in the restaurant. Food is typically made to order. Most do not have a drive-through. (Ex. Chipotle, Panera Bread, Five Guys, Qdoba, Mod Pizza).



2024 Latah District Transportation Impact Fee Schedule

Effective with Q1 2024 Code Update

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Residential			
Single Family Detached	210	dwelling	\$7,293.87
Single Family Attached (duplex, townhouse)	215	dwelling	\$4,422.88
Multi-Family 1-2 level	220	dwelling	\$3,957.31
Multi-Family 3-10 level	221	dwelling	\$3,026.18
ADU	-	dwelling	\$3,026.18
Multi Family Low-Income (1-2 level)	223	dwelling	\$3,569.34
Assisted Living	254	bed	\$1,480.26
Continuing Care Retirement Comm	255	dwelling	\$1,171.87
Nursing Home	620	bed	\$863.49
Commercial - Services			
Hotel (3 Levels or More)	310	room	\$5,204.13
Hotel/Motel	320	room	\$4,145.66
Movie Theater	444	sq ft/GFA	\$15.01
Health Club	492	sq ft/GFA	\$18.08
Day Care	565	sq ft/GFA	\$36.83
Bank	912	sq ft/GFA	\$40.29
Commercial - Institutional			
Elementary School	520	sq ft/GFA	\$4.04
Middle School	522	sq ft/GFA	\$2.80
High School	530	sq ft/GFA	\$3.34
University/College	550	ASF	\$4.43
Religious Institute	560	sq ft/GFA	\$3.65
Library	590	sq ft/GFA	\$24.33
Hospital	610	sq ft/GFA	\$8.24
Commercial - Administrative Office			
Veterinary Clinic	640	sq ft/GFA	\$33.81
General Office	710	sq ft/GFA	\$11.56
Medical Office / Clinic	720	sq ft/GFA	\$25.57
Office Park	750	sq ft/GFA	\$11.48

BASE RATE PER PM TRIP		\$6,632	
Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Commercial - Retail			
Free-Standing Discount Superstore	813	sq ft/GFA	\$12.12
Specialty Retail Center	826	sq ft/GLA	\$6.92
Hardware/Paint Store	816	sq ft/GFA	\$12.36
Nursery/Garden Center	817	sq ft/GFA	\$22.55
Shopping Center	820	sq ft/GLA	\$10.33
Car Sales - New/Used	841	sq ft/GFA	\$15.29
Tire Store	848	Service bay	\$13,522.91
Supermarket	850	sq ft/GFA	\$26.41
Convenience Market	851	sq ft/GFA	\$59.78
Pharmacy	881	sq ft/GFA	\$18.73
Furniture Store	890	sq ft/GFA	\$1.02
Quick Lubrication Vehicle Shop	941	Service Bay	\$22,028.85
Auto Parts & Service Center	943	sq ft/GFA	\$16.56
Service Station/Minimart/Carwash	853	VFP	\$22,765.00
Industrial			
Light Industry/High Technology	110	sq ft/GFA	\$9.65
Heavy Industrial	120	sq ft/GFA	\$6.76
Industrial Park	132	sq ft/GFA	\$8.46
Manufacturing	140	sq ft/GFA	\$7.26
Warehousing	150	sq ft/GFA	\$3.18
Mini-Storage	151	sq ft/GFA	\$1.64
Commercial - Restaurant			
Drinking Establishment	925	sq ft/GFA	\$30.23
Quality Restaurant	931	sq ft/GFA	\$29.06
High Turnover Restaurant	932	sq ft/GFA	\$29.40
Fast Casual	-	sq ft/GFA	\$48.92
Fast Food Restaurant	934	sq ft/GFA	\$72.54
Coffee Shop with Drive-Thru	937	sq ft/GFA	\$28.38

Notes:

Residential uses based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition
 Other uses based on the ITE Trip Generation Manual, 9th Edition

Definitions:

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STAFF REPORT

PLANNING AND ECONOMIC DEVELOPMENT SERVICES DEPARTMENT

To:	City Plan Commission	
Subject:	Paper Cuts Code Amendments	
Staff Contact:	Jackie Churchill Planner I jchurchill@spokanecity.org	Spencer Gardner Planning Director sgardner@spokanecity.org
Report Date:	March 6, 2024	
Hearing Date:	March 13, 2024	
Recommendation:	Approval	

I. SUMMARY

This proposal will amend sections 04.16.040 Membership; 17A.020.020 B Definitions; 17A.020.080 H Definitions; 17C.120.110 Limited Use Standards; 17C.122.070 Center and Corridor Allowed Uses; 17C.122T.001 Table 17C.122.070-1 Center and Corridor Allowed Uses; 17C.190.450 Medical Centers; 17C.200.050 Street Tree Requirements; 17D.010.020 Concurrency Test; 17D.010.030 Certificate of Capacity; 17D.075.180 Appendix A – Impact Fee Schedule; 17G.020.040 Amendment Frequency; 17G.061.010 Summary of Land Use Application Procedures; 17G.061.320 Notice of Decision; 17G.070.030 Development Standards; and 17H.010.120 Alleys; to make minor changes that clarify government process and procedures, align with legislative requirements, and/or make clerical corrections in the Spokane Municipal Code. The proposal also adds a new section, 17C.190.255 Public Parking Lot, creating a new use category description.

II. BACKGROUND

Paper Cuts Code Amendments are revisions to the Unified Development Code (UDC) identified by staff that clarify or make minor changes. These changes are intended to be minor in nature to improve the enforcement of development regulations that improve the quality of life for Spokane residents and improve processing of applications for the development community. Corrections and clarification of code will permit the Development Services Center to communicate development regulations more clearly to applicants.

III. PROCESS

DEVELOPMENT CODE AMENDMENT PROCEDURE

Article III Section 21, Amendments and Repeals, of the City of Spokane Charter provides for the ability of amendments of the Charter and Spokane Municipal Code through ordinances. Title 17 is known as the Unified Development Code (UDC) and is incorporated into the Spokane Municipal Code to implement the City's Comprehensive Plan, and by reference, the requirements of the Washington State Growth Management Act (GMA). Section [17G.025.010](#) establishes the procedure and decision criteria that the City uses to review and amend the UDC. The City may approve amendments to the UDC if it is found that a proposed amendment is consistent with the provisions of the Comprehensive Plan, and bears a substantial relation to public health, safety, welfare, and protection of the environment.

Role of the City Plan Commission

The proposed text amendments require a review process set forth in Section 17G.025.010(F) SMC. The Plan Commission is responsible for holding a public hearing and forwarding its findings, conclusions, and recommendations to the City Council. Utilizing the decision criteria in 17G.025 SMC, the Plan Commission may recommend approval, modification, or denial of the proposal.

The Plan Commission may incorporate the facts and findings of the staff report as the basis for its recommendation to the City Council or may modify the findings as necessary to support their final recommendation.

Role of City Council

The City Council will also conduct a review process considering the proposed text amendment, public comments and testimony, the staff report, and the Plan Commission's recommendation. The final decision to approve, modify, or deny the proposed amendment rests with the City Council. Proposals adopted by ordinance after public hearings are official amendments to the Spokane Municipal Code.

COMMUNITY ENGAGEMENT

Plan Commission workshop	February 28, 2024
SEPA Determination of Non-significance issued	February 28, 2024
Plan Commission Public Hearing	March 13, 2024

SEPA REVIEW

As outlined in Section 17G.025.010 SMC, notices of proposals to amend the UDC are distributed and interested parties should be made aware of such proposals during the Plan Commission review, including the SEPA checklist and determination. Similarly, a public notice published in the *Spokesman-Review* fourteen days prior to the Plan Commission public hearing is required.

This proposal was properly noticed pursuant to Section 17G.025.010(E). See **Exhibit B** for the SEPA Determination of Non-significance issued on February 28, 2024 for the proposed code amendments.

COMMENTS RECEIVED

- No comments were received as of March 5, 2024. All comments received between March 6, 2024 and March 13, 2024 will be forwarded to the Plan Commission prior to their public hearing.

IV. ANALYSIS

PROPOSAL DESCRIPTION

Code amendments:

- 04.16.040 Membership:** Code amended to create a range of allowable ages for the youth member of the Bicycle Advisory Board.
- 17A.020.020 "B" Definitions: Building Coverage:** The code was amended to clarify which portions of a building contribute to building coverage.
- 17A.020.020 "B" Definitions: Building Footprint:** The code was amended to add a definition of building footprint.
- 17A.020.080 "H" Definitions: Households:** The code was amended to be consistent with RCW [84.14.010](#).
- 17C.120.110 Limited Use Standards:** The code was amended to clarify that commercial parking on surface lots is not permitted in the O and OR zones.
- 17C.122.070 Center and Corridor Zone Allowed Uses:** Table 17C.122.070-1 Center and Corridor Zone Allowed Uses was removed because it was a duplicate of Table 17C.122T.070-1. A reference was made to the updated table.
- 17C.122T.001 Table 17C.122.070-1 Center and Corridor Zone Allowed Uses:** The table was amended to clarify Surface Lot Commercial Parking is not a permitted use in Center and Corridor Zones. It was also updated to clarify that Structured Commercial Parking is permitted in Center and Corridor Zoning.
- 17C.190.255 Public Parking Lot:** This code section was added to define the term "public parking lot".
- 17C.190.450 Medical Centers:** The code was amended for consistency. Emergency medical care clinics have been reclassified as office to be consistent with Section 17C.190.250(C) Office.

- **17C.200.050 Street Tree Requirements:** Updated TABLE 17C.200.050-1 to conform with current city practices for the Individual Planting Area in the Downtown Zone.
- **17D.010.020 Concurrency Test:** The section was amended to clarify and explain the concurrency review process.
- **17D.010.030 Certificate of Capacity:** The section was amended to clarify how and when capacity is reserved for permitted development.
- **17D.075.180 Appendix A – Impact Fee Schedule:** The impact fee schedule was amended to include the latest data from the 11th edition of the Trip Generation Manual to include attached housing.
- **17G.020.040 Amendment Frequency:** Code amended to remove irrelevant information.
- **Section 17G.061.010 Summary of Land Use Application Procedures:** Table 17G.061.010-1 Summary Of Application Types And Requirements has been amended to correct the application type for building without a permit.
- **17G.061.320 Notice of Decision:** The language in section C has been amended for clarity and to fix grammatical errors.
- **17G.070.030 Development Standards:** Section F (1) Lot Size Transition has been removed to be consistent with the current development code.
- **17H.010.130 Alleys:** Section B language has been updated to clarify when parking spaces shall be accessed from the alley and section H has been updated to remove unnecessary language regarding fire access.

IMPLEMENTATION OF COMPREHENSIVE PLAN GOALS AND POLICIES

Section [17G.025.010](#) SMC establishes the review criteria for text amendments to the Unified Development Code. In order to approve a text amendment, City Council shall consider the findings and recommendations of the Plan Commission along with the approval criteria outlined in the Code. The applicable criteria are shown below in *bold and italic* with staff analysis following the complete list. Review of the Comprehensive Plan goals and policies indicates that the proposal meets the approval criteria for internal consistency set forth in SMC 17G.025.010(G).

17G.025.010(G) Approval criteria

1. **The proposed amendment is consistent with the applicable provisions of the comprehensive plan.**

Staff Analysis: The proposed amendments do not alter the outcomes of the Unified Development Code (UDC) and therefore remains consistent with the various comprehensive plan goals of managing land use in an efficient manner. Furthermore, clarifying or correcting errors in the UDC helps further goals of transparency in government.

2. **The proposed amendment bears a substantial relation to public health, safety, welfare, and protection of the environment.**

Staff Analysis: The purpose of development regulations in the UDC is to provide a vehicle to implement the City's comprehensive plan, and by reference, the requirements of the Washington State Growth Management Act (GMA). The UDC includes community goals that bears a substantial relation to public health, safety, welfare, and protection of the environment and the proposed amendments to clarify or correct errors to the code language help further implement those goals.

V. DISCUSSION

The proposed text amendments clarify and correct errors within the UDC ensuring that the implementation and enforcement of the development regulations are more straightforward for City staff. The amendments also provide clarity for applicants as to what is expected for land use and building applications.

VI. CONCLUSION

Based on the facts and findings presented herein, staff concludes that the requested text amendments to the Unified Development Code satisfy the applicable criteria for approval as set forth in SMC Section 17G.025.010. To comply with RCW 36.70A.370 the proposed text amendments have been evaluated to ensure proposed changes do not result in unconstitutional takings of private property.

VII. STAFF RECOMMENDATION

Following the close of public testimony and deliberation regarding conclusions with respect to the review criteria and decision criteria detailed in SMC 17G.025.010, Plan Commission will need to make a recommendation to City Council for approval or denial of the requested code amendments to the Unified Development Code.

Staff **recommends approval** of the requested text amendments to 17A.020.020 B Definitions; 17A.020.080 H Definitions; 17C.120.110 Limited Use Standards; 17C.122.070 Center and Corridor Allowed Uses; 17C.122T.001 Table 17C.122.070-1 Center and Corridor Allowed Uses; 17C.190.450 Medical Centers; 17C.200.050 Street Tree Requirements; 17D.010.020 Concurrency Test; 17D.010.030 Certificate of Capacity; 17D.075.180 Appendix A – Impact Fee Schedule; 17G.020.040 Amendment Frequency; 17G.061.010 Summary of Land Use Application Procedures; 17G.061.320 Notice of Decision; 17G.070.030 Development Standards; and 17H.010.120 Alleys; and new section, 17C.190.255 Public Parking Lot.

VIII. LIST OF EXHIBITS

- A. Proposed text amendments
- B. SEPA Determination of Non-significance

EXHIBIT A

Title 04 Administrative Agencies and Procedures

Chapter 04.16 Bicycle Advisory Board

Section 04.16.040 Membership

The bicycle advisory board has ten members appointed by the city council according to the procedures of [SMC 4.01.030](#). An eleventh member (~~(under)~~ between the ages of sixteen and twenty-two (~~(eighteen)~~)) may be appointed to the board.

Date Passed: Monday, August 31, 2009

Effective Date: Thursday, October 8, 2009

ORD C34474 Section 1

DRAFT

Title 17A Administration

Chapter 17A.020 Definitions

Section 17A.020.020 "B" Definitions

A. Backed Sign.

See [SMC 17C.240.015](#).

B. Balloon Sign.

See [SMC 17C.240.015](#).

C. Bank Carving.

The incorporation of masses of alluvium or other weak bank materials into a stream channel because of undermining, usually in high flow stages.

D. Bank Erosion.

The incorporation of masses of alluvium or other weak bank materials into a stream channel.

E. Bankfull Width.

1. For streams, the measurement of the lateral extent of the water surface elevation perpendicular to the channel at bankfull depth. In cases where multiple channels exist, bankfull width is the sum of the individual channel widths along the cross-section.
2. For lakes, ponds, and impoundments, line of mean high water.
3. For periodically inundated areas of associated wetlands, line of periodic inundation, which will be found by examining the edge of inundation to ascertain where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland.

F. Banner.

See [SMC 17C.240.015](#).

G. Bas-relief.

Sculptural form in which shapes or figures are carved in a flat surface and project only slightly from the background.

H. Base Flood.

The flood having a one percent chance of being equaled or exceeded in any given year, also referred to as the "one hundred year flood."

I. Base Flood Elevation (BFE)

The elevation to which floodwater is anticipated to rise during the base flood.

J. Basement.

The portion of a building having its floor sub-grade (below ground level) on all sides.

K. Bedrock.

Means a general term for rock, typically hard, consolidated geologic material that underlies soil or other unconsolidated, superficial material or is exposed at the surface.

L. Bee.

Any stage of development of the common domestic honeybee, *Apis mellifera* species.

M. Beekeeper.

A person owning, possession, or controlling one or more colonies of bees.

N. Best Available Science.

Current scientific information used in the process to designate, protect, or restore critical areas, which is derived from a valid scientific process.

O. Best Management Practices.

The utilization of methods, techniques, or products that have been demonstrated to be the most effective and reliable in minimizing environmental impacts.

P. Bicycle Facilities

Facilities designated for use by bicyclists and sometimes by other non-motorized users. The following types of bikeway facilities are identified and further defined in the Comprehensive Plan:

1. Bike-Friendly Route.
2. Shared lane.
3. Neighborhood Greenway.
4. Bicycle lane, both striped and physically protected.
5. Shared-use pathway.

Q. Binding Site Plan – Final.

A drawing to a scale which:

1. identifies and shows the areas and locations of all streets, roads, improvements, utilities, open spaces, and any other matters provided in [SMC 17G.080.060](#);
2. contains inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land; and
3. contains provisions making any development be in conformity with the site plan.
4. A binding site plan can only be used on property zoned commercial or industrial.

R. Binding Site Plan – Preliminary.

A neat and approximate drawing of a proposed binding site plan showing the general layout of streets, alleys, lots, blocks, and other elements required by this chapter. The preliminary binding site plan shall be the basis for the approval or disapproval of the general layout of a binding site plan.

S. Block.

A group of lots, tracts, or parcels within well-defined and fixed boundaries. Blocks shall be recognized as closed polygons, bordered by street right-of-way lines, addition lines, or a combination of the two, unless an alley is desired, in which case a block is comprised of two closed polygons bordered by street and alley right-of-way lines.

T. Block Frontage.

All of the property fronting on one side of a street that is between intersecting or intercepting streets, or that is between a street and a water feature, or end of a dead end street. An intercepting street determines only the boundary of the block frontage on the side of the street which it intercepts.

U. Board.

The board of county commissioners of Spokane County.

V. Boating Facilities.

Boating facilities include uses for boat or launch ramps. Boating facility use generally requires shoreline modification with impacts to the shoreline both waterward and landward of the ordinary high-water marks.

W. Boundary Line Adjustment.

A division made for the purpose of adjusting boundary lines which does not create any additional lot, tract, parcel, site, or division nor create any lot, tract, parcel, site, or division which contains insufficient area and dimension to meet minimum requirements for width and area for a building site.

X. Breakaway Wall.

A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Y. Breezeway.

A breezeway is a roofed passageway joining two separate structures.

Z. Building.

1. A "building" is a structure, or part, used or intended for supporting or sheltering any use or occupancy.
2. The term includes "factory-built structure" and "mobile home."

3. "Building" does not include a recreational vehicle.
4. "Building" means a structure that has a roof and is enclosed on at least fifty percent of the area of its sides for purposes of administration of zoning provisions.

AA. Building Base.

The plinth or platform upon which a building wall appears to rest, helping establish pedestrian-scaled elements and aesthetically tying the building to the ground.

AB. Building Coverage.

~~((Building coverage is the total amount of ground area covered by a structure or structures.~~

- ~~1. For purposes of calculating building coverage, covered porches, covered decks, pergolas, trellis, or other feature covering a deck, patio or porch are considered structures and included in the building coverage calculations.~~
- ~~2. Building coverage also includes uncovered horizontal structures such as decks, stairways, and entry bridges that are more than forty two inches above grade.~~
- ~~3. The calculation of building coverage includes the measurements of structures from the exterior wall including protrusions such as bay windows, but does not include the eave overhang.))~~

1. Included Items.

Building coverage is the total amount of ground area covered by a structure or structures. Coverage includes both conditioned and unconditioned space and is measured from the exterior wall. The following features are included in the calculation of Building Coverage:

- a) Covered porches;
- b) Covered decks;
- c) Uncovered decks more than forty-two (42) inches above grade;
- d) Covered stairways;
- e) Uncovered stairways more than forty-two (42) inches above grade;
- f) Entry bridges more than forty-two (42) inches above grade;
- g) Pergolas;
- h) Trellises;
- i) Bay windows;
- j) Cantilevered extensions; and
- k) Eave overhangs exceeding twenty-four (24) inches.

2. Excluded Items.

- a) Eave overhangs of twenty-four (24) inches or less; and
- b) Uncovered decks, stairways, or entry bridges less than forty-two (42) inches above grade.

3. Eave Overhangs.

For eave overhangs that exceed twenty-four (24) inches, the entirety of the eave overhang shall be included in the calculation.

AC. Building Envelope.

The area of a lot that delineates where a building may be placed.

AD. Building Footprint

The Building Coverage attributable to an individual building.

~~((AD))~~ AE. Building Frontage.

The length of any side of a building which fronts on a public street, measured in a straight line parallel with the abutting street.

~~((AE))~~ AF. Building Official.

The officer or other designated authority charged with the administration and enforcement of the Building Code.

~~((AF))~~ AG. Build-to Line.

An alignment establishing a certain distance from the property line (street right-of-way line) along which the building is required to be built.

~~((AG))~~ AH. Bulkhead.

A solid or open pile wall erected generally parallel to and near the ordinary high-water mark for the purpose of protecting adjacent uplands from water or erosion. Bulkheads are considered a “hard” shoreline stabilization measure.

Date Passed: Monday, November 20, 2023

Effective Date: Monday, January 1, 2024

ORD C36459 Section 2

DRAFT

[Title 17A Administration](#)

[Chapter 17A.020 Definitions](#)

[Section 17A.020.080 "H" Definitions](#)

A. Habitat.

What plants and animals call "home" Habitat for a particular plant or animal consists of the elements it needs to survive. These elements may be tied to temperature, water, soil, sunlight, source of food, refuge from predators, place to reproduce and other living and non-living factors. (taken from department of fish and wildlife).

B. Habitat Blocks.

Sections of habitat, such as grasslands, forest lands, or riparian areas. These can be either adjacent to other sections, or blocks, of habitat or isolated within urban areas.

C. Habitat Conservation.

Protection or preservation of habitat by various means, such as regulation or acquisition.

D. Habitat Fragmentation.

The separation or breakup of a habitat area into smaller sections or habitat blocks by activities, such as development, logging, and agriculture, often resulting in degraded habitat due to blocked migration corridors and decreased access to water and feeding areas. It can also create isolated populations of wildlife and a decrease in their genetic diversity.

E. Habitat Management Plan.

A fish and wildlife management plan developed to preserve and protect the ecological conditions and habitat specific to a particular site or location. Habitat management plans incorporate best management practices.

F. Hazard Tree.

Any tree that is susceptible to immediate fall due to its condition (damaged, diseased, or dead) or other factors, and which, because of its location, is at risk of damaging permanent physical improvements to property or causing personal injury.

G. Hazardous Material.

Any liquid, solid, gas, or sludge, including any material, substance, product, commodity, or waste, regardless of quantity, that exhibits any of the physical, chemical or biological properties described in WAC 173-303-090 or WAC 173-303-100.

H. Hearing Officer.

1. A person or reviewing body appointed by the mayor to consider appeals under [SMC 17E.010.140](#).
2. The officer makes reasonable rules and procedures for the conduct of the hearings authorized hereunder.

I. Height.

The height of a building is as defined in the International Building Code, Sec. 502.1 as "building height," the vertical distance from grade plane to the average height of the highest roof surface. Building height for structures in the residential zones is referenced in [SMC 17C.110.215](#), Building Height.

J. High Quality Vegetative Buffer.

A wetland buffer comprised of multilevel dense native vegetation including shrubs.

K. Highest Adjacent Grade.

The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

L. Historic Landmark.

An historic site, object, building or structure designated pursuant to this chapter that serves as an example of the cultural, historical, architectural or archaeological development of Spokane and Spokane County.

M. Historic Preservation Officer (HPO).

The person charged with the daily operation of the historic preservation office and who:

1. under the administrative direction of the director of planning and economic development services, community and economic development, conducts the work program of the City/County historic preservation office; and
2. serves as the primary staff person for the City/County landmarks commission.

N. Historic Structure

For purposes of the floodplain regulations in [chapter 17E.030 SMC](#), any structure that is:

1. Listed individually in the National Register of Historic Places, as maintained by the Department of Interior, or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a. By an approved state program as determined by the Secretary of the Interior, or
 - b. Directly by the Secretary of the Interior in states without approved programs.

O. Hive.

Any Langstroth type structure with movable-frames intended for the housing of a bee colony. A hive typically consists of a cover, honey supers, brood chambers and a bottom board.

P. Homeowners' Association.

Any combination or group of persons or any association, corporation or other entity that represents homeowners residing in a short subdivision, subdivision, or planned unit development. A homeowners' association shall be an entity legally created under the laws of the State of Washington.

Q. House.

A detached dwelling unit located on its own lot.

R. Household.

1. A household may be a single person, family, or unrelated persons living together, consistent with RCW 84.14.010.

~~((A housekeeping unit consisting of:~~

- ~~1. an individual;~~
- ~~2. two or more related persons as defined in [SMC 17A.020.180\(M\)](#);~~
- ~~3. a group of two or more disabled residents protected under the Federal Fair Housing Amendment Act of 1988;~~
- ~~4. adult family homes as defined under Washington State law; or~~
- ~~5. a group living arrangement where six or fewer residents receive support services such as counseling, foster care or medical supervision at the dwelling unit by resident or non-resident staff; and~~
- ~~6. up to six residents not related by blood or marriage who live together in a single-family dwelling, or in conjunction with any of the above individuals or groups, shall also be considered a household.~~
- ~~7. For purposes of this section, minors living with parent, legal custodian (including a foster parent), or legal guardian shall not be counted as part of the maximum number of residents.~~
- ~~8. Any limitation on the number of residents resulting from this definition shall not be applied in a manner inconsistent with the Fair Housing Amendment Act of 1988, 42 U.S.C. 360, et seq., the Washington law Against Discrimination, Chapter 49.60 RCW, and/or the Washington Housing Policy Act, RCW 46.63.220.)~~

S. Household Pet.

Any animal such as a cat, dog, rabbit, or bird (canary, parakeet, etc.), amphibian/reptile (turtle, lizard, etc.), rodent (rat, mouse, gerbil, etc.), or tropical fish that lives in or is kept within a residence or on a property contain the owner's residence. Young household pets under the age of four months are not included when counting household pets.

T. Hydraulic Project Approval (HPA).

A permit issued by the State department of fish and wildlife for modifications to waters of the State in accordance with RCW 77.55.

U. Hydric Soil.

Soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part. The presence of hydric soil shall be determined following the methods described in the Field Indicators of Hydric Soils in the United States 6.0 or as amended.

V. Hydrophytic Vegetation.

Macrophytic plant life growing in water or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content. The presence of hydrophytic vegetation shall be determined following the methods described in the Washington State Wetland Identification and Delineation Manual.

Date Passed: Monday, October 25, 2021

Effective Date: Thursday, December 2, 2021

ORD C36117 Section 5

DRAFT

Title 17C Land Use Standards

Chapter 17C.120 Commercial Zones

Section 17C.120.110 Limited Use Standards

The paragraphs listed below contain the limitations and correspond with the bracketed [] footnote numbers from [Table 17C.120-1](#).

1. Group Living.

This regulation applies to all parts of [Table 17C.120-1](#) that have a [1].

a. General Standards.

All group living uses except for alternative or post-incarceration facilities are allowed by right.

b. Alternative or Post Incarceration Facilities.

Group living uses which consist of alternative or post incarceration facilities are conditional uses.

2. Adult Business.

This regulation applies to all parts of [Table 17C.120-1](#) that have a [2].

Adult businesses are subject to the additional standards of chapter [17C.305 SMC](#).

3. Commercial Parking.

This regulation applies to all parts of [Table 17C.120-1](#) that have a [3]. In the O and OR zones, a commercial parking use provided within a building or parking structure is a conditional use. Commercial parking on surface lots is not permitted in the O and OR zones.

4. Drive-through Facility.

This regulation applies to all parts of [Table 17C.120-1](#) that have a [4]. In the O and OR zones, a drive-through facility is permitted only when associated with a drive-through bank. In addition, in the OR zone, for a florist use approved by a special permit, sales of non-alcoholic beverages, and sale of food items not prepared on site, including drive-through sales of such items are allowed as an accessory use at locations situated on principal arterials or a designated state route. Drive-through facilities are subject to the additional standards of [SMC 17C.120.290](#) and [SMC 17C.325](#).

5. Quick Vehicle Servicing.

This regulation applies to all parts of [Table 17C.120-1](#) that have a [5].

Quick vehicle servicing uses are permitted only on sites that have frontage

on a principal arterial street. Quick vehicle servicing uses are subject to the additional standards of [SMC 17C.120.290](#).

6. Retail Sales and Service Uses Size Limitation.

This regulation applies to all parts of [Table 17C.120-1](#) that have a [6]. Retail sales and services are limited in size in order to reduce their potential impacts on residential uses and to promote a relatively local market area. Retail sales and services uses are limited to the following:

- a. When retail sales and services uses are located within an office building, the retail sales and services may be larger than three thousand square feet, but may not exceed ten percent of the total floor area of the building exclusive of parking areas located within the structure.
- b. Uses not within an office building which are listed as sales-oriented under [SMC 17C.190.270\(C\)](#), retail sales and service, are limited to three thousand square feet of total floor area per site exclusive of parking areas located within a structure.
- c. Uses other than a hotel, motel, private club or lodge which are listed as personal service-oriented, entertainment-oriented or repair-oriented under [SMC 17C.190.270\(C\)](#), retail sales and service, that are larger than three thousand square feet are a conditional use. A hotel, motel, private club or lodge may be larger than three thousand square feet.

7. Required Residential Limitation.

This regulation applies to all parts of [Table 17C.120-1](#) that have a [7]. The limitations are stated in [SMC 17C.120.280](#).

8. Industrial Size Limitation.

This regulation applies to all parts of [Table 17C.120-1](#) that have a [8]. These types of uses are limited in size to assure that they will not dominate the commercial area and to limit their potential impacts on residential and commercial uses. In addition, if the planning and economic development services director determines that the proposed use will not be able to comply with the off-site impact standards of [chapter 17C.220 SMC](#), the planning and economic development services director may require documentation that the development will be modified to conform with the standards.

- a. Individual uses in the NR and NMU zones are limited to five thousand square feet of floor area per site exclusive of parking area.
- b. Individual uses in the CB zone that exceed twenty thousand square feet of floor area per site exclusive of parking area are a conditional use.

- c. Individual uses in the GC zone that exceed fifty thousand square feet of floor area per site exclusive of parking area are a conditional use.

9. Mini-storage Facilities Limitation.

This regulation applies to all parts of [Table 17C.120-1](#) that have an [9]. The limitations are stated with the special standards for these uses in chapter 17C.350 SMC, Mini-storage Facilities.

10. Outdoor Activity Limitation.

This regulation applies to all parts of [Table 17C.120-1](#) that have a [10]. Outdoor display, storage or use of industrial equipment, such as tools, equipment, vehicles, products, materials or other objects that are part of or used for the business operation is prohibited.

11. [Deleted]

12. [Deleted]

13. Mobile Food Vending.

This standard applies to all parts of [Table 17C.120-1](#) that have a [13]. All mobile food vendors shall have a valid mobile food vending license issued pursuant to [SMC 10.51.010](#) Mobile Food Vendors.

Date Passed: Monday, January 11, 2016

Effective Date: Wednesday, February 24, 2016

ORD C35346 Section 4

[Title 17C](#) Land Use Standards

[Chapter 17C.122](#) Center and Corridor Zones

[Section 17C.122.070](#) Center and Corridor Zone Allowed Uses

The uses allowed in the center and corridor zones are shown in ((Table 17C.122.070-1.)) Chapter 17C.122T Center and Corridor Zone Development Tables: Table 17C.122.070-1 Center and Corridor Zone Allowed Uses

TABLE 17C.122.070-1 CENTER AND CORRIDOR ZONE ALLOWED USES			
Use is: P — Permitted N — Not Permitted L — Allowed, but special limitations CU — Conditional use review required	CC Zone Type		
	Core Zones		Transition Zone
	CC1	CC2	CC4
Residential*	P	P	P
Hotels, including Bed and Breakfast Inns	P	P	N
Commercial, Financial, Retail, Personal Services (for neighborhood centers (NC) — See Note 1 below)	P[1]	P[1]	L[4]
Eating and Drinking Establishments (for neighborhood centers (NC) — See Note 2 below)	P[2]	P[2]	N
Restaurants without Cocktail Lounges	P	P	L[4]
Professional and Medical Offices	P	P	L[4]
Entertainment, Museum and Cultural	P	P	N
Government, Public Service or Utility Structures, Social Services and Education	P	P	P
Religious Institutions	P	P	P
Parks and Open Space	P	P	P
Structured Parking*	P	P	P
Public Parking Lot	P	P	N

Limited Industrial (if entirely within a building) (for neighborhood centers (NC) — See Note 3 below)	P[3]	P[3]	N
Heavy Industrial	N	N	N
Drive-through Businesses on Pedestrian Streets	N	N	N
Motor Vehicles Sales, Rental, Repair or Washing	N	P	N
Automotive Parts and Tires (with exterior storage or display)	N	P	N
Gasoline Sales (serving more than six vehicles)	N	P	N
Gasoline Sale (serving six vehicles or less)	P	P	P
Self-storage or Warehouse	N	P	N
Adult Business (subject to chapter 17C.305 SMC special provisions)	N	N	N
Winery and Microbreweries	P	P	N
Mobile Food Vending	P[5]	P[5]	P[5]
<p>* Uses especially encouraged through greater FAR and bonuses.</p> <p>Notes:</p> <p>[1] Retail uses having more than forty thousand gsf are not permitted in neighborhood centers designated by the comprehensive plan.</p> <p>[2] Eating and drinking establishments larger than five thousand gsf are not permitted in neighborhood centers designated by the comprehensive plan.</p> <p>[3] Limited industrial uses having more than twenty thousand gsf are not permitted in neighborhood centers designated by the comprehensive plan.</p> <p>[4] Residential uses are required to be mixed on the same parcel as proposed office and retail uses. Nonresidential uses are limited to three thousand square feet per parcel. In neighborhood centers, nonresidential uses are only allowed on parcels with frontage on an arterial street. Nonresidential uses in the CC4 zone are not allowed within sixty feet of a single-family and two-family residential zone or further than three hundred feet (neighborhood center only) from a CC core comprehensive plan designation.</p> <p>[5] All mobile food vendors shall have a valid mobile food vending license issued pursuant to SMC 10.51.010.</p>			

Date Passed: Monday, June 23, 2014

Effective Date: Friday, August 8, 2014

ORD C35098 Section 4

[Title 17C](#) Land Use Standards

[Chapter 17C.122T](#) Center and Corridor Zone Development Tables

[Section 17C.122T.001](#) Table 17C.122.070-1 Center and Corridor Zone Allowed Uses

TABLE 17C.122.070-1 CENTER AND CORRIDOR ZONE ALLOWED USES			
Use is: P – Permitted N – Not Permitted L – Allowed, but special limitations CU – Conditional use review required	CC Zone Type		
	Core Zones		Transition Zone
	CC1	CC2	CC4
Residential*	P	P	P
Hotels, including Bed and Breakfast Inns	P	P	N
Commercial, Financial, Retail, Personal Services (for neighborhood centers (NC) – See Note 1 below)	P[1]	P[1]	L[4]
Eating and Drinking Establishments (for neighborhood centers (NC) – See Note 2 below)	P[2]	P[2]	N
Restaurants without Cocktail Lounges	P	P	L[4]
Professional and Medical Offices	P	P	L[4]
Entertainment, Museum and Cultural	P	P	N
Government, Public Service or Utility Structures, Social Services and Education	P	P	P
Religious Institutions	P	P	P
Parks and Open Space	P	P	P
<u>Surface Lot Commercial Parking</u>	<u>N</u>	<u>N</u>	<u>N</u>
Structured <u>Commercial</u> Parking*	P	P	P
Public Parking Lot	P	P	N
Limited Industrial (if entirely within a building) (for neighborhood centers (NC) – See Note 3 below)	P[3]	P[3]	N
Heavy Industrial	N	N	N
Drive-through Businesses on Pedestrian Streets	N	N	N

Motor Vehicles Sales, Rental, Repair or Washing	N	P	N
Automotive Parts and Tires (with exterior storage or display)	N	P	N
Gasoline Sales (serving more than six vehicles)	N	P	N
Gasoline Sale (serving six vehicles or less)	P	P	P
Self-storage or Warehouse	N	P	N
Adult Business (subject to chapter 17C.305 SMC special provisions)	N	N	N
Winery and Microbreweries	P	P	N
Mobile Food Vending	P[5]	P[5]	P[5]
<p>* Uses especially encouraged through greater FAR and bonuses.</p> <p>Notes:</p> <p>[1] Retail uses having more than forty thousand gsf are not permitted in neighborhood centers designated by the comprehensive plan.</p> <p>[2] Eating and drinking establishments larger than five thousand gsf are not permitted in neighborhood centers designated by the comprehensive plan.</p> <p>[3] Limited industrial uses having more than twenty thousand gsf are not permitted in neighborhood centers designated by the comprehensive plan.</p> <p>[4] Residential uses are required to be mixed on the same parcel as proposed office and retail uses. Nonresidential uses are limited to three thousand square feet per parcel. In neighborhood centers, nonresidential uses are only allowed on parcels with frontage on an arterial street. Nonresidential uses in the CC4 zone are not allowed within sixty feet of a single-family and two-family residential zone or further than three hundred feet (neighborhood center only) from a CC core comprehensive plan designation.</p> <p>[5] All mobile food vendors shall have a valid mobile food vending license issued pursuant to SMC 10.51.010.</p>			

Date Passed: Monday, June 23, 2014

Effective Date: Friday, August 8, 2014

ORD C35098

NEW SECTION

[Title 17C Land Use Standards](#)

[Chapter 17C.190 Use Category Descriptions](#)

[Section 17C.190.255 Public Parking Lot](#)

A. Characteristics.

A parking facility that is not accessory to another use and is owned, operated, or maintained by the City or some other public agency.

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Title 17C Land Use Standards

Chapter 17C.190 Use Category Descriptions

Article V. Institutional Categories

Section 17C.190.450 Medical Centers

A. Characteristics.

Medical Centers includes uses providing medical or surgical care to patients and offering overnight care. Medical Centers tend to be on multiple blocks or in campus settings.

B. Accessory Uses.

Accessory uses include outpatient clinics, offices, laboratories, teaching facilities, meeting areas, cafeterias, parking, maintenance facilities and housing facilities for staff or trainees.

C. Examples.

Examples include hospitals and medical complexes that include hospitals.

D. Exceptions.

1. Uses that provide exclusive care and planned treatment or training for psychiatric, alcohol or drug problems, where patients are residents of the program, are classified in the Group Living category.
2. Medical clinics that provide care where patients are generally not kept overnight are classified as Office.
3. Emergency medical care clinics are classified as (~~Retail Sales and Service~~) Office.

Date Passed: Tuesday, May 31, 2005

Effective Date: Wednesday, July 6, 2005

ORD C33636 Section 3

Title 17C Land Use Standards
Chapter 17C.200 Landscaping and Screening
Section 17C.200.050 Street Tree Requirements

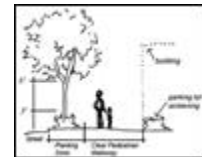
A. Purpose.

To provide consistent street frontage character within the street right-of-way. The street tree standards also maintain and add to Spokane's tree canopy and enhance the overall appearance of commercial and neighborhood development. Trees are an integral aspect of the Spokane landscape and add to the livability of Spokane. They provide aesthetic and economic value to property owners and the community at large.

B. Street Tree Implementation.

1. Street trees are required along all city streets in downtown, commercial, center and corridor, industrial, residential and FBC zones.

2. Street trees shall be planted between the curb and the walking path of the sidewalk.



3. Street trees, tree grates and other landscaping shall be maintained and irrigated by the adjacent property owner. If the adjacent property owner fails to maintain the adjacent street trees and other landscaping, the City may perform the required tree and other landscaping work at the abutting property owner's expense as referenced in [SMC 12.02.0210\(B\)\(2\)](#).
4. If a street has a uniform planting of street trees or a distinctive species within the right-of-way, then new street trees should be of a similar form, character and planting pattern.
5. For a full list of approved trees in the city of Spokane, see the urban forestry program's approved street tree list. Species selection should be guided by individual site conditions including hydrology, soil, solar orientation, and physical constraints.

C. Planting Zones.

1. Provide continuous planting strips or individual planting areas per Table 17C.200.050-1, Tree Planting Dimensional Standards.

TABLE 17C.200.050-1**Tree Planting Dimensional Standards [1]**

ZONE	CONTINUOUS PLANTING STRIP (minimum width as measured from back of curb)	INDIVIDUAL PLANTING AREA (width as measured from back of curb)
Downtown	Individual Planting Areas (tree vaults) required [1]	4 ft. minimum ((6)) 8 ft. maximum [2]
CC	5 ft.	4 ft. minimum 6 ft. maximum [2]
FBC	Individual Planting Areas (tree vaults) required [1]	5 ft [2]
Commercial	5 ft.	4 ft. minimum 6 ft. maximum [2]
Industrial	6 ft.	Continuous Planting Strip required [3]
RA, RSF, RTF	6 ft.	Continuous Planting Strip required [3]
RMF, RHD	6 ft.	Continuous Planting Strip required [3]
School/Church Loading Zone	Not Applicable	4 ft. minimum 6 ft. maximum [2, 4]

Notes:

[1] Individual Planting Areas (tree vaults) are the standard for the Downtown and FBC Zones. Proposals for Continuous Planting Strips may be evaluated on a case by case basis.

[2] Un-compacted soils are necessary for street trees. Individual planting areas (or tree vaults) must be of a size to accommodate a minimum of 100 cubic feet of un-compacted soils per tree at a maximum depth of three feet. Refer to the Engineering Design Standards for examples of potential options in individual planting areas.

[3] Continuous Planting Strips are the standard for Industrial and Residential Zones. However, individual planting areas meeting the CC standard may be proposed and evaluated on a case by case basis in Industrial, RMF and RHD Zones.

[4] In all zones, within a school/church loading zone, street tree location may vary from the standard as long as street trees are located within the right-of-way.

[5] In all zones, when a continuous planting strip will double as a stormwater swale, the minimum width shall be 6.5 feet.

2. Continuous Planting Strips.

2. Larger shade trees with spreading canopies or branches are desirable where possible. Species of street trees within the public rights-of-way shall be approved by the City urban forester and reviewed by the director of engineering services.
 3. If overhead power lines are present, street trees shall be limited to a mature height of twenty-five (25) feet to avoid conflict with utility lines and maintenance crews.
- E. Spacing Requirements for Street Tree Spacing.
The objective, when planting and maintaining street trees, is to create and maintain in a healthy condition a continuous tree canopy over the sidewalk.

1. Continuous planting strips.
Average spacing shall be twenty-five (25) feet for small and columnar trees and thirty (30) feet for canopy trees. The planning director may allow increased spacing for exceptionally large trees or upon the recommendation of the urban forester.
2. Individual planting areas.
Average spacing for all tree sizes and types shall be twenty-five (25) feet. Trees planted adjacent to parallel parking stalls with meters may be spaced twenty (20) feet apart.
3. Street tree plantings shall consider the location of existing utilities, lighting, driveways, business entrances and existing and proposed signs. See the Engineering Design Standards for required dimensions.

F. Clear View Zone.

Landscaped areas between the curb and sidewalk, as well as landscaped areas within the clear view triangle as defined in [SMC 17A.020.030](#) shall be maintained or plant material chosen to maintain a vertical clear view zone between three and eight feet from ground level.



Date Passed: Monday, November 30, 2020
Effective Date: Sunday, January 3, 2021
ORD C35984 Section 1

Section 17D.010.020 Concurrency ((Test)) Review

A. Application.

All development permit applications are subject to a concurrency test except those exempted in SMC 17D.010.030. If a concurrency test is conducted for the preliminary plat application, no concurrency test shall be required for the final plat application.

B. Procedures.

The concurrency ((test)) review will be performed in the processing of the development permit and conducted by the appropriate facility and service providers.

1. The planning and economic development services department shall provide the overall coordination of the concurrency test by notifying the facility and service providers of all applications (not including applications for building permits which shall be processed and coordinated by the building services department in a manner consistent with this chapter) requiring a concurrency test as set forth in subsection (A) of this section; notifying the facility and service providers of all exempted applications which use capacity as set forth in SMC 17G.060.090(C); notifying the applicant of the test results; notifying the facility and service providers of the final outcome (approval or denial) of the development permit; and notifying the facility and service providers of any expired development permits or discontinued certificates of capacity. Failure by the notified facility and service provider to respond shall be construed as a finding that concurrency is met.

2. All facility and service providers shall be responsible for maintaining and monitoring their available and planned capacity.

3. On an annual basis, the Integrated Capital Management Department should coordinate with facility and service providers to identify projects that may be needed in order to accommodate future development and should incorporate such projects in the annual update of the City's Capital Improvement Program.

~~((3. The facility and service providers shall be responsible for annually reporting to the planning and economic development services department the total available and planned capacity of their facility or service as of the end of each calendar year. Such reporting shall be made no later than July 1st for inclusion in the amendment process of the City of Spokane comprehensive plan.))~~

C. ((Test)) Review.

Development applications that would result in a reduction of a level of service below the minimum level of service standard cannot be approved. For public water, public wastewater (sewer and stormwater), solid waste disposal, and recycling, only available capacity will be used in the concurrency ~~((test))~~ review. For transportation, police protection, fire protection, schools, parks and recreation and libraries available and planned capacity will be used in conducting the concurrency ~~((test))~~ review.

1. If the capacity of concurrency facilities, either existing or as planned, is equal to or greater than the capacity required by the development permit to, the concurrency ~~((test))~~ review is ~~((passed))~~ satisfied. ~~((A certificate of capacity will be issued according to the provisions of SMC 17D.010.030.))~~
2. If the concurrency test is not passed, the applicant may accept a ninety-day reservation of concurrency facilities that exist and:
 - a. modify the application to reduce the need for concurrency facilities that do not exist;
 - b. demonstrate to the service provider's satisfaction that the development will have a lower need for capacity than usual and, therefore, capacity is adequate;
 - c. arrange with the service provider for the provision of the additional capacity of concurrency facilities required; or
 - d. appeal the results of the concurrency ~~((test))~~ review to the hearing examiner in accordance with the provisions of SMC 17D.010.050. The ninety-day reservation period is tolled from the date an appeal is filed until the date the hearing examiner signs his written opinion.

D. Concurrency Inquiry ~~((Application))~~.

An inquiry may be made as to ~~((applicant may inquire))~~ whether or not capacity exists within concurrency facilities ~~((exist))~~ without an accompanying request for a development permit.

1. Fee.

As set forth in SMC 8.02.0696, a fee may be charged for such concurrency ~~((test))~~ review. Any available capacity cannot be reserved. ~~((A certificate of capacity will only be issued in conjunction with a development permit approval as outlined in SMC 17D.010.030.))~~

2. Capacity Letter.

Upon request, the Director of Engineering may issue a letter indicating whether capacity is available. Unless reserved through some other process or through a Development Agreement, such letter shall not be legally binding.

the applicant has accepted ((T)) the ninety-day reservation period.
~~((is tolled from the date an appeal is filed until the date the hearing examiner signs his written opinion.))~~

~~((D.))~~ C. Concurrency Inquiry ((Application)).

An inquiry may be made as to ((applicant may inquire)) whether or not capacity exists within concurrency facilities ((exist)) without an accompanying request for a development permit. ~~((As set forth in [SMC 8.02.0696](#), a fee may be charged for such concurrency test. Any available capacity cannot be reserved. A certificate of capacity will only be issued in conjunction with a development permit approval as outlined in [SMC 17D.010.030](#).)~~

1. Fee.

As set forth in [SMC 8.02.0696](#), a fee may be charged for such concurrency ~~((test))~~ review. Any available capacity cannot be reserved.

2. Capacity Letter.

Upon request, the Director of Engineering may issue a letter indicating whether capacity is available. Unless reserved through some other process or through a Development Agreement, such letter shall not be legally binding.

Date Passed: Monday, November 26, 2007

Effective Date: Wednesday, January 2, 2008

ORD C34135 Section 8

Section 17D.010.030 ~~((Certificate of))~~ Reservation of Capacity

A. ~~((Issuance))~~ Reservation.

~~((A certificate of e))~~ Capacity shall be reserved for a specific development ~~((issued))~~ at the same time the development permit is issued and upon payment of any fee and/or performance of any condition required by a service provider.

1. ~~((A certificate of e))~~ Capacity shall be reserved ~~((apply))~~ only for ~~((to))~~ the specific land uses, densities, intensities and development project described in the application and development permit.
2. ~~((A certificate of e))~~ Capacity reserved for a specific development is not transferable to other land but may be transferred to new owners of the original land.

B. ~~((Life Span of Certificate))~~ Expiration.

~~((A certificate of e))~~ Capacity reserved for a specific development shall expire if the accompanying development permit expires or is revoked. ~~((A certificate of capacity may be extended according to the same terms and conditions as the accompanying development permit.))~~ If the development permit is granted an extension, the accompanying capacity shall continue to be reserved for the life of the permit ~~((so shall the certificate of capacity)).~~

C. Unused Capacity.

Any capacity that is not used because the ~~((developer decides not to develop or the))~~ accompanying development permit~~((s))~~ expires shall be returned to the pool of available capacity.

D. No Impact.

Development permits for development which creates no additional impacts on any concurrency facility are exempt from the requirements of this chapter. Such development includes, but is not limited to:

1. any addition to a residence or accessory structure with no change in use or increase in the number of dwelling units;
2. interior renovations with no change in use or increase in number of dwelling units;
3. interior completion of a structure for use(s) with the same or less intensity as the existing use or a previously approved use;
4. replacement structure with no change in use or increase in number of dwelling units;
5. temporary construction trailers;
6. driveway, resurfacing or parking lot paving;

7. re-roofing of structures;
8. demolitions.

E. Exempt Permits.

The following development permits are exempt from the requirements of this chapter:

1. Boundary line adjustment;
2. Final plats;
3. Temporary use permit;
4. Variance;
5. Waiver;
6. Shoreline substantial development permit/variance.

F. Application Filed Before Effective Date of Certificate of Capacity Ordinance.

Complete development permit applications that have been submitted before the effective date of the Certificate of Capacity ordinance (March 30, 2005) are exempt from the requirements of this chapter.

G. Pre-existing Use Rights.

Development permits that were issued before March 30, 2005 shall be considered to have capacity as long as the accompanying development permit is valid. If the accompanying development permit does not expire, capacity shall be considered to exist for three years after March 30, 2005.

H. Single-family Homes and Duplexes.

Building permits for a single-family home and/or a duplex are exempt from the requirements of this chapter.

I. Interior Renovations.

Interior renovations that only add one additional dwelling unit are exempt from the requirements of this chapter.

J. Accessory Dwelling Units.

All accessory dwelling units, as defined in chapter 17C.300 SMC, are exempt from the requirements of this chapter.

K. Accounting for Capacity.

The capacity for development permits exempted under subsections (C), (D), (E), (F) and (G) of this section shall be taken into account.

[Title 17D](#) City-wide Standards

[Chapter 17D.075](#) Transportation Impact Fees

[Section 17D.075.180](#) Appendix A – Impact Fee Schedule

[Appendix A – Impact Fee Schedule](#)

Date Passed: Monday, March 13, 2023

Effective Date: Monday, March 13, 2023

ORD C36368 Section 3

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APPENDIX A

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2024 Downtown District Transportation Impact Fee Schedule

Effective with Q1 2024 Code Update

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Residential			
Single Family Detached	210	dwelling	\$230.76
Single Family Attached (duplex, townhouse)	215	dwelling	\$139.93
Multi-Family 1-2 level	220	dwelling	\$125.20
Multi-Family 3-10 level	221	dwelling	\$95.74
ADU	-	dwelling	\$95.74
Multi Family Low-Income (1-2 level)	223	dwelling	\$112.92
Assisted Living	254	bed	\$46.83
Continuing Care Retirement Comm	255	dwelling	\$37.07
Nursing Home	620	bed	\$27.32
Commercial - Services			
Hotel (3 Levels or More)	310	room	\$164.64
Hotel/Motel	320	room	\$131.16
Movie Theater	444	sq ft/GFA	\$0.47
Health Club	492	sq ft/GFA	\$0.57
Day Care	565	sq ft/GFA	\$1.17
Bank	912	sq ft/GFA	\$1.27
Commercial - Institutional			
Elementary School	520	sq ft/GFA	\$0.13
Middle School	522	sq ft/GFA	\$0.09
High School	530	sq ft/GFA	\$0.11
University/College	550	ASF	\$0.14
Religious Institute	560	sq ft/GFA	\$0.12
Library	590	sq ft/GFA	\$0.77
Hospital	610	sq ft/GFA	\$0.26
Commercial - Administrative Office			
Veterinary Clinic	640	sq ft/GFA	\$1.07
General Office	710	sq ft/GFA	\$0.37
Medical Office / Clinic	720	sq ft/GFA	\$0.81
Office Park	750	sq ft/GFA	\$0.36

BASE RATE PER PM TRIP		\$210	
Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Commercial - Retail			
Free-Standing Discount Superstore	813	sq ft/GFA	\$0.38
Specialty Retail Center	826	sq ft/GLA	\$0.22
Hardware/Paint Store	816	sq ft/GFA	\$0.39
Nursery/Garden Center	817	sq ft/GFA	\$0.71
Shopping Center	820	sq ft/GLA	\$0.33
Car Sales - New/Used	841	sq ft/GFA	\$0.48
Tire Store	848	Service bay	\$427.83
Supermarket	850	sq ft/GFA	\$0.84
Convenience Market	851	sq ft/GFA	\$1.89
Pharmacy	881	sq ft/GFA	\$0.59
Furniture Store	890	sq ft/GFA	\$0.03
Quick Lubrication Vehicle Shop	941	Service Bay	\$696.93
Auto Parts & Service Center	943	sq ft/GFA	\$0.52
Service Station/Minimart/Carwash	853	VFP	\$720.22
Industrial			
Light Industry/High Technology	110	sq ft/GFA	\$0.31
Heavy Industrial	120	sq ft/GFA	\$0.21
Industrial Park	132	sq ft/GFA	\$0.27
Manufacturing	140	sq ft/GFA	\$0.23
Warehousing	150	sq ft/GFA	\$0.10
Mini-Storage	151	sq ft/GFA	\$0.05
Commercial - Restaurant			
Drinking Establishment	925	sq ft/GFA	\$0.96
Quality Restaurant	931	sq ft/GFA	\$0.92
High Turnover Restaurant	932	sq ft/GFA	\$0.93
Fast Casual	-	sq ft/GFA	\$1.55
Fast Food Restaurant	934	sq ft/GFA	\$2.29
Coffee Shop with Drive-Thru	937	sq ft/GFA	\$0.90

Notes:

Residential uses based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition
 Other uses based on the ITE Trip Generation Manual, 9th Edition

Definitions:

VFP- Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)

GFA= Gross Floor Area

Single Family Attached (duplex, townhouse) = dwelling units with a common wall between units. Units separated by a ceiling are multi-family.

ASF= Assignable Square Feet (aka Net Assignable Area): the sum of all areas on all floors of a building assigned to, or available for assignment to, an occupant or specific use. It can be subdivided into Classroom, labs, offices, study facilities, special use, general use, support, health care, residential and unclassified. Areas defined Drinking Establishment = contains a bar, serves alcohol and food, may have TV screens, pool tables, and other entertainment. Restaurants that specialize in food but also have a bar are considered High-Turnover Restaurants.

Quality Restaurant = duration of stay > 1 hour, not a chain, serves dinner and sometimes lunch, patrons wait to be seated, order from menu, pay after (Ex. Clinkerdagger, Anthony's, Luna)

High-Turnover Restaurant = duration of stay approx. 1 hour, often a chain restaurant, may be open 24 hours, patrons wait to be seated, order from menu (Ex. Applebee's, Denny's, Buffalo Wild Wings, The Onion, Twigs)

Fast Casual Restaurant = duration of stay < 1 hour, patrons order at counter and eat in the restaurant. Food is typically made to order. Most do not have a drive-through. (Ex. Chipotle, Panera Bread, Five Guys, Qdoba, Mod Pizza).



2024 Northwest District Transportation Impact Fee Schedule

Effective with Q1 2024 Code Update

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Residential			
Single Family Detached	210	dwelling	\$846.85
Single Family Attached (duplex, townhouse)	215	dwelling	\$513.51
Multi-Family 1-2 level	220	dwelling	\$459.46
Multi-Family 3-10 level	221	dwelling	\$351.35
ADU	-	dwelling	\$351.35
Multi Family Low-Income (1-2 level)	223	dwelling	\$414.41
Assisted Living	254	bed	\$171.86
Continuing Care Retirement Comm	255	dwelling	\$136.06
Nursing Home	620	bed	\$100.25
Commercial - Services			
Hotel (3 Levels or More)	310	room	\$604.22
Hotel/Motel	320	room	\$481.33
Movie Theater	444	sq ft/GFA	\$1.74
Health Club	492	sq ft/GFA	\$2.10
Day Care	565	sq ft/GFA	\$4.28
Bank	912	sq ft/GFA	\$4.68
Commercial - Institutional			
Elementary School	520	sq ft/GFA	\$0.47
Middle School	522	sq ft/GFA	\$0.33
High School	530	sq ft/GFA	\$0.39
University/College	550	ASF	\$0.51
Religious Institute	560	sq ft/GFA	\$0.42
Library	590	sq ft/GFA	\$2.82
Hospital	610	sq ft/GFA	\$0.96
Commercial - Administrative Office			
Veterinary Clinic	640	sq ft/GFA	\$3.93
General Office	710	sq ft/GFA	\$1.34
Medical Office / Clinic	720	sq ft/GFA	\$2.97
Office Park	750	sq ft/GFA	\$1.33

BASE RATE PER PM TRIP		\$770	
Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Commercial - Retail			
Free-Standing Discount Superstore	813	sq ft/GFA	\$1.41
Specialty Retail Center	826	sq ft/GLA	\$0.80
Hardware/Paint Store	816	sq ft/GFA	\$1.43
Nursery/Garden Center	817	sq ft/GFA	\$2.62
Shopping Center	820	sq ft/GLA	\$1.20
Car Sales - New/Used	841	sq ft/GFA	\$1.78
Tire Store	848	Service bay	\$1,570.06
Supermarket	850	sq ft/GFA	\$3.07
Convenience Market	851	sq ft/GFA	\$6.94
Pharmacy	881	sq ft/GFA	\$2.17
Furniture Store	890	sq ft/GFA	\$0.12
Quick Lubrication Vehicle Shop	941	Service Bay	\$2,557.63
Auto Parts & Service Center	943	sq ft/GFA	\$1.92
Service Station/Minimart/Carwash	853	VFP	\$2,643.10
Industrial			
Light Industry/High Technology	110	sq ft/GFA	\$1.12
Heavy Industrial	120	sq ft/GFA	\$0.79
Industrial Park	132	sq ft/GFA	\$0.98
Manufacturing	140	sq ft/GFA	\$0.84
Warehousing	150	sq ft/GFA	\$0.37
Mini-Storage	151	sq ft/GFA	\$0.19
Commercial - Restaurant			
Drinking Establishment	925	sq ft/GFA	\$3.51
Quality Restaurant	931	sq ft/GFA	\$3.37
High Turnover Restaurant	932	sq ft/GFA	\$3.41
Fast Casual	-	sq ft/GFA	\$5.68
Fast Food Restaurant	934	sq ft/GFA	\$8.42
Coffee Shop with Drive-Thru	937	sq ft/GFA	\$3.30

Notes:

Residential uses based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition
 Other uses based on the ITE Trip Generation Manual, 9th Edition

Definitions:

VFP- Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)

GFA= Gross Floor Area

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Drinking Establishment = contains a bar, serves alcohol and food, may have TV screens, pool tables, and other entertainment. Restaurants that specialize in food but also have a bar are considered High-Turnover Restaurants.

Quality Restaurant = duration of stay > 1 hour, not a chain, serves dinner and sometimes lunch, patrons wait to be seated, order from menu, pay after (Ex. Clinkerdagger, Anthony's, Luna)

High-Turnover Restaurant = duration of stay approx. 1 hour, often a chain restaurant, may be open 24 hours, patrons wait to be seated, order from menu (Ex. Applebee's, Denny's, Buffalo Wild Wings, The Onion, Twigs)

Fast Casual Restaurant = duration of stay < 1 hour, patrons order at counter and eat in the restaurant. Food is typically made to order. Most do not have a drive-through. (Ex. Chipotle, Panera Bread, Five Guys, Qdoba, Mod Pizza).



2024 South District Transportation Impact Fee Schedule

Effective with Q1 2024 Code Update

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Residential			
Single Family Detached	210	dwelling	\$2,866.08
Single Family Attached (duplex, townhouse)	215	dwelling	\$1,737.94
Multi-Family 1-2 level	220	dwelling	\$1,555.00
Multi-Family 3-10 level	221	dwelling	\$1,189.12
ADU	-	dwelling	\$1,189.12
Multi Family Low-Income (1-2 level)	223	dwelling	\$1,402.55
Assisted Living	254	bed	\$581.66
Continuing Care Retirement Comm	255	dwelling	\$460.48
Nursing Home	620	bed	\$339.30
Commercial - Services			
Hotel (3 Levels or More)	310	room	\$2,044.93
Hotel/Motel	320	room	\$1,629.01
Movie Theater	444	sq ft/GFA	\$5.90
Health Club	492	sq ft/GFA	\$7.11
Day Care	565	sq ft/GFA	\$14.47
Bank	912	sq ft/GFA	\$15.83
Commercial - Institutional			
Elementary School	520	sq ft/GFA	\$1.59
Middle School	522	sq ft/GFA	\$1.10
High School	530	sq ft/GFA	\$1.31
University/College	550	ASF	\$1.74
Religious Institute	560	sq ft/GFA	\$1.43
Library	590	sq ft/GFA	\$9.56
Hospital	610	sq ft/GFA	\$3.24
Commercial - Administrative Office			
Veterinary Clinic	640	sq ft/GFA	\$13.28
General Office	710	sq ft/GFA	\$4.54
Medical Office / Clinic	720	sq ft/GFA	\$10.05
Office Park	750	sq ft/GFA	\$4.51

BASE RATE PER PM TRIP		\$2,606	
Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Commercial - Retail			
Free-Standing Discount Superstore	813	sq ft/GFA	\$4.76
Specialty Retail Center	826	sq ft/GLA	\$2.72
Hardware/Paint Store	816	sq ft/GFA	\$4.86
Nursery/Garden Center	817	sq ft/GFA	\$8.86
Shopping Center	820	sq ft/GLA	\$4.06
Car Sales - New/Used	841	sq ft/GFA	\$6.01
Tire Store	848	Service bay	\$5,313.74
Supermarket	850	sq ft/GFA	\$10.38
Convenience Market	851	sq ft/GFA	\$23.49
Pharmacy	881	sq ft/GFA	\$7.36
Furniture Store	890	sq ft/GFA	\$0.40
Quick Lubrication Vehicle Shop	941	Service Bay	\$8,656.09
Auto Parts & Service Center	943	sq ft/GFA	\$6.51
Service Station/Minimart/Carwash	853	VFP	\$8,945.36
Industrial			
Light Industry/High Technology	110	sq ft/GFA	\$3.79
Heavy Industrial	120	sq ft/GFA	\$2.66
Industrial Park	132	sq ft/GFA	\$3.32
Manufacturing	140	sq ft/GFA	\$2.85
Warehousing	150	sq ft/GFA	\$1.25
Mini-Storage	151	sq ft/GFA	\$0.64
Commercial - Restaurant			
Drinking Establishment	925	sq ft/GFA	\$11.88
Quality Restaurant	931	sq ft/GFA	\$11.42
High Turnover Restaurant	932	sq ft/GFA	\$11.55
Fast Casual	-	sq ft/GFA	\$19.22
Fast Food Restaurant	934	sq ft/GFA	\$28.50
Coffee Shop with Drive-Thru	937	sq ft/GFA	\$11.15

Notes:

Residential uses based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition
 Other uses based on the ITE Trip Generation Manual, 9th Edition

Definitions:

VFP- Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)

GFA= Gross Floor Area

Single Family Attached (duplex, townhouse) = dwelling units with a common wall between units. Units separated by a ceiling are multi-family.

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High-Turnover Restaurant = duration of stay approx. 1 hour, often a chain restaurant, may be open 24 hours, patrons wait to be seated, order from menu (Ex. Applebee's, Denny's, Buffalo Wild Wings, The Onion, Twigs)

Fast Casual Restaurant = duration of stay < 1 hour, patrons order at counter and eat in the restaurant. Food is typically made to order. Most do not have a drive-through. (Ex. Chipotle, Panera Bread, Five Guys, Qdoba, Mod Pizza).



2024 Northeast District Transportation Impact Fee Schedule

Effective with Q1 2024 Code Update

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Residential			
Single Family Detached	210	dwelling	\$707.17
Single Family Attached (duplex, townhouse)	215	dwelling	\$428.82
Multi-Family 1-2 level	220	dwelling	\$383.68
Multi-Family 3-10 level	221	dwelling	\$293.40
ADU	-	dwelling	\$293.40
Multi Family Low-Income (1-2 level)	223	dwelling	\$346.06
Assisted Living	254	bed	\$143.52
Continuing Care Retirement Comm	255	dwelling	\$113.62
Nursing Home	620	bed	\$83.72
Commercial - Services			
Hotel (3 Levels or More)	310	room	\$504.56
Hotel/Motel	320	room	\$401.94
Movie Theater	444	sq ft/GFA	\$1.46
Health Club	492	sq ft/GFA	\$1.75
Day Care	565	sq ft/GFA	\$3.57
Bank	912	sq ft/GFA	\$3.91
Commercial - Institutional			
Elementary School	520	sq ft/GFA	\$0.39
Middle School	522	sq ft/GFA	\$0.27
High School	530	sq ft/GFA	\$0.32
University/College	550	ASF	\$0.43
Religious Institute	560	sq ft/GFA	\$0.35
Library	590	sq ft/GFA	\$2.36
Hospital	610	sq ft/GFA	\$0.80
Commercial - Administrative Office			
Veterinary Clinic	640	sq ft/GFA	\$3.28
General Office	710	sq ft/GFA	\$1.12
Medical Office / Clinic	720	sq ft/GFA	\$2.48
Office Park	750	sq ft/GFA	\$1.11

BASE RATE PER PM TRIP		\$643	
Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Commercial - Retail			
Free-Standing Discount Superstore	813	sq ft/GFA	\$1.17
Specialty Retail Center	826	sq ft/GLA	\$0.67
Hardware/Paint Store	816	sq ft/GFA	\$1.20
Nursery/Garden Center	817	sq ft/GFA	\$2.19
Shopping Center	820	sq ft/GLA	\$1.00
Car Sales - New/Used	841	sq ft/GFA	\$1.48
Tire Store	848	Service bay	\$1,311.10
Supermarket	850	sq ft/GFA	\$2.56
Convenience Market	851	sq ft/GFA	\$5.80
Pharmacy	881	sq ft/GFA	\$1.82
Furniture Store	890	sq ft/GFA	\$0.10
Quick Lubrication Vehicle Shop	941	Service Bay	\$2,135.79
Auto Parts & Service Center	943	sq ft/GFA	\$1.61
Service Station/Minimart/Carwash	853	VFP	\$2,207.16
Industrial			
Light Industry/High Technology	110	sq ft/GFA	\$0.94
Heavy Industrial	120	sq ft/GFA	\$0.66
Industrial Park	132	sq ft/GFA	\$0.82
Manufacturing	140	sq ft/GFA	\$0.70
Warehousing	150	sq ft/GFA	\$0.31
Mini-Storage	151	sq ft/GFA	\$0.16
Commercial - Restaurant			
Drinking Establishment	925	sq ft/GFA	\$2.93
Quality Restaurant	931	sq ft/GFA	\$2.82
High Turnover Restaurant	932	sq ft/GFA	\$2.85
Fast Casual	-	sq ft/GFA	\$4.74
Fast Food Restaurant	934	sq ft/GFA	\$7.03
Coffee Shop with Drive-Thru	937	sq ft/GFA	\$2.75

Notes:

Residential uses based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition
 Other uses based on the ITE Trip Generation Manual, 9th Edition

Definitions:

VFP- Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)

GFA= Gross Floor Area

Single Family Attached (duplex, townhouse) = dwelling units with a common wall between units. Units separated by a ceiling are multi-family.

ASF= Assignable Square Feet (aka Net Assignable Area): the sum of all areas on all floors of a building assigned to, or available for assignment to, an occupant or specific use. It can be subdivided into Classroom, labs, offices, study facilities, special use, general use, support, health care, residential and unclassified. Areas defined

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Quality Restaurant = duration of stay > 1 hour, not a chain, serves dinner and sometimes lunch, patrons wait to be seated, order from menu, pay after (Ex. Clinkerdagger, Anthony's, Luna)

High-Turnover Restaurant = duration of stay approx. 1 hour, often a chain restaurant, may be open 24 hours, patrons wait to be seated, order from menu (Ex. Applebee's, Denny's, Buffalo Wild Wings, The Onion, Twigs)

Fast Casual Restaurant = duration of stay < 1 hour, patrons order at counter and eat in the restaurant. Food is typically made to order. Most do not have a drive-through. (Ex. Chipotle, Panera Bread, Five Guys, Qdoba, Mod Pizza).



2024 West Plains District Transportation Impact Fee Schedule

Effective with Q1 2024 Code Update

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Residential			
Single Family Detached	210	dwelling	\$4,124.25
Single Family Attached (duplex, townhouse)	215	dwelling	\$2,500.88
Multi-Family 1-2 level	220	dwelling	\$2,237.63
Multi-Family 3-10 level	221	dwelling	\$1,711.13
ADU	-	dwelling	\$1,711.13
Multi Family Low-Income (1-2 level)	223	dwelling	\$2,018.25
Assisted Living	254	bed	\$837.00
Continuing Care Retirement Comm	255	dwelling	\$662.63
Nursing Home	620	bed	\$488.25
Commercial - Services			
Hotel (3 Levels or More)	310	room	\$2,942.63
Hotel/Motel	320	room	\$2,344.13
Movie Theater	444	sq ft/GFA	\$8.49
Health Club	492	sq ft/GFA	\$10.23
Day Care	565	sq ft/GFA	\$20.82
Bank	912	sq ft/GFA	\$22.78
Commercial - Institutional			
Elementary School	520	sq ft/GFA	\$2.29
Middle School	522	sq ft/GFA	\$1.58
High School	530	sq ft/GFA	\$1.89
University/College	550	ASF	\$2.50
Religious Institute	560	sq ft/GFA	\$2.06
Library	590	sq ft/GFA	\$13.76
Hospital	610	sq ft/GFA	\$4.66
Commercial - Administrative Office			
Veterinary Clinic	640	sq ft/GFA	\$19.12
General Office	710	sq ft/GFA	\$6.54
Medical Office / Clinic	720	sq ft/GFA	\$14.46
Office Park	750	sq ft/GFA	\$6.49

BASE RATE PER PM TRIP		\$3,750	
Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Commercial - Retail			
Free-Standing Discount Superstore	813	sq ft/GFA	\$6.85
Specialty Retail Center	826	sq ft/GLA	\$3.91
Hardware/Paint Store	816	sq ft/GFA	\$6.99
Nursery/Garden Center	817	sq ft/GFA	\$12.75
Shopping Center	820	sq ft/GLA	\$5.84
Car Sales - New/Used	841	sq ft/GFA	\$8.65
Tire Store	848	Service bay	\$7,646.40
Supermarket	850	sq ft/GFA	\$14.93
Convenience Market	851	sq ft/GFA	\$33.80
Pharmacy	881	sq ft/GFA	\$10.59
Furniture Store	890	sq ft/GFA	\$0.58
Quick Lubrication Vehicle Shop	941	Service Bay	\$12,456.00
Auto Parts & Service Center	943	sq ft/GFA	\$9.37
Service Station/Minimart/Carwash	853	VFP	\$12,872.25
Industrial			
Light Industry/High Technology	110	sq ft/GFA	\$5.46
Heavy Industrial	120	sq ft/GFA	\$3.83
Industrial Park	132	sq ft/GFA	\$4.78
Manufacturing	140	sq ft/GFA	\$4.11
Warehousing	150	sq ft/GFA	\$1.80
Mini-Storage	151	sq ft/GFA	\$0.93
Commercial - Restaurant			
Drinking Establishment	925	sq ft/GFA	\$17.10
Quality Restaurant	931	sq ft/GFA	\$16.43
High Turnover Restaurant	932	sq ft/GFA	\$16.62
Fast Casual	-	sq ft/GFA	\$27.66
Fast Food Restaurant	934	sq ft/GFA	\$41.02
Coffee Shop with Drive-Thru	937	sq ft/GFA	\$16.05

Notes:

Residential uses based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition
 Other uses based on the ITE Trip Generation Manual, 9th Edition

Definitions:

VFP- Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)

GFA= Gross Floor Area

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Fast Casual Restaurant = duration of stay < 1 hour, patrons order at counter and eat in the restaurant. Food is typically made to order. Most do not have a drive-through. (Ex. Chipotle, Panera Bread, Five Guys, Qdoba, Mod Pizza).



2024 Latah District Transportation Impact Fee Schedule

Effective with Q1 2024 Code Update

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Residential			
Single Family Detached	210	dwelling	\$7,293.87
Single Family Attached (duplex, townhouse)	215	dwelling	\$4,422.88
Multi-Family 1-2 level	220	dwelling	\$3,957.31
Multi-Family 3-10 level	221	dwelling	\$3,026.18
ADU	-	dwelling	\$3,026.18
Multi Family Low-Income (1-2 level)	223	dwelling	\$3,569.34
Assisted Living	254	bed	\$1,480.26
Continuing Care Retirement Comm	255	dwelling	\$1,171.87
Nursing Home	620	bed	\$863.49
Commercial - Services			
Hotel (3 Levels or More)	310	room	\$5,204.13
Hotel/Motel	320	room	\$4,145.66
Movie Theater	444	sq ft/GFA	\$15.01
Health Club	492	sq ft/GFA	\$18.08
Day Care	565	sq ft/GFA	\$36.83
Bank	912	sq ft/GFA	\$40.29
Commercial - Institutional			
Elementary School	520	sq ft/GFA	\$4.04
Middle School	522	sq ft/GFA	\$2.80
High School	530	sq ft/GFA	\$3.34
University/College	550	ASF	\$4.43
Religious Institute	560	sq ft/GFA	\$3.65
Library	590	sq ft/GFA	\$24.33
Hospital	610	sq ft/GFA	\$8.24
Commercial - Administrative Office			
Veterinary Clinic	640	sq ft/GFA	\$33.81
General Office	710	sq ft/GFA	\$11.56
Medical Office / Clinic	720	sq ft/GFA	\$25.57
Office Park	750	sq ft/GFA	\$11.48

BASE RATE PER PM TRIP		\$6,632	
Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Commercial - Retail			
Free-Standing Discount Superstore	813	sq ft/GFA	\$12.12
Specialty Retail Center	826	sq ft/GLA	\$6.92
Hardware/Paint Store	816	sq ft/GFA	\$12.36
Nursery/Garden Center	817	sq ft/GFA	\$22.55
Shopping Center	820	sq ft/GLA	\$10.33
Car Sales - New/Used	841	sq ft/GFA	\$15.29
Tire Store	848	Service bay	\$13,522.91
Supermarket	850	sq ft/GFA	\$26.41
Convenience Market	851	sq ft/GFA	\$59.78
Pharmacy	881	sq ft/GFA	\$18.73
Furniture Store	890	sq ft/GFA	\$1.02
Quick Lubrication Vehicle Shop	941	Service Bay	\$22,028.85
Auto Parts & Service Center	943	sq ft/GFA	\$16.56
Service Station/Minimart/Carwash	853	VFP	\$22,765.00
Industrial			
Light Industry/High Technology	110	sq ft/GFA	\$9.65
Heavy Industrial	120	sq ft/GFA	\$6.76
Industrial Park	132	sq ft/GFA	\$8.46
Manufacturing	140	sq ft/GFA	\$7.26
Warehousing	150	sq ft/GFA	\$3.18
Mini-Storage	151	sq ft/GFA	\$1.64
Commercial - Restaurant			
Drinking Establishment	925	sq ft/GFA	\$30.23
Quality Restaurant	931	sq ft/GFA	\$29.06
High Turnover Restaurant	932	sq ft/GFA	\$29.40
Fast Casual	-	sq ft/GFA	\$48.92
Fast Food Restaurant	934	sq ft/GFA	\$72.54
Coffee Shop with Drive-Thru	937	sq ft/GFA	\$28.38

Notes:

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Definitions:

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Title 17G Administration and Procedures
Chapter 17G.020 Comprehensive Plan Amendment Procedure
Section 17G.020.040 Amendment Frequency

The comprehensive plan shall be subject to continuing review and evaluation by the City. Amendment to the comprehensive plan should not be considered more frequently than once a year, except as described in [RCW 36.70A.130](#) or in the following cases:

- A. Initial adoption of a specific/subarea plan that does not modify the comprehensive plan policies and designations applicable to the subarea ([RCW 36.70A.130\(2\)\(a\)\(i\)](#)). However, as anticipated by the comprehensive plan, redesignations are exempt that comply with and implement the comprehensive plan policies regarding designations created as a part of initial neighborhood and centers planning efforts through the neighborhood planning program.
- B. Adoption or amendment of the shoreline master program.
- C. Amendment of the capital facilities program portion of the comprehensive plan that occurs concurrently with the adoption or amendment of a City budget.
- D. Whenever an emergency exists. The plan commission will review a potential emergency situation, with advice from the city attorney's office, to determine if the situation does, in fact, necessitate an emergency comprehensive plan amendment. Findings must demonstrate a need of neighborhood or community-wide significance, and not a personal emergency on the part of a particular applicant or property owner. Potential emergency situations may involve official, legal or administrative actions, such as those to immediately avoid an imminent danger to public health and safety, prevent imminent danger to public or private property, prevent an imminent threat of serious environmental degradation or address the absence of adequate and available public facilities or services.
- E. Changes necessary to resolve an appeal of a comprehensive plan filed with a growth management hearings board or with the court.
- F. Changes necessary to address any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.
- ~~((G. Changes to development regulations that are consistent with the comprehensive plan or are necessary to implement the comprehensive plan.))~~
- ~~((H.))~~ G. Technical corrections that would remove typographical errors or resolve a mapping error.
- ~~((H.))~~ H. Amendment to the Land Use Plan Map to accommodate an annexation into the city.

Date Passed: Monday, August 21, 2017
Effective Date: Saturday, October 7, 2017
ORD C35536 Section 6

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[Title 17G Administration and Procedures](#)

[Chapter 17G.061 Land Use Application Procedures](#)

[Section 17G.061.010 Summary of Land Use Application Procedures](#)

Table 17G.061.010-1 summarizes the applications subject to this chapter. For any application type that is referenced in the land use codes, but not represented in Table 17G.061.010-1, the process shall be as identified in the application most closely associated with the application process definitions in [SMC 17G.061.100](#).

TABLE 17G.061.010-1 SUMMARY OF APPLICATION TYPES AND REQUIREMENTS								
	Application Type	Notice of Community Meeting	Notice of Application	Notice of Hearing	Notice Content	Review Official	City Council Review	Expiration of Permit
BUILDING AND CODE ENFORCEMENT								
Building Permit without SEPA	((Type I)) Excluded	-	-	-	-	Building Official	-	180 days
Building Permit with SEPA (Commercial/Industrial/Other)	Type I	-	Sign Posted Legal	-	-	Building Official	-	180 days
Demolition Permit without SEPA	Type I	-	- [2]	- [1]	-	Building Official	-	180 days
Demolition Permit with SEPA [2]	Type I	-	Sign Posted Legal	- [1]	-	Building Official	-	180 days

			Newspaper					
Fence Permit	Excluded	-	-	-	-	Building Official	-	180 days
Grading Permit without SEPA	Type I	-	Sign Posted Legal	-	-	Building Official	-	180 days
Grading Permit with SEPA	Type I	-	-	-	-	Building Official	-	180 days
Manufactured Home Permit	Excluded	-	-	-	-	Building Official	-	180 days
Sign Permit	Excluded	-	-	-	-	Building Official	-	180 days
Residential Building Permit	Excluded	-	-	-	-	Building Official	-	180 days
Remodel Permit	Excluded	-	-	-	-	Building Official	-	180 days
ENGINEERING SERVICES								
Address Permit	Excluded	-	-	-	-	Engineering Director	-	180 days
Approach Permit	Excluded	-	-	-	-	Engineering Director	-	180 days
Design Deviation – Street Design	Excluded	-	-	-	-	Engineering Director	-	180 days

Encroachment Permit	Excluded	-	-	-	-	Engineering Director	-	180 days
LID Formation	Excluded	-	-	-	-	Engineering Director	-	180 days
Obstruction Permit	Excluded	-	-	-	-	Engineering Director	-	180 days
Road Closure	Excluded	-	-	-	-	Engineering Director	-	180 days
Sidewalk Permit	Excluded	-	-	-	-	Engineering Director	-	180 days
Stormwater Design Acceptance	Excluded	-	-	-	-	Engineering Director	-	180 days
Street Vacation	Excluded	-	-	-	-	Engineering Director	-	180 days
PLANNING AND ECONOMIC DEVELOPMENT SERVICES								
Accessory Dwelling Unit (ADU)	Excluded	-	-	-	-	Planning Director	-	180 days
Administrative Exemptions	Excluded	-	-	-	-	Planning Director	-	180 days
Administrative Interpretations/Determinations	Excluded	-	-	-	-	Planning Director	-	180 days
Binding Site Plan (BSP) – Preliminary	Type II	-	Individual Sign Posted	-	Project name Proposed use	Planning Director	-	5 years

					Acreage # of lots			
Binding Site Plan (BSP) – Final	Excluded	-	-	-	-	Planning Director	-	N/A
Boundary Line Adjustment (BLA)	Excluded	-	-	-	-	Planning Director	-	N/A
Certificate of Compliance (CC) – Hearing Examiner	Type III	Individual Sign Posted	Individual Sign Posted	Individual Sign Posted	Project name Proposed use	Hearing Examiner	-	N/A
Certificate of Compliance (CC) – Planning Director	Type II	-	Individual Sign Posted	-	Project name Proposed use	Planning Director	-	N/A
Conditional Use Permit (CUP) – Hearing Examiner	Type III	Individual Sign Posted	Individual Sign Posted	Individual Sign Posted	Project name Proposed use	Hearing Examiner	-	3 years
Conditional Use Permit (CUP) – Planning Director [3]	Type II	-	Individual Sign Posted	-	Project name Proposed use	Planning Director	-	3 years
Floodplain Development with SEPA	Type I	Individual Sign Posted	Individual Sign Posted	-	Proposed use	Planning Director	-	180 days

Floodplain Variance	Type III	Individual Sign Posted	Individual Sign Posted	Individual Sign Posted	Project name Proposed use	Hearing Examiner	-	3 years
Home Occupation	Excluded	-	-	-	-	Planning Director	-	N/A
Long Plat – Preliminary	Type III	Individual Sign Posted	Individual Sign Posted	Individual Sign Posted Newspaper	Project name Proposed use Acreage # of lots	Hearing Examiner	-	5 years
Long Plat – Final	Excluded	-	-	-	-	Planning Director	-	N/A
Planned Unit Development (PUD) – Preliminary	Type III	Individual Sign Posted	Individual Sign Posted	Individual Sign Posted	Project name Proposed use Acreage # of lots	Hearing Examiner	-	5 years [5]
Planned Unit Development (PUD) – Final	Excluded	-	-	-	-	Planning Director	Yes	N/A
Shoreline Exemption/Determination/Interpretation	Excluded	-	-	-	-	Planning Director	-	Must comply with WAC 173-27-90

Shoreline Substantial Development Permit (SDP)	Type II	Individual Sign Posted	-	-	Project name Proposed use	Planning Director	-	Must comply with WAC 173-27-90
Shoreline Variance	Type III	Individual Sign Posted	Individual Sign Posted	Individual Sign Posted	Project name Proposed use	Hearing Examiner	-	Must comply with WAC 173-27-90
Shoreline Conditional Use Permit (CUP)	Type III	Individual Sign Posted	Individual Sign Posted	Individual Sign Posted	Project name Proposed use	Hearing Examiner	-	Must comply with WAC 173-27-90
Short Plat – Preliminary with Standard Review and SEPA	Type II	-	Individual Sign Posted	-	Project name Proposed use Acreage # of lots	Planning Director	-	5 years
Short Plat – Preliminary with Standard Review and No SEPA	Type II	-	Individual Sign [4] Posted [4]	-	Project name Proposed use Acreage # of lots	Planning Director	-	5 years
Short Plat – Preliminary with Minor Review	Type II	-	-	-	-	Planning Director	-	5 years

Short Plat – Final	Excluded	-	-	-	-	Planning Director	-	N/A
Skywalk	Type III	Individual Sign Posted	Individual Sign Posted	Individual Sign Posted	-	Hearing Examiner	Yes	Up to 25 year agreement
Variance	Type III	Individual Sign Posted	Individual Sign Posted	Individual Sign Posted	Project name Proposed use Proposed standard	Hearing Examiner	-	3 years
Rezone	Type III	Individual Sign Posted	Individual Sign Posted	Individual Sign Posted	Project name Proposed use Proposed zone	Hearing Examiner	-	3 years

Footnotes

[1] Public Hearing is required if the structure is on the National Historic Register.

[2] Applications for demolition permits for the demolition of an entire building or structure shall, in addition to any applicable requirements under chapter 43.21C RCW, be subject to a ten-day review and comment period. This review and comment period shall run concurrently with any other applicable notice and comment period. Following receipt of such applications, copies shall be forwarded to the individual(s) designated pursuant to SMC 4.27.010(D) to receive written notice on behalf of the neighborhood council in which the building or structure is located, at the address for such neighborhood council designee(s) that is on file with the department. Any comments submitted to the department by the neighborhood council during this review and comment period shall be provided to the applicant prior to issuing the demolition permit.

[3] Conditional Use Permits required under SMC 17C.111.110, Limited Use Standards for Religious Institutions and Schools, will complete posted/individual notification requirements for a Community Meeting.

[4] Sign and posted notice not required for 2-4 lots per SMC 17G.080.040(D)

[5] If a PUD is approved together with a preliminary plat, the expiration date for the PUD shall be the same as the expiration date of the preliminary plat.

Date Passed: Monday, November 20, 2023

Effective Date: Monday, January 1, 2024

ORD C36459 Section 35

[Title 17G Administration and Procedures](#)

[Chapter 17G.061 Land Use Application Procedures](#)

[Section 17G.061.320 Notice of Decision](#)

- A. Decisions on Type I, II, and III project permit applications are made by the hearing examiner or director within ten days of the date the record is closed. The time for decision may be extended if the applicant agrees in writing. Subject to chapter 36.70B RCW, the time for decision may also be extended to allow time for additional public comment if the hearing examiner or director determines that notice was not properly mailed or posted; provided, a person is deemed to have received notice if that person appears at the hearing or submits timely written comments, even if notice was not properly mailed or posted. In making the decision, the hearing examiner or director may approve, approve with conditions, or deny the permit application. The decision is made in writing.
- B. Within seven days of making the decision, the hearing examiner or director causes notice of decision to be provided as follows:
 1. Written notice of decision is provided by the decision-maker concurrent to the decision.
 2. Notice of a decision denying a permit application is given to the applicant. A full copy of the decision and any conditions of approval accompanies the notice of the decision to the applicant.
 3. Notice of all other decisions is given to the applicant, all parties of record, and all persons who have requested to be given notice.
 4. Notice of decision for Type I permit applications shall be the permit. For Type II and III permit applications the decision includes the following information:
 - a. Location of the property.
 - b. Description of the proposed action.
 - c. Name, address, and office telephone number of the City official from whom additional information may be obtained.
 - d. Applicant name and number.
 - e. The decision made, including the environmental threshold determination.
 - f. A list of persons who testified in person or in writing, or a summary of such a list.
 - g. A list of exhibits or a summary of such a list.
 - h. A statement of the decision criteria governing the application.
 - i. A statement of the comprehensive plan policies governing the application.

- j. Findings of fact and conclusions relating the proposal to the decision criteria governing the application and which form the basis for the decision.
 - k. A statement that a full copy of the decision may be obtained from the designated official for the cost of reproduction.
 - l. The last date the decision may be appealed.
 - m. The place the appeal must be filed.
 - n. A statement of the fee to be charged for an appeal and the approximate cost to prepare any required transcripts.
 - o. A statement that the decision will be final unless appealed; and
 - p. The signature of the person making the decision.
- C. If the decision on a Type II or III project permit includes conditions of approval, a covenant must be recorded in the Spokane County auditor's office (~~(identifying)~~) which identifies the restrictions to use and to (~~(development of)~~) the property (~~(exist)~~). The covenant must be filed within the approval time limits of the permit or the approval becomes void. For rezones, the hearing examiner does not forward the rezone to the city council until the covenant has been filed.
- D. The decision for a shoreline substantial development permit, shoreline conditional use permit, or shoreline variance must contain a statement that construction pursuant to the permit shall not begin and is not authorized until twenty-one days from the "date of filing" by department of ecology as defined in RCW 90.58.140(6) and WAC 173-27-130, or until all review proceedings initiated within twenty-one days from the date of such filing have been terminated; except as provided in RCW 90.58.149(5)(a) and (b).
- E. Notice of decision for a shoreline substantial development permit, shoreline conditional use permit, or shoreline variance shall be submitted to the department of ecology along with a permit data sheet (Appendix A, WAC Chapter 173-27). For a shoreline conditional use permit or a shoreline variance, there is a thirty-day review by department of ecology. After this period, the department of ecology shall render and transmit to the City of Spokane and the applicant a final decision approving, approving with conditions, or disapproving the permit. The Planning Director shall provide notification within seven days of the department of ecology's final decision to those interested persons having requested notification.

Date Passed: Monday, November 20, 2023

Effective Date: Monday, January 1, 2024

ORD C36459 Section 35

Date Passed: Monday, September 24, 2012

Effective Date: Friday, November 2, 2012

ORD C34914 Section 2

Section 17G.070.030 Development Standards

A. Permitted Uses.

Any permitted or conditional use allowed in the base zoning districts of the subject property plus additional uses including the following:

1. In the RA, R1, and R2 zoning districts, an applicant with a planned unit development approval may develop the site to contain these additional uses:
 - a. Accessory uses directly serving the planned unit development only and which are customary or associated with, but clearly incidental to, the residential uses permitted in the zone including:
 - i. community building with indoor and/or outdoor recreation facilities;
 - ii. recreational vehicle and personal storage area;
 - iii. consolidated guest parking facilities.
 2. In the RMF and RHD zoning districts, an applicant with a planned unit development approval may develop any uses permitted in the R1, R2, RMF and RHD zones together with these additional uses:
 - a. Retail sales and service uses and office uses are permitted subject to the following limitations:
 - i. The PUD site is larger than ten acres,
 - ii. Individual retail sales and service uses and office uses shall not exceed a floor area of three thousand square feet each and the site area developed with retail sales and service uses and office uses shall not exceed five percent of the total PUD site area.
 - iii. Sites developed with retail sales and service uses and office uses shall have frontage on a street that is designated as a collector or higher classified arterial.

- iv. The retail sales and service uses and office uses in the PUD shall not be permitted until sixty percent of the approved residential units are completed.
- v. An one hundred percent increase in the amount of retail sales and service uses and office uses is allowed when retail sales and service uses and office uses are physically built under residential uses in a mixed use building with ground floor retail sales and service uses and office uses.
- vi. Outdoor sales and display and outdoor storage areas are not permitted except outdoor seating is allowed for restaurants and cafes.

3. Commercial Zones.

PUDs are permitted in the commercial zones including center and corridor (CC) and the downtown (DT) zones.

4. Industrial Zones.

In the PI zones, an applicant with a planned unit development approval may develop the site to contain all of the uses permitted by right in the underlying zone and, in addition, up to fifty percent of the total gross floor area may be devoted to housing units provided these are built above the ground floor.

5. More Than One Base Zone.

When a site contains land that is in more than one zoning district, the allowed residential and conditional uses at the required minimum and maximum densities, if applicable, shall be proportionate to the land within the development site devoted to each zoning district.

B. Density.

1. Densities Required.

An applicant with a planned unit development approval shall develop the site subject to the minimum and maximum density provisions of the base zone, as contained in Title 17C SMC, except as provided in subsection (B)(2) of this section, plus a maximum of ten percent density bonus per the provisions below under SMC 17G.070.030(B)(5).

2. Density Exception.

For properties with a designated critical area or properties located in agricultural lands designation of the City's comprehensive plan, the minimum density requirement may be waived by the hearing examiner based on the following criteria:

- a. The development of the site with the critical area would not allow sufficient minimum lot size under the base zone requirements because critical area setbacks and buffers would reduce minimum lot sizes below those required by the base zone.
- b. The development of the site would require reducing buffers, setbacks or other dimensional modifications due to the location of designated critical areas; and
- c. The protection of the agricultural lands or critical area would be more effective by clustering the homes and structures to the minimum area necessary.

3. Calculating Density.

- a. The calculation of density for a planned unit development is the net area based on the total area of subject property less the area set aside for right-of-way, tracts of land reserved for private streets and dedicated tracts reserved for stormwater facilities. The calculation of density is rounded up to the next whole number.

5. Transfer of Development Rights.

- a. An applicant for a planned unit development may shift allowed residential densities to another site to protect and preserve designated critical areas and agricultural lands while providing the overall maximum density permitted by the underlying zoning district.

5. Density Bonuses.

- a. An applicant for a planned unit development may apply for a residential density bonus of ten percent above the maximum density allowed in the underlying base zone for developing affordable housing units that meet or exceed the HUD standards for affordable units.
- b. The density bonus may be granted based on a one percent ratio of bonus density for the project for each one percent of affordable housing that is provided.
- c. Affordable housing units are required to be dispersed throughout the project and shall not be congregated all in one building, when more than one building is proposed.

C. Dimensional Requirements of the Base Zone.

The dimensional requirements of the base zone standards apply to a PUD except as follows:

1. Lot Dimensional Standards.

- a. The minimum lot size, lot depth and lot width standards may be modified.
 - b. The lot frontage requirements may be modified to allow the lots to be served by a private street or private access, rather than a public street as required under SMC 17C.111.200(F), provided that the director of engineering services has determined that private streets or private access can serve the subject lots in the planned unit development. A private street or private access that does not conform to chapter 17H.010 SMC, Street Development Standards, may be approved through a design variance request under SMC 17H.010.020.
2. Lot Coverage and FAR.
- a. The lot coverage by buildings and the floor area ratio (FAR) provisions may be modified.
3. Setbacks.
- a. Front and rear yard setbacks.
 - i. Front and rear yard setbacks for structures located within eighty feet of the perimeter of the project shall be the same as required by the base zone.
 - ii. Front and rear yard setbacks in the remainder of the project may be modified, except that a minimum front or rear yard setback of twenty feet is required for any garage or carport that opens facing a street or an alley.
 - iii. Above and below ground parking structures used in conjunction with a mixed use or multifamily residential project may modify front yard setbacks, if sufficient queuing to enter the structure is provided on-site.
 - b. Side Yard Setbacks.
 - i. Side yard setbacks may be modified, except that a side yard setback of twenty feet is required for any garage or carport that opens facing a street.
 - ii. Above and below ground parking structures used in conjunction with a mixed use or multifamily residential project may modify side yard setbacks, if sufficient queuing to enter the structure is provided on-site.
4. Building Height.

Except as provided below, building height allowed in the base zone cannot be modified, waived or varied through the planned unit development process.

- a. Changes to the height limits in the underlying zone require a rezone processed concurrently with the planned unit development.
- b. In the RMF zone, the wall height for a mixed-use commercial building may be increased to thirty five feet. Such a building is exempt from the height transition requirements of SMC 17C.111.215(C)(3).

5. Off-street Parking.

The minimum number of off-street parking stalls may be modified based upon sufficient evidence that the occupancy of the project will not require the number of off-street parking stalls specified for that use under chapter 17C.230 SMC, Parking and Loading.

6. Signs.

The number, type and size of signs cannot be modified through a planned unit development.

7. Fencing.

Perimeter fencing for a planned unit development is permitted except the maximum height of fencing along a street frontage of the planned unit development may not exceed forty-two inches. When a fence is along a street frontage, usable pedestrian access shall be provided spaced a minimum of one every three hundred feet.

8. Gates.

If the director of engineering services approves of private streets in the planned unit development, based on the criteria of SMC 17H.010.090, gates may be permitted in a planned unit development.

9. Lot Access.

The alley access requirements of SMC 17C.111.335(B) apply to lots in a PUD. If a lot abuts a public alley, then vehicle access shall be from the alley.

D. Infrastructure.

All public or private streets, paving, curbs, sidewalks, utilities, stormwater, lights and similar facilities shall be developed according to City standards, unless specifically modified by the city engineer. Waivers, variances, or modifications to the private or public street standards, utilities, and other infrastructure through a planned unit development shall be approved by the city engineer. An approved design variance request form shall be submitted with the PUD application.

E. Common Open Space.

In exchange for the approval of more intense residential development, higher densities, smaller lots and relaxed development standards, the developer of a planned unit development is required to provide common open space for the active and passive recreational activities of residents, employees, and visitors. Such space shall be aggregated wherever feasible and shall consist of a combination of landscaped and hard-scaped areas. Such common open space shall include some combination of the following: plazas, arbors, sitting areas, picnic areas, playing fields and trails to accommodate a variety of active and passive activities and promote visual interest.

1. In planned unit developments, the following requirements shall apply:
 - a. At least ten percent of the gross area of the site must be devoted to such open space. Such space must be fully accessible to the residents, employees, visitors and/or other users of the site. Reduction of this standard in PUDs is prohibited and a variance cannot be sought to reduce this requirement.
 - b. Fenced yards associated with buildings immediately adjacent to designated open space, landscaping in parking lots, or fenced stormwater facilities shall not count toward the total open space requirement.
 - c. Environmentally-constrained land within the planned unit development, including wetlands, geologically hazardous areas, fish and wildlife habitats and frequently flooded areas may be used to meet up to fifty percent of the total requirement specified in subsection (E)(1)(a) above, provided that these areas are either accessible to pedestrians to the extent practical or are visually accessible from adjacent and adjoining common open space.
2. The common open space designated to meet this requirement shall be permanently maintained by and conveyed to one of the following:
 - a. A homeowners' or property owners' association as regulated by state law.
 - b. A public agency that agrees to maintain the common open space and any buildings, structures or improvements placed within it.

F. Subdivision.

When a planned unit development is combined with a division of land including a short plat, long plat or binding site plan, the requirements of chapter 17G.080 SMC are required to be met, including SMC 17C.111.200(C), along with the following:

~~((1. Lot Size Transition))~~

~~((Transition requirements for lot sizes in the RA and RI zones cannot be waived or modified through the planned unit development process))~~

~~((2.))~~ 1. Through lots.

Lots shall be configured in a way that development can be oriented toward streets to increase the safety and enjoyment of pedestrians and bicyclists. A new PUD/subdivisions shall not “turn its back” on a collector, minor or principal arterial street. Through lots are allowed only where both front lot lines are on local access streets. The minimum front lot line and minimum width standards apply to one frontage of the through lot.

Date Passed: Monday, November 20, 2023

Effective Date: Monday, January 1, 2024

ORD C36459 Section 36

DRAFT

[Title 17H](#) Engineering Standards

[Chapter 17H.010](#) Street Development Standards

[Section 17H.010.130](#) Alleys

- A. When constructed, alleys shall be provided at the rear or side of lots.
- B. Where alleys are existing, or provided in new ~~((developments))~~ subdivisions and short subdivisions, on-site parking spaces shall be accessed from the alley and not the street. Unless approved by director of engineering
- C. Dead-end alleys shall be avoided wherever possible, but if unavoidable, shall be designed with adequate turn-around facilities or alternative connections acceptable to the director of engineering services at the dead-end.
- D. All new alleys shall be constructed in conformance with the standard plans.
- E. Public alleys shall be located in public right-of-way. If public utilities are to be located in an alley, the alley must be located in public right-of-way.
- F. Private alleys may be located in a tract or on an easement. Tracts must be owned in common by the owners of the property served by the private alley or by a homeowner's association and must be designated on the plat as a special purpose tract. A maintenance agreement must be recorded with the Spokane county auditor that commits the owner(s) to maintain all elements of the private alley.
- G. New alleys shall have a paved width of at least twelve feet and a clear width of at least twenty feet. The twenty-foot width shall not be obstructed in any manner, including the parking of vehicles, fences or utility structures.
- ~~((H. Alleys that serve as a primary access or as a fire access must have a paved width of at least twenty feet. Unless specifically approved by the city fire department, alleys are not considered a fire access.))~~
- ~~((+))~~ H. Stormwater from all new alleys must be collected and treated according to the city's stormwater guidelines.

Date Passed: Monday, May 15, 2006

Effective Date: Thursday, June 29, 2006

ORD C33838 Section 1

EXHIBIT B



NONPROJECT DETERMINATION OF NONSIGNIFICANCE

FILE NO(s): Dimensional Standards Amendment (non-project)

PROPONENT: City of Spokane

DESCRIPTION OF PROPOSAL: This proposal will amend sections 04.16.040 Membership; 17A.020.020 B Definitions; 17A.020.030 C Definitions; 17A.020.080 H Definitions; 17C.120.110 Limited Use Standards; 17C.122.070 Center and Corridor Allowed Uses; 17C.122T.001 Table 17C.122.070-1 Center and Corridor Allowed Uses; 17C.190.450 Medical Centers; 17C.200.050 Street Tree Requirements; 17D.010.020 Concurrency Test; 17D.010.030 Certificate of Capacity; 17D.075.180 Appendix A – Impact Fee Schedule; 17G.020.040 Amendment Frequency; 17G.061.010 Summary of Land Use Application Procedures; 17G.061.320 Notice of Decision; 17G.070.030 Development Standards; and 17H.010.120 Alleys; to make minor changes that clarify government process and procedures, align with legislative requirements, and/or make clerical corrections in the Spokane Municipal Code. The proposal also adds a new section, 17C.190.255 Public Parking Lot, creating a new use category description.

Draft text amendments are available on the project webpage <https://my.spokanecity.org/projects/paper-cuts-code-amendments/>.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: This proposal has a City-wide impact.

LEAD AGENCY: City of Spokane

DETERMINATION:

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW [43.21C.030\(2\)\(c\)](#). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.
- This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). **Comments regarding this DNS must be submitted no later than 4:00 p.m. on March 13, 2024 if they are intended to alter the DNS.**

Responsible Official: Spencer Gardner **Position/Title:** Director, Planning Services

Address: 808 W. Spokane Falls Blvd., Spokane, WA 99201 **Phone:** 509-625-6097

Date Issued: February 28, 2024 **Signature:** 

APPEAL OF THIS DETERMINATION



After a determination has become final, appeal may be made to:

Responsible Official: City of Spokane Hearing Examiner

Address: 808 W. Spokane Falls Blvd., Spokane, WA 99201

Email: hearingexaminer@spokanecity.org

Phone: 509-625-6010

Deadline: 21 days from the date of the signed DNS

12:00 p.m. on September 20, 2023

The appeal must be on forms provided by the Responsible Official and make specific factual objections. Appeals must be accompanied by the appeal fee. Contact the Responsible Official for assistance with the specifics of a SEPA appeal.


DETERMINATION OF NONSIGNIFICANCE

Final Audit Report

2024-02-23

Created:	2024-02-23
By:	Jackie Churchill (jchurchill@spokanecity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAawmyVYoO--NHA029icixiwTSiKSOmGKov

"DETERMINATION OF NONSIGNIFICANCE" History

-  Document created by Jackie Churchill (jchurchill@spokanecity.org)
2024-02-23 - 8:51:45 PM GMT - IP address: 73.254.88.208
-  Document emailed to Spencer Gardner (sgardner@spokanecity.org) for signature
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-  Document e-signed by Spencer Gardner (sgardner@spokanecity.org)
Signature Date: 2024-02-23 - 8:56:38 PM GMT - Time Source: server- IP address: 198.1.39.252
-  Agreement completed.
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**CITY OF SPOKANE PLAN COMMISSION
FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS
REGARDING 2024 PAPER CUTS CODE AMENDMENTS**

A recommendation of the City of Spokane Plan Commission to the City Council to approve amendments to the City's Unified Development Code. This proposal will amend sections 04.16.040 Membership; 17A.020.020 B Definitions; 17A.020.080 H Definitions; 17C.120.110 Limited Use Standards; 17C.122.070 Center and Corridor Allowed Uses; 17C.122T.001 Table 17C.122.070-1 Center and Corridor Allowed Uses; 17C.190.450 Medical Centers; 17C.200.050 Street Tree Requirements; 17D.010.020 Concurrency Test; 17D.010.030 Certificate of Capacity; 17D.075.180 Appendix A – Impact Fee Schedule; 17G.020.040 Amendment Frequency; 17G.061.010 Summary of Land Use Application Procedures; 17G.061.320 Notice of Decision; 17G.070.030 Development Standards; and 17H.010.120 Alleys; to make minor changes that clarify government process and procedures, align with legislative requirements, and/or make clerical corrections in the Spokane Municipal Code. The proposal also adds a new section, 17C.190.255 Public Parking Lot, creating a new use category description.

FINDINGS OF FACT:

- A. The City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act (GMA) as set forth in RCW 36.70A.
- B. The proposed text amendments do not significantly alter the outcome and purpose of the Unified Development Code and therefore remain consistent with the City of Spokane's Comprehensive Plan.
- C. The Unified Development Code includes community goals that bears a substantial relation to public health, safety, welfare, and protection of the environment. Propose amendments to clarify or correct errors in the Unified Development Code further implement those goals.
- D. Public notice and communication began in February 2024 and included the following:
 1. A Plan Commission workshop on February 28, 2024.
 2. Notice of SEPA Determination of Nonsignificance for code text amendments on February 28, 2024.
 3. A Plan Commission Public Hearing on March 13, 2024.
- E. No public comment was received.
- F. On February 28, 2024, the City of Spokane Plan Commission held a workshop to discuss draft language, and review and evaluate with city staff alternatives to proposed text changes.
- G. On January 23, 2024, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Unified Development Code pursuant to RCW 36.70A.106.

Findings of Fact, Conclusion, and Recommendation

- H. A SEPA Determination of Nonsignificance was issued by the director of Planning Services on February 28, 2024, for the proposed text amendments. No comments were received.
- I. A legal notice of public hearing was published in the *Spokesman-Review* on February 28, 2024 and March 6, 2024.
- J. The proposed text amendments were drafted and reviewed consistent with the requirements of RCW 36.70A.370 to assure protection of private property rights.
- K. Amendments to the Unified Development Code Title 17 are subject to the review and recommendation by the City of Spokane Plan Commission.
- L. The Plan Commission held a public hearing on March 13, 2024, to obtain public comments on the proposed amendments. No comments were received.
- M. The City of Spokane Plan commission adopts the findings and analysis set forth in the staff report prepared for the proposal.
- N. The City of Spokane Plan Commission finds that the proposed text amendments meet the decision criteria established in SMC 17G.025.010(G).

CONCLUSIONS:

Based upon the draft text amendments, staff report and analysis (which is hereby incorporated into these findings, conclusions, and recommendations), SEPA review, agency and public comments received, and public testimony presented, the Spokane Plan Commission makes the following conclusions with respect to the proposed Paper Cuts Q1 2024 Code Amendments:

1. The Plan Commission finds that the proposed amendments bear a substantial relation to the public health, safety, welfare, and protection of the environment pursuant to the requirements outlined in SMC 17G.025.010(G).
2. The proposed text amendments will implement the goals and policies of the City of Spokane Comprehensive Plan.
3. Interested agencies and the public have had opportunities to participate throughout the process and persons desiring to comment were given an opportunity to comment.
4. The Plan Commission finds that the proposed amendments are consistent with the applicable provisions of the Comprehensive Plan.

RECOMMENDATION:

In the matter of the ordinances pertaining to the proposed text amendments, amending the Unified Development Code of the City of Spokane.

As based on the above listed findings and conclusions, by unanimous vote of six in favor to zero not in favor, the Spokane Plan Commission takes the following actions:

1. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 04.16.040 Membership.

Findings of Fact, Conclusion, and Recommendation

2. Recommends to the Spokane City Council the **APPROVAL, under the condition that** SMC 17A.020.020(AB)(1) Building Coverage be revisited in forthcoming round of Paper Cuts Amendments, of the proposed amendments to Section 17A.020.020 B Definitions.
3. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17A.020.080 H Definitions.
4. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17C.120.110 Limited Use Standards.
5. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17C.122.070 Center and Corridor Allowed Uses.
6. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17C.122T.001 Table 17C.122.070-1 Center and Corridor Allowed Uses.
7. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17C.190.450 Medical Centers.
8. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17C.200.050 Street Tree Requirements.
9. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17D.010.020 Concurrency Test.
10. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17D.010.030 Certificate of Capacity.
11. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17D.075.180 Appendix A – Impact Fee Schedule.
12. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17G.020.040 Amendment Frequency.
13. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17G.061.010 Summary of Land Use Application Procedures.
14. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17G.061.320 Notice of Decision.
15. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17G.070.030 Development Standards.

Findings of Fact, Conclusion, and Recommendation

16. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17H.010.120 Alleys.
17. Recommends to the Spokane City Council the **APPROVAL** of the proposed new section 17C.190.255 Public Parking Lot.
18. Authorizes the President to prepare and sign on the Commission's behalf a written decision setting forth the Plan Commission's findings, conclusions, and recommendations on the proposed amendments.

Greg Francis

Greg Francis (Mar 18, 2024 10:51 PDT)

Greg Francis, President
Spokane Plan Commission

Date:







PC Findings and Conclusions Q1 2024 Paper Cuts

Final Audit Report

2024-03-18

Created:	2024-03-18
By:	Angela McCall (amccall@spokanecity.org)
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"PC Findings and Conclusions Q1 2024 Paper Cuts" History

-  Document created by Angela McCall (amccall@spokanecity.org)
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-  Document emailed to gfrancis@spokanecity.org for signature
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-  Email viewed by gfrancis@spokanecity.org
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-  Signer gfrancis@spokanecity.org entered name at signing as Greg Francis
2024-03-18 - 5:51:13 PM GMT
-  Document e-signed by Greg Francis (gfrancis@spokanecity.org)
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-  Agreement completed.
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Agenda Sheet for City Council:

Committee: Urban Experience **Date:** 04/08/2024

Committee Agenda type: Discussion

Date Rec'd

3/20/2024

Clerk's File #

Renews #

Cross Ref #

Council Meeting Date: 04/22/2024

Submitting Dept

PLANNING & ECONOMIC

Project #

Contact Name/Phone

AMANDA BECK X6414

Bid #

Contact E-Mail

ABECK@SPOKANECITY.ORG

Requisition #

Agenda Item Type

Report Item

Council Sponsor(s)

JBINGLE ZZAPPONE KKLITZKE

Agenda Item Name

0650 - 2024 MULTI-FAMILY TAX EXEMPTION UPDATE

Agenda Wording

Economic Development staff is providing an update on the status of the Multi-Family Tax Exemption Program.

Summary (Background)

RCW 84.14 authorizes municipalities to adopt a local multi-family property tax exemption program. The City of Spokane adopted SMC 08.15 in 2000 to incentivize the construction of additional multi-family developments within the City. The scope and administration of the local MFTE program has evolved significantly over the past 24 years. Code and administrative policy changes were enacted starting in September 2022 to further bolster the MFTE program and spur additional multi-family development.

Lease? NO

Grant related? NO

Public Works? NO

Fiscal Impact

Approved in Current Year Budget? N/A

Total Cost

\$

Current Year Cost

\$

Subsequent Year(s) Cost

\$

Narrative

Amount

Budget Account

Neutral

\$

#

Select

\$

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Select

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Select

\$

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#



Continuation of Wording, Summary, Approvals, and Distribution

Agenda Wording

Summary (Background)

Approvals

Dept Head

GARDNER, SPENCER

Division Director

GARDNER, SPENCER

Accounting Manager

ORLOB, KIMBERLY

Legal

BEATTIE, LAUREN

For the Mayor

PICCOLO, MIKE

Additional Approvals

Distribution List

smacdonald@spokanecity.org

sgardner@spokanecity.org

tstripes@spokanecity.org

abeck@spokanecity.org

rbenzie@spokanecity.org

Committee Agenda Sheet

Urban Experience Committee

Committee Date	April 8, 2024																																																																								
Submitting Department	Planning & Economic Development																																																																								
Contact Name	Amanda Beck																																																																								
Contact Email & Phone	abeck@spokanecity.org x6414																																																																								
Council Sponsor(s)	Jonathan Bingle, Kitty Klitzke, & Zack Zappone																																																																								
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 10 minutes																																																																								
Agenda Item Name	2024 Multi-Family Tax Exemption Program Update																																																																								
Proposed Council Action	<input type="checkbox"/> Approval to proceed to Legislative Agenda <input checked="" type="checkbox"/> Information Only																																																																								
Summary (Background)	<p>RCW 84.14 authorizes municipalities to adopt a local multi-family property tax exemption program. The City of Spokane adopted SMC 08.15 in 2000 to incentivize the construction of additional multi-family developments within the City.</p> <p>The scope and administration of the local MFTE program has evolved significantly over the past 24 years. In response to a growing housing crisis, code and administrative policy changes were enacted starting in September 2022 to further bolster the MFTE program and spur additional multi-family development. Such changes included anti-displacement policies for existing tenants and expanding the eligible area for 12-year affordable rental projects to the entire city.</p> <table border="1" style="margin: 10px auto; border-collapse: collapse; text-align: center;"> <thead> <tr> <th colspan="6">MFTE Active Projects</th> </tr> <tr> <th></th> <th>Projects</th> <th>Units</th> <th>Percentage</th> <th>8-year Projects</th> <th>12-year Projects</th> </tr> </thead> <tbody> <tr> <td>District 1</td> <td>31</td> <td>1067</td> <td>45%</td> <td>18</td> <td>13</td> </tr> <tr> <td>District 2</td> <td>34</td> <td>814</td> <td>35%</td> <td>19</td> <td>15</td> </tr> <tr> <td>District 3</td> <td>14</td> <td>470</td> <td>20%</td> <td>12</td> <td>2</td> </tr> <tr> <td>Totals</td> <td>79</td> <td>2351</td> <td>100%</td> <td>49</td> <td>30</td> </tr> </tbody> </table> <table border="1" style="margin: 10px auto; border-collapse: collapse; text-align: center;"> <thead> <tr> <th colspan="6">2023 MFTE Final Certificates Issued</th> </tr> <tr> <th></th> <th>Projects</th> <th>Units</th> <th>Percentage</th> <th>8-year Projects</th> <th>12-year Projects</th> </tr> </thead> <tbody> <tr> <td>District 1</td> <td>4</td> <td>111</td> <td>69%</td> <td>3</td> <td>1</td> </tr> <tr> <td>District 2</td> <td>4</td> <td>49</td> <td>31%</td> <td>4</td> <td>0</td> </tr> <tr> <td>District 3</td> <td>0</td> <td>0</td> <td>0%</td> <td>0</td> <td>0</td> </tr> <tr> <td>Totals</td> <td>8</td> <td>160</td> <td>100%</td> <td>7</td> <td>1</td> </tr> </tbody> </table> <p>Following the success of 2022 code changes, recent administrative policy updates and significant developer outreach in Fall 2023, we are seeing a large increase in applications particularly for the 12-year affordable rental program.</p>	MFTE Active Projects							Projects	Units	Percentage	8-year Projects	12-year Projects	District 1	31	1067	45%	18	13	District 2	34	814	35%	19	15	District 3	14	470	20%	12	2	Totals	79	2351	100%	49	30	2023 MFTE Final Certificates Issued							Projects	Units	Percentage	8-year Projects	12-year Projects	District 1	4	111	69%	3	1	District 2	4	49	31%	4	0	District 3	0	0	0%	0	0	Totals	8	160	100%	7	1
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Fiscal Impact

Approved in current year budget? Yes No N/A

Total Cost: \$0

Current year cost:

Subsequent year(s) cost:

Narrative: The City’s MFTE program does not directly impact revenues. Spokane County Assessor values for land and any improvements not demolished to construction a MFTE project are maintained by the Assessor for the duration of the tax exemption. Once the exemption expires, the City receives increased tax revenues as the Assessor adds the “new construction” value to the property. During the length of the exemption the City has guaranteed income and rent restricted housing units.

Funding Source One-time Recurring N/A

Specify funding source: Select Funding Source*

Is this funding source sustainable for future years, months, etc? N/A

Expense Occurrence One-time Recurring N/A

Other budget impacts: (revenue generating, match requirements, etc.)

Operations Impacts

What impacts would the proposal have on historically excluded communities?

The Multi-Family Tax Exemption program requires that existing tenants in new projects are provided affordable housing comparable to their existing unit for the remainder of their lease term plus twelve months. Projects in the 12-year program must provide rental relocation assistance to residents of affordable units at the end of the term if rents are to be increased beyond what is affordable to the household as defined as 30% of monthly gross household income.

Additionally, the targeted investment areas outlined by the MFTE ordinance are focused on historically excluded communities and lower income communities.

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

Every MFTE project is required to submit an annual report certifying their compliance with the terms of the exemption. The 12-year program collects income and rent information from tenants ensuring that the housing maintains affordability throughout the term of exemption. Tenants in affordable units in the 12-year program must earn under 115% of area median income and the allowed rent charge must not exceed 30% of their monthly gross household income. We use this data to analyze trends in housing costs and update our program to target sectors of the community with the highest need for housing.

How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?

Analysis of annual reporting information and information collected during developer outreach is utilized to determine program effectiveness and to propose changes. We regularly assess the program’s certified units and have found them to be increasing over the past several years. The addition of new housing units across the income spectrum relieves supply pressures in various housing markets and has helped mitigate the current housing crisis.

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

Comprehensive Plan Land Use Policies:

- LU 1.4 Higher Density Residential Uses
- LU 3.5 Mix of Uses in Centers
- LU 4.2 Land Uses That Support Travel Options and Active Transportation
- LU 4.6 Transit-Supported Development

Comprehensive Plan Housing Policies:

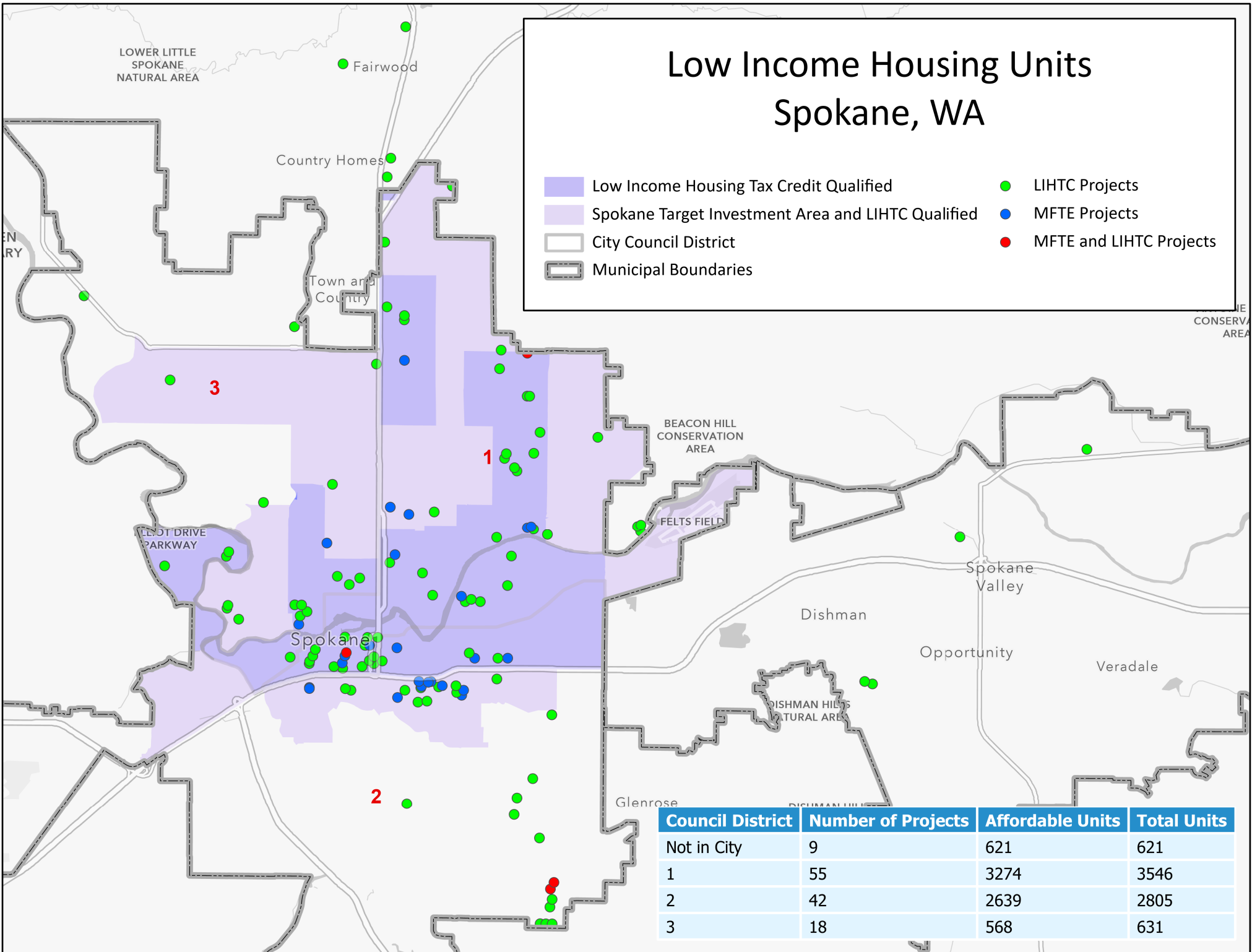
- H 1.9 Mixed-Income Housing
- H 1.4 Use of Existing Infrastructure
- H 1.10 Lower-Income Housing Development Incentives
- H 1.11 Access to Transportation
- H 1.18 Distribution of Housing Options

Comprehensive Plan Economic Development Policies:

- ED 2.4 Mixed-Use
- ED 7.4 Tax Incentives for Land Improvement

Low Income Housing Units Spokane, WA

- Low Income Housing Tax Credit Qualified
- Spokane Target Investment Area and LIHTC Qualified
- City Council District
- Municipal Boundaries
- LIHTC Projects
- MFTE Projects
- MFTE and LIHTC Projects



**Agenda Sheet for City Council:****Committee:** Urban Experience **Date:** 04/08/2024**Committee Agenda type:** Discussion**Date Rec'd**

3/20/2024

Clerk's File #**Renews #****Cross Ref #****Council Meeting Date:** 04/22/2024**Submitting Dept**

PLANNING & ECONOMIC

Project #**Contact Name/Phone**

AMANDA BECK X6414

Bid #**Contact E-Mail**

ABECK@SPOKANECITY.ORG

Requisition #**Agenda Item Type**

Report Item

Council Sponsor(s)

JBINGLE KKLITZKE ZZAPPONE

Agenda Item Name

0650 - 2024 PARKING 2 PEOPLE INCENTIVE UPDATE

Agenda Wording

Economic Development staff is providing an update on the Parking 2 People sales and use tax incentive program enacted in 2023.

Summary (Background)

Effective June 9, 2022, Washington created chapter 82.92 RCW, Tax Deferrals for Underdeveloped Urban Land Redevelopment. The statewide tax incentive is administered by the Department of Revenue. To be locally effective municipalities must adopt by ordinance. City Council passed Ordinance C36357 in February 2023, creating Chapter 08.07D Sales and Use Tax Deferral Program for Affordable Housing, locally implementing the redevelopment tax incentive.

Lease? NO

Grant related? NO

Public Works? NO

Fiscal Impact

Approved in Current Year Budget? N/A

Total Cost

\$

Current Year Cost

\$

Subsequent Year(s) Cost

\$

Narrative**Amount****Budget Account**

Neutral

\$

#

Select

\$

#

Select

\$

#

Select

\$

#

\$

#

\$

#



Continuation of Wording, Summary, Approvals, and Distribution

Agenda Wording

Summary (Background)

Approvals

Dept Head

GARDNER, SPENCER

Division Director

GARDNER, SPENCER

Accounting Manager

ORLOB, KIMBERLY

Legal

SCHOEDEL, ELIZABETH

For the Mayor

PICCOLO, MIKE

Additional Approvals

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rbenzie@spokanecity.org

Committee Agenda Sheet

Urban Experience Committee

Committee Date	April 8, 2024
Submitting Department	Planning & Economic Development
Contact Name	Amanda Beck
Contact Email & Phone	abeck@spokanecity.org x6414
Council Sponsor(s)	Jonathan Bingle, Kitty Klitzke, & Zack Zappone
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 5 minutes
Agenda Item Name	2024 Parking 2 People Incentive Update
Proposed Council Action	<input type="checkbox"/> Approval to proceed to Legislative Agenda <input checked="" type="checkbox"/> Information Only
Summary (Background)	<p>Effective June 9, 2022, Washington created chapter 82.92 RCW, Tax Deferrals for Underdeveloped Urban Land Redevelopment. The statewide tax incentive is administered by the Department of Revenue. To be locally effective municipalities must adopt by ordinance.</p> <p>City Council passed Ordinance C36357 in February 2023, creating Chapter 08.07D Sales and Use Tax Deferral Program for Affordable Housing, locally implementing the redevelopment tax incentive.</p> <p>The tax deferral incentivizes the redevelopment of “underdeveloped” or “underutilized” property, land used as parking that is open to public use, with or without charge, and has been in use as of June 9, 2022. To receive the sale and use tax deferral, property owners/developers must construct workforce housing that maintains 50% of the units as income restricted for 10 years. Eligible incomes are between 80-115% Area Median Income. Annual reporting and tenant income reporting is required to be submitted to DOR to ensure compliance.</p> <p>At the time of this report, the City is the only municipality to have enacted an ordinance adopting this incentive. As such, potential projects within the City have effectively been beta testers for the Department of Revenue establishing working guidelines that test and interpret implementation of the RCW requirements. City staff have worked extensively with DOR staff to better define what implementation of this statewide incentive means for real infill projects.</p> <p>Notable interpretations of the RCWs:</p> <ul style="list-style-type: none"> • Parking on the site must have been in use on or before June 9, 2022. It appears that if a parking lot were built and later determined to be underutilized, a redevelopment project with workforce housing would not be eligible. • Due to the way RCW 82.92 was written, there is no allowance for apportionment of a property. If a project will be redeveloping several parcels, only the parcels with underutilized parking would factor into calculating the sales and use tax deferral. The DOR had recommended maintaining parcels or even Boundary Line Adjustments that maintained the parking by itself, though this would not be permitted by City platting regulations or Building Code requirements.

- Similarly, if a project must demolish an existing building to construct a workforce housing project, the square feet of the demolished building would need to be subtracted from the proposed project for DOR to calculate how to apply the sales and use tax deferral.
- Redevelopment of accessory parking, such as parking for a required land use (e.g. 1 space per 330 square feet of floor area for retail sales and service uses) is a grey area that requires advocacy of a project to highlight how it meets the purpose outlined by the Legislature.
- RCW 82.92 did not build in authority for the Department of Revenue to deny applications, this authority rests solely with municipalities. The DOR's main ability to enforce compliance is through clawback of the deferred sales and use taxes. The language of the RCWs is ambiguous and has led to challenges in DOR tax certificate issuance for projects previously approved by the City of Spokane.

Due to the limitations in the application of RCW 82.92, City of Spokane staff has received several applications that were unable to be approved.

Projects that have been evaluated as eligible, or received Conditional Parking 2 People contracts, as of March 2024:

Project Name	Site Address	Units	Notes
Koz on 4th	307 W 4 th Ave	210	MFTE 12-year project; Project of Citywide Significance funding.
Linc Lofts	714 N Monroe St	21	MFTE 12-year project
Atlantic Apartments	1234 N Atlantic St	105	MFTE 12-year project
Broadway Apartments	1324 W. Broadway Ave	22	MFTE 12-year project
Garland Apartments	924 W Garland Ave	44	MFTE 12-year project

Fiscal Impact

Approved in current year budget? Yes No N/A

Total Cost: N/A this is a state enabled sales and use tax deferral

Current year cost:

Subsequent year(s) cost:

Narrative: Chapter 82.92 RCW is a state enabled sales and use tax deferral to incentivize the construction of affordable housing. In 2023, the City adopted local regulations implementing this in Chapter 08.07D SMC. Staff time administering this incentive is recouped through application fees and vacant underutilized properties redeveloping into tax positive properties.

Funding Source One-time Recurring N/A

Specify funding source: Program revenue

Is this funding source sustainable for future years, months, etc? Yes

Expense Occurrence One-time Recurring N/A

Other budget impacts:

This incentive program is administered locally by city staff, and overseen by the Department of Revenue. City staff work with property owners and developers to determine if a site is eligible for the Parking 2 People incentive, approve a conditional application, and coordinate with DOR on the sales and use tax deferral certificate. Applicants manage their invoices during construction of the affordable housing and DOR defers their sales and use tax associated with the affordable housing. While the City will not receive the deferred sales and use taxes associated with construction, the City will receive increased property taxes as sites redevelop into higher valued uses.

Operations Impacts

Operations Impacts (If N/A, please give a brief description as to why)

- What impacts would the proposal have on historically excluded communities?
The Parking 2 People incentive requires that 50% of units be income and rent restricted to 80-115% Area Median Income (AMI), aiding increasing the workforce housing supply. By adding new housing units that meet current building and fire code requirements the incentive program can assist in increasing the supply of habitable housing units for residents.

- How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?
Section 08.07D.080 - Annual Report
 - A. Thirty days after the anniversary of the date of issuance of the certificate of occupancy and each year thereafter for ten years, the conditional recipient must file with the Director an annual report indicating the following:
 1. A statement of the affordable housing units constructed in the property as of the anniversary date;
 2. A certification by the conditional recipient that the property has not changed use;
 3. A description of changes or improvements constructed after issuance of the certificate of occupancy; and
 4. Any additional information requested by the City.
 - B. The conditional recipient of a deferral of taxes under this chapter must file a complete annual tax performance report with the Department pursuant to RCW 82.32.534 beginning the year the certificate of occupancy is issued and each year thereafter for 10 years.
 - C. In the event the City issues a certificate of program approval under this chapter, it shall report annually by December 31st of each year, beginning in 2023, to the Washington Department of Commerce the following information:
 1. The number of program approval certificates granted;
 2. The total number and type of new buildings constructed;
 3. The number of affordable housing units resulting from the new construction; and
 4. The estimated value of the sales and use tax deferral for each investment project receiving a program approval and the total estimated value of sales and use tax deferrals granted.

- How will data be collected regarding the effectiveness of this program, policy, or product to ensure it is the right solution?
The annual reporting required in Section 08.07D.080 SMC.

- Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

Comprehensive Plan Land Use Policies:

LU 1.4 Higher Density Residential Uses
LU 3.5 Mix of Uses in Centers
LU 4.2 Land Uses That Support Travel Options and Active Transportation
LU 4.6 Transit-Supported Development

Comprehensive Plan Housing Policies:

H 1.9 Mixed-Income Housing
H 1.4 Use of Existing Infrastructure
H 1.10 Lower-Income Housing Development Incentives
H 1.11 Access to Transportation
H 1.18 Distribution of Housing Options

Comprehensive Plan Economic Development Policies:

ED 2.4 Mixed-Use
ED 7.4 Tax Incentives for Land Improvement

Council Subcommittee Review

- Please provide a summary of council subcommittee review. If not reviewed by a council subcommittee, please explain why not.
This is an information report requested by City Council as an overview of program trends and numbers. No actions, or further review, are required at this time.

**Agenda Sheet for City Council:****Committee:** Urban Experience **Date:** 04/08/2024**Committee Agenda type:** Discussion**Date Rec'd**

3/28/2024

Clerk's File #**Renews #****Cross Ref #****Council Meeting Date:** 04/22/2024**Submitting Dept**

PLANNING & ECONOMIC

Project #**Contact Name/Phone**

SPENCER X6097

Bid #**Contact E-Mail**

SGARDNER@SPOKANECITY.ORG

Requisition #**Agenda Item Type**

Resolutions

Council Sponsor(s)

KKLITZKE JBINGLE ZZAPPONE

Agenda Item Name

0650 - 2024-2025 PLAN COMMISSION WORK PROGRAM

Agenda Wording

Regular update to the Plan Commission Work Plan

Summary (Background)

City Council regularly approves updates to the Work Plan to provide direction to the Plan Commission on work items that should be addressed by the work of Plan Commission. Items on the Work Plan include the annual Comprehensive Plan Work Program, as well as additional studies and code amendments.

Lease? NO

Grant related? NO

Public Works? NO

Fiscal Impact

Approved in Current Year Budget? N/A

Total Cost \$ 0

Current Year Cost \$ 0

Subsequent Year(s) Cost \$ 0

Narrative**Amount****Budget Account**

Neutral \$

#

Select \$

#

Select \$

#

Select \$

#

\$

#

\$

#



Continuation of Wording, Summary, Approvals, and Distribution

Agenda Wording

Summary (Background)

Approvals

Dept Head

GARDNER, SPENCER

Division Director

GARDNER, SPENCER

Accounting Manager

ORLOB, KIMBERLY

Legal

RICHMAN, JAMES

For the Mayor

JONES, GARRETT

Additional Approvals

Distribution List

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sgardner@spokanecity.org

tblack@spokanecity.org

amccall@spokanecity.org

rbenzie@spokanecity.org

Committee Agenda Sheet

Urban Experience Committee

Committee Date	4/8/24
Submitting Department	Planning and Economic Development
Contact Name	Spencer Gardner
Contact Email & Phone	sgardner@spokanecity.org
Council Sponsor(s)	<u>Kitty Klitzke, Jonathan Bingle, and Zack Zappone</u>
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 5 mins
Agenda Item Name	2024-2025 Plan Commission Work Program
Proposed Council Action	<input checked="" type="checkbox"/> Approval to proceed to Legislative Agenda <input type="checkbox"/> Information Only
Summary (Background)	City Council regularly approves updates to the Work Plan to provide direction to the Plan Commission on work items that should be addressed by the work of Plan Commission. Items on the Work Plan include the annual Comprehensive Plan Work Program, as well as additional studies and code amendments.
*use the Fiscal Impact box below for relevant financial information	
<p>Fiscal Impact</p> <p>Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Total Cost: Click or tap here to enter text.</p> <p> Current year cost:</p> <p> Subsequent year(s) cost:</p> <p>Narrative: Please provide financial due diligence review, as applicable, such as number and type of positions, grant match requirements, summary type details (personnel, maintenance and supplies, capital, revenue), impact on rates, fees, or future shared revenue</p> <p>Funding Source <input type="checkbox"/> One-time <input type="checkbox"/> Recurring <input checked="" type="checkbox"/> N/A</p> <p>Specify funding source: Select Funding Source*</p> <p>Is this funding source sustainable for future years, months, etc? Click or tap here to enter text.</p> <p>Expense Occurrence <input type="checkbox"/> One-time <input type="checkbox"/> Recurring <input checked="" type="checkbox"/> N/A</p> <p>Other budget impacts: (revenue generating, match requirements, etc.)</p>	
Operations Impacts (If N/A, please give a brief description as to why)	
What impacts would the proposal have on historically excluded communities? <u>N/A</u>	
How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities? <u>N/A</u>	
How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution? <u>N/A</u>	

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

The municipal code requires that Council adopt a work program for Plan Commission on a regular basis.

RESOLUTION NO. _____

A RESOLUTION establishing the Plan Commission Work Program for 2024/2025

WHEREAS, pursuant to SMC 4.12.080, the City Council adopts by resolution an annual work program, which assigns certain policy and planning issues for consideration by the Plan Commission; and

WHEREAS, SMC 4.12.080 requires that the Plan Commission shall, when requested by City Council resolution, solicit information and comment from the public about planning goals and policies or plans for the City, and report to the City Council its recommendations and a summary and analysis of the comments received from the public; and

WHEREAS, the City Council and the Plan Commission met on 22 February, 2024 to review and discuss the proposed Plan Commission 2024/2025 Work Program;

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby adopts the Plan Commission 2024/2025 Work Program as set forth in Attachment A and approves of the work program for assigned policy and planning issues for consideration by the Plan Commission for 2024/2025.

BE IT ALSO RESOLVED that the City Council recognizes that work assignments can change throughout the year and, therefore, calls upon the President of the Plan Commission, the Planning Director, and the City Council liaison to the Plan Commission to coordinate the implementation of the work program.

Passed by the City Council this ____ day of _____, 2024.

City Clerk

Approved as to form:

Assistant City Attorney

Attachment A 2024-25 Plan Commission Work Program Priorities		
Project Name	Start/Status	Plan Commission Review
State-mandated development code and comp plan updates		
HB 1110 follow-up work	Q2-2024	Q3-2024
HB 1337 ADU updates	Q3-2024	Q4-2024
HB 1220 (see housing availability item in Comp Plan below)	N/A	N/A
HB 1293 Design standards updates	Q2-2024	2025
HB 1181 (see Climate Planning item in Comp Plan below)	N/A	N/A
SB 5290 Permit Review updates	Q1-2024	Q4-2024
Middle Housing code follow-up/cleanup	Q1-2024	Q3-2024
Residential design standards updates	Q2-2024	Q3-2024
Shoreline Master Program - Vegetation (Donna)	Q2-2024	Q3-2024
2026 Comprehensive Plan update		
Levels of service / Capital Facilities Planning	Q2-2024	2025
Study of housing availability at various income levels	Q2-2024	2025
Climate planning	In Progress	2025
Centers and Corridors (C&C work plan item below)	N/A	2025
Development of growth alternatives/EIS process	Q2-2024	2025
Paper Cuts	Ongoing	Ongoing
Review of PC Rules and Procedures, and composition of subcommittees	Q1-2024	Q2-2024
Bicycle route map updates and prioritization	In Progress	TBD
Pacific Avenue Greenway	In Progress	Q3-2024
Transportation Impact Fee updates	Q2-2024	Q3-2024
Subarea planning		
East Central	In Progress	2025
West Central	Q3-2024	2025
Hillyard	In Progress	Q3-2024
South Logan Implementation work	Q1-2024	Q3-2024
Manufactured Housing updates	TBD	TBD
Division Corridor T.O.D. Study (incl. North Town)	In Progress	TBD
Center and Corridors Policy and Code Evaluation		
C&C short term policy/code updates	In Progress	Q3-2023
C&C long term policy/code updates	In Progress	2025
Home-based occupation update	TBD	TBD
Expand legacy business rules to allow for expansion	TBD	TBD
Neighborhood mixed use	TBD	TBD
20 Year - Water Capital Facilities Element Update	In Progress	TBD
20 Year - Sewer Capital Facilities Element Update	TBD	TBD
Neighborhood Plans		
Minnehaha, Shiloh Hills, Balboa / S. Indian Trail, Latah/Hangman	TBD	TBD
2024-25 Mandated / Annual Projects		
6-Year Transportation Program Update - Consistency Review	In Progress	Q3-2024
6-Year City-Wide Capital Program Update - Consistency Review	In Progress	Q3-2024
2024 Annual Comp Plan Amendments	In Progress	Q3-2024
2025 Annual Comp Plan Amendments	Expect suspension	Expect suspension
Notes:		
Spokane County Urban Growth Area Mandatory Review - 2025		
WA State Periodic Comprehensive Plan Update - June, 2026		
Next WA State Shoreline Program Update - June, 2030		



Agenda Sheet for City Council:

Committee: Urban Experience **Date:** 04/08/2024

Committee Agenda type: Discussion

Date Rec'd

3/28/2024

Clerk's File #

Renews #

Cross Ref #

Council Meeting Date: 04/15/2024

Submitting Dept

PLANNING & ECONOMIC

Project #

Contact Name/Phone

MAREN X6737

Bid #

Contact E-Mail

MMURPHY@SPOKANECITY.ORG

Requisition #

Agenda Item Type

Resolutions

Council Sponsor(s)

ZZAPPONE JBINGLE KKLITZKE

Agenda Item Name

0650 RES. TO INITIATE CLIMATE PLANNING UNDER THE COMP PLAN PERIODIC

Agenda Wording

A RESOLUTION directing City of Spokane Planning Services to initiate climate planning that implements the requirements of HB 1181 as part of the periodic update to build community resilience and reduce greenhouse gas emissions.

Summary (Background)

The WA Legislature passed and signed into law HB 1181 in 2023 that adds a climate goal to the Growth Management Act (GMA) and requires local comprehensive plans to have a climate element. The resolution will initiate the Climate Planning - Phase 1 process for resiliency planning. The Public Participation Plan is included as Exhibit A to the resolution. City Council accepted \$420,000 in Commerce grant funds for Climate Planning - Phase 1 on February 26, 2024 (RES 2024-0142). This item is 2 of 3.

Lease? NO

Grant related? YES

Public Works? NO

Fiscal Impact

Approved in Current Year Budget? NO

Total Cost \$ 420,000

Current Year Cost \$ 420,000

Subsequent Year(s) Cost \$

Narrative

No grant match. Additional climate planning funds will be requested in the 2025-2027 biennium.

Amount

Budget Account

Revenue \$ 420,000

1360-94175-99999-33442-20263; 1360-94175-

Select \$

#

Select \$

#

Select \$

#

\$

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Continuation of Wording, Summary, Approvals, and Distribution

Agenda Wording

Summary (Background)

Approvals

<u>Dept Head</u>	GARDNER, SPENCER
<u>Division Director</u>	GARDNER, SPENCER
<u>Accounting Manager</u>	ORLOB, KIMBERLY
<u>Legal</u>	SCHOEDEL, ELIZABETH
<u>For the Mayor</u>	JONES, GARRETT

Additional Approvals

<u>ACCOUNTING -</u>	MURRAY, MICHELLE

Distribution List

mmurphy@spokanecity.org	smacdonald@spokanecity.org
sgardner@spokanecity.org	tblack@spokanecity.org
amccall@spokanecity.org	rbenzie@spokanecity.org

Committee Agenda Sheet

Urban Experience Committee

Committee Date	April 8, 2024
Submitting Department	Planning Services
Contact Name	Maren Murphy
Contact Email & Phone	mmurphy@spokanecity.org
Council Sponsor(s)	CMs Klitzke, Zappone, and Bingle
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 15 minutes
Agenda Item Name	Climate Planning - Resolution to Initiate Climate Planning under the Comprehensive Plan Periodic Update
Proposed Council Action	<input checked="" type="checkbox"/> Approval to proceed to Legislative Agenda <input type="checkbox"/> Information Only
Summary (Background) *use the Fiscal Impact box below for relevant financial information	<p>Planning Staff have submitted a packet to initiate Climate Planning – Phase 1, including the following items:</p> <ol style="list-style-type: none"> 1. Climate Planning - SBO for Planning Services to Accept Commerce Grant Funds 2. Climate Planning - Resolution to Initiate Climate Planning under the Comprehensive Plan Periodic Update 3. Climate Planning - Approval of Consultant Contract for Climate Planning – Phase 1 <p><i>This briefing paper is 2 of 3 for climate planning.</i></p> <p>The WA Legislature passed and signed into law HB 1181 in 2023 that adds a climate goal to the Growth Management Act (GMA) and requires local comprehensive plans to have a climate element with the following: resilience sub-element to improve climate preparedness, response, and recovery efforts; greenhouse gas emissions sub-element to reduce missions and vehicle miles traveled; and must maximize economic, environmental, and social co-benefits and prioritize environmental justice in order to avoid worsening environmental health disparities.</p> <p>The resolution will initiate the Climate Planning – Phase 1 process, which includes community engagement, climate impacts analysis, policy gap analysis, and climate risk and vulnerability assessment with a focus on equity and climate justice. The Public Participation Plan is included as Exhibit A to the resolution. A deeper engagement strategy will be developed with the planning consultant team once underway; the contract with the planning consultant team is also being considered for approval by Council.</p> <p>WA Commerce has made available funding for climate planning for the 2023-2025 biennium, with the City of Spokane eligible for \$700,000 in legislative appropriation for climate planning through 2029 as part of the WA Climate Commitment Act. City Council accepted \$420,000 in Commerce grant funds for Phase 1 of climate planning on February 26, 2024 (RES 2024-0142).</p>
Fiscal Impact Approved in current year budget? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Total Cost: <u>\$420,000</u> Current year cost: \$420,000	

Subsequent year(s) cost:

Narrative: No match required; grant is deliverable based.

Funding Source One-time Recurring N/A

Specify funding source: Grant

Is this funding source sustainable for future years, months, etc? Funding for 2023-2025 Biennium

Expense Occurrence One-time Recurring N/A

Other budget impacts: (revenue generating, match requirements, etc.) N/A

Operations Impacts (If N/A, please give a brief description as to why)

- What impacts would the proposal have on historically excluded communities?
 - Climate change does not impact everyone equally. Core to climate planning is building climate resilience and developing goals and policies in the comprehensive plan that support communitywide climate resilience, environmental justice, and equity. This climate planning grant emphasizes the importance of developing a public engagement strategy and ensuring that historically underrepresented and overburdened communities are included in the early and continuous planning efforts. WA Commerce recommends that establishing a climate policy advisory team that includes leaders within overburdened communities that are most impacted by the changing climate conditions and whose insight will lead to the most equitable outcomes. There is also additional emphasis on all levels of Tribal communication, partnership, and coordination.
- How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?
 - The planning work will focus on both quantitative and qualitative data through the lens of climate and equity. Quantitative data will be collected, analyzed and reported related to vulnerability risks and climate hazards, and an equitable approach will be taken to look at the intersections of race, income, gender, ability, and other disparities to understand our community's vulnerabilities and those at highest risk for climate impacts. Data will also be collected through qualitative means through the development of a climate vision statement, and outreach will focus on engaging with community members to understand unique perspectives, asset, and climate-related challenges.
- How will data be collected regarding the effectiveness of this program, policy, or product to ensure it is the right solution?
 - Climate Planning will be integrated into the 2026 Periodic update to the City's Comprehensive Plan, RCW 36.70A.130 now requires that the city reassess the plan every 5 years. An Implementation Progress Report will be required in 2031.
- Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?
 - Aligns with: Sustainability Action Plan 2021 - Land Use, Goal 4, Strategy 8. "update the Comp Plan with ...climate goals."

Council Subcommittee Review

- Please provide a summary of council subcommittee review. If not reviewed by a council subcommittee, please explain why not.
 - This item was approved for grant acceptance by City Council on February 26, 2024 (RES 2024-0142).

RESOLUTION NO. 2024-_____

A RESOLUTION directing City of Spokane Planning Services to initiate climate planning that implements the requirements of HB 1181 as part of the periodic update by conducting community engagement, analyzing climate impacts, and developing and integrating climate goals and policies to build community resilience and reduce greenhouse gas emissions.

WHEREAS, legislation passed and signed into law in 2023 (HB 1181) adds a climate goal to the Growth Management Act (GMA) under RCW 36.70A.020 and requires local comprehensive plans to have a climate element with resilience and greenhouse gas (GHG) emissions mitigation sub-elements; and

WHEREAS, the WA Department of Commerce made approximately \$30 million available in statewide climate planning grants to fully planning jurisdictions under GMA for the 2023-2025 biennium; and

WHEREAS, the WA Department of Commerce climate planning grant is supported with funding from Washington's Climate Commitment Act (CCA), which supports Washington's climate action efforts by putting cap-and-invest dollars to work reducing climate pollution, creating jobs, and improving public health, with information about the CCA available at www.climate.wa.gov; and

WHEREAS, the City of Spokane is eligible for up to \$700,000 in climate planning funds through 2029 as a non-competitive formula grant to support implementation of HB 1181; and

WHEREAS, the City of Spokane has identified \$420,000 for Phase 1 climate planning, and City Council accepted the grant funds through a contract with Commerce on February 26, 2024 (RES 2024-0142), with \$280,000 to be requested for Phase 2 climate planning in the 2025-2027 biennium and any implementation beyond; and

WHEREAS, climate planning is part of the City's general periodic update requirement for the comprehensive plan, which is due in June 2026, with the expectation that additional state resources will be appropriated for the upcoming periodic update; and

WHEREAS, the climate change and resiliency element is designed to result in reductions in overall GHG emissions, must enhance resilience to and avoid the adverse impacts of climate change, and must include efforts to reduce localized emissions and avoid creating or worsening climate impacts to vulnerable populations and overburdened communities; and

WHEREAS, the GHG emissions sub-element must include goals and policies to reduce emissions and vehicle miles traveled, including: developing a local emission inventory; conducting a Vehicle Miles Traveled Per Capita study; and, projecting emission reductions to inform the adopted comprehensive plan goals and policies; and

WHEREAS, the resilience sub-element must include goals and polices to improve climate preparedness, response and recovery efforts, including: utilizing the UW Climate Impacts Group's online tool and other resources to explore expected local climate impacts; auditing existing plans and policies for climate resilience opportunities, gaps, and barriers;

assessing climate vulnerability and risk; and, developing and prioritizing science-based climate resilience goals and policies for comprehensive plans; and

WHEREAS, climate resilience goals and policies must address natural hazards created or aggravated by climate change, and identify and protect social, economic, environmental, and cultural assets within the 11 key sectors outlined by Commerce, including buildings, infrastructure, natural resources, services, community health, transportation, and development among others; and

WHEREAS, goals and policies should, consistent with state law, equitably enhance the resilience of communities and ecological systems to climate change; be consistent with best available science, climate projections, and impact scenarios; and prioritize and benefit overburdened communities that will suffer disproportionately from environmental impacts and climate-exacerbated natural hazards; and

WHEREAS, climate elements must also maximize economic, environmental, and social co-benefits and prioritize environmental justice and climate justice to avoid worsening environmental health disparities; and

WHEREAS, the Public Participation Plan (PPP) proposes the formation of key supporting committees to analyze climate data and understand impacts, review deliverables and provide recommendations, and develop climate goals and policies, including the establishment of an internal technical advisory committee, a community- and partner-based climate policy advisory team, and a Tribal workgroup; and

WHEREAS, to support climate justice and equity, the PPP prioritizes equitable practices to ensure that historically overburdened and underrepresented communities are included in early and ongoing climate planning efforts, particularly frontline communities who experience the first and worst consequences of climate change; and

WHEREAS, Tribal engagement is an overarching term that encompasses all levels of Tribal communication and partnership, from formal government-to-government consultation to informal coordination, and the PPP directs a Tribal engagement strategy to identify collaborative planning efforts and mutual priority actions with Tribal planning at all levels; and

WHEREAS, the PPP is attached as Attachment A; and

WHEREAS, climate planning will consider related City planning efforts, including the Spokane Sustainability Action Plan adopted in 2021, Spokane Housing Action Plan adopted in 2021, Spokane Parks and Natural Lands Master Plan adopted in 2022, Building Opportunity for Housing adopted in 2023, and ongoing utility, transportation planning, and water system planning; and

WHEREAS, the City has selected a consultant team through an RFQ process to lead the Phase 1 climate planning process and engagement through 2025, with optional expansion that will be evaluated for Phase 2 climate planning and to align with the periodic update and environmental impact statement due in 2026; and

WHEREAS, Planning Services is collaborating with Integrated Capital Management for the initial project scoping and Phase 1, and will continue to proactively partner with all City departments throughout the process.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPOKANE that staff are directed to initiate climate planning aligned with the requirements of HB 1181 to build community resilience and reduce greenhouse gas emissions that create a more just, healthy, and equitable future for Spokane.

ADOPTED by the City Council this _____ day of _____, 2024.

City Clerk

DRAFT

Committee Agenda Sheet

Urban Experience Committee

Committee Date	April 8, 2024
Submitting Department	Planning Services
Contact Name	Maren Murphy
Contact Email & Phone	mmurphy@spokanecity.org
Council Sponsor(s)	CMs Klitzke, Zappone, and Bingle
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 5min
Agenda Item Name	Climate Planning - SBO for Planning Services to Accept Commerce Grant Funds (relates to OPR 2024 0142)
Proposed Council Action	<input checked="" type="checkbox"/> Approval to proceed to Legislative Agenda <input type="checkbox"/> Information Only
Summary (Background) *use the Fiscal Impact box below for relevant financial information	<p>Planning Staff have submitted a packet for City Council consideration to initiate Climate Planning – Phase 1, including the following items:</p> <ol style="list-style-type: none"> 1. Climate Planning - SBO for Planning Services to Accept Commerce Grant Funds 2. Climate Planning - Resolution to Initiate Climate Planning under the Comprehensive Plan Periodic Update 3. Climate Planning - Approval of Consultant Contract for Climate Planning – Phase 1 <p><i>This briefing paper is 1 of 3 for climate planning.</i></p> <p>The WA Legislature passed and signed into law HB 1181 in 2023 that adds a climate goal to the Growth Management Act (GMA) and requires local comprehensive plans to have a climate element with a focus on resilience and greenhouse gas emissions mitigation. WA Commerce has made available funding for climate planning for the 2023-2025 biennium, with the City of Spokane eligible for \$700,000 in legislative appropriation for climate planning through 2029 as part of the WA Climate Commitment Act. City Council accepted \$420,000 in Commerce grant funds for Climate Planning - Phase 1 on February 26, 2024 (RES 2024-0142). Accounting needs to create the budget line item to expend and receive reimbursement for climate planning.</p>
Fiscal Impact Approved in current year budget? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Total Cost: <u>\$420,000</u> Current year cost: \$420,000 Subsequent year(s) cost:	
Narrative: No grant match. Additional climate planning funds will be requested in the 2025-2027 biennium.	
Funding Source <input checked="" type="checkbox"/> One-time <input type="checkbox"/> Recurring <input type="checkbox"/> N/A Specify funding source: Grant Is this funding source sustainable for future years, months, etc? Funding for 2023-2025 Biennium	
Expense Occurrence <input checked="" type="checkbox"/> One-time <input type="checkbox"/> Recurring <input type="checkbox"/> N/A	
Other budget impacts: (revenue generating, match requirements, etc.) N/A	

Operations Impacts (If N/A, please give a brief description as to why)

- What impacts would the proposal have on historically excluded communities?
 - Climate change does not impact everyone equally. Core to climate planning is building climate resilience and developing goals and policies in the comprehensive plan that support communitywide climate resilience, environmental justice, and equity. This climate planning grant emphasizes the importance of developing a public engagement strategy and ensuring that historically underrepresented and overburdened communities are included in the early and continuous planning efforts. WA Commerce recommends that establishing a climate policy advisory team that includes leaders within overburdened communities that are most impacted by the changing climate conditions and whose insight will lead to the most equitable outcomes. There is also additional emphasis on all levels of Tribal communication, partnership, and coordination.

- How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?
 - The planning work will focus on both quantitative and qualitative data through the lens of climate and equity. Quantitative data will be collected, analyzed and reported related to vulnerability risks and climate hazards, and an equitable approach will be taken to look at the intersections of race, income, gender, ability, and other disparities to understand our community's vulnerabilities and those at highest risk for climate impacts. Data will also be collected through qualitative means through the development of a climate vision statement, and outreach will focus on engaging with community members to understand unique perspectives, asset, and climate-related challenges.

- How will data be collected regarding the effectiveness of this program, policy, or product to ensure it is the right solution?
 - Climate Planning will be integrated into the 2026 Periodic update to the City's Comprehensive Plan, RCW 36.70A.130 now requires that the city reassess the plan every 5 years. An Implementation Progress Report will be required in 2031.

- Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?
 - Aligns with: Sustainability Action Plan 2021 - Land Use, Goal 4, Strategy 8. "update the Comp Plan with ...climate goals."

Council Subcommittee Review

- Please provide a summary of council subcommittee review. If not reviewed by a council subcommittee, please explain why not.
 - This item was approved for grant acceptance by City Council on February 26, 2024 (RES 2024-0142).

ORDINANCE NO _____

An ordinance amending Ordinance No. C36467, passed by the City Council November 27, 2023, and entitled, "An ordinance adopting the Annual Budget of the City of Spokane for 2024, making appropriations to the various funds of the City of Spokane government for the fiscal year ending December 31, 2024, and providing it shall take effect immediately upon passage," and declaring an emergency.

WHEREAS, subsequent to the adoption of the 2024 budget Ordinance No. C36467, as above entitled, and which passed the City Council November 27, 2023, it is necessary to make changes in the appropriations of the Miscellaneous Grants Fund, which changes could not have been anticipated or known at the time of making such budget ordinance; and

WHEREAS, this ordinance has been on file in the City Clerk's Office for five days; - Now, Therefore,

The City of Spokane does ordain:

Section 1. That in the budget of the Miscellaneous Grants Fund, and the budget annexed thereto with reference to the Fund, the following changes be made:

- 1) Increase revenue by \$420,000.
 - A) Of the increased revenue, \$420,000 is provided solely for grant revenue from the Department of Commerce.
- 2) Increase appropriation by \$420,000.
 - A) Of the increased appropriation, \$420,000 is provided solely for contractual services.

Section 2. It is, therefore, by the City Council declared that an urgency and emergency exists for making the changes set forth herein, such urgency and emergency arising from the award and acceptance of the Dept. of Commerce's climate planning grant, and because of such need, an urgency and emergency exists for the passage of this ordinance, and also, because the same makes an appropriation, it shall take effect and be in force immediately upon its passage.

Passed by the City Council on _____

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor

Date

Effective Date

Committee Agenda Sheet

Urban Experience Committee

Committee Date	April 8, 2024
Submitting Department	Planning Services
Contact Name	Maren Murphy
Contact Email & Phone	mmurphy@spokanecity.org
Council Sponsor(s)	CMs Klitzke, Zappone, and Bingle
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 5 min
Agenda Item Name	SBO for Planning Services to accept grant funds for the Smart Growth America Community Connectors Program
Proposed Council Action	<input checked="" type="checkbox"/> Approval to proceed to Legislative Agenda <input type="checkbox"/> Information Only
Summary (Background)	Smart Growth America has awarded \$130,000 grant to Spokane for capacity building to partner with and work alongside impacted community in the 5 th Avenue area of the East Central neighborhood, focusing along and south of the I-90 corridor from Liberty Park to Frances Scott Elementary School. The City of Spokane is serving as the fiscal lead, though the funds are dedicated for the community to support the goals of the Community Connectors Program. An SBO is needed for Accounting to create the budget line item to receive and expend the grant funds.
Fiscal Impact	<p>Approved in current year budget? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Total Cost: <u>\$130,000</u></p> <p> Current year cost: \$130,000</p> <p> Subsequent year(s) cost:</p> <p>Narrative: <u>Grant funds from Smart Growth America.</u></p> <p>Funding Source <input checked="" type="checkbox"/> One-time <input type="checkbox"/> Recurring <input type="checkbox"/> N/A</p> <p>Specify funding source: Grant</p> <p>Is this funding source sustainable for future years, months, etc? Funding through June 2025</p> <p>Expense Occurrence <input checked="" type="checkbox"/> One-time <input type="checkbox"/> Recurring <input type="checkbox"/> N/A</p> <p>Other budget impacts: (revenue generating, match requirements, etc.) N/A</p>
Operations Impacts (If N/A, please give a brief description as to why)	<ul style="list-style-type: none"> • What impacts would the proposal have on historically excluded communities? <ul style="list-style-type: none"> ○ The Community Connectors program seeks to equip small and mid-sized communities to take advantage of USDOT's new programs (\$4 billion over five years) for identifying, removing and repairing the wounds of divisive infrastructure, make a powerful case for a significantly larger effort, and also equip them to make use of the wider federal and state transportation programs to advance similar projects. The project aims to specifically support lower capacity communities most impacted who have structural disadvantages making it challenging to apply for federal funding or to steer their state toward smarter and more equitable investments in their communities. Lower capacity communities include those who have been excluded from public & private investment and deal with barriers resulting from concentrated poverty and/or structural racism. The Community Connectors Program will bring together community and government partners to address the historical and ongoing harms from I-90

and the current development of US 395 in the 5th Avenue area of the East Central neighborhood, focusing along and south of the I-90 corridor from Liberty Park to Frances Scott Elementary School. The group seeks to co-design solutions through an integrated and equitable approach of land use, transportation, housing and anti-displacement, economic opportunities, arts and culture, climate resilience, and community health so all residents can thrive.

- How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?
 - The focus of the grant program is to build partnerships and co-create plans and projects with the greatest ability to affect those most impacted. Data was analyzed in the application process to understand community overview, including demographic information, community type, land use, and important destinations.
- How will data be collected regarding the effectiveness of this program, policy, or product to ensure it is the right solution?
 - The grant is focused on capacity building, and will be working with Smart Growth America to track and understand progress made. As part of the grant, an independent research group selected and funded by Robert Wood Johnson Foundation will conduct an evaluation of Community Connectors Program. As a condition of accepting this assistance, grantees agree to participate in the evaluation.
- Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?
 - This proposal is a follow-up to the 5th Avenue Initiative and Community Strategy, adopted in by Council in 2021 (RES 2021-0022). It is also aligned with the subarea planning priority under ARPA to direct planning resources to economically disadvantaged areas.

Council Subcommittee Review

- Please provide a summary of council subcommittee review. If not reviewed by a council subcommittee, please explain why not.
 - This was not reviewed by a council subcommittee, but staff is working closely with 5th Avenue community leaders, Council President Wilkerson, and council staff on the grant program.

ORDINANCE NO _____

An ordinance amending Ordinance No. C36467, passed by the City Council November 27, 2023, and entitled, "An ordinance adopting the Annual Budget of the City of Spokane for 2024, making appropriations to the various funds of the City of Spokane government for the fiscal year ending December 31, 2024, and providing it shall take effect immediately upon passage," and declaring an emergency.

WHEREAS, subsequent to the adoption of the 2024 budget Ordinance No. C36467, as above entitled, and which passed the City Council November 27, 2023, it is necessary to make changes in the appropriations of the Miscellaneous Grants Fund, which changes could not have been anticipated or known at the time of making such budget ordinance; and

WHEREAS, this ordinance has been on file in the City Clerk's Office for five days; - Now, Therefore,

The City of Spokane does ordain:

Section 1. That in the budget of the Miscellaneous Grants Fund, and the budget annexed thereto with reference to the Fund, the following changes be made:

- 1) Increase revenue by \$130,000.
 - A) Of the increased revenue, \$130,000 is provided solely for grant revenue from Smart Growth America.
- 2) Increase appropriation by \$130,000.
 - A) Of the increased appropriation, \$130,000 is provided solely for contractual services.

Section 2. It is, therefore, by the City Council declared that an urgency and emergency exists for making the changes set forth herein, such urgency and emergency arising from the award and acceptance of Smart Growth America's Community Connectors grant, and because of such need, an urgency and emergency exists for the passage of this ordinance, and also, because the same makes an appropriation, it shall take effect and be in force immediately upon its passage.

Passed by the City Council on _____

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor

Date

Effective Date

**Agenda Sheet for City Council:****Committee:** Urban Experience **Date:** 04/08/2024**Committee Agenda type:** Information Only**Date Rec'd**

3/28/2024

Clerk's File #**Renews #****Cross Ref #****Council Meeting Date:****Submitting Dept**

CODE ENFORCEMENT & PARKING

Project #**Contact Name/Phone**

JASON 6529

Bid #**Contact E-Mail**

JRUFFING@SPOKANECITY.ORG

Requisition #**Agenda Item Type****Council Sponsor(s)**

ZZAPPONE KKLITZKE JBINGLE

Agenda Item Name

RENTAL REGISTRY UPDATE

Agenda Wording

Rental Registry Update

Summary (Background)

Rental Registry Update

Lease? NO Grant related? NO Public Works?

Fiscal Impact

Approved in Current Year Budget? N/A

Total Cost \$

Current Year Cost \$

Subsequent Year(s) Cost \$

Narrative**Amount****Budget Account**

Neutral \$ #

Select \$ #

Select \$ #

Select \$ #

\$ #

\$ #

Committee Agenda Sheet

Urban Experience Committee

Submitting Department	Code Enforcement
Contact Name	Jason Ruffing
Contact Email & Phone	jruffing@spokanecity.org
Council Sponsor(s)	CM Zappone, CM Klitzke, CM Bingle
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 10 mins
Agenda Item Name	Rental Registry Update
Summary (Background)	Rental Registry Update
*use the Fiscal Impact box below for relevant financial information	
Proposed Council Action	N/A (Update only, no programmatic or policy action requested)
Fiscal Impact	
Total Cost: <u>N/A</u>	
Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Funding Source <input type="checkbox"/> One-time <input type="checkbox"/> Recurring	
Specify funding source: N/A	
Expense Occurrence <input type="checkbox"/> One-time <input type="checkbox"/> Recurring	
Other budget impacts: (revenue generating, match requirements, etc.)	
Operations Impacts (If N/A, please give a brief description as to why)	
N/A (Update only, no impactful action requested)	
How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?	
N/A (Update only, no programmatic or policy action requested)	
How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?	
N/A (Update only, no programmatic or policy action requested)	
Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?	
N/A (Update only, no proposal or programmatic or policy action requested)	



Topic:

Regulation of Residential Rental Housing Ordinance – Code Enforcement Department Update

Relevant Date(s):

City Council passed the *Regulation of Residential Rental Housing Ordinance* (SMC 10.57) on February 27, 2023.

- Code Enforcement staff was a part of the meetings that led to the various programs and details that are formalized in the ordinances, but this was a council-led legislative initiative.

The Rental Property registration portion of the program has been developed and launched on December 1, 2023.

- The registration portal remains active.
- As of February 26, 2024, 3,429 total long-term rental *properties* have been registered and 16,826 total *units*.

Background:

The intent of any type of property registration system is to create and maintain a database of properties and/or use types that are more likely to have heightened public health and safety concerns.

- In addition to this new long-term rental registry, Code Enforcement also has had a foreclosure property registry for many years (SMC 17F.070.520.)

Due to inspection staffing levels in the Code Enforcement Department being rather low, Code Enforcement has primarily been a department that responds to complaints of Code violations at properties, rather than working issues in a proactive manner. These two philosophies are not mutually exclusive, more just a result of inadequate staffing.

- Code Enforcement responds to complaints at all property types, including at long-term rental properties.
 - Any citizen wanting to report a code violation, including a complaint about interior living conditions, would contact 311 to report the issue, provide the location, provide their contact information, etc.
- The department has two positions that work in response to these complaints – Enforcement Specialists and Neighborhood/Housing Specialists. Enforcement Specialists primarily work on exterior issues, such as solid waste, junk vehicles and graffiti, while Housing Specialists work on substandard building cases, housing inspections, and conduct higher level programmatic work.
 - Code Enforcement currently has three Enforcement Specialists and two Neighborhood/Housing staff.

Analysis:

The *Regulation of Residential Rental Housing Ordinance* does many things, not all are specific to the Code Enforcement Department. Code Enforcement's primarily assignments and roles are to develop and maintain the registry and to build an inspection program that is more routine and proactive in nature.

- The conversation throughout the process was very clear that current staffing levels would not be able to accomplish thousands of additional inspections in 2024.
- The ordinance establishes a landlord business license requirement (which contains an annual fee, paid through the state Department of Revenue) and a per rental unit fee of \$15.
 - Portions of the fees are routing to Code Enforcement to help cover costs of additional inspection staff members that will be needed to facilitate the routine/pro-active inspections expectation of the ordinance.
 - The ordinance does provide language for a waiver of the per unit fees for affordable units. There is not a current program detailing what that approval process would be like. Code Enforcement has come up with a temporary work-around regarding the fees. Any affordable housing providers should contact Code Enforcement for more information on the temporary solution while a real program is developed. Staff believes that another department would be more suited to develop the review/approval criteria.



CODE ENFORCEMENT & PARKING
SERVICES DEPARTMENT
808 W SPOKANE FALLS BLVD
SPOKANE WA 99201-3333
(509) 625-6300 FAX 625-6802

Code Enforcement Memo

Code Enforcement has already launched the rental property registration portal. The inspection methodology is being developed and the methodology will be posted on our website.

- The methodology will essentially be a policy that focuses our staff's efforts at the types of properties that we believe require our attention the most, while accounting for other departments' programs that may already be addressing similar issues at specific properties, such as the Fire Department annual inspection program at commercial properties and high-density residential uses.
 - Code Enforcement will still conduct inspections at these property types, however, will be focusing first and foremost at the rental properties that are likely more issues (in our experience) and currently have no oversight other than responses to complaints, which are lower density residential properties.
- Whether the inspection is occurring in response to a complaint or on a routine and proactive basis, staff utilizes the deficiencies listed in SMC 17F.070.400 as potential violations that require resolution.
- Staff requires legal access to perform any inspection. If a complaint is received and staff is not able to coordinate legal access with the complainant, the case is eventually closed.
- Staff will work with landlords, property management companies, and tenants, to coordinate legal access for routine and proactive inspections as those are scheduled moving forward as well.
- Where conditions observed at a property rise to the level where safe occupancy is in question, Code Enforcement staff utilizes the Building Official hearing process (SMC 17F.070.440) for those escalated situations.

There are other outstanding programmatic needs that are outlined in the new ordinance, including the development of a program for considering per unit fee waiver requests, the development of a property damage mitigation fund and program, the development of a universal background check program, the bolstering of relocation assistance and more. While Code Enforcement may be involved with some of these programmatic discussions and implementation, leadership and development from the Community Housing and Human Services, Office of Civil Rights, and Legal departments are needed.

Conclusion:

Staff has developed a draft inspection methodology document and will be launching routine and proactive inspections at rental properties in quarter 2, 2024. Code Enforcement will continue to respond to complaints at rental properties. With more routine and proactive inspections, the department expects that staff will be able to identify deficiencies earlier, where resolution is clearer and more attainable. Having insufficient staffing tends to result in staff becoming involved in a property once conditions have deteriorated significantly. This makes resolution much more challenging for all parties involved and unfortunately results in more hearings being scheduled before the Building Official, and potentially more properties being subject to "do not occupy" orders due to substandard conditions. This is obviously not an ideal outcome and something that we work to avoid by promoting building maintenance and ensuring safe habitability. Code Enforcement is confident that, over time, the programs that are being developed and launched in response to the *Regulation of Residential Rental Housing Ordinance* will result in an improvement in the housing stock and living conditions in the City of Spokane.

Rental Registry Totals

As of: 3/28/2024 3:41:04 PM

Total # of Units: 17,603

Total # of Applications: 3,764

Unit / Building Type & Council District Breakdown							
	<u>apartments</u>	<u>condos</u>	<u>duplexes</u>	<u>manuf. home parks</u>	<u>single family homes</u>	<u>single family homes w/ ADU</u>	<u>triplexes</u>
Unit Totals	13,558	58	1,128	6	2,387	30	413
District 1	5,036	8	527	6	696	4	167
District 2	5,543	39	266	0	736	18	107
District 3	2,979	11	331	0	952	8	139

<u>record id</u>	<u>address</u>	<u>parcel</u>	<u>building type</u>	<u>units</u>	<u>council district</u>
E1349RRAP	5015 S REGAL ST, SPOKANE, WA 00000	34032.9120	apartment building	336	2
E2527RRAP	2610 W WESTWOOD LN, SPOKANE, WA 00000	25253.5205	apartment building	240	2
E2734RRAP	2865 W ELLIOTT DR, SPOKANE, WA 99224	25116.2102	apartment building	240	2
E2735RRAP	3210 E 44TH AVE, SPOKANE, WA 99223	34032.9175	apartment building	232	2
E0271RRAP	2711 E Adirondack LN, SPOKANE, WA 99223	35334.3611	apartment building	228	2
E0389RRAP	3231 W BOONE AVE, SPOKANE, WA 00000	25116.6001	apartment building	214	3
E1295RRAP	5420 W BARNES RD, SPOKANE, WA 00000	26222.1143	apartment building	212	3
E2253RRAP	1015 E Cozza DR, SPOKANE-, WA 99208	36291.0053	apartment building	208	1
E1377RRAP	518 W SPRAGUE AVE, SPOKANE, WA 00000	35184.2706	apartment building	206	1
E2236RRAP	7024 N COLTON ST, SPOKANE, WA 00000	36293.0011	apartment building	178	1
E2368RRAP	7007 N WISCOMB ST, SPOKANE, WA 00000	36293.0084	apartment building	174	1
E2261RRAP	1110 E COZZA DR, SPOKANE, WA 00000	36291.6101	apartment building	170	1
E0564RRAP	636 E MAGNESIUM RD, SPOKANE, WA 00000	36204.0066	apartment building	167	1
E1292RRAP	2389 S SOUTHEAST BLVD, SPOKANE, WA 99223	35284.0027	apartment building	163	2
E1380RRAP	2632 E 27th AVE, SPOKANE, WA 99223	35284.0175	apartment building	162	2
E1107RRAP	2265 S SOUTHEAST BLVD, SPOKANE, WA 99223	35284.0028	apartment building	160	2
E2151RRAP	401 E MAGNESIUM RD, SPOKANE, WA 00000	36202.0501	apartment building	154	1
E1396RRAP	7007 N NEVADA ST, SPOKANE, WA 00000	36291.0606	apartment building	153	1
E2401RRAP	3304 E 44TH AVE, SPOKANE, WA 99223	34032.9174	apartment building	150	2
E2237RRAP	206 W RIVERSIDE AVE, SPOKANE, WA 00000	35184.0928	apartment building	149	1

E2134RRAP	1120 W SPRAGUE AVE, SPOKANE, WA 00000	35183.1109	apartment building	148	1
E2016RRAP	1403 S ASSEMBLY RD, BLDG CLUBHOUSE, SPOKANE, WA	25236.0057	apartment building	144	2
E2506RRAP	707 W 5TH AVE, SPOKANE, WA 00000	35192.5221	apartment building	144	2
E3395RRAP	1403 S ASSEMBLY RD, SPOKANE, WA 00000	25236.0057	apartment building	144	2
E0365RRAP	1354 W BRIDGE LN, SPOKANE, WA 00000	35183.3102	apartment building	137	3
E0244RRAP	15 N GRANT ST, SPOKANE, WA 00000	35173.1323	apartment building	134	2
E2234RRAP	2136 W RIVERSIDE AVE, SPOKANE, WA 00000	25133.2068	apartment building	131	3
E3324RRAP	1605 N RIVER RIDGE BLVD, SPOKANE, WA 99224	25116.3007	apartment building	130	2
E3456RRAP	612 W MAIN AVE, SPOKANE, WA	35184.1807	apartment building	113	1
E2138RRAP	221 E ROCKWOOD BLVD, SPOKANE, WA 99202	35203.1703	apartment building	104	2
E2129RRAP	1216 N SUPERIOR ST, SPOKANE, WA 00000	35171.0015	apartment building	100	1
E0136RRAP	1224 W RIVERSIDE AVE, SPOKANE, WA 00000	35183.2234	apartment building	100	1
E2249RRAP	8909 N COLTON ST, SPOKANE, WA 00000	36202.0713	apartment building	99	1
E1512RRAP	5111 S REGAL ST, SPOKANE, WA 99223	34032.9096	apartment building	97	2
E1329RRAP	911 E BEACON AVE, SPOKANE, WA 00000	36294.3923	apartment building	96	1
E2246RRAP	3003 S PERRY ST, SPOKANE, WA 00000	35332.0404	apartment building	96	2
E3316RRAP	8808 N Indian Trail RD, SPOKANE, WA 99208	26221.0902	apartment building	96	3
E2235RRAP	120 W 3RD AVE, SPOKANE, WA 00000	35191.1216	apartment building	92	1
E1643RRAP	840 W CORA AVE, SPOKANE, WA 99205	35063.2210	apartment building	87	3
E0346RRAP	604 N MAPLE ST, SPOKANE, WA 99201	25134.5502	apartment building	84	3
E1076RRAP	803 S COWLEY ST, SPOKANE, WA 00000	35203.1007	apartment building	83	2
E3325RRAP	1608 E SOUTH RIVERTON AVE, SPOKANE, WA 99207	35093.2822	apartment building	82	1
E0427RRAP	720 W Cora AVE, SPOKANE, WA 99205	35063.2005	apartment building	78	3
E2426RRAP	2309 E EUCLID AVE, SPOKANE, WA 00000	35044.0723	apartment building	77	1
E1515RRAP	206 S POST ST, SPOKANE, WA 00000	35192.2317	apartment building	74	1
E2139RRAP	975 E NORTH FOOTHILLS DR, SPOKANE, WA 99207	35081.2105	apartment building	73	1
E2252RRAP	4403 W WINSTON CT, SPOKANE, WA 00000	26341.0011	apartment building	72	3
E1598RRAP	3308 E 11TH AVE, SPOKANE, WA 00000	35223.2717	apartment building	72	2
E0570RRAP	901 E HOLYOKE AVE, SPOKANE, WA 00000	36294.0102	apartment building	72	1
E1092RRAP	2301 W PACIFIC AVE, SPOKANE, WA 00000	25242.0301	apartment building	70	3
E0569RRAP	857 E Lyons AVE, SPOKANE, WA 99208	36294.3613	apartment building	69	1
E1382RRAP	2612 E 27TH AVE, SPOKANE, WA 00000	35284.0150	apartment building	69	2

E0866RRAP	1029 W 1ST AVE, SPOKANE, WA 00000	35192.1101	apartment building	68	1
E1061RRAP	328 W 8TH AVE, SPOKANE, WA 00000	35194.2403	apartment building	63	2
E1102RRAP	3817 W Whistalks WAY, SPOKANE, WA 99224	25113.0061	apartment building	60	2
E0572RRAP	925 E SHARPSBURG AVE, SPOKANE, WA 00000	36291.5904	apartment building	60	1
E0458RRAP	2715 E 36TH AVE, SPOKANE, WA 00000	35331.2521	apartment building	60	2
E1294RRAP	1028 N HAMILTON ST, SPOKANE, WA 00000	35171.1622	apartment building	60	1
E2140RRAP	318 S ADAMS ST, SPOKANE, WA 00000	35192.2918	apartment building	60	1
E3043RRAP	940 N RUBY ST, SPOKANE, WA 99202	35172.3306	apartment building	60	1
E1093RRAP	3121 E 37TH AVE, SPOKANE, WA 00000	35342.3024	apartment building	58	2
E2431RRAP	1116 E 30TH AVE, SPOKANE, WA 00000	35321.0508	apartment building	57	2
E2136RRAP	1523 W DEAN AVE, SPOKANE, WA 00000	25131.4210	apartment building	55	3
E0428RRAP	2611 N MARKET ST, SPOKANE, WA 00000	35102.2602	apartment building	55	1
E2430RRAP	1405 E 30TH AVE, SPOKANE, WA 99203	35332.0306	apartment building	54	2
E2144RRAP	156 1/2 S Browne ST, SPOKANE, WA 99201	35191.0701	apartment building	52	1
E2425RRAP	2018 E South Riverton AVE, SPOKANE, WA 99207	35094.0911	apartment building	51	1
E2141RRAP	9 E 1ST AVE, SPOKANE, WA 99202	35202.0708	apartment building	50	2
E0363RRAP	1701 W BRIDGE AVE, SPOKANE, WA 99201	25134.7022	apartment building	50	3
E0068RRAP	107 S HOWARD ST, SPOKANE, WA 00000	35191.2401	apartment building	50	1
E0372RRAP	501 N JEFFERSON LN, SPOKANE, WA	35183.3105	apartment building	49	3
E1255RRAP	106 S CEDAR ST, SPOKANE, WA 00000	25241.1201	apartment building	49	1
E1105RRAP	1620 N RIVER RIDGE BLVD, SPOKANE, WA 00000	25116.0077	apartment building	48	2
E0368RRAP	1204 W IDE AVE, SPOKANE, WA 99201	35183.2703	apartment building	48	3
E0571RRAP	910 E HOLYOKE AVE, SPOKANE, WA 00000	36294.0401	apartment building	48	1
E0652RRAP	139 W GRAY CT, SPOKANE, WA 00000	35064.3801	apartment building	48	3
E2142RRAP	1920 N HOLY NAMES CT, SPOKANE, WA 99224	25116.2105	apartment building	48	2
E1485RRAP	1423 W BROADWAY AVE, SPOKANE, WA 00000	25134.5202	apartment building	47	3
E1524RRAP	2002 N MONROE ST, SPOKANE, WA 00000	35073.1212	apartment building	46	3
E2239RRAP	729 S BERNARD ST, SPOKANE, WA 00000	35194.2506	apartment building	46	2
E2137RRAP	707 E MISSION AVE, SPOKANE, WA 00000	35084.3701	apartment building	45	1
E1157RRAP	2217 W PACIFIC AVE, SPOKANE, WA 00000	25242.0206	apartment building	44	3
E1098RRAP	608 S STEVENS ST, SPOKANE, WA 00000	35191.5203	apartment building	43	2
E1493RRAP	10 E MAYFAIR CT, SPOKANE, WA 00000	36203.2015	apartment building	42	1

E1516RRAP	902 E BOONE AVE, SPOKANE, WA 00000	35171.1414	apartment building	42	1
E0886RRAP	5 S CEDAR ST, SPOKANE, WA 00000	35192.0101	apartment building	41	1
E0872RRAP	1230 W SPRAGUE AVE, SPOKANE, WA 00000	35183.1207	apartment building	40	1
E3457RRAP	926 W SPRAGUE AVE, SPOKANE, WA 99201	35183.0905	apartment building	40	1
E3687RRAP	2918 E SOUTH RIVERTON AVE, SPOKANE, WA 00000	35103.0410	apartment building	40	1
E1101RRAP	3131 S COOK ST, SPOKANE, WA 00000	35331.0715	apartment building	39	2
E1504RRAP	224 S HOWARD ST, SPOKANE, WA 00000	35191.3105	apartment building	39	1
E0471RRAP	2801 E UPRIVER DR, SPOKANE, WA 00000	35091.2809	apartment building	38	1
E0461RRAP	3406 S GRAND BLVD, SPOKANE, WA 00000	35322.2014	apartment building	37	2
E1013RRAP	7715 N CRESTLINE ST, SPOKANE, WA 00000	36282.0612	apartment building	36	1
E1293RRAP	301 W MAIN AVE, SPOKANE, WA 00000	35184.0801	apartment building	36	1
E1330RRAP	912 E Sitka AVE, Spokane, WA 99208	36294.3922	apartment building	36	1
E3052RRAP	1520 S RUSTLE ST, SPOKANE, WA 00000	25262.0202	apartment building	36	2
E3674RRAP	3115 E 29TH AVE, SPOKANE, WA 00000	35273.0026	apartment building	36	2
E1379RRAP	3200 S SPRING CREEK LN, SPOKANE, WA	25361.6001	apartment building	35	2
E2196RRAP	2012 W 4TH AVE, SPOKANE, WA 00000	25241.3307	apartment building	35	3
E2197RRAP	2022 W 4TH AVE, SPOKANE, WA 00000	25241.3306	apartment building	35	3
E2143RRAP	152 S PINE ST, SPOKANE, WA 00000	35202.2108	apartment building	33	2
E0885RRAP	410 W 3RD AVE, SPOKANE, WA 00000	35191.2908	apartment building	32	1
E3214RRAP	20 E PINE RIDGE CT, SPOKANE, WA 00000	36203.2006	apartment building	32	1
E0443RRAP	704 S ADAMS ST, SPOKANE, WA 00000	35193.0111	apartment building	31	2
E0379RRAP	155 S OAK ST, SPOKANE, WA 00000	25241.1607	apartment building	31	3
E2135RRAP	1411 W DEAN AVE, SPOKANE, WA 00000	25131.4316	apartment building	31	3
E0102RRAP	1712 W 2ND AVE, SPOKANE, WA 00000	25241.1611	apartment building	30	3
E0200RRAP	1310 W 6TH AVE, SPOKANE, WA 00000	35192.4107	apartment building	30	2
E3513RRAP	2 E MAIN AVE, SPOKANE, WA 00000	35173.0201	apartment building	30	2
E0194RRAP	1204 W 6th AVE, SPOKANE, WA 99204	35192.4210	apartment building	29	2
E3356RRAP	309 E 14th AVE, SPOKANE, WA 99202	35203.3318	apartment building	29	2
E1853RRAP	4023 E PACIFIC AVE, SPOKANE, WA 00000	35221.0208	apartment building	28	2
E3063RRAP	1608 E MISSION AVE, SPOKANE, WA 00000	35162.0506	apartment building	28	1
E3673RRAP	1302 W 7TH AVE, SPOKANE, WA 00000	35193.5009	apartment building	28	2
E1467RRAP	6010 N ATLANTIC ST, SPOKANE, WA 00000	36311.1617	apartment building	27	3

E1521RRAP	1310 W COLLEGE AVE, SPOKANE, WA 00000	35183.1916	apartment building	27	3
E0660RRAP	1611 W 6TH AVE, SPOKANE, WA 00000	25241.5207	apartment building	27	2
E0466RRAP	1012 W 8TH AVE, SPOKANE, WA 00000	35193.0405	apartment building	26	2
E2675RRAP	6515 N AUSTIN RD, SPOKANE, WA 00000	26254.2006	apartment building	26	3
E1488RRAP	12 E ROCKWOOD BLVD, SPOKANE, WA 00000	35203.2010	apartment building	25	2
E2146RRAP	807 W AUGUSTA AVE, SPOKANE, WA 00000	35073.4806	apartment building	25	3
E2262RRAP	1030 E COZZA DR, SPOKANE, WA 00000	36291.7102	apartment building	24	1
E1833RRAP	1405 N WALL ST, SPOKANE, WA 00000	35182.0814	apartment building	24	3
E0441RRAP	705 S LINCOLN ST, SPOKANE, WA 00000	35193.0011	apartment building	24	2
E0366RRAP	1907 W SUMMIT PKWY, SPOKANE, WA 99201	25134.5639	apartment building	24	3
E0565RRAP	6610 N CINCINNATI ST, SPOKANE, WA 00000	36294.0103	apartment building	24	1
E0201RRAP	2121 W 4TH AVE, SPOKANE, WA 00000	25242.1714	apartment building	24	3
E0351RRAP	1506 1/2 N Monroe ST, SPOKANE, WA 99201	35182.0306	apartment building	24	3
E0877RRAP	221 W RIVERSIDE AVE, SPOKANE, WA 00000	35184.1207	apartment building	24	1
E1082RRAP	2411 W 2ND AVE, SPOKANE, WA 00000	25242.0502	apartment building	24	3
E2674RRAP	155 E CLEVELAND AVE, SPOKANE, WA 00000	35082.0919	apartment building	24	1
E3326RRAP	2513 N REGAL ST, SPOKANE, WA 00000	35091.2707	apartment building	24	1
E0754RRAP	1622 W 7TH AVE, SPOKANE, WA 00000	25244.3007	apartment building	22	2
E1558RRAP	4606 N ASSEMBLY ST, SPOKANE, WA 00000	25022.1321	apartment building	22	3
E1489RRAP	6120 N COLTON ST, SPOKANE, WA 00000	36322.0515	apartment building	21	1
E0870RRAP	1214 W SPRAGUE AVE, SPOKANE, WA 00000	35183.1208	apartment building	21	1
E1256RRAP	3001 E UPRIVER DR, SPOKANE, WA 00000	35102.3803	apartment building	21	1
E0556RRAP	515 S CONKLIN ST, SPOKANE, WA 00000	35201.5442	apartment building	21	2
E0357RRAP	1905 W 2ND AVE, SPOKANE, WA 00000	25241.2101	apartment building	21	3
E0467RRAP	112 W CLIFF DR, SPOKANE, WA 00000	35194.2104	apartment building	21	2
E0100RRAP	2711 W EUCLID AVE, SPOKANE, WA 00000	25122.0609	apartment building	20	3
E1106RRAP	2921 E 36TH AVE, SPOKANE, WA 00000	35342.2813	apartment building	20	2
E0879RRAP	326 W 6TH AVE, #101, SPOKANE, WA 99204	35191.6101	apartment building	20	2
E1557RRAP	6203 N Lidgerwood ST, SPOKANE, WA 99208	36322.0522	apartment building	20	1
E1496RRAP	1818 W 1ST AVE, SPOKANE, WA 00000	25241.0407	apartment building	19	3
E1394RRAP	612 S WALNUT ST, SPOKANE, WA 00000	25241.5301	apartment building	19	2
E1071RRAP	2232 E 1st AVE, SPOKANE, WA 99202	35211.1512	apartment building	19	2

E0464RRAP	3315 W BISMARCK AVE, SPOKANE, WA 00000	26351.1609	apartment building	19	3
E3304RRAP	2727 E 35TH AVE, SPOKANE, WA 99223	35331.1107	townhouse	19	2
E0642RRAP	3500 S GRAND BLVD, SPOKANE, WA 00000	35322.2801	apartment building	18	2
E1383RRAP	303 E MISSION AVE, SPOKANE, WA 00000	35083.4512	apartment building	18	1
E1305RRAP	2919 N MAYFAIR ST, SPOKANE, WA 99207	35082.0723	apartment building	18	1
E1855RRAP	1606 N FISKE ST, SPOKANE, WA 00000	35103.3007	apartment building	18	1
E0058RRAP	902 W 1ST AVE, SPOKANE, WA 00000	35192.0508	apartment building	18	1
E1723RRAP	6109 N COLTON ST, SPOKANE, WA 00000	36322.0626	apartment building	17	1
E0457RRAP	203 E SHARP AVE, SPOKANE, WA 00000	35172.1013	apartment building	17	1
E0055RRAP	820 S Monroe ST, SPOKANE, WA 99204	35193.0506	apartment building	17	2
E1072RRAP	617 W SPOFFORD AVE, SPOKANE, WA 00000	35211.1512	apartment building	17	2
E1192RRAP	425 S WASHINGTON ST, SPOKANE, WA 00000	35191.3810	apartment building	17	2
E0873RRAP	1302 W BROADWAY AVE, SPOKANE, WA 00000	35182.4815	apartment building	16	3
E1526RRAP	210 S WASHINGTON ST, SPOKANE, WA 00000	35191.2905	apartment building	16	1
E1555RRAP	4606 N ASSEMBLY ST, SPOKANE, WA 00000	25022.1321	apartment building	16	3
E3683RRAP	1515 W SHARP AVE, SPOKANE, WA 00000	25131.1016	apartment building	16	3
E1556RRAP	6014 N Ruby ST, SPOKANE, WA 99208	36322.1015	apartment building	15	1
E1490RRAP	1919 W PACIFIC AVE, SPOKANE, WA 00000	25241.1802	apartment building	15	3
E1491RRAP	2127 W BUCKEYE AVE, SPOKANE, WA 00000	25122.3312	apartment building	15	3
E1559RRAP	6109 N LIDGERWOOD ST, SPOKANE, WA 00000	36322.0510	apartment building	15	1
E2062RRAP	1033 W GARLAND AVE, SPOKANE, WA 00000	35063.0320	apartment building	15	3
E0871RRAP	1227 W RIVERSIDE AVE, SPOKANE, WA 00000	35183.1205	apartment building	15	1
E0826RRAP	2112 W NORTHWEST BLVD, SPOKANE, WA 00000	25125.0607	apartment building	15	3
E1073RRAP	2207 E FRANCIS AVE, SPOKANE, WA 00000	36284.0753	apartment building	15	1
E1134RRAP	634 E 23RD AVE, SPOKANE, WA 00000	35293.1001	apartment building	15	2
E3045RRAP	508 E MISSION AVE, SPOKANE, WA 00000	35172.0215	apartment building	15	1
E3093RRAP	2807 E BOONE AVE, SPOKANE, WA 00000	35161.1504	apartment building	15	1
E1250RRAP	1125 W 11TH AVE, SPOKANE, WA 00000	35193.1915	apartment building	14	2
E0734RRAP	226 E 7TH AVE, SPOKANE, WA 00000	35203.1027	apartment building	14	2
E0745RRAP	3414 S GRAND BLVD, SPOKANE, WA 00000	35322.2016	apartment building	14	2
E0213RRAP	727 S ADAMS ST, SPOKANE, WA 00000	35193.0210	apartment building	14	2
E0557RRAP	514 S CONKLIN ST, SPOKANE, WA 00000	35201.5441	apartment building	14	2

E2145RRAP	1217 N MADISON ST, SPOKANE, WA 00000	35182.3118	apartment building	14	3
E2238RRAP	627 S BERNARD ST, SPOKANE, WA 00000	35194.4909	apartment building	14	2
E2509RRAP	301 W 2ND AVE, SPOKANE, WA 00000	35191.1005	apartment building	14	1
E2546RRAP	1405 W 8TH AVE, SPOKANE, WA 00000	25244.4001	apartment building	14	2
E1321RRAP	3007 N MAPLE ST, SPOKANE, WA 99205	25121.2501	apartment building	14	3
E1385RRAP	2025 W PACIFIC AVE, SPOKANE, WA 00000	25241.1904	apartment building	14	3
E1386RRAP	1321 N Cincinnati ST, SPOKANE, WA 99202	35171.0201	apartment building	14	1
E1387RRAP	1805 W 8TH AVE, SPOKANE, WA 00000	25244.5101	apartment building	14	2
E1857RRAP	1011 W 1ST AVE, SPOKANE, WA 00000	35192.1103	apartment building	14	1
E1889RRAP	428 E Augusta AVE, SPOKANE, WA 99207	35083.4606	apartment building	14	1
E1384RRAP	1917 W RIVERSIDE AVE, SPOKANE, WA 00000	25241.0511	apartment building	13	3
E1523RRAP	506 W SINTO AVE, SPOKANE, WA 00000	35181.2917	apartment building	13	3
E0869RRAP	103 E SPRAGUE AVE, #202, SPOKANE, WA 00000	35173.3304	apartment building	13	2
E3377RRAP	3018 E EVERETT AVE, BLDG B, SPOKANE, WA	36343.1103	apartment building	13	1
E0878RRAP	227 W RIVERSIDE AVE, SPOKANE, WA 99201	35184.1210	apartment building	12	1
E0895RRAP	2772 E 31ST AVE, SPOKANE, WA 99223	35331.0351	apartment building	12	2
E0755RRAP	708 W MAXWELL AVE, SPOKANE, WA 00000	35182.0102	apartment building	12	3
E1257RRAP	2922 E 35TH AVE, SPOKANE, WA 00000	35342.2814	apartment building	12	2
E1272RRAP	1104 S Jefferson ST, SPOKANE, WA 99204	35193.1801	apartment building	12	2
E1103RRAP	912 W LINCOLN PL, SPOKANE, WA 00000	35193.5213	apartment building	12	2
E0932RRAP	2520 N Regal ST, SPOKANE, WA 99207	35102.3617	apartment building	12	1
E0447RRAP	911 W 7TH AVE, SPOKANE, WA 00000	35193.4109	apartment building	12	2
E0460RRAP	3008 N NAPA ST, SPOKANE, WA 00000	35092.0204	apartment building	12	1
E0367RRAP	465 N NETTLETON ST, SPOKANE, WA 99201	25133.3409	apartment building	12	3
E0203RRAP	804 E SINTO AVE, SPOKANE, WA 00000	35171.0414	apartment building	12	1
E0101RRAP	721 S LINCOLN ST, SPOKANE, WA 00000	35193.4414	apartment building	12	2
E1589RRAP	2727 E 46th AVE, SPOKANE, WA 99223	34041.1153	apartment building	12	2
E2548RRAP	1711 W 10TH AVE, SPOKANE, WA 00000	25244.1402	apartment building	12	2
E2516RRAP	630 W AUGUSTA AVE, SPOKANE, WA 00000	35074.6211	apartment building	12	3
E2529RRAP	2015 W 10TH AVE, SPOKANE, WA 00000	25244.2002	apartment building	12	2
E2835RRAP	930 S LINCOLN ST, SPOKANE, WA 00000	35193.3704	apartment building	12	2
E2824RRAP	901 S LINCOLN ST, SPOKANE, WA 00000	35193.3801	apartment building	11	2

E2547RRAP	1704 W 10TH AVE, SPOKANE, WA 99204	25244.4410	apartment building	11	2
E2147RRAP	1104 E BRIDGEPORT AVE, SPOKANE, WA 00000	35054.3106	apartment building	11	1
E1331RRAP	8618 N MAYFAIR ST, SPOKANE, WA 00000	36203.2101	apartment building	11	1
E0491RRAP	1711 W 7TH AVE, SPOKANE, WA 99204	25244.3644	apartment building	11	2
E0468RRAP	827 E ERMINA AVE, SPOKANE, WA 00000	35084.1510	apartment building	11	1
E1018RRAP	1811 E 8TH AVE, SPOKANE, WA 00000	35213.0421	single family home	11	2
E3249RRAP	6104 N MAYFAIR ST, SPOKANE, WA 00000	36322.0625	apartment building	11	1
E3421RRAP	1922 W 1ST AVE, SPOKANE, WA 00000	25241.0505	apartment building	11	3
E1131RRAP	2310 E 1ST AVE, SPOKANE, WA 00000	35211.1401	apartment building	10	2
E0757RRAP	1219 N ASH ST, SPOKANE, WA 00000	25131.1205	apartment building	10	3
E0735RRAP	6203 N ASTOR ST, SPOKANE, WA 00000	36322.0405	apartment building	10	1
E0469RRAP	705 S JEFFERSON ST, SPOKANE, WA 00000	35193.0301	apartment building	10	2
E0444RRAP	719 S LINCOLN PL, SPOKANE, WA 00000	35193.4301	apartment building	10	2
E0450RRAP	1717 W 1ST AVE, SPOKANE, WA 00000	25241.1003	apartment building	10	3
E0490RRAP	1418 W 6TH AVE, SPOKANE, WA 00000	25241.5519	apartment building	10	2
E0022RRAP	511 E AUGUSTA AVE, SPOKANE, WA 00000	35083.4210	apartment building	10	1
E0054RRAP	903 W 9TH AVE, SPOKANE, WA 00000	35193.3701	apartment building	10	2
E0347RRAP	604 W AUGUSTA AVE, SPOKANE, WA 00000	35074.6207	apartment building	10	3
E1310RRAP	2014 W BROADWAY AVE, SPOKANE, WA 00000	25131.6621	apartment building	10	3
E1888RRAP	24 E AUGUSTA AVE, SPOKANE, WA 00000	35083.2502	apartment building	10	1
E1679RRAP	1018 W 8TH AVE, SPOKANE, WA 00000	35193.0407	apartment building	10	2
E0059RRAP	1107 S MADISON ST, SPOKANE, WA 00000	35193.2001	apartment building	10	2
E3607RRAP	2106 W 1ST AVE, SPOKANE, WA 00000	25242.0707	apartment building	10	3
E2107RRAP	2340 W 1ST AVE, SPOKANE, WA 00000	25242.1027	apartment building	9	3
E2549RRAP	903 S ADAMS ST, SPOKANE, WA 00000	35193.1105	apartment building	9	2
E1770RRAP	973 E 8TH AVE, SPOKANE, WA 00000	35204.0523	apartment building	9	2
E1782RRAP	1001 S MONROE ST, SPOKANE, WA 00000	35193.3605	apartment building	9	2
E1871RRAP	2824 E EVERETT AVE, SPOKANE, WA 00000	36334.0926	apartment building	9	1
E1553RRAP	5454 N DRISCOLL BLVD, SPOKANE, WA 00000	26352.3301	apartment building	9	3
E0445RRAP	358 S COEUR D ALENE ST, SPOKANE, WA 00000	25242.1402	apartment building	9	3
E1129RRAP	176 S CHESTNUT ST, SPOKANE, WA 00000	25242.0111	apartment building	9	3
E1275RRAP	1204 W SHANNON AVE, SPOKANE, WA 00000	35073.0908	apartment building	9	3

E2834RRAP	2230 W PACIFIC AVE, SPOKANE, WA 00000	25242.0915	apartment building	9	3
E2808RRAP	6021 N ATLANTIC ST, SPOKANE, WA 00000	36311.1519	apartment building	8	3
E2836RRAP	607 S MONROE ST, SPOKANE, WA 00000	35192.4601	apartment building	8	2
E2831RRAP	1218 W 10TH AVE, SPOKANE, WA 00000	35193.1109	apartment building	8	2
E2991RRAP	1303 W 10TH AVE, SPOKANE, WA 00000	35193.1601	apartment building	8	2
E1273RRAP	1418 W 10TH AVE, SPOKANE, WA 00000	25244.4107	apartment building	8	2
E1258RRAP	3004 E BOONE AVE, SPOKANE, WA 00000	35152.1612	apartment building	8	1
E1241RRAP	1722 W 11TH AVE, SPOKANE, WA 00000	25244.1405	apartment building	8	2
E1189RRAP	1016 W 6TH AVE, SPOKANE, WA 00000	35192.4409	apartment building	8	2
E1159RRAP	151 S SPRUCE ST, SPOKANE, WA 00000	25242.0203	apartment building	8	3
E1160RRAP	2101 W 1ST AVE, SPOKANE, WA 00000	25242.0801	apartment building	8	3
E1161RRAP	116 S Chestnut ST, SPOKANE, WA 99204	25242.0804	apartment building	8	3
E1162RRAP	2319 W PACIFIC AVE, SPOKANE, WA 00000	25242.0302	apartment building	8	3
E0955RRAP	223 E INDIANA AVE, SPOKANE, WA 00000	35083.2612	apartment building	8	1
E0658RRAP	1036 E DESMET AVE, SPOKANE, WA 00000	35171.1607	apartment building	8	1
E0782RRAP	1940 E TILSLEY AVE, SPOKANE, WA 00000	35093.2403	apartment building	8	1
E0888RRAP	518 W 6TH AVE, SPOKANE, WA 00000	35191.4309	apartment building	8	2
E0901RRAP	519 W 5TH AVE, SPOKANE, WA 00000	35191.4302	apartment building	8	2
E0874RRAP	2127 W 5TH AVE, SPOKANE, WA 00000	25242.1804	apartment building	8	3
E0865RRAP	1012 W RAILROAD AVE, SPOKANE, WA 00000	35192.5357	apartment building	8	1
E0435RRAP	1013 E SHARP AVE, SPOKANE, WA 00000	35171.0808	apartment building	8	1
E0566RRAP	711 E SHARP AVE, SPOKANE, WA 00000	35171.0209	apartment building	8	1
E0567RRAP	714 E SHARP AVE, SPOKANE, WA 00000	35171.2404	apartment building	8	1
E0521RRAP	2905 E ILLINOIS AVE, SPOKANE, WA 00000	35102.2505	apartment building	8	1
E0606RRAP	1910 W RIVERSIDE AVE, SPOKANE, WA 00000	25134.3315	apartment building	8	3
E0634RRAP	3211 S REGAL ST, SPOKANE, WA 00000	35342.1316	apartment building	8	2
E0322RRAP	1237 W FRANCIS AVE, SPOKANE, WA 99205	36312.1811	apartment building	8	3
E0208RRAP	2204 W PACIFIC AVE, SPOKANE, WA 00000	25242.0918	apartment building	8	3
E0192RRAP	2820 E 35TH AVE, SPOKANE, WA 99223	35331.4010	apartment building	8	2
E0051RRAP	802 S LINCOLN PL, SPOKANE, WA 00000	35193.4201	apartment building	8	2
E1522RRAP	1022 W SINTO AVE, SPOKANE, WA 00000	35182.2406	apartment building	8	3
E1519RRAP	507 E NORA AVE, SPOKANE, WA 00000	35083.4011	apartment building	8	1

E1520RRAP	217 W 9TH AVE, SPOKANE, WA 00000	35194.2127	apartment building	8	2
E1494RRAP	214 E NORA AVE, SPOKANE, WA 00000	35083.2205	apartment building	8	1
E1486RRAP	1814 W 1ST AVE, SPOKANE, WA 00000	25241.0408	apartment building	8	3
E1505RRAP	511 S ADAMS ST, SPOKANE, WA 00000	35192.4201	apartment building	8	2
E1506RRAP	1631 W 6TH AVE, SPOKANE, WA 00000	25241.5206	apartment building	8	2
E1517RRAP	222 E NORA AVE, SPOKANE, WA 00000	35083.2203	apartment building	8	1
E1514RRAP	218 E NORA AVE, SPOKANE, WA 00000	35083.2204	apartment building	8	1
E1594RRAP	2701 E 46TH AVE, SPOKANE, WA 00000	34041.1151	apartment building	8	2
E1395RRAP	804 E HARTSON AVE, SPOKANE, WA 00000	35204.0663	apartment building	8	2
E1436RRAP	3152 E 32ND AVE, SPOKANE, WA 99223	35342.1416	duplex	8	2
E1389RRAP	1223 W 6TH AVE, SPOKANE, WA 00000	35192.4902	apartment building	8	2
E1701RRAP	2009 S GRAND BLVD, SPOKANE, WA 00000	35292.1705	apartment building	8	2
E2564RRAP	2527 E PACIFIC AVE, SPOKANE, WA 00000	35211.1207	apartment building	8	2
E3588RRAP	818 W MAXWELL AVE, SPOKANE, WA 00000	35182.0204	apartment building	8	3
E3371RRAP	123 E BALDWIN AVE, SPOKANE, WA 00000	35083.3012	apartment building	8	1
E2104RRAP	2024 W PACIFIC AVE, SPOKANE, WA 00000	25241.0706	apartment building	7	3
E2105RRAP	2028 W PACIFIC AVE, SPOKANE, WA 00000	25241.0705	apartment building	7	3
E2106RRAP	2325 W 1ST AVE, SPOKANE, WA 00000	25242.0908	apartment building	7	3
E1890RRAP	327 E AUGUSTA AVE, SPOKANE, WA 00000	35083.4408	apartment building	7	1
E1390RRAP	2008 W SUNSET BLVD, SPOKANE, WA 00000	25241.3410	apartment building	7	3
E1391RRAP	2712 E SHARP AVE, SPOKANE, WA 00000	35161.1613	apartment building	7	1
E1388RRAP	1217 W 6TH AVE, SPOKANE, WA 00000	35192.4903	apartment building	7	2
E1393RRAP	2208 W PACIFIC AVE, SPOKANE, WA 00000	25242.0917	apartment building	7	3
E1308RRAP	406 S COEUR DALENE ST, SPOKANE, WA 00000	25242.1404	apartment building	7	3
E1571RRAP	3004 N HAMILTON ST, SPOKANE, WA 00000	35081.0501	apartment building	7	1
E1509RRAP	1422 W 9TH AVE, SPOKANE, WA 00000	25244.4008	apartment building	7	2
E0114RRAP	6117 N ATLANTIC ST, SPOKANE, WA 00000	36311.0208	apartment building	7	3
E0239RRAP	1432 W 10TH AVE, SPOKANE, WA 00000	25244.4104	apartment building	7	2
E0646RRAP	1009 S MONROE ST, SPOKANE, WA 00000	35193.3606	apartment building	7	2
E0650RRAP	5513 N DRISCOLL BLVD, SPOKANE, WA 00000	26352.3504	apartment building	7	3
E0568RRAP	717 E SHARP AVE, SPOKANE, WA 00000	35171.0210	apartment building	7	1
E0448RRAP	1725 W 1ST AVE, SPOKANE, WA 00000	25241.1004	apartment building	7	3

E0465RRAP	626 S CEDAR ST, SPOKANE, WA 00000	25244.3212	apartment building	7	2
E0394RRAP	1907 W RIVERSIDE AVE, SPOKANE, WA 00000	25241.0501	apartment building	7	3
E0410RRAP	428 S HEMLOCK ST, SPOKANE, WA 00000	25242.1611	apartment building	7	3
E0843RRAP	823 W AUGUSTA AVE, SPOKANE, WA 00000	35073.4803	apartment building	7	3
E0756RRAP	1119 W 11TH AVE, SPOKANE, WA 00000	35193.1914	apartment building	7	2
E0684RRAP	2023 W 3RD AVE, SPOKANE, WA 00000	25241.3304	apartment building	7	3
E0746RRAP	921 E NORA AVE, SPOKANE, WA 00000	35084.2914	apartment building	7	1
E0732RRAP	1723 W 8TH AVE, SPOKANE, WA 00000	25244.3711	apartment building	7	2
E1138RRAP	1827 W RIVERSIDE AVE, SPOKANE, WA 00000	25241.0405	apartment building	7	3
E3042RRAP	404 E FAIRVIEW AVE, SPOKANE, WA 00000	35082.0914	apartment building	7	1
E2839RRAP	1733 W 10TH AVE, SPOKANE, WA 00000	25244.1701	apartment building	7	2
E2896RRAP	930 E MISSION AVE, SPOKANE, WA 00000	35171.0512	apartment building	7	1
E2899RRAP	1225 W 10th AVE, SPOKANE, WA 99204	35193.1506	apartment building	7	2
E2707RRAP	3128 E 28TH AVE, SPOKANE, WA 00000	35273.0301	apartment building	7	2
E2685RRAP	1318 W MALLON AVE, SPOKANE, WA 00000	35182.4011	apartment building	7	3
E3327RRAP	356 E 7TH AVE, SPOKANE, WA 00000	35203.1101	apartment building	7	2
E3246RRAP	3123 E CARLISLE AVE, SPOKANE, WA 00000	35102.3913	apartment building	7	1
E3688RRAP	1907 W RIVERSIDE AVE, SPOKANE, WA 00000	25241.0501	apartment building	7	3
E3529RRAP	1721 W RIVERSIDE AVE, SPOKANE, WA 00000	25241.0304	apartment building	7	3
E2892RRAP	7 S PITTSBURG ST, SPOKANE, WA 99202	35212.0301	apartment building	6	2
E2863RRAP	704 S MAPLE ST, SPOKANE, WA 00000	25244.3528	apartment building	6	2
E2832RRAP	1521 W 8TH AVE, SPOKANE, WA 00000	25244.3905	apartment building	6	2
E2825RRAP	1406 W 9th AVE, SPOKANE, WA 00000	35193.3801	apartment building	6	2
E2826RRAP	1828 W 9TH AVE, SPOKANE, WA 00000	25244.5107	apartment building	6	2
E2992RRAP	1706 W 9TH AVE, SPOKANE, WA 00000	25244.3710	apartment building	6	2
E2948RRAP	618 E 23RD AVE, SPOKANE, WA 00000	35293.1005	apartment building	6	2
E1109RRAP	1816 W 7th AVE, spokane, WA 99204	25244.2810	triplex	6	2
E1075RRAP	1617 E CATALDO AVE, SPOKANE, WA 00000	35162.3207	apartment building	6	1
E1150RRAP	1528 W GARDNER AVE, SPOKANE, WA 00000	25131.0713	apartment building	6	3
E1155RRAP	1819 W PACIFIC AVE, SPOKANE, WA 00000	25241.1705	apartment building	6	3
E1156RRAP	2127 W PACIFIC AVE, SPOKANE, WA 00000	25242.0104	apartment building	6	3
E1193RRAP	320 W 5TH AVE, SPOKANE, WA 00000	35191.3807	apartment building	6	2

E1274RRAP	120 E EUCLID AVE, SPOKANE, WA 00000	35082.3901	apartment building	6	1
E1191RRAP	419 S WASHINGTON ST, SPOKANE, WA 00000	35191.3809	apartment building	6	2
E0769RRAP	634 S PERRY ST, SPOKANE, WA 00000	35205.6311	apartment building	6	2
E0776RRAP	821 W WALTON AVE, SPOKANE, WA 00000	35062.1518	apartment building	6	3
E0887RRAP	511 S HEMLOCK ST, SPOKANE, WA 00000	25242.1805	apartment building	6	3
E0881RRAP	1833 W DEAN AVE, SPOKANE, WA 00000	25131.6301	apartment building	6	3
E0934RRAP	1312 W 9TH AVE, SPOKANE, WA 00000	35193.0806	apartment building	6	2
E0395RRAP	1627 S GRAND BLVD, SPOKANE, WA 00000	35292.0517	apartment building	6	2
E0449RRAP	2011 W 2ND AVE, SPOKANE, WA 00000	25241.2010	apartment building	6	3
E0462RRAP	1908 W 2ND AVE, SPOKANE, WA 00000	25241.1809	apartment building	6	3
E0602RRAP	910 W 9TH AVE, SPOKANE, WA 00000	35193.4309	apartment building	6	2
E0219RRAP	1304 W 10TH AVE, SPOKANE, WA 00000	35193.1209	apartment building	6	2
E0189RRAP	704 S ARTHUR ST, SPOKANE, WA 00000	35204.4807	apartment building	6	2
E0209RRAP	1119 W 7th AVE, SPOKANE, WA 99204	35193.0311	apartment building	6	2
E0210RRAP	1121 W 7TH AVE, SPOKANE, WA 00000	35193.0311	apartment building	6	2
E0211RRAP	1123 W 7th AVE, SPOKANE, WA 99204	35193.0311	apartment building	6	2
E0212RRAP	1209 S MONROE ST, SPOKANE, WA 00000	35193.3401	apartment building	6	2
E0202RRAP	727 E SINTO AVE, SPOKANE, WA 00000	35171.0113	apartment building	6	1
E0238RRAP	1102 W 6th AVE, SPOKANE, WA 99204	35192.4306	apartment building	6	2
E0069RRAP	2211 W CLEVELAND AVE, SPOKANE, WA 00000	25122.1611	apartment building	6	3
E0046RRAP	823 S MONROE ST, SPOKANE, WA 00000	35193.4208	apartment building	6	2
E1507RRAP	1621 W 6TH AVE, SPOKANE, WA 00000	25241.5205	apartment building	6	2
E1581RRAP	603 E Rosewood AVE, SPOKANE, WA 99208	36294.0603	manufactured home park	6	1
E1372RRAP	2808 E EVERETT AVE, SPOKANE, WA 00000	36334.0907	apartment building	6	1
E1374RRAP	5607 W HOUSTON AVE, SPOKANE, WA 00000	26273.1401	single family home	6	3
E1364RRAP	1907 W 3RD AVE, SPOKANE, WA 00000	25241.3202	apartment building	6	3
E1844RRAP	2214 W NORTHWEST BLVD, SPOKANE, WA 00000	25122.1606	apartment building	6	3
E1870RRAP	3010 N STONE ST, SPOKANE, WA 00000	35091.0611	apartment building	6	1
E1677RRAP	1013 W 8TH AVE, SPOKANE, WA 00000	35193.0504	apartment building	6	2
E1678RRAP	1017 W 8TH AVE, SPOKANE, WA 00000	35193.0503	apartment building	6	2
E1780RRAP	615 W 6TH AVE, SPOKANE, WA 00000	35191.5301	apartment building	6	2
E1765RRAP	2114 W 2ND AVE, SPOKANE, WA 00000	25242.0114	apartment building	6	3

E1773RRAP	1907 W BROADWAY AVE, SPOKANE, WA 00000	25134.1405	apartment building	6	3
E1707RRAP	1707 W MALLON AVE, SPOKANE, WA 00000	25131.5005	apartment building	6	3
E2080RRAP	1128 W 9TH AVE, SPOKANE, WA 00000	35193.0610	apartment building	6	2
E2001RRAP	308 E ERMINA AVE, SPOKANE, WA 00000	35083.1205	apartment building	6	1
E2411RRAP	1412 W 9TH AVE, SPOKANE, WA 00000	25244.4010	apartment building	6	2
E3305RRAP	3007 E COLUMBIA AVE, SPOKANE, WA 00000	36342.1308	apartment building	6	1
E3307RRAP	3011 E COLUMBIA AVE, SPOKANE, WA 00000	36342.1307	apartment building	6	1
E3303RRAP	3003 E COLUMBIA AVE, SPOKANE, WA 00000	36342.1309	apartment building	6	1
E3090RRAP	1924 N CRESTLINE ST, SPOKANE, WA 00000	35094.0903	apartment building	6	1
E3205RRAP	1417 N WALL ST, SPOKANE, WA 00000	35182.0804	apartment building	6	3
E3206RRAP	1423 N WALL ST, SPOKANE, WA 00000	35182.0803	apartment building	6	3
E3724RRAP	1824 W RIVERSIDE AVE, SPOKANE, WA 00000	25134.3309	apartment building	6	3
E2553RRAP	1411 W 7TH AVE, SPOKANE, WA 00000	25244.3302	apartment building	5	2
E2007RRAP	2605 S INLAND EMPIRE WAY, SPOKANE, WA 99224	25254.1402	apartment building	5	2
E1928RRAP	1917 W MALLON AVE, SPOKANE, WA 00000	25131.6505	apartment building	5	3
E1929RRAP	1707 W 8TH AVE, SPOKANE, WA 00000	25244.3702	apartment building	5	2
E1911RRAP	28 E MISSION AVE, SPOKANE, WA 00000	35172.0706	apartment building	5	1
E2109RRAP	508 S COEUR D'ALENE ST, SPOKANE, WA 99201	25242.1411	apartment building	5	3
E1800RRAP	2023 W FAIRVIEW AVE, SPOKANE, WA 00000	25121.2106	apartment building	5	3
E1381RRAP	504 E 19TH AVE, SPOKANE, WA 00000	35292.1303	apartment building	5	2
E1322RRAP	1822 W GARDNER AVE, SPOKANE, WA 00000	25131.5224	apartment building	5	3
E1411RRAP	2013 W COLLEGE AVE, SPOKANE, WA 00000	25134.1804	apartment building	5	3
E0048RRAP	826 S LINCOLN PL, SPOKANE, WA 00000	35193.4207	apartment building	5	2
E0261RRAP	118 E ROCKWOOD BLVD, SPOKANE, WA 00000	35203.2102	apartment building	5	2
E0348RRAP	1830 W MALLON AVE, SPOKANE, WA 00000	25131.4713	apartment building	5	3
E0169RRAP	733 W AUGUSTA AVE, SPOKANE, WA 00000	35073.4901	apartment building	5	3
E0218RRAP	1518 W 7TH AVE, SPOKANE, WA 00000	25244.3107	apartment building	5	2
E0216RRAP	627 S MAPLE ST, SPOKANE, WA 00000	25244.3106	apartment building	5	2
E0459RRAP	2918 N HOGAN ST, SPOKANE, WA 00000	35092.1110	apartment building	5	1
E0388RRAP	1311 W 9TH AVE, SPOKANE, WA 00000	35193.1203	apartment building	5	2
E0472RRAP	1110 S WALNUT ST, SPOKANE, WA 00000	25244.0412	apartment building	5	2
E0481RRAP	2128 W 5TH AVE, SPOKANE, WA 00000	25242.1706	apartment building	5	3

E0396RRAP	1621 W 9TH AVE, SPOKANE, WA 00000	25244.4304	apartment building	5	2
E0397RRAP	2218 W 5th AVE, SPOKANE, WA 99204	25242.1607	apartment building	5	3
E0926RRAP	904 W LINCOLN PL, SPOKANE, WA 00000	35193.4102	apartment building	5	2
E0787RRAP	828 W CLEVELAND AVE, SPOKANE, WA 00000	35072.1612	apartment building	5	3
E0750RRAP	1717 E MISSION AVE, SPOKANE, WA 00000	35093.2820	apartment building	5	1
E1154RRAP	2118 W 5TH AVE, SPOKANE, WA 00000	25242.1708	apartment building	5	3
E1163RRAP	2413 W PACIFIC AVE, SPOKANE, WA 00000	25242.0403	apartment building	5	3
E1187RRAP	1704 N ASH ST, SPOKANE, WA 00000	25124.6008	apartment building	5	3
E1125RRAP	1623 W PACIFIC AVE, SPOKANE, WA 00000	25241.1504	apartment building	5	3
E3008RRAP	803 W ALICE AVE, SPOKANE, WA 00000	35063.3507	apartment building	5	3
E2830RRAP	2002 W 8TH AVE, SPOKANE, WA 99204	25244.4803	apartment building	5	2
E2840RRAP	2003 W 10TH AVE, SPOKANE, WA 00000	25244.2001	apartment building	5	2
E2838RRAP	720 1/2 S Jefferson ST, SPOKANE, WA 99204	35193.0207	apartment building	5	2
E2897RRAP	1217 W 8TH AVE, SPOKANE, WA 00000	35193.0702	apartment building	5	2
E2898RRAP	628 S Maple ST, SPOKANE, WA 99204	25244.3008	apartment building	5	2
E2902RRAP	2109 W 4TH AVE, SPOKANE, WA 00000	25242.1702	apartment building	5	3
E2813RRAP	3108 E 5TH AVE, SPOKANE, WA 00000	35222.4319	triplex	5	2
E2758RRAP	709 W 15TH AVE, SPOKANE, WA 00000	35302.1202	apartment building	5	2
E2759RRAP	715 W 15TH AVE, SPOKANE, WA 00000	35302.1203	apartment building	5	2
E2760RRAP	717 W 15TH AVE, SPOKANE, WA 00000	35302.1204	apartment building	5	2
E2761RRAP	723 W 15TH AVE, SPOKANE, WA 00000	35302.1205	apartment building	5	2
E2762RRAP	803 W 15TH AVE, SPOKANE, WA 00000	35302.1206	apartment building	5	2
E2763RRAP	811 W 15TH AVE, SPOKANE, WA 00000	35302.1207	apartment building	5	2
E2687RRAP	1619 N MADISON ST, SPOKANE, WA 00000	35073.4506	apartment building	5	3
E3541RRAP	320 S CANNON ST, SPOKANE, WA 00000	25241.3308	apartment building	5	3
E3427RRAP	1812 W PACIFIC AVE, SPOKANE, WA 00000	25241.0908	apartment building	5	3
E3411RRAP	37 E EUCLID AVE, SPOKANE, WA 00000	35053.3709	apartment building	5	1
E3572RRAP	6 S OAK ST, SPOKANE, WA 00000	25241.0401	apartment building	5	3
E2668RRAP	8422 N MAYFAIR ST, SPOKANE, WA 00000	36203.2107	apartment building	4	1
E2669RRAP	8428 N MAYFAIR ST, SPOKANE, WA 00000	36203.2106	apartment building	4	1
E2604RRAP	4705 N ALTAMONT ST, SPOKANE, WA 00000	36334.2710	apartment building	4	1
E2618RRAP	227 E ERMINA AVE, SPOKANE, WA 00000	35083.3210	apartment building	4	1

E2622RRAP	2902 N CEDAR ST, SPOKANE, WA 00000	35072.2106	apartment building	4	3
E2636RRAP	8715 N COLTON ST, SPOKANE, WA 00000	36202.0709	apartment building	4	1
E2803RRAP	1412 W 12TH AVE, SPOKANE, WA 00000	25244.0414	apartment building	4	2
E2900RRAP	1114 E MONTGOMERY AVE, SPOKANE, WA 00000	35084.1003	apartment building	4	1
E2901RRAP	1409 W 6TH AVE, SPOKANE, WA 00000	25241.5403	apartment building	4	2
E2864RRAP	1425 W 8TH AVE, SPOKANE, WA 00000	25244.4005	apartment building	4	2
E2995RRAP	2028 W BROADWAY AVE, SPOKANE, WA 00000	25131.6609	apartment building	4	3
E3002RRAP	620 E EUCLID AVE, SPOKANE, WA 00000	35081.0805	apartment building	4	1
E2929RRAP	403 E Dalke AVE, SPOKANE, WA 99208	36322.0308	apartment building	4	1
E2907RRAP	1023 W KNOX AVE, SPOKANE, WA 00000	35073.1115	apartment building	4	3
E2922RRAP	217 E DALTON AVE, SPOKANE, WA 00000	35053.3522	apartment building	4	1
E1126RRAP	1631 W PACIFIC AVE, SPOKANE, WA 00000	25241.1506	apartment building	4	3
E1130RRAP	1724 W 8TH AVE, SPOKANE, WA 00000	25244.3607	apartment building	4	2
E1117RRAP	3006 E WABASH AVE, SPOKANE, WA 00000	36343.2708	apartment building	4	1
E1118RRAP	1910 E WELLESLEY AVE, SPOKANE, WA 00000	35042.1724	apartment building	4	1
E1139RRAP	624 W INDIANA AVE, SPOKANE, WA 00000	35074.4402	duplex	4	3
E1140RRAP	2101 N WASHINGTON ST, SPOKANE, WA 99205	35074.2211	duplex	4	3
E1144RRAP	317 W 18TH AVE, SPOKANE, WA 00000	35301.1807	apartment building	4	2
E1146RRAP	2810 E 32ND AVE, SPOKANE, WA 00000	35331.0413	apartment building	4	2
E1104RRAP	6210 N STEVENS ST, SPOKANE, WA 00000	36311.0623	apartment building	4	3
E0933RRAP	2511 N HAMILTON ST, SPOKANE, WA 00000	35081.4109	apartment building	4	1
E0954RRAP	1603 W 8TH AVE, SPOKANE, WA 00000	25244.3801	apartment building	4	2
E0960RRAP	2906 W SHARP AVE, SPOKANE, WA 00000	25141.1007	apartment building	4	3
E1026RRAP	126 W CLIFF DR, SPOKANE, WA 00000	35194.2121	apartment building	4	2
E1069RRAP	1811 W COLLEGE AVE, SPOKANE, WA 00000	25134.1610	apartment building	4	3
E1158RRAP	420 S COEUR D ALENE ST, SPOKANE, WA 00000	25242.1406	apartment building	4	3
E1231RRAP	3002 N PERRY ST, SPOKANE, WA 00000	35092.0705	apartment building	4	1
E1232RRAP	3010 N PERRY ST, SPOKANE, WA 00000	35092.0706	apartment building	4	1
E1226RRAP	2404 N MARKET ST, SPOKANE, WA 00000	35102.3914	apartment building	4	1
E1227RRAP	2412 N MARKET ST, SPOKANE, WA 00000	35102.3915	apartment building	4	1
E1259RRAP	3015 E CENTRAL AVE, SPOKANE, WA 00000	36342.1008	apartment building	4	1
E0747RRAP	1122 S WALNUT ST, SPOKANE, WA 00000	25244.0314	apartment building	4	2

E0738RRAP	33 E DALTON AVE, SPOKANE, WA 00000	35053.3604	apartment building	4	1
E0777RRAP	8737 N COLTON ST, SPOKANE, WA 00000	36202.0708	apartment building	4	1
E0778RRAP	8914 N PAMELA ST, SPOKANE, WA 00000	26222.0705	apartment building	4	3
E0780RRAP	1723 E MISSION AVE, SPOKANE, WA 00000	35093.2819	apartment building	4	1
E0784RRAP	2018 W COLLEGE AVE, SPOKANE, WA 00000	25134.1309	apartment building	4	3
E0785RRAP	1111 E NEWARK AVE, SPOKANE, WA 00000	35204.0306	apartment building	4	2
E0807RRAP	403 W MANSFIELD AVE, SPOKANE, WA 00000	35074.2201	apartment building	4	3
E0775RRAP	805 W Walton AVE, SPOKANE, WA 99205	35062.1501	apartment building	4	3
E0825RRAP	1308 W NORA AVE, SPOKANE, WA 00000	35073.5708	apartment building	4	3
E0915RRAP	7878 N WILDING DR, ##15, SPOKANE, WA 00000	36291.6015	apartment building	4	1
E0918RRAP	1028 E MISSION AVE, SPOKANE, WA 00000	35171.0701	apartment building	4	1
E0884RRAP	1528 W DEAN AVE, SPOKANE, WA 00000	25131.0213	apartment building	4	3
E0899RRAP	312 E EUCLID AVE, SPOKANE, WA 00000	35082.0524	apartment building	4	1
E0846RRAP	1322 N WALL ST, SPOKANE, WA 00000	35181.3112	apartment building	4	3
E0354RRAP	1911 W 2ND AVE, SPOKANE, WA 00000	25241.2102	triplex	4	3
E0485RRAP	1406 E FAIRVIEW AVE, SPOKANE, WA 99207	35092.1012	apartment building	4	1
E0507RRAP	1516 N MAGNOLIA ST, SPOKANE, WA 00000	35093.3011	apartment building	4	1
E0595RRAP	5921 N WISCOMB ST, SPOKANE, WA 00000	36322.1505	duplex	4	1
E0615RRAP	212 E 23RD AVE, SPOKANE, WA 00000	35293.0614	apartment building	4	2
E0545RRAP	608 W AUGUSTA AVE, SPOKANE, WA 00000	35074.6208	apartment building	4	3
E0217RRAP	1520 W 7TH AVE, SPOKANE, WA 00000	25244.3106	apartment building	4	2
E0204RRAP	6703 N STANDARD ST, SPOKANE, WA 00000	36293.1706	apartment building	4	1
E0205RRAP	6707 N Standard ST, SPOKANE, WA 99208	36293.1706	apartment building	4	1
E0206RRAP	6709 N Standard ST, SPOKANE, WA 99208	36293.1706	apartment building	4	1
E0207RRAP	6711 N Standard ST, SPOKANE, WA 99208	36293.1706	apartment building	4	1
E0342RRAP	1024 W 13TH AVE, SPOKANE, WA 00000	35193.3119	apartment building	4	2
E0278RRAP	2610 E 44TH AVE, SPOKANE, WA 99223	34041.2806	apartment building	4	2
E0303RRAP	712 S MAPLE ST, SPOKANE, WA 00000	25244.3502	apartment building	4	2
E0049RRAP	818 S LINCOLN PL, SPOKANE, WA 00000	35193.4205	apartment building	4	2
E0050RRAP	814 S LINCOLN PL, SPOKANE, WA 00000	35193.4204	apartment building	4	2
E0045RRAP	801 S MONROE ST, SPOKANE, WA 00000	35193.4202	apartment building	4	2
E0053RRAP	813 S LINCOLN PL, SPOKANE, WA 00000	35193.4306	apartment building	4	2

E0088RRAP	1627 W MANSFIELD AVE, SPOKANE, WA 00000	25124.4006	apartment building	4	3
E0117RRAP	1523 W SHARP AVE, SPOKANE, WA 00000	25131.1002	apartment building	4	3
E1468RRAP	1127 1/2 W Maxwell AVE, SPOKANE, WA 99201	35182.2306	apartment building	4	3
E1315RRAP	1409 N POST ST, SPOKANE, WA 00000	35182.0704	apartment building	4	3
E1375RRAP	636 W MAXWELL AVE, SPOKANE, WA 00000	35181.2807	apartment building	4	3
E1373RRAP	2812 N WASHINGTON ST, SPOKANE, WA 00000	35071.1209	single family home	4	3
E1327RRAP	2222 W RIVERSIDE AVE, SPOKANE, WA 00000	25133.2005	apartment building	4	3
E1320RRAP	602 N CHESTNUT ST, SPOKANE, WA 00000	25134.1811	single family home	4	3
E1371RRAP	1007 W AUGUSTA AVE, SPOKANE, WA 00000	35073.4605	duplex	4	3
E1325RRAP	1623 W 1st AVE, SPOKANE, WA 99204	25241.1105	apartment building	4	3
E1410RRAP	2022 W COLLEGE AVE, SPOKANE, WA 00000	25134.1310	apartment building	4	3
E1498RRAP	145 S ELM ST, SPOKANE, WA 00000	25241.1707	apartment building	4	3
E1534RRAP	609 E NORA AVE, SPOKANE, WA 00000	35083.4109	apartment building	4	1
E1779RRAP	5526 N Driscoll BLVD, SPOKANE, WA 99205	26352.3226	apartment building	4	3
E1694RRAP	1847 E MARSHALL AVE, SPOKANE, WA 00000	35093.2711	apartment building	4	1
E1691RRAP	2901 E WELLESLEY AVE, SPOKANE, WA 00000	36343.2909	apartment building	4	1
E1699RRAP	1817 W 6th AVE, SPOKANE, WA 99204	25241.5020	apartment building	4	2
E1668RRAP	916 S HATCH ST, SPOKANE, WA 00000	35203.1501	apartment building	4	2
E1850RRAP	2928 E DIAMOND AVE, SPOKANE, WA 00000	36343.1314	apartment building	4	1
E1830RRAP	2807 E SHARP AVE, SPOKANE, WA 00000	35161.1404	apartment building	4	1
E1785RRAP	1927 E DESMET AVE, SPOKANE, WA 00000	35162.2615	apartment building	4	1
E1868RRAP	615 E FAIRVIEW AVE, SPOKANE, WA 99207	35081.0801	apartment building	4	1
E2081RRAP	812 E ROCKWELL AVE, SPOKANE, WA 00000	35051.2724	duplex	4	1
E2000RRAP	1321 W 11TH AVE, SPOKANE, WA 00000	35193.1705	apartment building	4	2
E1995RRAP	15 E 16TH AVE, SPOKANE, WA 00000	35292.2720	apartment building	4	2
E1997RRAP	27 E 16TH AVE, SPOKANE, WA 00000	35292.2722	apartment building	4	2
E2125RRAP	622 E CARLISLE AVE, SPOKANE, WA 00000	35081.5803	apartment building	4	1
E2120RRAP	1903 W COLLEGE AVE, SPOKANE, WA 00000	25134.1706	apartment building	4	3
E2123RRAP	2808 E 32nd AVE, SPOKANE, WA 99223	35331.0415	apartment building	4	2
E2152RRAP	29 E MAYFAIR CT, SPOKANE, WA 00000	36203.2012	apartment building	4	1
E2153RRAP	39 E MAYFAIR CT, SPOKANE, WA 00000	36203.2011	apartment building	4	1
E2168RRAP	1204 S ADAMS ST, SPOKANE, WA 00000	35193.2401	apartment building	4	2

E2169RRAP	1210 S ADAMS ST, SPOKANE, WA 00000	35193.2402	apartment building	4	2
E2554RRAP	845 S COWLEY ST, SPOKANE, WA 00000	35203.1022	apartment building	4	2
E2519RRAP	1411 N LINCOLN ST, SPOKANE, WA 00000	35182.0606	apartment building	4	3
E2520RRAP	1928 W 10TH AVE, SPOKANE, WA 00000	25244.5307	apartment building	4	2
E2513RRAP	723 W CARLISLE AVE, SPOKANE, WA 00000	35072.5705	apartment building	4	3
E2441RRAP	23 E SINTO AVE, SPOKANE, WA 00000	35172.0709	apartment building	4	1
E2393RRAP	1212 S OAK ST, SPOKANE, WA 00000	25244.2605	apartment building	4	2
E2360RRAP	1725 W 9TH AVE, SPOKANE, WA 00000	25244.4405	apartment building	4	2
E2342RRAP	2006 W GARDNER AVE, SPOKANE, WA 00000	25131.5413	apartment building	4	3
E3534RRAP	24 E ROCKWOOD BLVD, SPOKANE, WA 00000	35203.2004	condo	4	2
E3604RRAP	720 S ADAMS ST, SPOKANE, WA 00000	35193.0106	apartment building	4	2
E3631RRAP	1812 W BOONE AVE, SPOKANE, WA 00000	25131.1311	apartment building	4	3
E3681RRAP	1920 W 1ST AVE, SPOKANE, WA 00000	25241.0506	apartment building	4	3
E3419RRAP	902 W MANSFIELD AVE, SPOKANE, WA 00000	35073.2607	apartment building	4	3
E3537RRAP	2801 S GRAND BLVD, SPOKANE, WA 00000	35293.3002	apartment building	4	2
E3454RRAP	2326 E SOUTH RIVERTON AVE, SPOKANE, WA 00000	35094.0702	apartment building	4	1
E3510RRAP	2001 W 7TH AVE, SPOKANE, WA 00000	25244.4809	apartment building	4	2
E3208RRAP	605 N ELM ST, SPOKANE, WA 00000	25134.1714	duplex	4	3
E3209RRAP	4812 N LACEY ST, SPOKANE, WA 00000	36334.3122	apartment building	4	1
E3225RRAP	1707 E CATALDO AVE, SPOKANE, WA 00000	35162.3111	apartment building	4	1
E3226RRAP	1703 E CATALDO AVE, SPOKANE, WA 00000	35162.3112	apartment building	4	1
E3131RRAP	2907 E EVERETT AVE, SPOKANE, WA 00000	36343.0510	apartment building	4	1
E3091RRAP	2123 W Grace AVE, SPOKANE, WA 99205	25122.2911	apartment building	4	3
E3089RRAP	1904 E DALTON AVE, SPOKANE, WA 00000	35043.0112	apartment building	4	1
E3094RRAP	2316 E SOUTH RIVERTON AVE, SPOKANE, WA 00000	35094.0703	apartment building	4	1
E3065RRAP	1605 E HARTSON AVE, SPOKANE, WA 00000	35212.2907	apartment building	4	2
E3066RRAP	1613 E HARTSON, SPOKANE, WA 99202	35212.2915	apartment building	4	2
E3223RRAP	2423 E DIAMOND AVE, SPOKANE, WA 00000	36334.1121	apartment building	4	1
E3339RRAP	5020 N CRESTLINE ST, SPOKANE, WA 00000	36334.2419	apartment building	4	1
E3767RRAP	4402 S DONALD CT, SPOKANE, WA 00000	34041.1144	apartment building	4	2
E3768RRAP	4410 S DONALD CT, SPOKANE, WA 00000	34041.1145	apartment building	4	2
E2388RRAP	1012 W Frederick AVE, SPOKANE, WA 99205	35072.0402	triplex	3	3

E2323RRAP	1421 W MAXWELL AVE, SPOKANE, WA 00000	25131.2510	triplex	3	3
E2324RRAP	1423 W Maxwell AVE, SPOKANE, WA 99201	25131.2510	triplex	3	3
E2439RRAP	2211 N HAMILTON ST, SPOKANE, WA 00000	35084.0502	triplex	3	1
E2440RRAP	2217 N HAMILTON ST, SPOKANE, WA 00000	35084.0501	triplex	3	1
E2392RRAP	1205 N COOK ST, SPOKANE, WA 00000	35161.1907	triplex	3	1
E2437RRAP	2201 E CATALDO AVE, SPOKANE, WA 00000	35161.3509	triplex	3	1
E2517RRAP	611 W AUGUSTA AVE, SPOKANE, WA 00000	35074.7914	triplex	3	3
E2510RRAP	340 E 10TH AVE, SPOKANE, WA 00000	35203.2405	triplex	3	2
E2449RRAP	234 W PARK PL, SPOKANE, WA 00000	35071.0309	triplex	3	3
E2148RRAP	1714 E DESMET AVE, SPOKANE, WA 00000	35162.3104	triplex	3	1
E2149RRAP	1708 E BOONE AVE, SPOKANE, WA 00000	35162.2413	triplex	3	1
E2150RRAP	801 E HARTSON AVE, SPOKANE, WA 00000	35201.5350	triplex	3	2
E2114RRAP	5911 N ATLANTIC ST, SPOKANE, WA 00000	36311.1509	triplex	3	3
E2247RRAP	1603 S GRAND BLVD, UNIT 3, SPOKANE, WA 99203	35292.0522	triplex	3	2
E2232RRAP	603 W AUGUSTA AVE, SPOKANE, WA 00000	35074.7907	triplex	3	3
E2166RRAP	1008 S MADISON ST, SPOKANE, WA 00000	35193.1401	apartment building	3	2
E2216RRAP	1724 E Cataldo AVE, SPOKANE, WA 99202	35162.3815	triplex	3	1
E1996RRAP	21 E 16TH AVE, SPOKANE, WA 00000	35292.2721	triplex	3	2
E1994RRAP	1505 S DIVISION ST, SPOKANE, WA 00000	35292.2718	triplex	3	2
E2060RRAP	2404 E DIAMOND AVE, SPOKANE, WA 00000	36334.1404	triplex	3	1
E2098RRAP	808 W AUGUSTA AVE, SPOKANE, WA 00000	35073.5108	triplex	3	3
E2101RRAP	5414 N MARTIN ST, SPOKANE, WA 00000	36333.0119	triplex	3	1
E2102RRAP	5420 N MARTIN ST, SPOKANE, WA 99207	36333.0120	triplex	3	1
E2058RRAP	418 W KNOX AVE, SPOKANE, WA 00000	35074.2208	triplex	3	3
E2005RRAP	1416 W 7TH AVE, SPOKANE, WA 00000	25244.3209	triplex	3	2
E2048RRAP	4328 W INDIAN TRAIL RD, SPOKANE, WA 00000	26262.1508	triplex	3	3
E1825RRAP	3123 E 29TH AVE, SPOKANE, WA 00000	35273.0312	triplex	3	2
E1826RRAP	3133 E 29TH AVE, SPOKANE, WA 00000	35273.0311	triplex	3	2
E1827RRAP	3137 E 29TH AVE, SPOKANE, WA 00000	35273.0310	triplex	3	2
E1913RRAP	615 W WAVERLY PL, SPOKANE, WA 00000	35071.1402	triplex	3	3
E1957RRAP	159 S ELM ST, SPOKANE, WA 00000	25241.1709	triplex	3	3
E1650RRAP	1624 W 6TH AVE, SPOKANE, WA 00000	25241.4414	triplex	3	2

E1783RRAP	1718 E CATALDO AVE, SPOKANE, WA 00000	35162.3818	triplex	3	1
E1784RRAP	1712 E CATALDO AVE, SPOKANE, WA 00000	35162.3817	triplex	3	1
E1768RRAP	1003 E JACKSON AVE, SPOKANE, WA 00000	35081.4301	apartment building	3	1
E1763RRAP	6125 N ADDISON ST, SPOKANE, WA 00000	36322.0326	triplex	3	1
E1724RRAP	1029 W GRACE AVE, SPOKANE, WA 00000	35072.3212	triplex	3	3
E1525RRAP	528 W SINTO AVE, SPOKANE, WA 00000	35181.2922	triplex	3	3
E1481RRAP	1629 E PACIFIC AVE, SPOKANE, WA 00000	35212.1208	triplex	3	2
E1518RRAP	2937 E QUEEN AVE, SPOKANE, WA 00000	36343.1313	triplex	3	1
E1510RRAP	1515 W 8TH AVE, SPOKANE, WA 00000	25244.3904	apartment building	3	2
E1511RRAP	2709 N WALL ST, SPOKANE, WA 00000	35072.2902	apartment building	3	3
E1497RRAP	1914 W 7TH AVE, SPOKANE, WA 00000	25244.2709	triplex	3	2
E1563RRAP	2410 N POST ST, SPOKANE, WA 99205	35072.5608	triplex	3	3
E1424RRAP	1819 E WABASH AVE, SPOKANE, WA 00000	36333.0712	triplex	3	1
E0115RRAP	2731 W BROADWAY AVE, SPOKANE, WA 00000	25133.0421	triplex	3	3
E0285RRAP	1317 W 14TH AVE, SPOKANE, WA 00000	35302.0603	triplex	3	2
E0298RRAP	1303 W NORA AVE, SPOKANE, WA 00000	35073.5613	triplex	3	3
E0532RRAP	2406 W BRIDGE AVE, SPOKANE, WA 00000	25133.0723	apartment building	3	3
E0616RRAP	47 E 9TH AVE, SPOKANE, WA 00000	35203.0413	triplex	3	2
E0488RRAP	849 W CLIFF DR, SPOKANE, WA 00000	35193.3519	apartment building	3	2
E0509RRAP	1903 E WELLESLEY AVE, SPOKANE, WA 00000	36333.1112	triplex	3	1
E0477RRAP	1011 W AUGUSTA AVE, SPOKANE, WA 00000	35073.4604	apartment building	3	3
E0463RRAP	819 W 11TH AVE, SPOKANE, WA 00000	35193.3905	triplex	3	2
E0439RRAP	1611 W 9TH AVE, SPOKANE, WA 00000	25244.4303	apartment building	3	2
E0440RRAP	2217 W 5TH AVE, SPOKANE, WA 00000	25242.1901	triplex	3	3
E0355RRAP	1908 W 3RD AVE, SPOKANE, WA 00000	25241.2111	triplex	3	3
E0350RRAP	515 E CARLISLE AVE, SPOKANE, WA 00000	35082.2709	apartment building	3	1
E0364RRAP	1123 W 14TH AVE, SPOKANE, WA 00000	35302.0405	triplex	3	2
E0390RRAP	2203 W MALLON AVE, SPOKANE, WA 00000	25132.0807	apartment building	3	3
E0828RRAP	7106 N WISCOMB DR, SPOKANE, WA 99208	36292.0601	triplex	3	1
E0853RRAP	2036 W RIVERSIDE AVE, SPOKANE, WA 00000	25134.3327	apartment building	3	3
E0882RRAP	1924 W MALLON AVE, SPOKANE, WA 00000	25131.6208	triplex	3	3
E0922RRAP	1101 W 8th, SPOKANE, WA 99204	35193.0606	triplex	3	2

E0935RRAP	2524 E Sinto AVE, SPOKANE, WA 99202	35161.1103	triplex	3	1
E0814RRAP	707 W 13th AVE, SPOKANE, WA 99204	35193.3324	triplex	3	2
E0765RRAP	6009 N ATLANTIC ST, SPOKANE, WA 00000	36311.1521	triplex	3	3
E0766RRAP	6015 N ATLANTIC ST, SPOKANE, WA 00000	36311.1520	triplex	3	3
E0741RRAP	1903 W BROADWAY AVE, SPOKANE, WA 00000	25134.1406	triplex	3	3
E0751RRAP	2718 E 5TH AVE, SPOKANE, WA 00000	35211.4721	triplex	3	2
E0752RRAP	2024 E CATALDO AVE, SPOKANE, WA 00000	35162.4105	triplex	3	1
E0753RRAP	902 N CRESTLINE ST, SPOKANE, WA 00000	35161.3711	triplex	3	1
E0656RRAP	1325 N Smith ST, SPOKANE, WA 99202	35161.1104	triplex	3	1
E0706RRAP	1705 W 13TH AVE, SPOKANE, WA 00000	25244.0911	triplex	3	2
E0710RRAP	648 S DENVER ST, SPOKANE, WA 00000	35204.0203	triplex	3	2
E1251RRAP	1208 W 11TH AVE, SPOKANE, WA 00000	35193.1512	triplex	3	2
E1252RRAP	1801 N JEFFERSON ST, SPOKANE, WA 00000	35073.5808	triplex	3	3
E1243RRAP	816 W CLEVELAND AVE, SPOKANE, WA 00000	35072.1608	triplex	3	3
E1221RRAP	2204 N CALISPEL ST, SPOKANE, WA 00000	35074.1308	triplex	3	3
E1190RRAP	1026 W 6TH AVE, SPOKANE, WA 00000	35192.4411	triplex	3	2
E1124RRAP	1613 W PACIFIC AVE, SPOKANE, WA 00000	25241.1502	triplex	3	3
E1065RRAP	3105 E 5TH AVE, SPOKANE, WA 00000	35222.3813	triplex	3	2
E1122RRAP	1209 N OAK ST, SPOKANE, WA 00000	25131.1308	triplex	3	3
E1127RRAP	1635 W PACIFIC AVE, SPOKANE, WA 00000	25241.1601	apartment building	3	3
E2908RRAP	1211 W 9TH AVE, SPOKANE, WA 00000	35193.1114	triplex	3	2
E2909RRAP	11 E RICH AVE, SPOKANE, WA 00000	35052.2009	triplex	3	1
E2930RRAP	1332 W GARLAND AVE, SPOKANE, WA 00000	35062.2907	triplex	3	3
E2931RRAP	3906 N CEDAR ST, SPOKANE, WA 00000	35062.2908	triplex	3	3
E2932RRAP	3912 N CEDAR ST, SPOKANE, WA 00000	35062.2909	triplex	3	3
E2974RRAP	1717 W 12TH AVE, SPOKANE, WA 00000	25244.0814	triplex	3	2
E2979RRAP	424 W SHANNON AVE, SPOKANE, WA 00000	35074.2915	triplex	3	3
E2962RRAP	6131 N ADDISON ST, SPOKANE, WA 00000	36322.0325	triplex	3	1
E2997RRAP	2508 E SINTO AVE, SPOKANE, WA 00000	35161.1112	apartment building	3	1
E2998RRAP	2514 E SINTO AVE, SPOKANE, WA 00000	35161.1113	apartment building	3	1
E3018RRAP	511 W KNOX AVE, SPOKANE, WA 00000	35074.2710	triplex	3	3
E3019RRAP	519 W KNOX AVE, SPOKANE, WA 00000	35074.2709	triplex	3	3

E3000RRAP	4822 N LEE ST, SPOKANE, WA 00000	36334.2622	triplex	3	1
E3006RRAP	723 W YORK AVE, SPOKANE, WA 00000	35072.4305	triplex	3	3
E2904RRAP	1924 W 8TH AVE, SPOKANE, WA 00000	25244.4608	apartment building	3	2
E2905RRAP	308 W Park PL, SPOKANE, WA 99205	35071.0424	apartment building	3	3
E2829RRAP	1411 W 14th AVE, SPOKANE, WA 99203	25251.0102	triplex	3	2
E2833RRAP	1022 W 9TH AVE, SPOKANE, WA 00000	35193.0509	apartment building	3	2
E2780RRAP	2302 W BROADWAY AVE, SPOKANE, WA 00000	25132.0715	triplex	3	3
E2595RRAP	407 E 8TH AVE, SPOKANE, WA 00000	35203.1125	triplex	3	2
E2602RRAP	426 E 8TH AVE, SPOKANE, WA 00000	35203.1413	triplex	3	2
E2572RRAP	2933 E DECATUR AVE, SPOKANE, WA 00000	36342.0211	triplex	3	1
E2661RRAP	725 W CARLISLE AVE, SPOKANE, WA 00000	35072.5708	triplex	3	3
E2736RRAP	1504 W COLLEGE AVE, SPOKANE, WA 00000	25134.0204	triplex	3	3
E2727RRAP	218 E BALDWIN AVE, SPOKANE, WA 00000	35083.2603	triplex	3	1
E2698RRAP	2003 W 3RD AVE, SPOKANE, WA 00000	25241.3301	apartment building	3	3
E2699RRAP	2225 W 1ST AVE, SPOKANE, WA 00000	25242.0904	apartment building	3	3
E2700RRAP	2211 N DAKOTA ST, SPOKANE, WA 00000	35083.0111	single family home	3	1
E3685RRAP	2021 N ASTOR ST, SPOKANE, WA 00000	35083.1201	triplex	3	1
E3331RRAP	907 W NORA AVE, SPOKANE, WA 00000	35073.5205	triplex	3	3
E3373RRAP	2308 E SOUTH RIVERTON AVE, SPOKANE, WA 00000	35094.0715	triplex	3	1
E3375RRAP	1308 N COOK ST, SPOKANE, WA 00000	35161.1115	triplex	3	1
E3376RRAP	2503 E SHARP AVE, SPOKANE, WA 00000	35161.1114	triplex	3	1
E3357RRAP	1105 W 14TH AVE, SPOKANE, WA 00000	35302.0402	triplex	3	2
E3270RRAP	380 E 8TH AVE, SPOKANE, WA 00000	35203.1406	apartment building	3	2
E3310RRAP	2920 N STONE ST, SPOKANE, WA 00000	35091.0615	triplex	3	1
E3302RRAP	1112 W SHARP AVE, SPOKANE, WA 00000	35182.2612	apartment building	3	3
E3291RRAP	4210 N STEVENS ST, SPOKANE, WA 00000	35061.2108	triplex	3	3
E3073RRAP	1616 E DESMET AVE, SPOKANE, WA 00000	35162.3214	apartment building	3	1
E3074RRAP	1624 E DESMET AVE, SPOKANE, WA 00000	35162.3215	apartment building	3	1
E3088RRAP	1860 N HAMILTON ST, SPOKANE, WA 99207	35084.2928	triplex	3	1
E3190RRAP	2933 E EVERETT AVE, SPOKANE, WA 00000	36343.0516	triplex	3	1
E3207RRAP	5028 N NELSON ST, SPOKANE, WA 00000	36334.1723	triplex	3	1
E3197RRAP	2516 N NEVADA ST, SPOKANE, WA 00000	35081.4314	triplex	3	1

E3198RRAP	2522 N NEVADA ST, SPOKANE, WA 00000	35081.4315	triplex	3	1
E3199RRAP	2530 N NEVADA ST, SPOKANE, WA 00000	35081.4316	triplex	3	1
E3449RRAP	2908 N STONE ST, SPOKANE, WA 00000	35091.0621	triplex	3	1
E3450RRAP	2117 W RIVERSIDE AVE, SPOKANE, WA 00000	25242.0703	triplex	3	3
E3557RRAP	427 W GARLAND AVE, SPOKANE, WA 00000	35064.0606	triplex	3	3
E3439RRAP	1105 W SPOFFORD AVE, SPOKANE, WA 00000	35073.4008	triplex	3	3
E3440RRAP	1101 W SPOFFORD AVE, SPOKANE, WA 00000	35073.4009	triplex	3	3
E3422RRAP	1104 N LEE ST, SPOKANE, WA 00000	35161.2413	triplex	3	1
E3423RRAP	2203 E DESMET AVE, SPOKANE, WA 00000	35161.2412	triplex	3	1
E3424RRAP	2211 E DESMET AVE, SPOKANE, WA 00000	35161.2410	triplex	3	1
E3425RRAP	2508 E ROWAN AVE, SPOKANE, WA 99217	36334.0221	triplex	3	1
E3428RRAP	1903 W 8TH AVE, SPOKANE, WA 00000	25244.5001	apartment building	3	2
E3399RRAP	3102 E JACKSON AVE, SPOKANE, WA 00000	35102.3903	triplex	3	1
E3400RRAP	3114 E JACKSON AVE, SPOKANE, WA 00000	35102.3924	triplex	3	1
E3401RRAP	3120 E JACKSON AVE, SPOKANE, WA 00000	35102.3910	triplex	3	1
E3402RRAP	3108 E JACKSON AVE, SPOKANE, WA 00000	35102.3902	triplex	3	1
E3403RRAP	3126 E JACKSON AVE, SPOKANE, WA 00000	35102.3909	triplex	3	1
E3404RRAP	3132 E JACKSON AVE, SPOKANE, WA 00000	35102.3908	triplex	3	1
E3691RRAP	2108 E BOONE AVE, SPOKANE, WA 00000	35161.2302	triplex	3	1
E3692RRAP	2112 E BOONE AVE, SPOKANE, WA 00000	35161.2310	triplex	3	1
E3693RRAP	2118 E BOONE AVE, SPOKANE, WA 00000	35161.2311	triplex	3	1
E3694RRAP	2410 E QUEEN AVE, SPOKANE, WA 00000	36334.2125	triplex	3	1
E3705RRAP	2925 E DECATUR AVE, SPOKANE, WA 00000	36342.0212	apartment building	3	1
E3706RRAP	2917 E DECATUR AVE, SPOKANE, WA 00000	36342.0213	apartment building	3	1
E3712RRAP	1314 W ALICE AVE, SPOKANE, WA 00000	35063.2815	triplex	3	3
E3666RRAP	5426 N MARTIN ST, SPOKANE, WA 00000	36333.0121	triplex	3	1
E3664RRAP	2004 E ROWAN AVE, SPOKANE, WA 00000	36333.0122	triplex	3	1
E3668RRAP	311 E FAIRVIEW AVE, SPOKANE, WA 00000	35082.0514	triplex	3	1
E3595RRAP	1906 E Everett AVE, SPOKANE, WA 99207	36333.0513	duplex	3	1
E2701RRAP	2215 W SHARP AVE, SPOKANE, WA 00000	25132.2003	duplex	2	3
E2709RRAP	1301 E 29TH AVE, SPOKANE, WA 00000	35294.2717	duplex	2	2
E2710RRAP	1225 E 29TH AVE, SPOKANE, WA 00000	35294.2716	duplex	2	2

E2711RRAP	917 E SINTO AVE, SPOKANE, WA 00000	35171.0509	duplex	2	1
E2706RRAP	2523 E 1ST AVE, SPOKANE, WA 00000	35211.0507	single family home w/ ADU	2	2
E2696RRAP	7022 N WISCOMB DR, SPOKANE, WA 00000	36293.0604	duplex	2	1
E2722RRAP	1214 E ILLINOIS AVE, SPOKANE, WA 00000	35084.1207	single family home w/ ADU	2	1
E2689RRAP	1008 W SPOFFORD AVE, SPOKANE, WA 00000	35073.4608	duplex	2	3
E2692RRAP	4207 N CEDAR ST, SPOKANE, WA 00000	25011.2004	duplex	2	3
E2652RRAP	6816 N HAMILTON ST, SPOKANE, WA 00000	36294.3819	duplex	2	1
E2659RRAP	1314 W CHELAN AVE, SPOKANE, WA 00000	35072.3509	duplex	2	3
E2663RRAP	7312 N HAMILTON ST, SPOKANE, WA 00000	36291.1104	duplex	2	1
E2577RRAP	3223 N REGAL ST, SPOKANE, WA 00000	35044.0918	duplex	2	1
E2581RRAP	3405 E LIBERTY AVE, SPOKANE, WA 00000	35033.0906	duplex	2	1
E2599RRAP	4208 N ATLANTIC ST, SPOKANE, WA 00000	35061.3807	duplex	2	3
E2610RRAP	503 W ALICE AVE, SPOKANE, WA 00000	35064.4407	duplex	2	3
E2611RRAP	511 E LONGFELLOW AVE, SPOKANE, WA 00000	35052.1612	duplex	2	1
E2612RRAP	522 E Providence AVE, SPOKANE, WA 99207	35053.0904	duplex	2	1
E2646RRAP	5728 N ASSEMBLY ST, SPOKANE, WA 00000	26352.2508	duplex	2	3
E2639RRAP	533 E OLYMPIC AVE, SPOKANE, WA 00000	36323.1217	duplex	2	1
E2648RRAP	6028 N Lacey ST, SPOKANE, WA 99208	36331.0142	duplex	2	1
E2654RRAP	723 E BROAD AVE, SPOKANE, WA 00000	36324.3325	duplex	2	1
E2615RRAP	2107 W MALLON AVE, SPOKANE, WA 00000	25132.0814	duplex	2	3
E2624RRAP	809 E Longfellow AVE, SPOKANE, WA 99207	35051.1413	duplex	2	1
E2625RRAP	1708 E SANSON AVE, SPOKANE, WA 00000	36333.1918	duplex	2	1
E2626RRAP	408 E Longfellow AVE, SPOKANE, WA 99207	35052.1818	duplex	2	1
E2627RRAP	5724 N Assembly ST, SPOKANE, WA 99205	26352.2507	duplex	2	3
E2628RRAP	906 E Rich AVE, SPOKANE, WA 99207	35051.2226	duplex	2	1
E2631RRAP	731 W KNOX AVE, SPOKANE, WA 00000	35073.1401	duplex	2	3
E2632RRAP	1601 W 11TH AVE, SPOKANE, WA 00000	25244.1601	duplex	2	2
E2792RRAP	915 E EUCLID AVE, SPOKANE, WA 00000	35054.3817	duplex	2	1
E2794RRAP	1018 E CROWN AVE, SPOKANE, WA 00000	36324.1028	duplex	2	1
E2795RRAP	1014 E CROWN AVE, SPOKANE, WA 00000	36324.1029	duplex	2	1
E2805RRAP	904 E Euclid AVE, SPOKANE, WA 99207	35081.0504	duplex	2	1
E2806RRAP	2508 N NEVADA ST, SPOKANE, WA 00000	35081.4302	duplex	2	1

E2807RRAP	1424 W 9TH AVE, SPOKANE, WA 00000	25244.4007	duplex	2	2
E2778RRAP	4707 N STEVENS ST, SPOKANE, WA 00000	36314.1825	duplex	2	3
E2779RRAP	2112 E COLUMBIA AVE, SPOKANE, WA 00000	36331.1923	duplex	2	1
E2739RRAP	1407 E DALTON AVE, SPOKANE, WA	35043.1249	duplex	2	1
E2749RRAP	820 E ROWAN AVE, SPOKANE, WA 00000	36324.1915	duplex	2	1
E2757RRAP	703 W 15TH AVE, SPOKANE, WA 00000	35302.1201	duplex	2	2
E2812RRAP	4126 N STEVENS ST, SPOKANE, WA 00000	35061.2412	duplex	2	3
E2841RRAP	531 E Rich AVE, SPOKANE, WA 99207	35052.1719	duplex	2	1
E2852RRAP	1216 E NORA AVE, SPOKANE, WA 00000	35084.3217	apartment building	2	1
E2906RRAP	1224 E ILLINOIS AVE, SPOKANE, WA 00000	35084.1226	duplex	2	1
E2860RRAP	323 E QUEEN AVE, SPOKANE, WA 00000	36323.1028	duplex	2	1
E2861RRAP	327 E QUEEN AVE, SPOKANE, WA 00000	36323.1029	duplex	2	1
E2878RRAP	7317 N HAMILTON ST, SPOKANE, WA 00000	36291.0906	duplex	2	1
E2879RRAP	2407 E DALKE AVE, SPOKANE, WA 00000	36331.0734	duplex	2	1
E3007RRAP	727 E 9TH AVE, SPOKANE, WA 00000	35204.1705	duplex	2	2
E3016RRAP	902 W NORA AVE, SPOKANE, WA 00000	35073.6103	duplex	2	3
E3053RRAP	814 E PRINCETON AVE, SPOKANE, WA 00000	35051.1126	duplex	2	1
E3064RRAP	1603 E 33RD AVE, SPOKANE, WA 00000	35332.1203	duplex	2	2
E3049RRAP	1314 N NAPA ST, SPOKANE, WA 00000	35162.1312	duplex	2	1
E2959RRAP	2603 E 27TH AVE, SPOKANE, WA 00000	35284.0309	duplex	2	2
E2954RRAP	2405 1/2 W College AVE, SPOKANE, WA 99201	25133.0706	duplex	2	3
E2965RRAP	520 E Wabash AVE, SPOKANE, WA 99207	36323.1607	duplex	2	1
E2966RRAP	2616 N MADELIA ST, SPOKANE, WA 00000	35092.3811	duplex	2	1
E2970RRAP	2608 N MADELIA ST, SPOKANE, WA 00000	35092.3814	duplex	2	1
E2976RRAP	1050 S WESTCLIFF PL, SPOKANE, WA 00000	25233.0052	duplex	2	2
E2977RRAP	1020 S WESTCLIFF PL, SPOKANE, WA 00000	25233.0050	duplex	2	2
E2942RRAP	154 E FAIRVIEW AVE, SPOKANE, WA 00000	35082.0727	duplex	2	1
E2919RRAP	718 W AUGUSTA AVE, SPOKANE, WA 00000	35073.5014	duplex	2	3
E2926RRAP	634 W PROVIDENCE AVE, SPOKANE, WA 00000	35064.0708	duplex	2	3
E2927RRAP	725 S SHERIDAN ST, SPOKANE, WA 00000	35203.0116	duplex	2	2
E1123RRAP	1406 N CRESTLINE ST, SPOKANE, WA 00000	35161.0613	duplex	2	1
E1115RRAP	1029 E SANSON AVE, SPOKANE, WA 00000	36324.0328	duplex	2	1

E1116RRAP	2803 E 4TH AVE, SPOKANE, WA 00000	35211.3206	duplex	2	2
E1132RRAP	1718 E 1ST AVE, SPOKANE, WA 00000	35212.1104	duplex	2	2
E1025RRAP	1220 E BALDWIN AVE, SPOKANE, WA 00000	35084.2219	duplex	2	1
E1081RRAP	521 E 11TH AVE, SPOKANE, WA 00000	35203.2523	duplex	2	2
E1097RRAP	1706 W COLLEGE AVE, SPOKANE, WA 00000	25134.0412	duplex	2	3
E1100RRAP	1315 E 30TH AVE, SPOKANE, WA 00000	35321.3005	duplex	2	2
E1063RRAP	606 E EMPIRE AVE, SPOKANE, WA 00000	35054.0524	duplex	2	1
E1023RRAP	1218 W FAIRVIEW AVE, SPOKANE, WA 00000	35072.0910	duplex	2	3
E1067RRAP	5104 E UNION AVE, SPOKANE, WA 00000	35222.3813	triplex	2	2
E1068RRAP	4006 N MADISON ST, SPOKANE, WA 00000	35062.1208	duplex	2	3
E1049RRAP	3416 W 2ND AVE, SPOKANE, WA 00000	25231.1905	duplex	2	2
E1050RRAP	2613 E 8TH AVE, SPOKANE, WA 00000	35214.0908	duplex	2	2
E1051RRAP	724 W SPOFFORD AVE, SPOKANE, WA 00000	35073.4912	duplex	2	3
E1052RRAP	1103 W CHELAN AVE, SPOKANE, WA 00000	35072.3801	single family home	2	3
E1055RRAP	1704 E BOONE AVE, SPOKANE, WA 00000	35162.2402	duplex	2	1
E1014RRAP	4403 N WALL ST, SPOKANE, WA 00000	35062.4006	duplex	2	3
E0931RRAP	2527 E Desmet AVE, SPOKANE, WA 99202	35161.2711	duplex	2	1
E0958RRAP	1123 W WABASH AVE, SPOKANE, WA 00000	36313.1620	duplex	2	3
E1033RRAP	1508 W SHARP AVE, SPOKANE, WA 00000	25131.2303	duplex	2	3
E1188RRAP	1712 N Ash ST, SPOKANE, WA 99205	25124.6008	duplex	2	3
E1184RRAP	1924 E 4TH AVE, SPOKANE, WA 00000	35212.3806	duplex	2	2
E1185RRAP	1028 E PROVIDENCE AVE, SPOKANE, WA 00000	35054.1025	duplex	2	1
E1186RRAP	1112 N WALNUT ST, SPOKANE, WA 00000	25131.0812	apartment building	2	3
E1169RRAP	2903 E JOSEPH AVE, SPOKANE, WA 00000	36342.1715	duplex	2	1
E1222RRAP	317 W 15th AVE, SPOKANE, WA 99203	35301.0708	duplex	2	2
E1223RRAP	923 W GORDON AVE, SPOKANE, WA 00000	35063.1808	duplex	2	3
E1224RRAP	6421 N LEE ST, SPOKANE, WA 00000	36284.0622	duplex	2	1
E1225RRAP	2430 E FRANCIS AVE, SPOKANE, WA 00000	36331.0403	duplex	2	1
E1195RRAP	1113 W MONTGOMERY AVE, SPOKANE, WA 00000	35073.2404	single family home w/ ADU	2	3
E1196RRAP	1918 E 4TH AVE, SPOKANE, WA 00000	35212.3805	duplex	2	2
E1233RRAP	1407 E Sanson AVE, SPOKANE, WA 99207	36333.1613	duplex	2	1
E1234RRAP	2118 E DALKE AVE, SPOKANE, WA 00000	36331.0925	duplex	2	1

E1235RRAP	2124 E DALKE AVE, SPOKANE, WA 00000	36331.0924	duplex	2	1
E1200RRAP	408 E PACIFIC AVE, SPOKANE, WA 00000	35202.1706	duplex	2	2
E1271RRAP	3323 N PITTSBURG ST, SPOKANE, WA 00000	35043.1138	duplex	2	1
E1276RRAP	1213 W SHANNON AVE, SPOKANE, WA 00000	35073.0604	duplex	2	3
E1253RRAP	2722 W SINTO AVE, SPOKANE, WA 00000	25132.3219	duplex	2	3
E1246RRAP	704 S FERRALL ST, SPOKANE, WA 00000	35223.0224	duplex	2	2
E1228RRAP	811 E EUCLID AVE, SPOKANE, WA 00000	35054.3821	duplex	2	1
E1229RRAP	817 E EUCLID AVE, SPOKANE, WA 00000	35054.3822	duplex	2	1
E1230RRAP	505 E CROWN AVE, SPOKANE, WA 00000	36323.0832	duplex	2	1
E1242RRAP	416 W Cleveland AVE, SPOKANE, WA 99205	35071.1320	duplex	2	3
E1260RRAP	1917 E CATALDO AVE, SPOKANE, WA 00000	35162.2915	duplex	2	1
E1261RRAP	638 E 25TH AVE, SPOKANE, WA 00000	35293.1301	single family home	2	2
E1263RRAP	1318 S MCCLELLAN ST, SPOKANE, WA 00000	35194.1202	duplex	2	2
E1264RRAP	1320 S MCCLELLAN ST, SPOKANE, WA 00000	35194.1203	duplex	2	2
E0711RRAP	2820 N CRESTLINE ST, SPOKANE, WA 00000	35091.0921	duplex	2	1
E0687RRAP	2609 E 27TH AVE, SPOKANE, WA 00000	35284.0310	duplex	2	2
E0695RRAP	2925 W Northwest BLVD, SPOKANE, WA 99205	25024.2502	duplex	2	3
E0707RRAP	415 E WABASH AVE, SPOKANE, WA 00000	36323.1420	duplex	2	1
E0736RRAP	6126 N WISCOMB ST, SPOKANE, WA 00000	36322.0126	duplex	2	1
E0737RRAP	6204 N Wiscomb ST, SPOKANE, WA 99208	36322.0128	duplex	2	1
E0657RRAP	1404 S Jefferson ST, SPOKANE, WA 99203	35302.0501	duplex	2	2
E0703RRAP	5119 S SMITH CT, SPOKANE, WA 00000	34041.3915	duplex	2	2
E0733RRAP	1207 E KIERNAN AVE, SPOKANE, WA 00000	35054.0925	duplex	2	1
E0758RRAP	2613 E JOSEPH AVE, SPOKANE, WA 00000	36331.1724	duplex	2	1
E0759RRAP	2217 E CENTRAL AVE, SPOKANE, WA 00000	36331.1020	duplex	2	1
E0760RRAP	3937 N NEVADA ST, SPOKANE, WA 00000	35051.3501	duplex	2	1
E0761RRAP	517 E LACROSSE AVE, SPOKANE, WA 00000	35052.2514	duplex	2	1
E0762RRAP	603 E Kiernan AVE, SPOKANE, WA 99207	35054.1212	duplex	2	1
E0740RRAP	514 E 10TH AVE, SPOKANE, WA 00000	35203.2504	duplex	2	2
E0768RRAP	628 S IVORY ST, SPOKANE, WA 00000	35201.6506	duplex	2	2
E0815RRAP	1728 E 11TH AVE, SPOKANE, WA 00000	35213.2901	duplex	2	2
E0802RRAP	4703 N HELENA ST, SPOKANE, WA 00000	36333.4023	duplex	2	1

E0822RRAP	2612 N MARTIN ST, SPOKANE, WA 00000	35092.3413	duplex	2	1
E0832RRAP	716 W 15TH AVE, SPOKANE, WA 00000	35302.0116	duplex	2	2
E0917RRAP	1027 N ELM ST, SPOKANE, WA 00000	25131.5601	duplex	2	3
E0964RRAP	9705 N INDIAN TRAIL RD, SPOKANE, WA 00000	26153.0232	duplex	2	3
E0965RRAP	9827 N Indian Trail RD, SPOKANE, WA 99208	26153.0541	duplex	2	3
E0966RRAP	5416 W COMANCHE DR, SPOKANE, WA 00000	26153.0231	duplex	2	3
E0967RRAP	9819 N INDIAN TRAIL RD, SPOKANE, WA 99208	26153.0542	duplex	2	3
E0968RRAP	9919 N INDIAN TRAIL RD, SPOKANE, WA 00000	26153.0534	duplex	2	3
E0969RRAP	5411 W RIDGECREST DR, SPOKANE, WA 00000	26153.2703	duplex	2	3
E0970RRAP	5505 W COMANCHE AVE, SPOKANE, WA 00000	26153.0530	duplex	2	3
E0971RRAP	5419 W RIDGECREST DR, SPOKANE, WA 00000	26153.2702	duplex	2	3
E0972RRAP	5410 W RIDGECREST DR, SPOKANE, WA 00000	26152.0101	duplex	2	3
E0973RRAP	5404 W RIDGECREST DR, SPOKANE, WA 00000	26153.2807	duplex	2	3
E0974RRAP	5811 W RIDGECREST DR, SPOKANE, WA 00000	26153.2003	duplex	2	3
E0975RRAP	5411 W COMANCHE AVE, SPOKANE, WA 00000	26153.2601	duplex	2	3
E0976RRAP	9711 N INDIAN TRAIL RD, SPOKANE, WA 00000	26153.0231	duplex	2	3
E0977RRAP	5807 W RIDGECREST DR, SPOKANE, WA 00000	26153.2002	duplex	2	3
E0978RRAP	5808 W RIDGECREST DR, SPOKANE, WA 00000	26153.2101	duplex	2	3
E0979RRAP	5812 W RIDGECREST DR, SPOKANE, WA 00000	26153.2102	duplex	2	3
E0980RRAP	5522 W COMANCHE AVE, SPOKANE, WA 00000	26153.1211	duplex	2	3
E0981RRAP	5516 W COMANCHE AVE, SPOKANE, WA 00000	26153.1210	duplex	2	3
E0982RRAP	5510 W COMANCHE AVE, SPOKANE, WA 00000	26153.1209	duplex	2	3
E0983RRAP	5504 W COMANCHE AVE, SPOKANE, WA 00000	26153.1208	duplex	2	3
E0984RRAP	5609 W CREE CT, SPOKANE, WA 00000	26153.1206	duplex	2	3
E0985RRAP	5605 W CREE CT, SPOKANE, WA 00000	26153.1207	duplex	2	3
E0986RRAP	5610 W CREE CT, SPOKANE, WA 00000	26153.1205	duplex	2	3
E0987RRAP	5604 W CREE CT, SPOKANE, WA 00000	26153.1204	duplex	2	3
E0988RRAP	5903 W BEDFORD AVE, SPOKANE, WA 00000	26152.1106	duplex	2	3
E0989RRAP	5907 W BEDFORD AVE, SPOKANE, WA 00000	26152.1107	duplex	2	3
E0990RRAP	5902 W BEDFORD AVE, SPOKANE, WA 00000	26152.1302	duplex	2	3
E0991RRAP	5906 W BEDFORD AVE, SPOKANE, WA 00000	26152.1301	duplex	2	3
E0992RRAP	10802 N KLAMATH CT, SPOKANE, WA 00000	26161.1703	duplex	2	3

E0993RRAP	5911 W BLACKFOOT AVE, SPOKANE, WA 00000	26161.1503	duplex	2	3
E0994RRAP	5903 W BLACKFOOT AVE, SPOKANE, WA 00000	26161.1501	duplex	2	3
E0995RRAP	5907 W BLACKFOOT AVE, SPOKANE, WA 00000	26161.1502	duplex	2	3
E0996RRAP	10803 N KLAMATH CT, SPOKANE, WA 00000	26161.1709	duplex	2	3
E0997RRAP	10807 N KLAMATH CT, SPOKANE, WA 00000	26161.1708	duplex	2	3
E0998RRAP	10806 N KLAMATH CT, SPOKANE, WA 00000	26161.1704	duplex	2	3
E0999RRAP	10810 N KLAMATH CT, SPOKANE, WA 00000	26161.1705	duplex	2	3
E1000RRAP	10811 N KLAMATH CT, SPOKANE, WA 00000	26161.1707	duplex	2	3
E1001RRAP	5912 W BLACKFOOT AVE, SPOKANE, WA 00000	26161.1702	duplex	2	3
E1002RRAP	10816 N KLAMATH CT, SPOKANE, WA 00000	26161.1706	duplex	2	3
E1003RRAP	7703 N MORTON ST, SPOKANE, WA 00000	36291.6601	duplex	2	1
E1004RRAP	7709 N MORTON ST, SPOKANE, WA 00000	36291.6602	duplex	2	1
E1005RRAP	7715 N MORTON ST, SPOKANE, WA 00000	36291.6603	duplex	2	1
E1006RRAP	7723 N MORTON ST, SPOKANE, WA 00000	36291.6604	duplex	2	1
E1007RRAP	7803 N MORTON ST, SPOKANE, WA 00000	36291.6605	duplex	2	1
E1008RRAP	7809 N MORTON ST, SPOKANE, WA 00000	36291.6606	duplex	2	1
E1009RRAP	7702 N MORTON ST, SPOKANE, WA 00000	36291.6704	duplex	2	1
E1010RRAP	7708 N MORTON ST, SPOKANE, WA 00000	36291.6703	duplex	2	1
E1011RRAP	7714 N MORTON ST, SPOKANE, WA 00000	36291.6702	duplex	2	1
E1012RRAP	7802 N MORTON ST, SPOKANE, WA 00000	36291.6701	duplex	2	1
E0880RRAP	1820 W MALLON AVE, SPOKANE, WA 00000	25131.4711	duplex	2	3
E0903RRAP	44 E Rockwell AVE, SPOKANE, WA 99207	35052.2802	duplex	2	1
E0905RRAP	5534 N DRISCOLL BLVD, SPOKANE, WA 00000	26352.3224	duplex	2	3
E0909RRAP	720 S ALTAMONT ST, SPOKANE, WA 00000	35214.1223	duplex	2	2
E0910RRAP	730 S ALTAMONT ST, SPOKANE, WA 00000	35214.1217	duplex	2	2
E0911RRAP	710 S ALTAMONT ST, SPOKANE, WA 00000	35214.1222	duplex	2	2
E0829RRAP	1603 W SHANNON AVE, SPOKANE, WA 00000	25124.2601	duplex	2	3
E0852RRAP	9615 N INDIAN TRAIL RD, SPOKANE, WA 00000	26153.0229	duplex	2	3
E0863RRAP	3145 E 32ND AVE, SPOKANE, WA 00000	35342.1113	duplex	2	2
E0864RRAP	3149 E 32ND AVE, SPOKANE, WA 00000	35342.1116	duplex	2	2
E0867RRAP	1118 E ILLINOIS AVE, SPOKANE, WA 00000	35084.1302	duplex	2	1
E0421RRAP	6419 N Lee ST, SPOKANE, WA 99217	36284.0623	duplex	2	1

E0422RRAP	207 E Garland AVE, SPOKANE, WA 99207	35052.3521	duplex	2	1
E0385RRAP	5203 S SMITH CT, SPOKANE, WA 00000	34041.3912	duplex	2	2
E0386RRAP	5106 S SMITH CT, SPOKANE, WA 00000	34041.3806	duplex	2	2
E0433RRAP	8715 N PAMELA ST, SPOKANE, WA 00000	26222.0602	duplex	2	3
E0411RRAP	25 W 14TH AVE, SPOKANE, WA 00000	35301.0104	duplex	2	2
E0373RRAP	127 E Rockwell AVE, SPOKANE, WA 99207	35052.2217	duplex	2	1
E0374RRAP	807 E GORDON AVE, SPOKANE, WA 00000	35054.1407	duplex	2	1
E0370RRAP	1228 N HAMILTON ST, SPOKANE, WA 00000	35171.1206	apartment building	2	1
E0353RRAP	1914 W 3RD AVE, SPOKANE, WA 00000	25241.2110	duplex	2	3
E0437RRAP	511 1/2 W 14th AVE, SPOKANE, WA 99203	35301.0403	duplex	2	2
E0438RRAP	1216 W 11TH AVE, SPOKANE, WA 00000	35193.1510	duplex	2	2
E0473RRAP	3412 W 2ND AVE, SPOKANE, WA 00000	25231.1906	duplex	2	2
E0470RRAP	801 S LINCOLN PL, SPOKANE, WA 00000	35193.4304	duplex	2	2
E0486RRAP	711 E HOFFMAN AVE, SPOKANE, WA 00000	35051.0417	apartment building	2	1
E0480RRAP	947 E INDIANA AVE, SPOKANE, WA 00000	35084.2419	apartment building	2	1
E0512RRAP	9811 N INDIAN TRAIL RD, SPOKANE, WA 00000	26153.0540	duplex	2	3
E0497RRAP	408 E QUEEN AVE, SPOKANE, WA 00000	36323.1104	duplex	2	1
E0501RRAP	3728 E 27TH AVE, SPOKANE, WA 00000	35274.0520	duplex	2	2
E0502RRAP	1613 E 7TH AVE, SPOKANE, WA 99202	35213.1823	duplex	2	2
E0503RRAP	2903 S BERNARD ST, SPOKANE, WA 00000	35311.0546	duplex	2	2
E0604RRAP	2702 E 32ND AVE, SPOKANE, WA 00000	35331.0423	duplex	2	2
E0609RRAP	1123 1/2 W 9th AVE, SPOKANE, WA 99204	35193.1004	duplex	2	2
E0612RRAP	1108 W 10TH AVE, SPOKANE, WA 00000	35193.1012	duplex	2	2
E0613RRAP	1222 E 29th AVE, SPOKANE, WA 99203	35321.0110	duplex	2	2
E0614RRAP	1226 E 29TH AVE, SPOKANE, WA 00000	35321.0109	duplex	2	2
E0624RRAP	1223 E 30TH AVE, SPOKANE, WA 00000	35321.0146	duplex	2	2
E0625RRAP	1227 E 30TH AVE, SPOKANE, WA 00000	35321.0147	duplex	2	2
E0641RRAP	1117 W PROVIDENCE AVE, SPOKANE, WA 00000	35063.0704	duplex	2	3
E0643RRAP	1111 W PROVIDENCE AVE, SPOKANE, WA 00000	35063.0703	duplex	2	3
E0515RRAP	1124 W NORA AVE, SPOKANE, WA 00000	35073.5912	duplex	2	3
E0546RRAP	623 E GORDON AVE, SPOKANE, WA 00000	35054.1321	duplex	2	1
E0547RRAP	627 E GORDON AVE, SPOKANE, WA 00000	35054.1322	duplex	2	1

E0548RRAP	6617 N LEE ST, SPOKANE, WA 00000	36284.0615	duplex	2	1
E0549RRAP	6621 N LEE ST, SPOKANE, WA 00000	36284.0614	duplex	2	1
E0526RRAP	2007 E MARSHALL AVE, SPOKANE, WA 00000	35093.2218	duplex	2	1
E0551RRAP	1007 N CANNON ST, SPOKANE, WA 00000	25131.6001	duplex	2	3
E0573RRAP	1903 N CRESTLINE ST, SPOKANE, WA 00000	35093.2212	duplex	2	1
E0574RRAP	2515 E MISSION AVE, SPOKANE, WA 00000	35094.3510	duplex	2	1
E0531RRAP	2402 W BRIDGE AVE, SPOKANE, WA 00000	25133.0722	duplex	2	3
E0598RRAP	6812 N HAMILTON ST, SPOKANE, WA 00000	36294.3820	duplex	2	1
E0599RRAP	1715 N JEFFERSON ST, SPOKANE, WA 00000	35073.5524	duplex	2	3
E0585RRAP	3006 E FAIRVIEW AVE, SPOKANE, WA 00000	35102.0911	duplex	2	1
E0586RRAP	3010 E FAIRVIEW AVE, SPOKANE, WA 00000	35102.0910	duplex	2	1
E0284RRAP	804 W 15TH AVE, SPOKANE, WA 00000	35302.0114	duplex	2	2
E0297RRAP	1413 W EUCLID AVE, SPOKANE, WA 00000	25121.2313	duplex	2	3
E0318RRAP	6611 N LEE ST, SPOKANE, WA 00000	36284.0616	duplex	2	1
E0328RRAP	1105 S ARTHUR ST, SPOKANE, WA 00000	35204.2904	single family home w/ ADU	2	2
E0349RRAP	2530 W GARDNER AVE, SPOKANE, WA 00000	25132.2522	duplex	2	3
E0301RRAP	1023 W SINTO AVE, SPOKANE, WA 00000	35182.2502	duplex	2	3
E0286RRAP	1327 S STEVENS ST, SPOKANE, WA 00000	35194.0714	duplex	2	2
E0270RRAP	2710 E 37TH AVE, SPOKANE, WA 00000	35334.3403	duplex	2	2
E0264RRAP	625 W 15TH AVE, SPOKANE, WA 00000	35301.0509	duplex	2	2
E0265RRAP	1505 S WALL ST, SPOKANE, WA 00000	35301.0510	duplex	2	2
E0198RRAP	427 W SHANNON AVE, SPOKANE, WA 00000	35074.4008	duplex	2	3
E0195RRAP	2101 W MALLON AVE, SPOKANE, WA 00000	25132.0815	duplex	2	3
E0196RRAP	1111 W Sinto AVE, SPOKANE, WA 99201	35182.2614	duplex	2	3
E0170RRAP	1905 W GARDNER AVE, SPOKANE, WA 00000	25131.5602	duplex	2	3
E0171RRAP	525 S THOR ST, SPOKANE, WA 99202	35222.4714	duplex	2	2
E0174RRAP	616 S Ferrall ST, SPOKANE, WA 99202	35222.4709	apartment building	2	2
E0221RRAP	1220 W 14TH AVE, SPOKANE, WA 00000	35193.2609	duplex	2	2
E0222RRAP	1216 W 14TH AVE, SPOKANE, WA 00000	35193.2610	duplex	2	2
E0235RRAP	819 N Crestline ST, SPOKANE, WA 99202	35162.4215	duplex	2	1
E0241RRAP	707 E SANSON AVE, SPOKANE, WA 00000	36324.2120	duplex	2	1
E0242RRAP	703 E SANSON AVE, SPOKANE, WA 00000	36324.2119	duplex	2	1

E0243RRAP	707 E OLYMPIC AVE, SPOKANE, WA 00000	36324.2921	duplex	2	1
E0246RRAP	752 S GARFIELD ST, SPOKANE, WA 00000	35204.0664	duplex	2	2
E0247RRAP	2201 E DECATUR AVE, SPOKANE, WA 00000	36331.0518	duplex	2	1
E0248RRAP	1633 E WABASH AVE, SPOKANE, WA 00000	36333.3518	duplex	2	1
E0116RRAP	3311 E 14TH AVE, SPOKANE, WA 00000	35223.3501	single family home w/ ADU	2	2
E0107RRAP	2218 N DAKOTA ST, SPOKANE, WA 00000	35084.0608	duplex	2	1
E0066RRAP	614 E 36th AVE, SPOKANE, WA 99203	35322.3010	duplex	2	2
E0125RRAP	903 E WALTON AVE, SPOKANE, WA 00000	35051.3020	duplex	2	1
E0126RRAP	1004 E LACROSSE AVE, SPOKANE, WA 00000	35051.3125	duplex	2	1
E0127RRAP	605 E BRIDGEPORT AVE, SPOKANE, WA 00000	35054.2825	duplex	2	1
E0052RRAP	807 S LINCOLN PL, SPOKANE, WA 00000	35193.4305	duplex	2	2
E0071RRAP	411 E 11TH AVE, SPOKANE, WA 00000	35203.2424	duplex	2	2
E0072RRAP	623 E SANSON AVE, SPOKANE, WA 00000	36324.2117	duplex	2	1
E0047RRAP	926 W 9TH AVE, SPOKANE, WA 00000	35193.4209	duplex	2	2
E0013RRAP	9914 N WHITWORTH DR, SPOKANE, WA 99218	36184.2739	duplex	2	
E0003RRAP	436 W SINTO AVE, SPOKANE, WA 00000	35181.2512	duplex	2	3
E0008RRAP	616 W CASCADE WAY, SPOKANE, WA 99208	36194.0419	duplex	2	
E1397RRAP	2911 E EVERETT AVE, SPOKANE, WA 00000	36343.0511	duplex	2	1
E1469RRAP	1421 W CLARKE AVE, SPOKANE, WA 00000	25134.4507	single family home	2	3
E1474RRAP	1007 E AUGUSTA AVE, SPOKANE, WA 00000	35084.3312	duplex	2	1
E1476RRAP	610 S RAY ST, SPOKANE, WA 00000	35222.4412	duplex	2	2
E1479RRAP	1807 E PACIFIC AVE, SPOKANE, WA 00000	35212.1010	duplex	2	2
E1480RRAP	1702 E 1ST AVE, SPOKANE, WA 00000	35212.1101	duplex	2	2
E1326RRAP	1631 W 1ST AVE, SPOKANE, WA 00000	25241.1106	duplex	2	3
E1359RRAP	637 S RALPH ST, SPOKANE, WA 00000	35223.0319	duplex	2	2
E1378RRAP	2626 N Madelia ST, SPOKANE, WA 99207	35092.3813	duplex	2	1
E1316RRAP	1417 E BROAD AVE, SPOKANE, WA 00000	36333.3914	duplex	2	1
E1317RRAP	2206 W BOONE AVE, SPOKANE, WA 00000	25132.2022	duplex	2	3
E1318RRAP	2210 W BOONE AVE, SPOKANE, WA 00000	25132.2023	duplex	2	3
E1291RRAP	909 S SHERMAN ST, SPOKANE, WA 00000	35203.1513	duplex	2	2
E1565RRAP	312 E NORTH AVE, SPOKANE, WA 00000	36323.0322	duplex	2	1
E1566RRAP	3426 W FRANCIS AVE, SPOKANE, WA 00000	26264.2425	duplex	2	3

E1575RRAP	910 E Rich AVE, SPOKANE, WA 99207	35051.2225	duplex	2	1
E1578RRAP	2119 E DECATUR AVE, SPOKANE, WA 00000	36331.0516	duplex	2	1
E1583RRAP	5322 N LACEY ST, SPOKANE, WA 00000	36334.0808	duplex	2	1
E1584RRAP	207 E ROCKWELL AVE, SPOKANE, WA 00000	35052.2218	duplex	2	1
E1601RRAP	7409 N PERRY ST, SPOKANE, WA 00000	36291.6401	duplex	2	1
E1602RRAP	7415 N PERRY ST, SPOKANE, WA 00000	36291.6402	duplex	2	1
E1603RRAP	7503 N PERRY ST, SPOKANE, WA 00000	36291.6403	duplex	2	1
E1604RRAP	7509 N PERRY ST, SPOKANE, WA 00000	36291.6404	duplex	2	1
E1605RRAP	7519 N PERRY ST, SPOKANE, WA 00000	36291.6405	duplex	2	1
E1606RRAP	7525 N PERRY ST, SPOKANE, WA 00000	36291.6406	duplex	2	1
E1607RRAP	7408 N PERRY ST, SPOKANE, WA 00000	36291.6501	duplex	2	1
E1608RRAP	7414 N PERRY ST, SPOKANE, WA 00000	36291.6502	duplex	2	1
E1609RRAP	7502 N PERRY ST, SPOKANE, WA 00000	36291.6503	duplex	2	1
E1610RRAP	7508 N PERRY ST, SPOKANE, WA 00000	36291.6504	duplex	2	1
E1611RRAP	7518 N PERRY ST, SPOKANE, WA 00000	36291.6505	duplex	2	1
E1612RRAP	7524 N PERRY ST, SPOKANE, WA 00000	36291.6506	duplex	2	1
E1613RRAP	1205 E CALKINS AVE, SPOKANE, WA 00000	36291.6712	duplex	2	1
E1614RRAP	1209 E CALKINS AVE, SPOKANE, WA 00000	36291.6711	duplex	2	1
E1615RRAP	1309 E CALKINS AVE, SPOKANE, WA 99217	36291.6709	duplex	2	1
E1616RRAP	1315 E CALKINS AVE, SPOKANE, WA 99217	36296.6710	duplex	2	1
E1617RRAP	1321 E CALKINS, SPOKANE, WA 99217	36282.0805	duplex	2	1
E1618RRAP	1327 E CALKINS AVE, SPOKANE, WA 99217	36282.0806	duplex	2	1
E1619RRAP	1403 E CALKINS AVE, SPOKANE, WA 99217	36282.0807	duplex	2	1
E1620RRAP	1409 E CALKINS AVE, SPOKANE, WA 99217	36282.0808	duplex	2	1
E1621RRAP	7702 N NAPA ST, SPOKANE, WA 00000	36282.0501	duplex	2	1
E1622RRAP	7708 N NAPA ST, SPOKANE, WA 00000	36282.0502	duplex	2	1
E1623RRAP	7714 N NAPA ST, SPOKANE, WA 00000	36282.0503	duplex	2	1
E1624RRAP	7802 N NAPA ST, SPOKANE, WA 00000	36282.0504	duplex	2	1
E1625RRAP	7808 N NAPA ST, SPOKANE, WA 00000	36282.0505	duplex	2	1
E1626RRAP	7814 N NAPA ST, SPOKANE, WA 00000	36282.0506	duplex	2	1
E1627RRAP	7820 N NAPA ST, SPOKANE, WA 00000	36282.0507	duplex	2	1
E1628RRAP	7703 N MARTIN ST, SPOKANE, WA 00000	36282.0514	duplex	2	1

E1629RRAP	7709 N MARTIN ST, SPOKANE, WA 00000	36282.0513	duplex	2	1
E1630RRAP	7715 N MARTIN ST, SPOKANE, WA 00000	36282.0512	duplex	2	1
E1631RRAP	7803 N MARTIN ST, SPOKANE, WA 00000	36282.0511	duplex	2	1
E1632RRAP	7809 N MARTIN ST, SPOKANE, WA 00000	36282.0510	duplex	2	1
E1633RRAP	7815 N MARTIN ST, SPOKANE, WA 00000	36282.0509	duplex	2	1
E1634RRAP	7821 N MARTIN ST, SPOKANE, WA 00000	36282.0508	duplex	2	1
E1635RRAP	7702 N MARTIN ST, SPOKANE, WA 00000	36282.0601	duplex	2	1
E1636RRAP	7708 N MARTIN ST, SPOKANE, WA 00000	36282.0602	duplex	2	1
E1637RRAP	7714 N MARTIN ST, SPOKANE, WA 00000	36282.0603	duplex	2	1
E1638RRAP	7802 N MARTIN ST, SPOKANE, WA 00000	36282.0604	duplex	2	1
E1639RRAP	7808 N MARTIN ST, SPOKANE, WA 00000	36282.0605	duplex	2	1
E1640RRAP	7814 N MARTIN ST, SPOKANE, WA 00000	36282.0606	duplex	2	1
E1641RRAP	7820 N MARTIN ST, SPOKANE, WA 00000	36282.0607	duplex	2	1
E1642RRAP	5801 W RIDGECREST DR, SPOKANE, WA 00000	26153.2001	duplex	2	3
E1492RRAP	1903 1/2 W 9th AVE, SPOKANE, WA 99204	25244.5301	duplex	2	2
E1499RRAP	2033 W YORK AVE, SPOKANE, WA 00000	25121.4707	single family home	2	3
E1500RRAP	406 E 7TH AVE, SPOKANE, WA 00000	35203.1107	duplex	2	2
E1501RRAP	5918 N WISCOMB ST, SPOKANE, WA 00000	36322.1615	duplex	2	1
E1487RRAP	318 E CROWN AVE, SPOKANE, WA 00000	36323.1023	duplex	2	1
E1538RRAP	1722 E 8TH AVE, SPOKANE, WA 00000	35213.2224	duplex	2	2
E1540RRAP	2202 N ASTOR ST, SPOKANE, WA 00000	35083.0303	duplex	2	1
E1535RRAP	1811 N MADISON ST, SPOKANE, WA 00000	35073.5908	duplex	2	3
E1738RRAP	2507 W BROADWAY AVE, SPOKANE, WA 00000	25133.0313	duplex	2	3
E1745RRAP	2718 W COLLEGE AVE, SPOKANE, WA 00000	25133.0410	duplex	2	3
E1693RRAP	1206 N COOK ST, SPOKANE, WA 00000	35161.1812	triplex	2	1
E1599RRAP	2503 N MADELIA ST, SPOKANE, WA 00000	35092.4406	duplex	2	1
E1591RRAP	525 W 14TH AVE, SPOKANE, WA 00000	35301.0405	duplex	2	2
E1592RRAP	4519 S DONALD CT, SPOKANE, WA 00000	34041.1149	duplex	2	2
E1658RRAP	1002 W ROCKWELL AVE, SPOKANE, WA 00000	35062.0406	duplex	2	3
E1659RRAP	7216 N HAMILTON ST, SPOKANE, WA 00000	36291.0601	duplex	2	1
E1660RRAP	618 E COZZA DR, SPOKANE, WA 00000	36291.0710	duplex	2	1
E1700RRAP	1825 E GLASS AVE, SPOKANE, WA 00000	35043.0550	duplex	2	1

E1709RRAP	419 E WABASH AVE, SPOKANE, WA 00000	36323.1421	duplex	2	1
E1684RRAP	406 E WABASH AVE, SPOKANE, WA 00000	36323.1505	duplex	2	1
E1648RRAP	1601 E MALLON AVE, SPOKANE, WA 00000	35162.3713	single family home w/ ADU	2	1
E1680RRAP	3216 E 4TH AVE, SPOKANE, WA 99202	35222.3714	duplex	2	2
E1682RRAP	408 S RAY ST, SPOKANE, WA 99202	35222.3715	duplex	2	2
E1914RRAP	303 E BALDWIN AVE, SPOKANE, WA 00000	35083.1207	duplex	2	1
E1910RRAP	2507 W GARDNER AVE, SPOKANE, WA 00000	25132.2614	single family home w/ ADU	2	3
E1886RRAP	3001 E 4TH AVE, SPOKANE, WA 00000	35222.2611	duplex	2	2
E1917RRAP	1823 W 6TH AVE, SPOKANE, WA 00000	25241.5017	duplex	2	2
E1918RRAP	1222 W KIERNAN AVE, SPOKANE, WA 00000	35063.0627	duplex	2	3
E1919RRAP	3930 N NEVADA ST, SPOKANE, WA 00000	35051.3411	duplex	2	1
E1921RRAP	711 E BROAD AVE, SPOKANE, WA 00000	36324.3321	duplex	2	1
E1843RRAP	2302 W NORTHWEST BLVD, SPOKANE, WA 00000	25122.1605	duplex	2	3
E1875RRAP	2418 E JOSEPH AVE, SPOKANE, WA 00000	36331.2130	duplex	2	1
E1906RRAP	1002 E SINTO AVE, SPOKANE, WA 00000	35171.0812	duplex	2	1
E1907RRAP	1004 E SINTO AVE, SPOKANE, WA 00000	35171.0813	duplex	2	1
E1898RRAP	1004 E GARLAND AVE, SPOKANE, WA 00000	35051.3910	duplex	2	1
E1899RRAP	22 E MISSION AVE, SPOKANE, WA 00000	35172.0705	duplex	2	1
E1900RRAP	714 E MISSION AVE, SPOKANE, WA 00000	35171.0104	duplex	2	1
E1901RRAP	718 E MISSION AVE, SPOKANE, WA 00000	35171.0103	duplex	2	1
E1902RRAP	724 E MISSION AVE, SPOKANE, WA 00000	35171.0102	duplex	2	1
E1903RRAP	811 E MISSION AVE, SPOKANE, WA 00000	35084.3810	duplex	2	1
E1797RRAP	1104 S WALNUT ST, SPOKANE, WA 00000	25244.0301	duplex	2	2
E1823RRAP	6016 N WISCOMB ST, SPOKANE, WA 00000	36322.1627	duplex	2	1
E1824RRAP	6012 N WISCOMB ST, SPOKANE, WA 00000	36322.1626	duplex	2	1
E1786RRAP	8005 N COLTON ST, SPOKANE, WA 00000	36203.3209	duplex	2	1
E1795RRAP	3028 E 33rd AVE, SPOKANE, WA 99223	35342.2034	duplex	2	2
E1788RRAP	115 W WAVERLY PL, SPOKANE, WA 00000	35071.1004	duplex	2	3
E1836RRAP	1129 W AUGUSTA AVE, SPOKANE, WA 99205	35073.4501	duplex	2	3
E1837RRAP	2102 W GARDNER AVE, SPOKANE, WA 00000	25132.0129	duplex	2	3
E1869RRAP	107 E ROCKWELL AVE, SPOKANE, WA 00000	35052.2224	duplex	2	1
E1864RRAP	1222 E BROAD AVE, SPOKANE, WA 00000	36324.1723	duplex	2	1

E1865RRAP	6105 N Standard ST, SPOKANE, WA 99208	36322.0120	duplex	2	1
E1866RRAP	6107 N STANDARD ST, SPOKANE, WA 00000	36322.0119	duplex	2	1
E1867RRAP	1503 E CROWN AVE, SPOKANE, WA 00000	36333.2218	duplex	2	1
E1891RRAP	1308 E BALDWIN AVE, SPOKANE, WA 00000	35084.2203	duplex	2	1
E1892RRAP	1727 1/2 N Cincinnati ST, SPOKANE, WA 99207	35084.3601	duplex	2	1
E1877RRAP	2507 E DESMET AVE, SPOKANE, WA 00000	35161.2709	duplex	2	1
E1878RRAP	2511 E Desmet AVE, SPOKANE, WA 99202	35161.2708	duplex	2	1
E1879RRAP	2525 E Desmet AVE, SPOKANE, WA 99202	35161.2711	duplex	2	1
E2049RRAP	1303 E 30TH AVE, SPOKANE, WA 00000	35321.3003	duplex	2	2
E2050RRAP	1307 E 30TH AVE, SPOKANE, WA 00000	35321.3004	duplex	2	2
E2052RRAP	2427 N STANDARD ST, SPOKANE, WA 00000	35082.2616	single family home	2	1
E2038RRAP	2101 W MANSFIELD CT, SPOKANE, WA 00000	25123.0115	single family home	2	3
E2042RRAP	1402 W SPOFFORD AVE, SPOKANE, WA 00000	25124.5715	duplex	2	3
E2040RRAP	2311 W WABASH AVE, SPOKANE, WA 00000	26363.4403	single family home	2	3
E2071RRAP	2104 E Dalke AVE, SPOKANE, WA 99208	36331.0921	duplex	2	1
E2072RRAP	5914 W Wind River DR, SPOKANE, WA 99208	26281.0202	duplex	2	3
E2093RRAP	6820 N OLD FORT DR, SPOKANE, WA 00000	26273.2806	duplex	2	3
E2094RRAP	507 E GLASS AVE, SPOKANE, WA 00000	35053.1711	duplex	2	1
E2069RRAP	3706 N Addison ST, SPOKANE, WA 99207	35053.0910	duplex	2	1
E2084RRAP	1418 E DALTON AVE, SPOKANE, WA 00000	35043.1202	duplex	2	1
E2008RRAP	625 E EUCLID AVE, SPOKANE, WA 00000	35054.3718	duplex	2	1
E2017RRAP	407 E OLYMPIC AVE, SPOKANE, WA 00000	36323.1117	duplex	2	1
E1956RRAP	2210 E DESMET AVE, SPOKANE, WA 00000	35161.3512	duplex	2	1
E1993RRAP	1521 S Division ST, SPOKANE, WA 99203	35292.2719	duplex	2	2
E1989RRAP	1614 W KNOX AVE, SPOKANE, WA 00000	25124.4010	duplex	2	3
E1990RRAP	604 E WALTON AVE, SPOKANE, WA 00000	35051.3612	duplex	2	1
E1951RRAP	2106 W SHARP AVE, SPOKANE, WA 00000	25132.1918	duplex	2	3
E1933RRAP	5124 W WOODSIDE AVE, SPOKANE, WA 00000	26273.2801	duplex	2	3
E1934RRAP	5433 N MORTON ST, SPOKANE, WA 00000	36324.0201	duplex	2	1
E2203RRAP	7917 N COLTON ST, SPOKANE, WA 00000	36203.3212	duplex	2	1
E2173RRAP	1614 E BRIDGEPORT AVE, SPOKANE, WA 00000	35043.1132	duplex	2	1
E2230RRAP	864 S SHERMAN ST, SPOKANE, WA 00000	35203.1414	duplex	2	2

E2220RRAP	521 S FERRALL ST, SPOKANE, WA 00000	35222.4813	duplex	2	2
E2225RRAP	4821 N MORTON ST, SPOKANE, WA 00000	36324.1501	duplex	2	1
E2115RRAP	3428 E LIBERTY AVE, SPOKANE, WA 00000	35033.0612	duplex	2	1
E2121RRAP	2409 W DEAN AVE, SPOKANE, WA 00000	25132.0605	duplex	2	3
E2118RRAP	2622 E 5TH AVE, SPOKANE, WA 00000	35211.4613	duplex	2	2
E2126RRAP	921 W 14TH AVE, SPOKANE, WA 00000	35302.0204	duplex	2	2
E2127RRAP	1510 W 13TH AVE, SPOKANE, WA 00000	25244.0609	duplex	2	2
E0019RRAP	729 W MONTGOMERY AVE, SPOKANE, WA 00000	35073.2802	duplex	2	3
E2157RRAP	3235 E 17TH AVE, SPOKANE, WA 00000	35272.1049	duplex	2	2
E2452RRAP	2418 E ROWAN AVE, SPOKANE, WA 00000	36334.0324	duplex	2	1
E2526RRAP	601 S HATCH ST, SPOKANE, WA 00000	35201.5325	duplex	2	2
E2551RRAP	2109 W GRACE AVE, SPOKANE, WA 00000	25121.0604	duplex	2	3
E2538RRAP	503 1/2 E 19th AVE, SPOKANE, WA 99203	35292.1017	duplex	2	2
E2539RRAP	1218 N MADELIA ST, SPOKANE, WA 00000	35162.1709	duplex	2	1
E2556RRAP	3522 S MT VERNON ST, SPOKANE, WA 00000	35331.3809	duplex	2	2
E2557RRAP	3526 S MT VERNON ST, SPOKANE, WA 00000	35331.3805	duplex	2	2
E2438RRAP	2201 E EUCLID AVE, SPOKANE, WA 00000	35044.0726	duplex	2	1
E2434RRAP	2117 W JACKSON AVE, SPOKANE, WA 00000	25122.3903	duplex	2	3
E2435RRAP	2119 E EUCLID AVE, SPOKANE, WA 99207	35044.0711	duplex	2	1
E2428RRAP	902 E NORTH AVE, SPOKANE, WA 00000	36324.2227	duplex	2	1
E2420RRAP	1720 W GARDNER AVE, SPOKANE, WA 00000	25131.5233	duplex	2	3
E2447RRAP	2322 S HATCH ST, SPOKANE, WA 00000	35293.1036	duplex	2	2
E2448RRAP	2324 S Hatch ST, SPOKANE, WA 99203	35293.1036	duplex	2	2
E2456RRAP	2024 E 6TH AVE, SPOKANE, WA 00000	35212.4113	duplex	2	2
E2457RRAP	4912 N ASSEMBLY ST, SPOKANE, WA 00000	26353.1719	duplex	2	3
E2467RRAP	2118 W DEAN AVE, SPOKANE, WA 00000	25132.0420	duplex	2	3
E2300RRAP	5106 S SMITH CT, SPOKANE, WA 00000	34041.3806	duplex	2	2
E2301RRAP	5116 S SMITH CT, SPOKANE, WA 00000	34041.3808	duplex	2	2
E2318RRAP	719 W AUGUSTA AVE, SPOKANE, WA 00000	35073.4904	duplex	2	3
E2330RRAP	824 W CLIFF DR, SPOKANE, WA 00000	35193.3907	triplex	2	2
E2331RRAP	827 W 11TH AVE, SPOKANE, WA 00000	35193.3908	duplex	2	2
E2004RRAP	320 E 20TH AVE, SPOKANE, WA 00000	35292.1704	duplex	2	2

E2303RRAP	5203 S SMITH CT, SPOKANE, WA 00000	34041.3912	duplex	2	2
E2307RRAP	5213 S SMITH CT, SPOKANE, WA 00000	34041.3902	duplex	2	2
E2277RRAP	1018 E INDIANA AVE, SPOKANE, WA 00000	35084.3007	duplex	2	1
E2288RRAP	5916 W WIND RIVER DR, SPOKANE, WA 00000	26281.0203	duplex	2	3
E2390RRAP	1115 S CHERRY ST, SPOKANE, WA 00000	25244.1507	duplex	2	2
E2395RRAP	1223 E Nora AVE, SPOKANE, WA 99207	35084.3119	duplex	2	1
E2381RRAP	1503 W GARDNER AVE, SPOKANE, WA 00000	25131.0215	duplex	2	3
E2366RRAP	606 S FISKE ST, SPOKANE, WA 00000	35222.4207	duplex	2	2
E2386RRAP	1008 E COURTLAND AVE, SPOKANE, WA 00000	35054.2611	duplex	2	1
E2412RRAP	1510 N LINCOLN ST, SPOKANE, WA 00000	35182.0208	duplex	2	3
E2414RRAP	1607 E 1ST AVE, SPOKANE, WA 00000	35212.0107	duplex	2	2
E2343RRAP	511 E GLASS AVE, SPOKANE, WA 00000	35053.1712	duplex	2	1
E2344RRAP	816 E GORDON AVE, SPOKANE, WA 00000	35054.1922	duplex	2	1
E2320RRAP	1303 N LINDEKE ST, SPOKANE, WA 00000	25132.1618	duplex	2	3
E2328RRAP	2420 W BROADWAY AVE, SPOKANE, WA 00000	25132.0725	duplex	2	3
E3598RRAP	906 W GLASS AVE, SPOKANE, WA 99205	35063.1813	duplex	2	3
E3535RRAP	2509 N DENVER ST, SPOKANE, WA 00000	35081.4514	duplex	2	1
E3583RRAP	727 E WABASH AVE, SPOKANE, WA 00000	36324.3225	duplex	2	1
E3563RRAP	521 E 11TH AVE, SPOKANE, WA 00000	35203.2523	duplex	2	2
E3574RRAP	605 S BERNARD ST, SPOKANE, WA 00000	35191.4914	apartment building	2	2
E3611RRAP	1002 E JOSEPH AVE, SPOKANE, WA 99208	36321.2409	duplex	2	1
E3614RRAP	22 E COURTLAND AVE, SPOKANE, WA 00000	35053.2809	duplex	2	1
E3615RRAP	28 E COURTLAND AVE, SPOKANE, WA 00000	35053.2808	duplex	2	1
E3601RRAP	301 E NORA AVE, SPOKANE, WA 00000	35083.3814	duplex	2	1
E3512RRAP	2827 S IVORY ST, SPOKANE, WA 00000	35294.2722	duplex	2	2
E3603RRAP	423 W 14TH AVE, SPOKANE, WA 00000	35301.0308	duplex	2	2
E3665RRAP	2318 E DALKE AVE, SPOKANE, WA 00000	36331.0832	duplex	2	1
E3628RRAP	618 W GLASS AVE, SPOKANE, WA 00000	35064.1219	duplex	2	3
E3667RRAP	557 E BROAD AVE, SPOKANE, WA 00000	36323.1621	duplex	2	1
E3630RRAP	1712 E SANSON AVE, SPOKANE, WA 00000	36333.1906	duplex	2	1
E3618RRAP	3424 W 2ND AVE, SPOKANE, WA 00000	25231.1903	duplex	2	2
E3655RRAP	1008 E ERMINA AVE, SPOKANE, WA 00000	35084.2010	duplex	2	1

E3701RRAP	1406 E OLYMPIC AVE, SPOKANE, WA 00000	36333.3409	duplex	2	1
E3702RRAP	5616 N ASSEMBLY ST, SPOKANE, WA 00000	26352.2501	duplex	2	3
E3703RRAP	805 W MAXWELL AVE, SPOKANE, WA 00000	35182.0701	duplex	2	3
E3697RRAP	2028 W 9TH AVE, SPOKANE, WA 00000	25244.4907	duplex	2	2
E3415RRAP	922 E GORDON AVE, SPOKANE, WA 00000	35054.1924	duplex	2	1
E3416RRAP	926 E GORDON AVE, SPOKANE, WA 00000	35054.1923	duplex	2	1
E3338RRAP	5120 S PALOUSE HWY, SPOKANE, WA 99223	34032.0711	duplex	2	2
E3418RRAP	1813 W MISSION AVE, SPOKANE, WA 00000	25131.3604	duplex	2	3
E3429RRAP	1126 E 29TH AVE, SPOKANE, WA 00000	35321.0117	single family home w/ ADU	2	2
E3477RRAP	2214 W CLEVELAND AVE, SPOKANE, WA 00000	25122.1313	duplex	2	3
E3478RRAP	2218 W CLEVELAND AVE, SPOKANE, WA 00000	25122.1312	duplex	2	3
E3479RRAP	3003 N STANDARD ST, SPOKANE, WA 00000	35082.0320	duplex	2	1
E3550RRAP	3624 S MOUNT VERNON ST, SPOKANE, WA 99223	35331.3704	duplex	2	2
E3531RRAP	2006 E DALTON AVE, SPOKANE, WA 00000	35043.0119	duplex	2	1
E3532RRAP	2115 E LIBERTY AVE, SPOKANE, WA 00000	35044.0640	duplex	2	1
E3522RRAP	1218 W FREDERICK AVE, SPOKANE, WA 00000	35072.0606	duplex	2	3
E3520RRAP	1109 W GRACE AVE, SPOKANE, WA 00000	35072.3303	duplex	2	3
E3527RRAP	1624 S GRAND BLVD, SPOKANE, WA 00000	35292.2904	duplex	2	2
E3442RRAP	2214 W COLLEGE AVE, SPOKANE, WA 00000	25133.0122	duplex	2	3
E3160RRAP	7004 N WISCOMB DR, SPOKANE, WA 00000	36293.0607	duplex	2	1
E3157RRAP	5710 N ASSEMBLY ST, SPOKANE, WA 00000	26352.2505	duplex	2	3
E3158RRAP	6208 N WISCOMB ST, SPOKANE, WA 00000	36322.0123	duplex	2	1
E3182RRAP	2120 W COLLEGE AVE, SPOKANE, WA 00000	25133.0130	duplex	2	3
E3163RRAP	35 E ROCKWELL AVE, SPOKANE, WA 00000	35052.2119	duplex	2	1
E3092RRAP	2305 W BROADWAY AVE, SPOKANE, WA 00000	25133.0213	duplex	2	3
E3096RRAP	2427 E NEBRASKA AVE, SPOKANE, WA 00000	36331.2128	duplex	2	1
E3097RRAP	1028 E 8TH AVE, SPOKANE, WA 00000	35204.1108	duplex	2	2
E3098RRAP	2002 E 1ST AVE, SPOKANE, WA 99202	35212.0801	duplex	2	2
E3107RRAP	2602 N HOGAN ST, SPOKANE, WA 00000	35092.3913	duplex	2	1
E3101RRAP	130 W CORA AVE, SPOKANE, WA 00000	35064.4815	duplex	2	3
E3102RRAP	730 E BALDWIN AVE, SPOKANE, WA 00000	35084.2616	duplex	2	1
E3103RRAP	736 E Baldwin AVE, SPOKANE, WA 99207	35084.2615	duplex	2	1

E3078RRAP	1801 W MALLON AVE, SPOKANE, WA 00000	25131.5106	apartment building	2	3
E3119RRAP	4012 N NEVADA ST, SPOKANE, WA 00000	35051.3126	duplex	2	1
E3120RRAP	4111 N Howard ST, SPOKANE, WA 99205	35061.2613	duplex	2	3
E3121RRAP	4117 N HOWARD ST, SPOKANE, WA 00000	35061.2612	duplex	2	3
E3110RRAP	2903 E 4TH AVE, SPOKANE, WA 99202	35222.2505	duplex	2	2
E3111RRAP	3918 N WASHINGTON ST, SPOKANE, WA 00000	35061.3110	duplex	2	3
E3116RRAP	3316 N NEVADA ST, SPOKANE, WA 00000	35054.2612	duplex	2	1
E3128RRAP	5622 N ASSEMBLY ST, SPOKANE, WA 00000	26352.2502	duplex	2	3
E3129RRAP	5628 N ASSEMBLY ST, SPOKANE, WA 00000	26352.2503	duplex	2	3
E3130RRAP	5704 N ASSEMBLY ST, SPOKANE, WA 00000	26352.2504	duplex	2	3
E3134RRAP	517 E DALTON AVE, SPOKANE, WA 00000	35053.3315	duplex	2	1
E3142RRAP	1627 E WABASH AVE, SPOKANE, WA 00000	36333.3517	duplex	2	1
E3279RRAP	117 E LONGFELLOW AVE, SPOKANE, WA 00000	35052.1415	duplex	2	1
E3245RRAP	1512 W EUCLID AVE, SPOKANE, WA 00000	25014.4512	duplex	2	3
E3247RRAP	102 W Cora AVE, SPOKANE, WA 99205	35064.4809	duplex	2	3
E3248RRAP	5003 N CINCINNATI ST, SPOKANE, WA 00000	36324.2925	duplex	2	1
E3267RRAP	213 E CROWN AVE, SPOKANE, WA 00000	36323.2322	duplex	2	1
E3311RRAP	2911 E JACKSON AVE, SPOKANE, WA 00000	35102.3604	duplex	2	1
E3309RRAP	4107 N NEVADA ST, SPOKANE, WA 00000	35051.2723	duplex	2	1
E3271RRAP	2226 W York AVE, SPOKANE, WA 99205	25122.3214	duplex	2	3
E3196RRAP	1924 E MARIETTA AVE, SPOKANE, WA 00000	35092.4820	duplex	2	1
E3222RRAP	1112 W CARLISLE AVE, SPOKANE, WA 00000	35072.5210	duplex	2	3
E3238RRAP	5426 W RIDGECREST DR, SPOKANE, WA 00000	26152.0201	duplex	2	3
E3239RRAP	5434 W RIDGECREST DR, SPOKANE, WA 00000	26153.2811	duplex	2	3
E3391RRAP	502 W 15TH AVE, SPOKANE, WA 00000	35301.0423	duplex	2	2
E3379RRAP	2423 E DALKE AVE, SPOKANE, WA 00000	36331.0732	duplex	2	1
E3382RRAP	508 E RICH AVE, SPOKANE, WA 00000	35052.2424	duplex	2	1
E3384RRAP	823 W 11TH AVE, SPOKANE, WA 00000	35193.3906	duplex	2	2
E3340RRAP	6318 N CRESTLINE ST, SPOKANE, WA 00000	36284.0617	duplex	2	1
E3341RRAP	6408 N CRESTLINE ST, SPOKANE, WA 00000	36284.0619	duplex	2	1
E3342RRAP	6418 N CRESTLINE ST, SPOKANE, WA 99217	36284.0620	duplex	2	1
E3343RRAP	6428 N CRESTLINE ST, SPOKANE, WA 99217	36284.0621	duplex	2	1

E3314RRAP	1311 E WABASH AVE, SPOKANE, WA 00000	36324.1324	duplex	2	1
E3335RRAP	2917 E GRACE AVE, SPOKANE, WA 00000	35102.2105	duplex	2	1
E3336RRAP	718 S RALPH ST, SPOKANE, WA 00000	35223.0426	duplex	2	2
E3350RRAP	30 E DALTON AVE, SPOKANE, WA 00000	35053.3703	duplex	2	1
E3711RRAP	3015 E INDIANA AVE, SPOKANE, WA 00000	35103.1808	duplex	2	1
E3723RRAP	2923 E DIAMOND AVE, SPOKANE, WA 00000	36343.1214	duplex	2	1
E3726RRAP	602 E 42ND AVE, SPOKANE, WA 00000	35323.2211	duplex	2	2
E3728RRAP	2914 S PERRY ST, SPOKANE, WA 00000	35321.0150	duplex	2	2
E3744RRAP	2703 N ATLANTIC ST, SPOKANE, WA 00000	35071.2007	duplex	2	3
E3741RRAP	1113 W 10TH AVE, SPOKANE, WA 00000	35193.1415	duplex	2	2
E3761RRAP	5115 S SMITH CT, SPOKANE, WA 00000	34041.3917	single family home	2	2
E3763RRAP	4126 N STEVENS ST, SPOKANE, WA 00000	35061.2412	duplex	2	3
E2329RRAP	2721 E ROWAN AVE, SPOKANE, WA 00000	36331.2417	single family home	1	1
E2321RRAP	2422 W Broadway AVE, SPOKANE, WA 99201	25132.0725	single family home	1	3
E2322RRAP	1328 E LONGFELLOW AVE, SPOKANE, WA 00000	35051.1701	single family home	1	1
E2361RRAP	3138 E 30TH AVE, SPOKANE, WA 00000	35342.0609	single family home	1	2
E2362RRAP	3818 E PACIFIC AVE, SPOKANE, WA 00000	35221.0808	single family home	1	2
E2363RRAP	2335 W CLARKE AVE, SPOKANE, WA 00000	25133.1908	single family home	1	3
E2364RRAP	114 S THOR ST, SPOKANE, WA 00000	35222.1412	single family home	1	2
E2365RRAP	110 S IVORY ST, SPOKANE, WA 00000	35201.3402	single family home	1	2
E2369RRAP	1711 W CHELAN AVE, SPOKANE, WA 00000	25121.3903	single family home	1	3
E2370RRAP	1809 W 27TH AVE, SPOKANE, WA 00000	25254.1610	single family home	1	2
E2371RRAP	1015 N WALNUT ST, SPOKANE, WA 00000	25131.0214	single family home	1	3
E2372RRAP	1323 S ASH ST, SPOKANE, WA 00000	25244.1007	single family home	1	2
E2373RRAP	3203 E 15TH AVE, SPOKANE, WA 00000	35272.0429	single family home	1	2
E2374RRAP	1203 W CENTRAL AVE, SPOKANE, WA 00000	36312.3001	single family home	1	3
E2375RRAP	712 E DECATUR AVE, SPOKANE, WA 00000	36321.0504	single family home	1	1
E2376RRAP	3027 W EUCLID AVE, SPOKANE, WA 00000	25111.0206	single family home	1	3
E2377RRAP	3020 N C ST, SPOKANE, WA 99205	25111.0206	single family home	1	3
E2378RRAP	4008 N ADAMS ST, SPOKANE, WA 00000	35062.2608	single family home	1	3
E2379RRAP	124 E GORDON AVE, SPOKANE, WA 00000	35053.1906	single family home	1	1
E2380RRAP	128 E GORDON AVE, SPOKANE, WA 00000	35053.1905	single family home	1	1

E2345RRAP	3420 E GRACE AVE, SPOKANE, WA 00000	35102.3102	single family home	1	1
E2346RRAP	1721 S GRAND BLVD, SPOKANE, WA 00000	35292.0614	single family home	1	2
E2347RRAP	824 E HOFFMAN AVE, SPOKANE, WA 00000	35051.0607	single family home	1	1
E2348RRAP	827 E HOFFMAN AVE, SPOKANE, WA 00000	35051.0315	single family home	1	1
E2349RRAP	2933 N LACEY ST, SPOKANE, WA 00000	35091.0331	single family home	1	1
E2350RRAP	2115 E LONGFELLOW AVE, SPOKANE, WA 00000	35041.1224	single family home	1	1
E2351RRAP	1929 E MARSHALL AVE, SPOKANE, WA 00000	35093.2307	single family home	1	1
E2352RRAP	4423 N MONROE ST, SPOKANE, WA 00000	35062.3702	single family home	1	3
E2353RRAP	915 E QUEEN AVE, SPOKANE, WA 00000	36324.2730	single family home	1	1
E2354RRAP	1644 E ROCKWELL AVE, SPOKANE, WA 00000	35042.1404	single family home	1	1
E2355RRAP	1021 E SANSON AVE, SPOKANE, WA 00000	36324.0314	single family home	1	1
E2356RRAP	2914 E SINTO AVE, SPOKANE, WA 00000	35152.0504	single family home	1	1
E2357RRAP	2918 E SINTO AVE, SPOKANE, WA 00000	35152.0503	single family home	1	1
E2358RRAP	2924 E SINTO AVE, SPOKANE, WA 00000	35152.0502	single family home	1	1
E2359RRAP	2928 E Sinto AVE, SPOKANE, WA 99202	35152.0501	single family home	1	1
E2415RRAP	1617 E CROWN AVE, SPOKANE, WA 00000	36333.2314	single family home	1	1
E2416RRAP	1619 W KIERNAN AVE, SPOKANE, WA 00000	25014.1103	single family home	1	3
E2417RRAP	1654 E BROAD AVE, SPOKANE, WA 00000	36333.4102	single family home	1	1
E2418RRAP	1709 E CALKINS AVE, SPOKANE, WA 99217	36282.1315	single family home	1	1
E2419RRAP	1717 W MAXWELL AVE, SPOKANE, WA 00000	25131.2804	single family home	1	3
E2413RRAP	1604 N SMITH ST, SPOKANE, WA 00000	35094.3415	single family home	1	1
E2394RRAP	1214 E THURSTON AVE, SPOKANE, WA 00000	35324.4029	single family home	1	2
E2402RRAP	2626 W COLLEGE AVE, SPOKANE, WA 00000	25133.0327	single family home	1	3
E2403RRAP	2831 W WABASH AVE, SPOKANE, WA 00000	26363.4906	single family home	1	3
E2404RRAP	5111 N HAWTHORNE ST, SPOKANE, WA 00000	36313.2410	single family home	1	3
E2405RRAP	128 E DALTON AVE, SPOKANE, WA 00000	35053.3808	single family home	1	1
E2406RRAP	1306 E MONTGOMERY AVE, SPOKANE, WA 00000	35084.1117	single family home	1	1
E2407RRAP	1308 E LACROSSE AVE, SPOKANE, WA 00000	35051.3205	single family home	1	1
E2408RRAP	1312 E 40TH AVE, SPOKANE, WA 00000	35324.1109	single family home	1	2
E2409RRAP	1317 E THURSTON AVE, SPOKANE, WA 00000	35324.1114	single family home	1	2
E2410RRAP	1407 E PROVIDENCE AVE, SPOKANE, WA 00000	35043.0826	single family home	1	1
E2387RRAP	101 S RALPH ST, SPOKANE, WA 00000	35222.1411	single family home	1	2

E2367RRAP	603 W DALTON AVE, SPOKANE, WA 00000	35064.5409	single family home	1	3
E2382RRAP	1504 W GARDNER AVE, SPOKANE, WA 00000	25131.0708	single family home	1	3
E2383RRAP	407 E NEBRASKA AVE, SPOKANE, WA 00000	36322.2214	single family home	1	1
E2384RRAP	1002 W 7TH AVE, ##203, SPOKANE, WA 00000	35193.5507	condo	1	2
E2385RRAP	1008 E BALDWIN AVE, SPOKANE, WA 00000	35084.2309	single family home	1	1
E2396RRAP	718 W SPOFFORD AVE, SPOKANE, WA 00000	35073.4911	single family home	1	3
E2397RRAP	9117 N BRADBURY DR, SPOKANE, WA 99208	36192.2101	single family home	1	3
E2398RRAP	620 W MONTGOMERY AVE, SPOKANE, WA 00000	35074.0704	single family home	1	3
E2399RRAP	519 S MADISON ST, SPOKANE, WA 00000	35192.4410	single family home	1	2
E2400RRAP	407 E 26TH AVE, SPOKANE, WA 00000	35293.1418	single family home	1	2
E2391RRAP	1204 E BISMARCK AVE, SPOKANE, WA 00000	36321.1612	single family home	1	1
E2389RRAP	1024 E AUGUSTA AVE, SPOKANE, WA 00000	35084.4006	single family home	1	1
E2289RRAP	324 E LIBERTY AVE, SPOKANE, WA 00000	35053.3408	single family home	1	1
E2290RRAP	4107 E UPRIVER DR, SPOKANE, WA 00000	35104.1312	single family home	1	1
E2291RRAP	4118 N HAWTHORNE ST, SPOKANE, WA 00000	35062.2210	single family home	1	3
E2292RRAP	4123 S STONINGTON LN, SPOKANE, WA 00000	35334.3906	single family home	1	2
E2293RRAP	4501 N STEVENS ST, SPOKANE, WA 00000	35061.1009	single family home	1	3
E2294RRAP	4720 S PENDER LN, SPOKANE, WA 00000	34062.0212	single family home	1	2
E2295RRAP	4723 N CEDAR ST, SPOKANE, WA 00000	26364.1608	single family home	1	3
E2296RRAP	4728 N MADISON ST, SPOKANE, WA 00000	36313.1718	single family home	1	3
E2297RRAP	4814 S THOR ST, SPOKANE, WA 00000	34032.4602	single family home	1	2
E2298RRAP	5011 N ASH ST, SPOKANE, WA 00000	26364.1204	single family home	1	3
E2299RRAP	508 E MAXINE AVE, SPOKANE, WA 00000	36202.0313	single family home	1	1
E2278RRAP	3413 N LEE ST, SPOKANE, WA 00000	35044.0509	single family home	1	1
E2279RRAP	2518 N MADELIA ST, SPOKANE, WA 00000	35092.4511	single family home	1	1
E2280RRAP	4132 N NAPA ST, SPOKANE, WA 00000	35042.2814	single family home	1	1
E2281RRAP	4729 N NAPA ST, SPOKANE, WA 00000	36333.1207	single family home	1	1
E2282RRAP	201 E PRINCETON AVE, SPOKANE, WA 00000	35052.0618	single family home	1	1
E2283RRAP	923 E PRINCETON AVE, SPOKANE, WA 00000	35051.0621	single family home	1	1
E2284RRAP	407 E ROCKWELL AVE, SPOKANE, WA 00000	35052.2320	single family home	1	1
E2285RRAP	911 E ROCKWELL AVE, SPOKANE, WA 00000	35051.2218	single family home	1	1
E2286RRAP	1638 E ROCKWELL AVE, SPOKANE, WA 00000	35042.1405	single family home	1	1

E2287RRAP	2414 E MISSION AVE, SPOKANE, WA 00000	35161.0303	single family home	1	1
E2263RRAP	2102 W MAXWELL AVE, SPOKANE, WA 00000	25132.1214	single family home	1	3
E2264RRAP	1315 E 37TH AVE, SPOKANE, WA 00000	35321.2815	single family home	1	2
E2265RRAP	3728 E 6TH AVE, SPOKANE, WA 00000	35221.2901	single family home	1	2
E2266RRAP	3324 E 32ND AVE, SPOKANE, WA 00000	35342.1512	single family home	1	2
E2267RRAP	2218 E BOONE AVE, SPOKANE, WA 00000	35161.2404	single family home	1	1
E2268RRAP	724 W BUCKEYE AVE, SPOKANE, WA 00000	35072.2809	single family home	1	3
E2269RRAP	1016 E CENTRAL AVE, SPOKANE, WA 00000	36321.1821	single family home	1	1
E2270RRAP	3728 E CONGRESS, SPOKANE, WA 99223	35271.4720	single family home	1	2
E2271RRAP	1419 E DALKE AVE, SPOKANE, WA 00000	36332.1416	single family home	1	1
E2272RRAP	2427 E DALKE AVE, SPOKANE, WA 00000	36331.0733	single family home	1	1
E2273RRAP	908 E DALTON AVE, SPOKANE, WA 00000	35054.3803	single family home	1	1
E2274RRAP	3216 W ELOIKA AVE, SPOKANE, WA 00000	26351.1406	single family home	1	3
E2275RRAP	2903 E EUCLID AVE, SPOKANE, WA 00000	35033.0107	single family home	1	1
E2276RRAP	2424 E HEROY AVE, SPOKANE, WA 00000	35041.1102	single family home	1	1
E2308RRAP	5229 N WASHINGTON ST, SPOKANE, WA 00000	36314.0701	single family home	1	3
E2309RRAP	528 E EMPIRE AVE, SPOKANE, WA 00000	35053.0802	single family home	1	1
E2310RRAP	5520 S TALON PEAK DR, SPOKANE, WA 00000	34062.5307	single family home	1	2
E2311RRAP	6008 N ADDISON ST, SPOKANE, WA 00000	36322.1514	single family home	1	1
E2312RRAP	6103 S AUTUMN ST, SPOKANE, WA 00000	34063.4412	single family home	1	2
E2313RRAP	627 E 21ST AVE, SPOKANE, WA 00000	35292.1514	single family home	1	2
E2314RRAP	6311 W SELKIRK AVE, SPOKANE, WA 00000	26281.1801	single family home	1	3
E2315RRAP	7120 N HOGAN ST, SPOKANE, WA 00000	36282.1904	single family home	1	1
E2316RRAP	714 E 31ST AVE, SPOKANE, WA 00000	35321.0810	single family home	1	2
E2317RRAP	718 W GORDON AVE, SPOKANE, WA 00000	35063.1109	single family home	1	3
E2304RRAP	5207 N JEFFERSON ST, SPOKANE, WA 00000	36313.2605	single family home	1	3
E2305RRAP	521 W EUCLID AVE, SPOKANE, WA 00000	35071.0505	single family home	1	3
E2306RRAP	5212 S Smith CT, SPOKANE, WA 99223	34041.3816	duplex	1	2
E2250RRAP	128 S PERRY ST, SPOKANE, WA 00000	35201.3523	single family home	1	2
E2251RRAP	4128 N MONROE ST, SPOKANE, WA 00000	35062.0612	single family home	1	3
E2332RRAP	828 W CLIFF DR, SPOKANE, WA 00000	35193.3909	apartment building	1	2
E2333RRAP	1113 E ERMINA AVE, SPOKANE, WA 00000	35084.1318	single family home	1	1

E2334RRAP	1117 E BISMARCK AVE, SPOKANE, WA 00000	36321.1017	single family home	1	1
E2335RRAP	2317 E BOONE AVE, SPOKANE, WA 00000	35161.2009	single family home	1	1
E2336RRAP	3104 E BOONE AVE, SPOKANE, WA 00000	35152.1703	single family home	1	1
E2337RRAP	4307 E CLEVELAND AVE, SPOKANE, WA 00000	35101.3511	single family home	1	1
E2338RRAP	548 E COURTLAND AVE, SPOKANE, WA 00000	35053.2503	single family home	1	1
E2339RRAP	619 E CROWN AVE, SPOKANE, WA 00000	36324.2525	single family home	1	1
E2340RRAP	1319 E CROWN AVE, SPOKANE, WA 00000	36324.0818	single family home	1	1
E2341RRAP	1405 E DECATUR AVE, SPOKANE, WA 00000	36332.1309	single family home	1	1
E2319RRAP	1119 E NEWARK AVE, SPOKANE, WA 00000	35204.0305	single family home	1	2
E2302RRAP	510 S ARTHUR ST, SPOKANE, WA 00000	35201.5438	duplex	1	2
E2325RRAP	1701 E DESMET AVE, SPOKANE, WA 00000	35162.2409	single family home	1	1
E2326RRAP	1703 W MISSION AVE, SPOKANE, WA 00000	25131.3706	single family home	1	3
E2327RRAP	2415 W BOONE AVE, SPOKANE, WA 00000	25132.0204	single family home	1	3
E2468RRAP	2614 E EUCLID AVE, SPOKANE, WA 00000	35091.0328	single family home	1	1
E2469RRAP	2129 E EVERETT AVE, SPOKANE, WA 00000	36334.0517	single family home	1	1
E2470RRAP	2316 N FREYA ST, SPOKANE, WA 00000	35104.0201	single family home	1	1
E2471RRAP	2731 W GARDNER AVE, SPOKANE, WA 00000	25132.2707	single family home	1	3
E2472RRAP	1643 E GORDON AVE, SPOKANE, WA 00000	35043.0904	single family home	1	1
E2473RRAP	2203 E GORDON AVE, SPOKANE, WA 00000	35044.0307	single family home	1	1
E2474RRAP	3608 E GRACE AVE, SPOKANE, WA 00000	35101.2905	single family home	1	1
E2475RRAP	2004 E HARTSON AVE, SPOKANE, WA 00000	35213.0107	single family home	1	2
E2476RRAP	2626 S HAVANA ST, SPOKANE, WA 00000	35274.0912	single family home	1	2
E2477RRAP	1211 E HEROY AVE, SPOKANE, WA 00000	35051.0915	single family home	1	1
E2478RRAP	2704 E HEROY AVE, SPOKANE, WA 00000	35041.0915	single family home	1	1
E2479RRAP	2927 E HEROY AVE, SPOKANE, WA 00000	35032.3412	single family home	1	1
E2480RRAP	1822 E HOFFMAN AVE, SPOKANE, WA 00000	35042.1902	single family home	1	1
E2481RRAP	808 E HOFFMAN AVE, SPOKANE, WA 00000	35051.0610	single family home	1	1
E2482RRAP	4619 N HOWARD ST, SPOKANE, WA 00000	35061.1101	single family home	1	3
E2483RRAP	934 E INDIANA AVE, SPOKANE, WA 00000	35084.2904	single family home	1	1
E2484RRAP	2804 E JOSEPH AVE, SPOKANE, WA 00000	36331.2308	single family home	1	1
E2485RRAP	2732 N LEE ST, SPOKANE, WA 00000	35091.1017	single family home	1	1
E2486RRAP	2024 W MANSFIELD AVE, SPOKANE, WA 00000	25124.4508	single family home	1	3

E2487RRAP	507 W MANSFIELD AVE, SPOKANE, WA 00000	35074.2410	single family home	1	3
E2488RRAP	703 W MONTGOMERY AVE, SPOKANE, WA 00000	35073.2807	single family home	1	3
E2489RRAP	2504 N MORTON ST, SPOKANE, WA 00000	35081.4501	single family home	1	1
E2490RRAP	3918 N NAPA ST, SPOKANE, WA 00000	35042.3708	single family home	1	1
E2491RRAP	4728 N NELSON ST, SPOKANE, WA 00000	36334.3217	single family home	1	1
E2492RRAP	1724 W NORA AVE, SPOKANE, WA 00000	25124.2307	single family home	1	3
E2493RRAP	2622 E PACIFIC AVE, SPOKANE, WA 00000	35211.2205	single family home	1	2
E2494RRAP	5617 E PARKWATER AVE, SPOKANE, WA 00000	35114.1709	single family home	1	1
E2495RRAP	3105 S RAY ST, SPOKANE, WA 00000	35342.1001	single family home	1	2
E2496RRAP	2105 E RICH AVE, SPOKANE, WA 00000	35041.1313	single family home	1	1
E2497RRAP	2917 E ROWAN AVE, SPOKANE, WA 00000	36342.2111	single family home	1	1
E2498RRAP	2107 E SANSON AVE, SPOKANE, WA 00000	36334.0414	single family home	1	1
E2499RRAP	2115 W SHARP AVE, SPOKANE, WA 00000	25132.2009	single family home	1	3
E2500RRAP	3128 W SOUTH LOOP AVE, SPOKANE, WA 00000	25261.3511	single family home	1	2
E2501RRAP	1410 W SPOFFORD AVE, SPOKANE, WA 00000	25124.5711	single family home	1	3
E2502RRAP	648 S THOR ST, SPOKANE, WA 00000	35223.0305	single family home	1	2
E2503RRAP	5016 E UNION AVE, SPOKANE, WA 00000	35114.1216	single family home	1	1
E2504RRAP	2911 E WELLESLEY AVE, SPOKANE, WA 00000	36343.2911	single family home	1	1
E2505RRAP	2014 E 4TH AVE, SPOKANE, WA 99202	35212.3703	single family home	1	2
E2458RRAP	2008 W SPOFFORD AVE, SPOKANE, WA 00000	25124.1211	single family home	1	3
E2459RRAP	2712 S INLAND EMPIRE WAY, SPOKANE, WA 99224	25254.1712	single family home	1	2
E2460RRAP	3404 N ADDISON ST, SPOKANE, WA 00000	35053.2413	single family home	1	1
E2461RRAP	814 E BRIDGEPORT AVE, SPOKANE, WA 00000	35054.3009	single family home	1	1
E2462RRAP	1624 S CEDAR ST, SPOKANE, WA 00000	25251.1605	single family home	1	2
E2463RRAP	1016 E COLUMBIA AVE, SPOKANE, WA 00000	36321.2108	single family home	1	1
E2464RRAP	4904 E COMMERCE AVE, SPOKANE, WA 00000	35113.1704	single family home	1	1
E2465RRAP	3933 N CRESTLINE ST, SPOKANE, WA 00000	35042.3802	single family home	1	1
E2466RRAP	1219 W DALTON AVE, SPOKANE, WA 00000	35063.4012	single family home	1	3
E2442RRAP	2311 E 4TH AVE, SPOKANE, WA 00000	35211.2706	single family home	1	2
E2443RRAP	2317 E HARTSON AVE, SPOKANE, WA 00000	35211.5408	single family home	1	2
E2444RRAP	2317 W LIBERTY AVE, SPOKANE, WA 00000	25013.4204	single family home	1	3
E2445RRAP	2318 W WABASH AVE, SPOKANE, WA 00000	26363.4107	single family home	1	3

E2446RRAP	2320 W CARLISLE AVE, SPOKANE, WA 00000	25122.3813	single family home	1	3
E2421RRAP	1923 N NELSON ST, SPOKANE, WA 00000	35094.1901	single family home	1	1
E2422RRAP	2434 W WABASH AVE, SPOKANE, WA 00000	26363.3913	single family home	1	3
E2423RRAP	1531 N COOK ST, SPOKANE, WA 00000	35094.3604	single family home	1	1
E2424RRAP	707 E KIERNAN AVE, SPOKANE, WA 00000	35054.1217	single family home	1	1
E2427RRAP	4218 E ERMINA AVE, SPOKANE, WA 00000	35104.1404	single family home	1	1
E2429RRAP	3917 E 25TH AVE, SPOKANE, WA 00000	35274.1919	single family home	1	2
E2432RRAP	1924 E COURTLAND AVE, SPOKANE, WA 00000	35043.0323	single family home	1	1
E2433RRAP	2108 W MONTGOMERY AVE, SPOKANE, WA 00000	25122.4008	single family home	1	3
E2436RRAP	218 W 26TH AVE, SPOKANE, WA 00000	35304.2415	single family home	1	2
E2558RRAP	1740 S ROCKWOOD BLVD, SPOKANE, WA 00000	35291.2514	single family home	1	2
E2559RRAP	1523 S PERRY ST, SPOKANE, WA 00000	35282.0348	single family home	1	2
E2560RRAP	2903 E 15TH AVE, SPOKANE, WA 00000	35272.0610	single family home	1	2
E2561RRAP	3414 W HOFFMAN AVE, SPOKANE, WA 00000	25021.0915	single family home	1	3
E2562RRAP	2508 W GORDON AVE, SPOKANE, WA 00000	25013.1810	single family home	1	3
E2563RRAP	2515 N UPRIVER CT, SPOKANE, WA 00000	35101.4603	single family home	1	1
E2565RRAP	26 E KIERNAN AVE, SPOKANE, WA 00000	35053.1306	single family home	1	1
E2566RRAP	2615 W UPTON AVE, SPOKANE, WA 00000	25012.1103	single family home	1	3
E2567RRAP	2729 W WABASH AVE, SPOKANE, WA 00000	26363.4806	single family home	1	3
E2568RRAP	2807 W OLYMPIC AVE, SPOKANE, WA 00000	26363.3602	single family home	1	3
E2569RRAP	2827 W WEILE AVE, SPOKANE, WA 00000	26253.1108	single family home	1	3
E2570RRAP	2917 E DECATUR AVE, SPOKANE, WA 00000	36342.0213	single family home	1	1
E2571RRAP	2925 E DECATUR AVE, SPOKANE, WA 00000	36342.0212	single family home	1	1
E2540RRAP	2724 E 14TH AVE, SPOKANE, WA 99202	35281.0164	single family home	1	2
E2541RRAP	1109 W BOLAN AVE, SPOKANE, WA 00000	34062.0412	single family home	1	2
E2542RRAP	7310 N BLUEGRASS ST, SPOKANE, WA 00000	36282.2503	single family home	1	1
E2543RRAP	5022 N NELSON ST, SPOKANE, WA 00000	36334.1722	single family home	1	1
E2544RRAP	6128 N BUFFALO ST, SPOKANE, WA 00000	36312.1116	single family home	1	3
E2545RRAP	5621 N FOREST BLVD, SPOKANE, WA 00000	26352.3201	single family home	1	3
E2552RRAP	1610 W KEDLIN LN, SPOKANE, WA 00000	26241.2016	single family home	1	3
E2555RRAP	3015 E 33RD AVE, SPOKANE, WA 00000	35342.1331	single family home	1	2
E2550RRAP	324 E EUCLID AVE, SPOKANE, WA 00000	35082.0506	single family home	1	1

E2528RRAP	3303 E 20TH AVE, SPOKANE, WA 00000	35272.2707	single family home	1	2
E2521RRAP	1027 W 7TH AVE, SPOKANE, WA 00000	35193.0402	single family home	1	2
E2522RRAP	1807 W 26TH AVE, SPOKANE, WA 00000	25254.1401	single family home	1	2
E2523RRAP	327 S GREENE ST, SPOKANE, WA 00000	35222.2806	single family home	1	2
E2524RRAP	617 N CHESTNUT ST, SPOKANE, WA 00000	25133.0813	single family home	1	3
E2525RRAP	1311 S IVORY ST, SPOKANE, WA 00000	35204.4011	single family home	1	2
E2530RRAP	4128 S STONE ST, SPOKANE, WA 00000	35334.2409	single family home	1	2
E2531RRAP	1316 N WALL ST, SPOKANE, WA 00000	35181.3109	single family home	1	3
E2532RRAP	518 W SHANNON AVE, SPOKANE, WA 00000	35074.2703	single family home	1	3
E2533RRAP	3520 E 20TH AVE, SPOKANE, WA 00000	35272.2908	single family home	1	2
E2534RRAP	4928 N CALISPEL ST, SPOKANE, WA 00000	36314.1118	single family home	1	3
E2535RRAP	714 E LIBERTY AVE, SPOKANE, WA 00000	35054.3604	single family home	1	1
E2536RRAP	728 E DALKE AVE, SPOKANE, WA 00000	36321.1201	single family home	1	1
E2537RRAP	1620 W MISSION AVE, SPOKANE, WA 00000	25124.5407	single family home	1	3
E2453RRAP	2504 N REBECCA ST, SPOKANE, WA 00000	35101.4620	single family home	1	1
E2454RRAP	2504 W WABASH AVE, SPOKANE, WA 00000	26363.3912	single family home	1	3
E2455RRAP	2508 S GRAND BLVD, SPOKANE, WA 00000	35293.1405	single family home	1	2
E2450RRAP	2408 E SINTO AVE, SPOKANE, WA 00000	35161.1002	single family home	1	1
E2451RRAP	2415 E RICH AVE, SPOKANE, WA 00000	35041.1422	single family home	1	1
E2507RRAP	17 E 14TH AVE, SPOKANE, WA 00000	35203.3208	single family home	1	2
E2508RRAP	2365 W SUMMIT PKWY, SPOKANE, WA 99201	25133.3311	single family home	1	3
E2511RRAP	314 S HAVEN ST, SPOKANE, WA 00000	35222.2503	single family home	1	2
E2512RRAP	3231 E 17TH AVE, SPOKANE, WA 00000	35272.1048	single family home	1	2
E2518RRAP	2617 E 4TH AVE, SPOKANE, WA 00000	35211.3008	single family home	1	2
E2514RRAP	317 S REGAL ST, SPOKANE, WA 00000	35222.2507	single family home	1	2
E2515RRAP	620 W AUGUSTA AVE, SPOKANE, WA 00000	35074.6210	duplex	1	3
E2158RRAP	4228 E 20TH AVE, SPOKANE, WA 00000	35271.4208	single family home	1	2
E2159RRAP	3904 E 22ND AVE, SPOKANE, WA 00000	35274.2728	single family home	1	2
E2160RRAP	4015 E 26TH AVE, SPOKANE, WA 00000	35274.1536	single family home	1	2
E2161RRAP	4108 E 32ND AVE, SPOKANE, WA 00000	35341.1529	single family home	1	2
E2162RRAP	3008 E 34TH AVE, SPOKANE, WA 00000	35342.2116	single family home	1	2
E2163RRAP	3014 E 34TH AVE, SPOKANE, WA 00000	35342.2117	single family home	1	2

E2164RRAP	4223 E 36TH AVE, SPOKANE, WA 00000	35341.2546	single family home	1	2
E2165RRAP	4227 E 36TH AVE, SPOKANE, WA 00000	35341.2545	single family home	1	2
E2170RRAP	1120 S MAPLE ST, SPOKANE, WA 00000	25244.1610	single family home	1	2
E2171RRAP	5807 N ALBERTA ST, SPOKANE, WA 00000	26362.0621	single family home	1	3
E2172RRAP	2918 W GRACE AVE, SPOKANE, WA 00000	25111.1409	single family home	1	3
E2154RRAP	4033 E 6TH AVE, SPOKANE, WA 00000	35221.2520	single family home	1	2
E2155RRAP	4037 E 6TH AVE, SPOKANE, WA 00000	35221.2521	single family home	1	2
E2156RRAP	4120 E 13TH AVE, SPOKANE, WA 00000	35224.5602	single family home	1	2
E2124RRAP	852 N SUMMIT BLVD, #203, SPOKANE, WA 00000	25141.1706	apartment building	1	3
E0040RRAP	1743 E LIBERTY AVE, SPOKANE, WA 00000	35043.0204	single family home	1	1
E0041RRAP	1118 E HOFFMAN AVE, SPOKANE, WA 00000	35051.0703	single family home	1	1
E0042RRAP	2504 E ROWAN AVE, SPOKANE, WA 00000	36334.0222	single family home	1	1
E0043RRAP	4814 N MAPLE ST, SPOKANE, WA 00000	26364.1521	single family home	1	3
E0044RRAP	2106 W GLASS AVE, SPOKANE, WA 00000	25014.3507	single family home	1	3
E0056RRAP	107 W WAVERLY PL, SPOKANE, WA 00000	35071.1002	single family home	1	3
E0057RRAP	4522 N STEVENS ST, SPOKANE, WA 00000	35061.0912	single family home	1	3
E0060RRAP	3419 E 24TH AVE, SPOKANE, WA 00000	35273.1317	single family home	1	2
E0061RRAP	2224 W WELLESLEY AVE, SPOKANE, WA 00000	26363.5608	single family home	1	3
E0062RRAP	1412 E OLYMPIC AVE, SPOKANE, WA 00000	36333.3408	single family home	1	1
E0063RRAP	5418 N CANNON ST, SPOKANE, WA 00000	26364.1822	single family home	1	3
E2111RRAP	1410 E 13TH AVE, SPOKANE, WA 00000	35213.3208	single family home	1	2
E2112RRAP	1428 W FAIRVIEW AVE, SPOKANE, WA 00000	25121.2307	single family home	1	3
E2113RRAP	827 E EMPIRE AVE, SPOKANE, WA 00000	35054.0306	single family home	1	1
E2128RRAP	3612 E CARLISLE AVE, SPOKANE, WA 00000	35101.4904	single family home	1	1
E2130RRAP	3614 W HEROY AVE, SPOKANE, WA 00000	25021.1415	single family home	1	3
E2131RRAP	2403 W SANSON AVE, SPOKANE, WA 00000	26363.1201	single family home	1	3
E2132RRAP	1727 E CENTRAL AVE, SPOKANE, WA 00000	36332.0716	single family home	1	1
E2133RRAP	803 E 40TH AVE, SPOKANE, WA 00000	35324.1420	single family home	1	2
E2119RRAP	2514 E BOONE AVE, SPOKANE, WA 00000	35161.2703	single family home	1	1
E2122RRAP	3215 W NORTH LOOP AVE, SPOKANE, WA 00000	25234.3606	single family home	1	2
E2116RRAP	1654 E DECATUR AVE, SPOKANE, WA 00000	36332.1001	single family home	1	1
E2117RRAP	2801 E 5TH AVE, SPOKANE, WA 00000	35211.3306	single family home	1	2

E2226RRAP	3618 S MOUNT VERNON ST, SPOKANE, WA 99223	35331.3703	single family home	1	2
E2227RRAP	7319 N PERRY ST, SPOKANE, WA 00000	36291.7002	single family home	1	1
E2228RRAP	525 W PROVIDENCE AVE, SPOKANE, WA 00000	35064.0911	single family home	1	3
E2229RRAP	3805 W QUEEN AVE, SPOKANE, WA 00000	26353.2325	single family home	1	3
E2221RRAP	2314 S JEFFERSON ST, SPOKANE, WA 00000	35303.1903	single family home	1	2
E2222RRAP	2522 N MADELIA ST, SPOKANE, WA 00000	35092.4512	single family home	1	1
E2223RRAP	1220 N MADISON ST, SPOKANE, WA 00000	35182.3206	single family home	1	3
E2224RRAP	3203 W MONTICELLO PL, SPOKANE, WA 00000	26354.1216	single family home	1	3
E2231RRAP	3728 E WELLESLEY AVE, SPOKANE, WA 00000	35031.0901	single family home	1	1
E2167RRAP	1223 E 14TH AVE, SPOKANE, WA 00000	35204.4016	single family home	1	2
E2233RRAP	4414 W ELDERBERRY AVE, SPOKANE, WA 00000	26154.1806	single family home	1	3
E2248RRAP	3225 E 25TH AVE, SPOKANE, WA 00000	35273.1126	single family home	1	2
E2240RRAP	817 W 17TH AVE, SPOKANE, WA 00000	35302.2508	single family home	1	2
E2241RRAP	610 E ST THOMAS MOORE WAY, SPOKANE, WA 99208	36204.0705	single family home	1	1
E2242RRAP	611 E ST THOMAS MOORE WAY, SPOKANE, WA 99208	36204.0611	single family home	1	1
E2243RRAP	702 E CASCADE PL, SPOKANE, WA 00000	36204.1701	single family home	1	1
E2244RRAP	4027 N MONROE ST, SPOKANE, WA 00000	35062.1201	single family home	1	3
E2245RRAP	4006 N ADDISON ST, SPOKANE, WA 00000	35052.3223	single family home	1	1
E2254RRAP	3428 E 21ST AVE, SPOKANE, WA 00000	35273.1710	single family home	1	2
E2255RRAP	4128 E 24TH AVE, SPOKANE, WA 99223	35274.1825	single family home	1	2
E2256RRAP	3323 E 32ND AVE, SPOKANE, WA 00000	35342.1024	single family home	1	2
E2257RRAP	3604 E 34TH AVE, SPOKANE, WA 00000	35341.2123	single family home	1	2
E2258RRAP	1226 W Frederick AVE, SPOKANE, WA 99205	35072.0607	duplex	1	3
E2259RRAP	3932 E MONTGOMERY AVE, SPOKANE, WA 00000	35104.0411	single family home	1	1
E2260RRAP	908 E 31ST AVE, SPOKANE, WA 00000	35321.0711	single family home	1	2
E2174RRAP	169 S STEVENS ST, #202, SPOKANE, WA 99201	35191.2816	condo	1	1
E2175RRAP	3107 E NORA AVE, SPOKANE, WA 00000	35103.2208	single family home	1	1
E2176RRAP	311 E CROWN AVE, SPOKANE, WA 00000	36323.0713	single family home	1	1
E2177RRAP	324 E RICH AVE, SPOKANE, WA 00000	35052.2308	single family home	1	1
E2178RRAP	3258 E 5TH AVE, SPOKANE, WA 00000	35222.4510	single family home	1	2
E2179RRAP	330 E BALDWIN AVE, SPOKANE, WA 00000	35083.1301	single family home	1	1
E2180RRAP	3318 E JACKSON AVE, SPOKANE, WA 00000	35102.6004	single family home	1	1

E2181RRAP	3323 W ALICE AVE, SPOKANE, WA 00000	25024.2906	single family home	1	3
E2182RRAP	3404 E 24TH AVE, SPOKANE, WA 00000	35273.1001	single family home	1	2
E2183RRAP	3423 W GROUSE AVE, SPOKANE, WA 00000	26261.3606	single family home	1	3
E2184RRAP	3603 N ATLANTIC ST, SPOKANE, WA 00000	35064.1610	single family home	1	3
E2185RRAP	3615 W WELLESLEY AVE, SPOKANE, WA 00000	25021.1025	single family home	1	3
E2186RRAP	3629 E 11TH AVE, SPOKANE, WA 00000	35224.3412	single family home	1	2
E2187RRAP	3632 E BRIDGEPORT AVE, SPOKANE, WA 00000	35034.0707	single family home	1	1
E2188RRAP	3723 E 32ND AVE, SPOKANE, WA 00000	35341.1226	single family home	1	2
E2189RRAP	3817 E 35TH AVE, SPOKANE, WA 00000	35341.2216	single family home	1	2
E2190RRAP	3817 S LATAWAH ST, SPOKANE, WA 00000	35323.0608	single family home	1	2
E2191RRAP	3824 W BROAD AVE, SPOKANE, WA 00000	26353.2415	single family home	1	3
E2192RRAP	4011 N JEFFERSON ST, SPOKANE, WA 00000	35062.2604	single family home	1	3
E2193RRAP	4018 S HATCH ST, SPOKANE, WA 00000	35323.1604	single family home	1	2
E2194RRAP	4103 S GARFIELD ST, SPOKANE, WA 00000	35324.2311	single family home	1	2
E2195RRAP	2424 W 14TH AVE, SPOKANE, WA 00000	25243.4502	single family home	1	2
E2204RRAP	1528 W CARLISLE AVE, SPOKANE, WA 00000	25121.5807	single family home	1	3
E2205RRAP	2825 W LYONS AVE, SPOKANE, WA 00000	26253.1505	single family home	1	3
E2206RRAP	4020 S REGAL ST, ##101, SPOKANE, WA 00000	35334.3517	apartment building	1	2
E2207RRAP	1316 E WILDING AVE, SPOKANE, WA 00000	36291.1710	single family home	1	1
E2208RRAP	2717 N REGAL ST, SPOKANE, WA 00000	35091.1607	single family home	1	1
E2209RRAP	2928 E EVERETT AVE, SPOKANE, WA 00000	36343.1203	single family home	1	1
E2210RRAP	1523 E 17TH AVE, SPOKANE, WA 00000	35282.0620	single family home	1	2
E2211RRAP	3402 W 3RD AVE, SPOKANE, WA 00000	25231.3010	single family home	1	2
E2212RRAP	1120 E 42ND AVE, SPOKANE, WA 00000	35324.4103	single family home	1	2
E2213RRAP	2514 E 5TH AVE, SPOKANE, WA 00000	35211.4503	single family home	1	2
E2214RRAP	2522 W BROADWAY AVE, SPOKANE, WA 00000	25132.3021	single family home	1	3
E2215RRAP	3518 E CARLISLE AVE, SPOKANE, WA 00000	35102.6308	single family home	1	1
E2217RRAP	1012 W DALKE AVE, SPOKANE, WA 00000	36312.1111	single family home	1	3
E2218RRAP	2314 W DALTON AVE, SPOKANE, WA 00000	25013.4214	single family home	1	3
E2219RRAP	1619 S Division ST, SPOKANE, WA 99203	35292.2815	single family home	1	2
E2198RRAP	1123 E BROAD AVE, SPOKANE, WA 00000	36324.1520	single family home	1	1
E2199RRAP	1828 E GLASS AVE, SPOKANE, WA 00000	35043.0445	single family home	1	1

E2200RRAP	3511 W GARLAND AVE, SPOKANE, WA 00000	25024.4603	single family home	1	3
E2201RRAP	2521 E EVERETT AVE, SPOKANE, WA 00000	36334.0714	single family home	1	1
E2202RRAP	7313 N COLTON ST, SPOKANE, WA 00000	36292.3003	single family home	1	1
E1935RRAP	3607 E 37TH AVE, SPOKANE, WA 00000	35341.2934	single family home	1	2
E1936RRAP	2324 E FRANCIS AVE, SPOKANE, WA 00000	36331.0409	single family home	1	1
E1937RRAP	1708 E WABASH AVE, SPOKANE, WA 00000	36333.3706	single family home	1	1
E1938RRAP	3308 W NORTHWEST BLVD, SPOKANE, WA 00000	25024.5914	single family home	1	3
E1939RRAP	1317 E DECATUR AVE, SPOKANE, WA 00000	36321.0113	single family home	1	1
E1940RRAP	2414 W SHARP AVE, SPOKANE, WA 00000	25132.1827	single family home	1	3
E1941RRAP	2411 N HOGAN ST, SPOKANE, WA 00000	35092.5413	single family home	1	1
E1942RRAP	2703 E SOUTH CRESCENT AVE, SPOKANE, WA 00000	35094.1607	single family home	1	1
E1943RRAP	2707 E SOUTH CRESCENT AVE, SPOKANE, WA 00000	35094.1608	single family home	1	1
E1944RRAP	2912 N SMITH ST, SPOKANE, WA 00000	35091.0319	single family home	1	1
E1945RRAP	2827 W FRANCIS AVE, SPOKANE, WA 00000	26362.0216	single family home	1	3
E1946RRAP	1824 N LACEY ST, SPOKANE, WA 00000	35094.1916	single family home	1	1
E1947RRAP	827 E WELLESLEY AVE, SPOKANE, WA 00000	36324.3515	single family home	1	1
E1948RRAP	5123 W HOFFMAN PL, SPOKANE, WA 00000	25032.0204	single family home	1	3
E1949RRAP	2108 E MARSHALL AVE, SPOKANE, WA 00000	35094.1105	single family home	1	1
E1950RRAP	5821 N MONROE ST, SPOKANE, WA 00000	36312.4402	single family home	1	3
E1952RRAP	3732 W WELLESLEY AVE, SPOKANE, WA 00000	26353.2627	single family home	1	3
E1953RRAP	5915 N FOREST BLVD, SPOKANE, WA 00000	26352.0919	single family home	1	3
E1954RRAP	6605 N A ST, SPOKANE, WA 00000	26264.1407	single family home	1	3
E1955RRAP	2408 E 6TH AVE, SPOKANE, WA 00000	35211.5302	single family home	1	2
E1930RRAP	2624 N PITTSBURG ST, SPOKANE, WA 00000	35092.3711	single family home	1	1
E1931RRAP	2128 E 35TH AVE, SPOKANE, WA 00000	35332.2301	single family home	1	2
E1932RRAP	2111 S MONROE ST, SPOKANE, WA 00000	35303.0310	single family home	1	2
E1991RRAP	4734 N FREYA ST, SPOKANE, WA 00000	36344.1815	single family home	1	1
E1992RRAP	907 E LONGFELLOW AVE, SPOKANE, WA 00000	35051.1419	single family home	1	1
E1912RRAP	3428 E 22ND AVE, SPOKANE, WA 00000	35273.1427	single family home	1	2
E2018RRAP	1906 W 11TH AVE, SPOKANE, WA 00000	25244.1910	single family home	1	2
E2019RRAP	1207 W PROVIDENCE AVE, SPOKANE, WA 00000	35063.0602	single family home	1	3
E2020RRAP	348 W COLUMBIA AVE, SPOKANE, WA 00000	36311.1712	single family home	1	3

E2021RRAP	4025 E WINDSONG AVE, SPOKANE, WA 00000	34031.2506	single family home	1	2
E2022RRAP	3820 S CUBA ST, SPOKANE, WA 00000	35344.0326	single family home	1	2
E2023RRAP	3409 S GRAND BLVD, SPOKANE, WA 00000	35322.1904	single family home	1	2
E2024RRAP	2018 E LONGFELLOW AVE, SPOKANE, WA 00000	35042.2427	single family home	1	1
E2025RRAP	4917 N STEVENS ST, SPOKANE, WA 00000	36314.1509	single family home	1	3
E2026RRAP	4107 N JEFFERSON ST, SPOKANE, WA 00000	35062.2305	single family home	1	3
E2027RRAP	109 W MONTGOMERY AVE, SPOKANE, WA 00000	35074.1501	single family home	1	3
E2028RRAP	5403 N ADDISON ST, SPOKANE, WA 00000	36323.0319	single family home	1	1
E2029RRAP	1308 E 37TH AVE, SPOKANE, WA 00000	35324.0103	single family home	1	2
E2030RRAP	504 E 20TH AVE, SPOKANE, WA 00000	35292.1604	single family home	1	2
E2031RRAP	432 W 23RD AVE, SPOKANE, WA 00000	35304.0924	single family home	1	2
E2032RRAP	903 W 24TH AVE, SPOKANE, WA 00000	35303.2201	single family home	1	2
E2033RRAP	1503 E 20TH AVE, SPOKANE, WA 00000	35282.1115	single family home	1	2
E2034RRAP	915 E 28TH AVE, SPOKANE, WA 00000	35294.1403	single family home	1	2
E2035RRAP	5433 N ADDISON ST, SPOKANE, WA 00000	36323.0202	single family home	1	1
E2036RRAP	1211 E COURTLAND AVE, SPOKANE, WA 00000	35054.2415	single family home	1	1
E2037RRAP	1527 W KIERNAN AVE, SPOKANE, WA 00000	25014.1005	single family home	1	3
E2009RRAP	3 W KEELY CT, SPOKANE, WA 00000	34071.0979	single family home	1	2
E2010RRAP	11 W KEELY CT, SPOKANE, WA 00000	34071.0978	single family home	1	2
E2011RRAP	19 W KEELY CT, SPOKANE, WA 00000	34071.0977	single family home	1	2
E2012RRAP	59 W KEELY CT, SPOKANE, WA 00000	34071.0971	single family home	1	2
E2013RRAP	6029 N STEVENS ST, SPOKANE, WA 00000	36311.1001	single family home	1	3
E2014RRAP	5711 N CANNON ST, SPOKANE, WA 00000	26361.2510	single family home	1	3
E2015RRAP	412 E CROWN AVE, SPOKANE, WA 00000	36323.1027	single family home	1	1
E2002RRAP	1069 S WALL ST, SPOKANE, WA 00000	35194.0316	single family home	1	2
E2003RRAP	1019 W BOLAN AVE, SPOKANE, WA 00000	34062.1203	single family home	1	2
E1998RRAP	5616 N POST ST, SPOKANE, WA 00000	36312.4907	single family home	1	3
E1999RRAP	9704 N ARROWHEAD RD, SPOKANE, WA 00000	26153.1003	single family home	1	3
E2085RRAP	406 E 8TH AVE, SPOKANE, WA 00000	35203.1408	single family home	1	2
E2086RRAP	419 E 8TH AVE, SPOKANE, WA 00000	35203.1113	single family home	1	2
E2087RRAP	3326 W WOODLAND BLVD, SPOKANE, WA 00000	25234.6307	single family home	1	2
E2088RRAP	1824 E COURTLAND AVE, SPOKANE, WA 00000	35043.0339	single family home	1	1

E2089RRAP	1109 W BOLAN AVE, SPOKANE, WA 00000	34062.0412	single family home	1	2
E2090RRAP	2724 E 14TH AVE, SPOKANE, WA 99202	35281.0164	single family home	1	2
E2091RRAP	2219 S FREYA ST, SPOKANE, WA 00000	35274.2802	single family home	1	2
E2092RRAP	1734 N NELSON ST, SPOKANE, WA 00000	35094.3114	single family home	1	1
E2070RRAP	3304 E COURTLAND AVE, SPOKANE, WA 00000	35033.1904	single family home	1	1
E2061RRAP	5820 N FOTHERINGHAM ST, SPOKANE, WA 00000	26351.2416	single family home	1	3
E2082RRAP	6010 N BUFFALO ST, SPOKANE, WA 00000	36312.1422	single family home	1	3
E2083RRAP	704 E BEACON AVE, SPOKANE, WA 00000	36293.1806	single family home	1	1
E2095RRAP	4203 E GRACE AVE, SPOKANE, WA 00000	35101.2212	single family home	1	1
E2096RRAP	5216 N BELT ST, SPOKANE, WA 00000	26364.2122	single family home	1	3
E2097RRAP	1208 E BISMARCK AVE, SPOKANE, WA 00000	36321.1611	single family home	1	1
E2103RRAP	6614 S CREEKSTONE ST, SPOKANE, WA 00000	34072.3220	single family home	1	2
E2099RRAP	1027 E 33RD AVE, SPOKANE, WA 00000	35321.1117	single family home	1	2
E2100RRAP	3327 N WELLINGTON PL, SPOKANE, WA 00000	25024.4205	single family home	1	3
E2110RRAP	3117 W ROSAMOND AVE, SPOKANE, WA 00000	25234.3219	single family home	1	2
E0016RRAP	1440 E WEILE CT, SPOKANE, WA 00000	36283.3021	single family home	1	1
E0017RRAP	1803 W MANSFIELD AVE, SPOKANE, WA 00000	25124.4201	single family home w/ ADU	1	3
E0018RRAP	4703 N ELGIN ST, SPOKANE, WA 00000	26364.2912	single family home	1	3
E2108RRAP	2005 W 27TH AVE, SPOKANE, WA 99224	25254.1720	single family home	1	2
E2073RRAP	2903 E 18TH AVE, SPOKANE, WA 00000	35272.1314	single family home	1	2
E2074RRAP	527 E GORDON AVE, SPOKANE, WA 00000	35053.1617	single family home	1	1
E2075RRAP	2207 S GRAND BLVD, SPOKANE, WA 00000	35293.0811	single family home	1	2
E2076RRAP	4803 N OAK ST, SPOKANE, WA 00000	26364.3206	single family home	1	3
E2077RRAP	6204 N CEDAR ST, SPOKANE, WA 00000	36312.1907	single family home	1	3
E2078RRAP	2826 W UPTON AVE, SPOKANE, WA 00000	25012.0906	single family home	1	3
E2079RRAP	1722 W SPOFFORD AVE, SPOKANE, WA 00000	25124.1509	single family home	1	3
E2041RRAP	2214 S LINCOLN ST, SPOKANE, WA 00000	35303.1110	single family home	1	2
E2059RRAP	3801 E FUNK AVE, SPOKANE, WA 00000	35271.1925	single family home	1	2
E2063RRAP	314 E COURTLAND AVE, SPOKANE, WA 00000	35053.2610	single family home	1	1
E2064RRAP	6124 N MAPLE ST, SPOKANE, WA 00000	26361.0217	single family home	1	3
E2065RRAP	2225 W 10TH AVE, SPOKANE, WA 00000	25243.3605	single family home	1	2
E2066RRAP	2226 W 11TH AVE, SPOKANE, WA 00000	25243.3607	single family home	1	2

E2067RRAP	2227 W 11TH AVE, SPOKANE, WA 00000	25243.3908	single family home	1	2
E2068RRAP	2023 W DEAN AVE, SPOKANE, WA 00000	25131.6115	apartment building	1	3
E2043RRAP	1004 W 17TH AVE, APT A, SPOKANE, WA	35302.1508	single family home w/ ADU	1	2
E2044RRAP	1304 W 19TH AVE, SPOKANE, WA 00000	35302.3109	single family home	1	2
E2045RRAP	32 E 26TH AVE, SPOKANE, WA 00000	35293.2004	single family home	1	2
E2046RRAP	1008 W 17TH AVE, SPOKANE, WA 00000	35302.1507	single family home	1	2
E2047RRAP	921 W 17TH AVE, SPOKANE, WA 00000	35302.2406	single family home	1	2
E2039RRAP	2233 W ROWAN AVE, SPOKANE, WA 00000	26363.0107	single family home	1	3
E2006RRAP	4740 W DEREK AVE, SPOKANE, WA 99208	26221.3015	single family home	1	3
E2053RRAP	2943 N LACEY ST, SPOKANE, WA 00000	35091.0333	single family home	1	1
E2054RRAP	1927 W DEAN AVE, SPOKANE, WA 00000	25131.6206	single family home	1	3
E2055RRAP	1929 W GARDNER AVE, SPOKANE, WA 00000	25131.5608	single family home	1	3
E2056RRAP	1919 W GARDNER AVE, SPOKANE, WA 00000	25131.5605	single family home	1	3
E2057RRAP	2914 W WEILE AVE, SPOKANE, WA 00000	26264.0104	single family home	1	3
E2051RRAP	6109 N HOWARD ST, SPOKANE, WA 00000	36311.0809	single family home	1	3
E1880RRAP	2524 N HAMILTON ST, SPOKANE, WA 00000	35081.4205	single family home	1	1
E1881RRAP	2604 W ROCKWELL AVE, SPOKANE, WA 00000	25012.0432	single family home	1	3
E1882RRAP	2227 W GARLAND AVE, SPOKANE, WA 00000	25013.0105	single family home	1	3
E1883RRAP	2607 N NAPA ST, SPOKANE, WA 00000	35092.3605	single family home	1	1
E1884RRAP	2834 W EVERETT AVE, SPOKANE, WA 00000	26363.0809	single family home	1	3
E1885RRAP	2914 E INDIANA AVE, SPOKANE, WA 00000	35103.2004	single family home	1	1
E1893RRAP	15 W COURTLAND AVE, SPOKANE, WA 00000	35064.3305	single family home	1	3
E1894RRAP	1507 E CATALDO AVE, SPOKANE, WA 00000	35162.3309	single family home	1	1
E1895RRAP	1014 E BRIDGEPORT AVE, SPOKANE, WA 00000	35054.3126	single family home	1	1
E1896RRAP	1018 E BRIDGEPORT AVE, SPOKANE, WA 00000	35054.3110	single family home	1	1
E1897RRAP	911 E BROAD AVE, SPOKANE, WA 00000	36324.3427	single family home	1	1
E1858RRAP	2120 E 48TH AVE, SPOKANE, WA 00000	34042.5702	single family home	1	2
E1859RRAP	3028 E 16TH AVE, SPOKANE, WA 00000	35272.1201	single family home	1	2
E1860RRAP	39 E GLASS AVE, SPOKANE, WA 00000	35053.2017	single family home	1	1
E1861RRAP	122 W AMHERST CT, SPOKANE, WA 00000	35061.0216	single family home	1	3
E1862RRAP	1024 E HOFFMAN AVE, SPOKANE, WA 00000	35051.0708	single family home	1	1
E1863RRAP	315 W RIVERSIDE AVE, #402, SPOKANE, WA 00000	35184.2942	condo	1	1

E1856RRAP	5024 N ADDISON ST, SPOKANE, WA 00000	36323.1226	single family home	1	1
E1872RRAP	2317 E EMPIRE AVE, SPOKANE, WA 00000	35044.0271	single family home	1	1
E1873RRAP	2338 W WALTON AVE, SPOKANE, WA 00000	25012.2310	single family home	1	3
E1874RRAP	2411 N WASHINGTON ST, SPOKANE, WA 00000	35071.4005	single family home	1	3
E1838RRAP	1703 E 9TH AVE, SPOKANE, WA 00000	35213.2217	single family home	1	2
E1839RRAP	1624 E 13TH AVE, SPOKANE, WA 00000	35213.3307	single family home	1	2
E1840RRAP	1211 W BISMARCK AVE, SPOKANE, WA 00000	36312.2702	single family home	1	3
E1841RRAP	2809 E 18TH AVE, SPOKANE, WA 00000	35281.0424	single family home	1	2
E1842RRAP	1507 W CHELAN AVE, SPOKANE, WA 00000	25121.4102	single family home	1	3
E1831RRAP	1008 E ROCKWELL AVE, SPOKANE, WA 00000	35051.2611	single family home	1	1
E1832RRAP	6330 N ELMHURST ST, SPOKANE, WA 00000	26264.2801	single family home	1	3
E1834RRAP	509 E MISSION AVE, SPOKANE, WA 00000	35083.4709	single family home	1	1
E1835RRAP	8102 N NATHAN CT, SPOKANE, WA 00000	26243.1608	single family home	1	3
E1851RRAP	6017 N DRISCOLL BLVD, SPOKANE, WA 00000	26352.0703	single family home	1	3
E1852RRAP	1314 E KIERNAN, SPOKANE, WA 99207	35054.1604	single family home	1	1
E1854RRAP	5527 N ASH ST, SPOKANE, WA 00000	26361.3916	single family home	1	3
E1845RRAP	2714 E HARTSON AVE, SPOKANE, WA 00000	35214.0706	single family home	1	2
E1846RRAP	324 E EVERETT AVE, SPOKANE, WA 00000	36323.0706	single family home	1	1
E1847RRAP	6816 N CAMBRIDGE LN, SPOKANE, WA 00000	26274.5707	single family home	1	3
E1848RRAP	2324 E SANSON AVE, SPOKANE, WA 00000	36334.0607	single family home	1	1
E1849RRAP	2607 W KIERNAN AVE, SPOKANE, WA 00000	25013.1902	single family home	1	3
E1789RRAP	1728 S ADAMS ST, SPOKANE, WA 00000	35302.2009	single family home	1	2
E1790RRAP	1410 W DEAN AVE, SPOKANE, WA 00000	25131.0104	single family home	1	3
E1791RRAP	3108 E ERMINA AVE, SPOKANE, WA 00000	35103.1005	single family home	1	1
E1792RRAP	3024 E 34TH AVE, SPOKANE, WA 00000	35342.2129	single family home	1	2
E1793RRAP	1203 E BISMARCK AVE, SPOKANE, WA 00000	36321.0912	single family home	1	1
E1794RRAP	5808 S MEADOW LANE RD, SPOKANE, WA 00000	34064.0047	single family home	1	2
E1796RRAP	3607 E 8TH AVE, SPOKANE, WA 00000	35224.0903	single family home	1	2
E1787RRAP	2702 E WELLESLEY AVE, SPOKANE, WA 00000	35041.0110	single family home	1	1
E1798RRAP	808 S IVORY ST, SPOKANE, WA 00000	35204.1102	single family home	1	2
E1799RRAP	1815 N ADAMS ST, SPOKANE, WA 00000	35073.5706	single family home	1	3
E1828RRAP	3634 W HEROY AVE, SPOKANE, WA 00000	25021.1411	single family home	1	3

E1829RRAP	4607 N CALISPEL ST, SPOKANE, WA 00000	35061.0129	single family home	1	3
E1904RRAP	817 E MISSION AVE, SPOKANE, WA 00000	35084.3811	single family home	1	1
E1905RRAP	818 E SINTO AVE, SPOKANE, WA 00000	35171.0403	single family home	1	1
E1908RRAP	1745 N STANDARD ST, SPOKANE, WA 00000	35083.4215	single family home	1	1
E1909RRAP	5217 N MONROE ST, SPOKANE, WA 00000	36313.0703	single family home	1	3
E1876RRAP	2423 E EVERETT AVE, SPOKANE, WA 00000	36334.0622	single family home	1	1
E1922RRAP	3818 E HARTSON AVE, SPOKANE, WA 00000	35224.0606	single family home	1	2
E1923RRAP	4222 W CROWN AVE, SPOKANE, WA 00000	26353.1212	single family home	1	3
E1924RRAP	5408 N CEDAR ST, SPOKANE, WA 00000	36313.2320	single family home	1	3
E1925RRAP	5927 N OAK ST, SPOKANE, WA 00000	26361.1906	single family home	1	3
E1926RRAP	5908 N LINDEKE ST, SPOKANE, WA 00000	26362.0612	single family home	1	3
E1927RRAP	2427 W DECATUR AVE, SPOKANE, WA 00000	26362.0705	single family home	1	3
E1920RRAP	924 W 21ST AVE, SPOKANE, WA 00000	35302.4208	single family home	1	2
E1887RRAP	3104 E 42ND AVE, SPOKANE, WA 00000	35343.0320	single family home	1	2
E1915RRAP	4419 N WASHINGTON ST, SPOKANE, WA 00000	35061.1403	single family home	1	3
E1916RRAP	1717 E BROAD AVE, SPOKANE, WA 00000	36333.3711	single family home	1	1
E1958RRAP	1424 E NEBRASKA AVE, SPOKANE, WA 00000	36332.2007	single family home	1	1
E1959RRAP	837 S COWLEY ST, #403, SPOKANE, WA 00000	35203.4312	condo	1	2
E1960RRAP	2409 N SYCAMORE ST, SPOKANE, WA 00000	35101.4810	single family home	1	1
E1961RRAP	2318 E MARSHALL AVE, SPOKANE, WA 00000	35094.1203	single family home	1	1
E1962RRAP	3118 E ERMINA AVE, SPOKANE, WA 00000	35103.1003	single family home	1	1
E1963RRAP	304 E JOSEPH AVE, SPOKANE, WA 00000	36322.2201	single family home	1	1
E1964RRAP	308 E JOSEPH AVE, SPOKANE, WA 00000	36322.2202	single family home	1	1
E1965RRAP	423 E JOSEPH AVE, SPOKANE, WA 00000	36322.1921	single family home	1	1
E1966RRAP	1209 E LIBERTY AVE, SPOKANE, WA 00000	35054.3213	single family home	1	1
E1967RRAP	2707 N REGAL ST, SPOKANE, WA 00000	35091.1609	single family home	1	1
E1968RRAP	1228 E DALKE AVE, SPOKANE, WA 00000	36321.0906	single family home	1	1
E1969RRAP	3803 E FAIRVIEW AVE, SPOKANE, WA 00000	35101.0807	single family home	1	1
E1970RRAP	1318 E ROCKWELL AVE, SPOKANE, WA 00000	35051.2503	single family home	1	1
E1971RRAP	1324 E GLASS AVE, SPOKANE, WA 00000	35054.2402	single family home	1	1
E1972RRAP	2015 E EMPIRE AVE, SPOKANE, WA 00000	35043.0654	single family home	1	1
E1973RRAP	1319 S MARQUETTE ST, SPOKANE, WA 00000	25243.4502	single family home	1	2

E1974RRAP	2401 W 14TH AVE, SPOKANE, WA 00000	25252.0218	single family home	1	2
E1975RRAP	2407 W 14TH AVE, SPOKANE, WA 00000	25252.0218	single family home	1	2
E1976RRAP	1420 S POPLAR ST, SPOKANE, WA 00000	25252.0219	single family home w/ ADU	1	2
E1977RRAP	2408 W 15TH AVE, SPOKANE, WA 00000	25252.0214	single family home	1	2
E1978RRAP	2412 W 15TH AVE, SPOKANE, WA 00000	25252.0214	single family home	1	2
E1979RRAP	8356 N JAMES CT, SPOKANE, WA 99208	26224.1105	single family home	1	3
E1980RRAP	8306 N JAMES CT, SPOKANE, WA 99208	26224.1110	single family home	1	3
E1981RRAP	8336 N JAMES CT, SPOKANE, WA 99208	26224.1107	single family home	1	3
E1982RRAP	5716 W JAMESTOWN LN, SPOKANE, WA 00000	26222.3112	single family home	1	3
E1983RRAP	5818 W JAMESTOWN LN, SPOKANE, WA 00000	26222.3105	single family home	1	3
E1984RRAP	3903 E RICH AVE, SPOKANE, WA 00000	35031.1220	single family home	1	1
E1985RRAP	38 E PRINCETON AVE, SPOKANE, WA 00000	35052.1204	single family home	1	1
E1986RRAP	654 S RALPH ST, SPOKANE, WA 00000	35223.0404	single family home	1	2
E1987RRAP	2304 E BRUCE AVE, SPOKANE, WA 00000	36284.0740	single family home	1	1
E1988RRAP	1912 N CANNON ST, SPOKANE, WA 00000	25124.2907	single family home	1	3
E1683RRAP	1518 E NORTH AVE, SPOKANE, WA 00000	36333.1603	single family home	1	1
E1681RRAP	3226 E 4TH AVE, SPOKANE, WA 00000	35222.3713	single family home	1	2
E1649RRAP	1828 E ROCKWELL AVE, SPOKANE, WA 00000	35042.2601	single family home	1	1
E1685RRAP	1314 N COCHRAN ST, SPOKANE, WA 00000	25132.1829	single family home	1	3
E1686RRAP	1708 W MANSFIELD AVE, SPOKANE, WA 00000	25124.4810	single family home	1	3
E1687RRAP	303 E HEROY AVE, SPOKANE, WA 00000	35052.1011	single family home	1	1
E1688RRAP	224 W EUCLID AVE, SPOKANE, WA 00000	35064.5002	single family home	1	3
E1689RRAP	2446 E NORTH ALTAMONT BLVD, SPOKANE, WA 00000	35214.3917	single family home	1	2
E1690RRAP	4104 S SCOTT ST, SPOKANE, WA 00000	35324.2101	single family home	1	2
E1695RRAP	3204 N SMITH ST, SPOKANE, WA 00000	35044.0847	single family home	1	1
E1696RRAP	1114 E NORTH AVE, SPOKANE, WA 00000	36324.0304	single family home	1	1
E1697RRAP	4907 N ELM ST, SPOKANE, WA 00000	26364.2611	single family home	1	3
E1698RRAP	414 E 26TH AVE, SPOKANE, WA 00000	35293.1609	single family home	1	2
E1710RRAP	1218 E BISMARCK AVE, SPOKANE, WA 00000	36321.1609	single family home	1	1
E1711RRAP	3904 E 29TH AVE, SPOKANE, WA 00000	35341.0307	single family home	1	2
E1712RRAP	5316 N ALLEN PL, SPOKANE, WA 00000	26354.0706	single family home	1	3
E1713RRAP	1403 W CLEVELAND AVE, SPOKANE, WA 00000	25121.0711	single family home	1	3

E1714RRAP	553 E EVERETT AVE, SPOKANE, WA 00000	36323.0522	single family home	1	1
E1715RRAP	204 E GARLAND AVE, SPOKANE, WA 00000	35052.3806	single family home	1	1
E1716RRAP	1420 S HELENA ST, SPOKANE, WA 00000	35282.0216	single family home	1	2
E1717RRAP	554 E LIBERTY AVE, SPOKANE, WA 00000	35053.3302	single family home	1	1
E1718RRAP	1424 E LIBERTY AVE, SPOKANE, WA 00000	35043.1255	single family home	1	1
E1719RRAP	504 W MONTGOMERY AVE, SPOKANE, WA 00000	35074.0502	single family home	1	3
E1720RRAP	218 W SHANNON AVE, SPOKANE, WA 00000	35074.3109	single family home	1	3
E1721RRAP	2311 N STEVENS ST, SPOKANE, WA 00000	35074.0501	single family home	1	3
E1722RRAP	1223 W PROVIDENCE AVE, SPOKANE, WA 00000	35063.0605	single family home	1	3
E1692RRAP	4802 N SMITH ST, SPOKANE, WA 00000	36334.3019	single family home	1	1
E1702RRAP	4233 E 24TH AVE, SPOKANE, WA 00000	35274.2414	single family home	1	2
E1703RRAP	5630 W NORTHWEST BLVD, SPOKANE, WA 00000	25032.1228	single family home	1	3
E1704RRAP	7215 N OLD FORT CT, SPOKANE, WA 00000	26272.0108	single family home	1	3
E1705RRAP	8814 N FARMDALE ST, SPOKANE, WA 00000	26221.0810	single family home	1	3
E1706RRAP	4104 W SANSON AVE, SPOKANE, WA 00000	26353.0021	single family home	1	3
E1661RRAP	3515 E 17TH AVE, SPOKANE, WA 00000	35272.1040	single family home	1	2
E1662RRAP	1404 W YORK AVE, SPOKANE, WA 00000	25121.4214	single family home	1	3
E1663RRAP	4728 N MADISON ST, SPOKANE, WA 00000	36313.1718	single family home	1	3
E1664RRAP	402 E 21ST AVE, SPOKANE, WA 00000	35292.2010	single family home	1	2
E1665RRAP	4219 E 24TH AVE, SPOKANE, WA 00000	35274.2432	single family home	1	2
E1666RRAP	733 E 38TH AVE, SPOKANE, WA 00000	35324.0418	single family home	1	2
E1667RRAP	5604 N LINDEKE ST, SPOKANE, WA 00000	26362.1325	single family home	1	3
E1669RRAP	3320 E 20TH AVE, SPOKANE, WA 00000	35272.3003	single family home	1	2
E1670RRAP	1707 E 34TH AVE, SPOKANE, WA 00000	35332.1713	single family home	1	2
E1671RRAP	5715 N AUDUBON ST, SPOKANE, WA 00000	26351.3407	single family home	1	3
E1672RRAP	8316 N JAMES CT, SPOKANE, WA 99208	26224.1109	single family home	1	3
E1673RRAP	1514 E 36TH AVE, SPOKANE, WA 00000	35332.2704	single family home	1	2
E1674RRAP	3320 E CONGRESS AVE, SPOKANE, WA 00000	35272.3303	single family home	1	2
E1675RRAP	1327 E NEBRASKA AVE, SPOKANE, WA 00000	36321.2328	single family home	1	1
E1676RRAP	3805 E 24TH AVE, SPOKANE, WA 00000	35274.2203	single family home	1	2
E1593RRAP	528 E COURTLAND AVE, SPOKANE, WA 00000	35053.2507	single family home	1	1
E1600RRAP	5914 N ASH ST, SPOKANE, WA 00000	26361.0908	single family home	1	3

E1644RRAP	2712 W BROADWAY AVE, SPOKANE, WA 00000	25132.3116	single family home	1	3
E1645RRAP	1723 W CARLISLE AVE, SPOKANE, WA 00000	25121.5204	single family home	1	3
E1646RRAP	1024 E ERMINA AVE, SPOKANE, WA 00000	35084.2007	single family home	1	1
E1647RRAP	1133 W GORDON AVE, SPOKANE, WA 00000	35063.1330	single family home	1	3
E1651RRAP	2620 N NETTLETON ST, SPOKANE, WA 00000	25122.3217	duplex	1	3
E1652RRAP	1727 W 12th AVE, SPOKANE, WA 99204	25244.0818	single family home	1	2
E1653RRAP	1721 W 12TH AVE, SPOKANE, WA 00000	25244.0817	single family home	1	2
E1654RRAP	1723 W 12TH AVE, SPOKANE, WA 00000	25244.0817	single family home	1	2
E1655RRAP	350 E 10TH AVE, SPOKANE, WA 00000	35203.2406	single family home	1	2
E1656RRAP	6216 N ASTOR ST, SPOKANE, WA 00000	36322.0317	single family home	1	1
E1657RRAP	7419 N CRESTLINE ST, SPOKANE, WA 00000	36282.0004	single family home	1	1
E1771RRAP	6028 N STEVENS ST, SPOKANE, WA 00000	36311.1122	single family home	1	3
E1772RRAP	503 E BROAD AVE, SPOKANE, WA 00000	36323.1612	single family home	1	1
E1781RRAP	7818 N ASH LN, SPOKANE, WA 00000	26244.2603	single family home	1	3
E1769RRAP	1218 E 30TH AVE, #3, SPOKANE, WA 00000	35321.3103	condo	1	2
E1766RRAP	208 E EMPIRE AVE, SPOKANE, WA 00000	35053.0605	single family home	1	1
E1767RRAP	2628 W KIERNAN AVE, SPOKANE, WA 00000	25013.1005	single family home	1	3
E1774RRAP	1607 W TIETON AVE, SPOKANE, WA 00000	26241.1303	single family home	1	3
E1775RRAP	9303 N SORENSON CT, SPOKANE, WA 00000	26221.2213	single family home	1	3
E1776RRAP	2921 W BISMARCK AVE, SPOKANE, WA 00000	26351.0404	single family home	1	3
E1777RRAP	2310 N UPRIVER CT, SPOKANE, WA 00000	35101.5108	single family home	1	1
E1778RRAP	528 E SANSON AVE, SPOKANE, WA 00000	36323.0525	single family home	1	1
E1801RRAP	728 E GORDON AVE, SPOKANE, WA 00000	35054.2001	single family home	1	1
E1802RRAP	107 E DALTON AVE, SPOKANE, WA 00000	35053.3514	single family home	1	1
E1803RRAP	817 E PROVIDENCE AVE, SPOKANE, WA 00000	35054.0616	single family home	1	1
E1804RRAP	1112 N STONE ST, SPOKANE, WA 00000	35161.2513	single family home	1	1
E1805RRAP	3014 E ERMINA AVE, SPOKANE, WA 00000	35103.1104	single family home	1	1
E1806RRAP	411 S FERRALL ST, SPOKANE, WA 00000	35222.3309	single family home	1	2
E1807RRAP	1830 E 5TH AVE, SPOKANE, WA 00000	35212.4402	single family home	1	2
E1808RRAP	313 E EUCLID AVE, SPOKANE, WA 00000	35053.3915	single family home	1	1
E1809RRAP	1118 W JACKSON AVE, SPOKANE, WA 00000	35072.4709	single family home	1	3
E1810RRAP	1518 N ADAMS ST, SPOKANE, WA 00000	35073.4102	single family home	1	3

E1811RRAP	1815 W BOONE AVE, SPOKANE, WA 00000	25131.5209	single family home	1	3
E1812RRAP	2504 W BROADWAY AVE, SPOKANE, WA 00000	25132.3016	single family home	1	3
E1813RRAP	2924 E 33RD AVE, SPOKANE, WA 00000	35342.2024	single family home	1	2
E1814RRAP	4112 E 23RD AVE, SPOKANE, WA 00000	35274.2317	single family home	1	2
E1815RRAP	1511 W GARDNER AVE, SPOKANE, WA 00000	25131.0205	single family home	1	3
E1816RRAP	2216 N MADISON ST, SPOKANE, WA 00000	35073.2502	single family home	1	3
E1817RRAP	1412 W CLEVELAND AVE, SPOKANE, WA 00000	25121.1503	single family home	1	3
E1818RRAP	4123 E CLEVELAND AVE, SPOKANE, WA 00000	35101.3614	single family home	1	1
E1819RRAP	814 W KIERNAN AVE, SPOKANE, WA 00000	35063.0920	single family home	1	3
E1820RRAP	604 W ALICE AVE, SPOKANE, WA 00000	35064.4206	single family home	1	3
E1821RRAP	511 W JOSEPH AVE, SPOKANE, WA 00000	36311.2703	single family home	1	3
E1822RRAP	1312 N WALL ST, SPOKANE, WA 00000	35181.3108	single family home	1	3
E1746RRAP	2724 W COLLEGE AVE, SPOKANE, WA 00000	25133.0409	single family home	1	3
E1747RRAP	2727 N COOK ST, SPOKANE, WA 00000	35091.1206	single family home	1	1
E1748RRAP	2807 W BROADWAY AVE, SPOKANE, WA 00000	25133.0422	single family home	1	3
E1749RRAP	2810 W OLYMPIC AVE, SPOKANE, WA 00000	26363.3513	single family home	1	3
E1750RRAP	2928 N STANDARD ST, SPOKANE, WA 00000	35085.0208	single family home	1	1
E1751RRAP	3723 E 18TH AVE, SPOKANE, WA 00000	35271.2902	single family home	1	2
E1752RRAP	3923 E 36TH AVE, SPOKANE, WA 00000	35341.2710	single family home	1	2
E1753RRAP	54 E WELLESLEY AVE, SPOKANE, WA 00000	35052.0401	single family home	1	1
E1754RRAP	5408 N CANNON ST, SPOKANE, WA 00000	26364.1820	single family home	1	3
E1755RRAP	5423 N ADAMS ST, SPOKANE, WA 00000	36313.2202	single family home	1	3
E1756RRAP	5704 N ATLANTIC ST, SPOKANE, WA 00000	36311.3506	single family home	1	3
E1757RRAP	6003 N LINCOLN ST, SPOKANE, WA 00000	36312.0905	single family home	1	3
E1758RRAP	711 N LINDEKE ST, SPOKANE, WA 99201	25133.0413	single family home	1	3
E1759RRAP	817 E WELLESLEY AVE, SPOKANE, WA 00000	36324.3514	single family home	1	1
E1760RRAP	824 S THOR ST, SPOKANE, WA 00000	35223.0904	single family home	1	2
E1761RRAP	6623 S ECHO RIDGE ST, SPOKANE, WA 00000	34071.0504	single family home	1	2
E1762RRAP	711 E 38TH AVE, SPOKANE, WA 00000	35324.0414	single family home	1	2
E1739RRAP	2509 W DEAN AVE, SPOKANE, WA 00000	25132.2913	single family home	1	3
E1740RRAP	2510 W COLLEGE AVE, SPOKANE, WA 00000	25133.0316	single family home	1	3
E1741RRAP	2607 W MALLON AVE, SPOKANE, WA 00000	25132.3006	single family home	1	3

E1742RRAP	2613 W MALLON AVE, SPOKANE, WA 00000	25132.3005	single family home	1	3
E1743RRAP	2714 W COLLEGE AVE, SPOKANE, WA 00000	25133.0411	single family home	1	3
E1744RRAP	2715 W SHARP AVE, SPOKANE, WA 00000	25132.2310	single family home	1	3
E1764RRAP	2611 S TEKOA ST, SPOKANE, WA 00000	35293.1814	single family home	1	2
E1708RRAP	2812 W BROAD AVE, SPOKANE, WA 00000	26363.4915	single family home	1	3
E1725RRAP	1007 E CARLISLE AVE, SPOKANE, WA 00000	35081.5302	single family home	1	1
E1726RRAP	1307 W JACKSON AVE, SPOKANE, WA 00000	35072.5003	single family home	1	3
E1727RRAP	1507 E DESMET AVE, SPOKANE, WA 00000	35162.2215	single family home	1	1
E1728RRAP	1715 E OLYMPIC AVE, SPOKANE, WA 00000	36333.3110	single family home	1	1
E1729RRAP	1723 N ELM ST, SPOKANE, WA 00000	25124.1803	single family home	1	3
E1730RRAP	1726 E CROWN AVE, SPOKANE, WA 00000	36333.2504	single family home	1	1
E1731RRAP	1809 W KNOX AVE, SPOKANE, WA 00000	25124.3302	single family home	1	3
E1732RRAP	1817 W COLLEGE AVE, SPOKANE, WA 00000	25134.1609	single family home	1	3
E1733RRAP	1921 E THURSTON AVE, SPOKANE, WA 00000	35333.1219	single family home	1	2
E1734RRAP	2021 N ASH ST, SPOKANE, WA 00000	25124.3401	single family home	1	3
E1735RRAP	2323 E JOSEPH AVE, SPOKANE, WA 00000	36331.1815	single family home	1	1
E1736RRAP	2424 W BROADWAY AVE, SPOKANE, WA 00000	25132.0726	single family home	1	3
E1737RRAP	2429 E RICH AVE, SPOKANE, WA 00000	35041.1425	single family home	1	1
E1536RRAP	1117 N CINCINNATI ST, SPOKANE, WA 00000	35171.2302	single family home	1	1
E1537RRAP	1644 E LONGFELLOW AVE, SPOKANE, WA 00000	35042.0804	single family home	1	1
E1527RRAP	1922 E 18TH AVE, SPOKANE, WA 00000	35282.1303	single family home	1	2
E1528RRAP	3708 S LAMONTE ST, SPOKANE, WA 00000	35323.3302	single family home	1	2
E1529RRAP	909 E 10TH AVE, SPOKANE, WA 00000	35204.2012	single family home	1	2
E1530RRAP	951 E 10TH AVE, SPOKANE, WA 00000	35204.2011	single family home	1	2
E1531RRAP	4908 W LAMAR AVE, SPOKANE, WA 00000	26221.0106	single family home	1	3
E1532RRAP	5627 W CHARLENE CT, SPOKANE, WA 00000	26222.0639	single family home	1	3
E1533RRAP	3729 W BEACON AVE, SPOKANE, WA 00000	26263.0905	single family home	1	3
E1541RRAP	2442 N HOGAN ST, SPOKANE, WA 00000	35092.5108	single family home	1	1
E1542RRAP	2520 N NAPA ST, SPOKANE, WA 00000	35092.4813	single family home	1	1
E1543RRAP	2815 W HOFFMAN AVE, SPOKANE, WA 00000	25012.0214	single family home	1	3
E1544RRAP	2917 E MARSHALL AVE, SPOKANE, WA 00000	35103.0407	single family home	1	1
E1545RRAP	3208 W 4TH AVE, SPOKANE, WA 00000	25231.3509	single family home	1	2

E1546RRAP	3524 W INDIAN TRAIL RD, SPOKANE, WA 00000	26264.0810	single family home	1	3
E1547RRAP	39 W 21ST AVE, SPOKANE, WA 00000	35304.0103	single family home	1	2
E1548RRAP	3914 W HOFFMAN AVE, SPOKANE, WA 00000	25022.0222	single family home	1	3
E1549RRAP	4014 E 36TH AVE, SPOKANE, WA 00000	35341.3129	single family home	1	2
E1550RRAP	6024 N DRISCOLL BLVD, SPOKANE, WA 00000	26352.1011	single family home	1	3
E1551RRAP	724 E ERMINA AVE, SPOKANE, WA 00000	35084.1704	single family home	1	1
E1552RRAP	118 W AUGUSTA AVE, SPOKANE, WA 00000	35074.6906	single family home	1	3
E1539RRAP	2013 W CARLISLE AVE, SPOKANE, WA 00000	25121.5503	single family home	1	3
E1554RRAP	1208 S ELM ST, SPOKANE, WA 00000	25244.2206	single family home w/ ADU	1	2
E1495RRAP	4308 W ROWAN AVE, SPOKANE, WA 00000	26352.2704	single family home	1	3
E1502RRAP	9408 N OAK ST, SPOKANE, WA 00000	26241.1008	single family home	1	3
E1503RRAP	4108 N MONROE ST, SPOKANE, WA 00000	35062.0608	single family home	1	3
E1482RRAP	2418 E MARSHALL AVE, SPOKANE, WA 00000	35094.1304	single family home	1	1
E1483RRAP	609 S HAVEN ST, SPOKANE, WA 00000	35222.4226	condo	1	2
E1484RRAP	611 S HAVEN ST, SPOKANE, WA 00000	35222.4227	condo	1	2
E1508RRAP	628 E SANSON AVE, SPOKANE, WA 00000	36324.2406	single family home	1	1
E1513RRAP	1707 E 13TH AVE, SPOKANE, WA 00000	35213.3021	single family home	1	2
E1585RRAP	711 E EMPIRE AVE, SPOKANE, WA 00000	35054.0409	single family home	1	1
E1586RRAP	417 E MISSION AVE, SPOKANE, WA 00000	35083.4609	single family home	1	1
E1587RRAP	1007 W PROVIDENCE AVE, SPOKANE, WA 00000	35063.0802	single family home	1	3
E1588RRAP	2008 E WELLESLEY AVE, SPOKANE, WA 00000	35042.1704	single family home	1	1
E1579RRAP	5103 N LIDGERWOOD ST, SPOKANE, WA 00000	36323.2622	single family home	1	1
E1580RRAP	5107 N LIDGERWOOD ST, SPOKANE, WA 00000	36323.2621	single family home	1	1
E1576RRAP	917 E NORA AVE, SPOKANE, WA 00000	35084.2913	single family home	1	1
E1577RRAP	938 E ERMINA AVE, SPOKANE, WA 00000	35084.1903	single family home	1	1
E1582RRAP	3914 N HAWTHORNE ST, SPOKANE, WA 00000	35062.3009	single family home	1	3
E1590RRAP	4711 N CANNON ST, SPOKANE, WA 00000	26364.3010	single family home	1	3
E1595RRAP	639 N RIVERPOINT BLVD, ##J303, SPOKANE, WA 00000	35173.2916	condo	1	1
E1596RRAP	3318 W CLEVELAND AVE, SPOKANE, WA 00000	25111.0908	single family home	1	3
E1597RRAP	3128 W CLEVELAND AVE, SPOKANE, WA 00000	25111.1107	single family home	1	3
E1567RRAP	31 E GARLAND AVE, SPOKANE, WA 00000	35052.3605	single family home	1	1
E1568RRAP	41 E GARLAND AVE, SPOKANE, WA 00000	35052.3607	single family home	1	1

E1569RRAP	7603 N WISCOMB DR, SPOKANE, WA 00000	36292.5610	single family home	1	1
E1570RRAP	42 E WALTON AVE, SPOKANE, WA 00000	35052.3602	single family home	1	1
E1572RRAP	1011 E EMPIRE AVE, SPOKANE, WA 00000	35054.0213	single family home	1	1
E1573RRAP	2707 N NELSON ST, SPOKANE, WA 00000	35091.1510	single family home	1	1
E1574RRAP	6227 N STANDARD ST, SPOKANE, WA 00000	36322.0102	single family home	1	1
E1564RRAP	3333 W HOFFMAN AVE, SPOKANE, WA 00000	25021.1204	single family home	1	3
E1560RRAP	5 W JOSEPH AVE, SPOKANE, WA 00000	36311.4008	single family home	1	3
E1561RRAP	211 E QUEEN AVE, SPOKANE, WA 00000	36323.2619	single family home	1	1
E1562RRAP	28 E EVERETT AVE, SPOKANE, WA 00000	36323.2407	single family home	1	1
E1306RRAP	4212 E 37TH AVE, SPOKANE, WA 00000	35344.0119	single family home	1	2
E1307RRAP	5307 N ALLEN PL, SPOKANE, WA 00000	26354.0810	single family home	1	3
E1311RRAP	1420 N CEDAR ST, SPOKANE, WA 00000	35182.2107	single family home	1	3
E1312RRAP	427 W MONTGOMERY AVE, SPOKANE, WA 00000	35074.1107	single family home	1	3
E1313RRAP	2919 N OAK ST, SPOKANE, WA 00000	25121.1910	single family home	1	3
E1314RRAP	1427 S CHESTNUT ST, SPOKANE, WA 00000	25251.0505	single family home	1	2
E1319RRAP	2102 W BRIDGE AVE, SPOKANE, WA 0	25133.0814	single family home	1	3
E1323RRAP	2212 S REBECCA ST, SPOKANE, WA 00000	35274.2813	single family home	1	2
E1324RRAP	5408 N LINCOLN ST, SPOKANE, WA 00000	36313.0217	single family home	1	3
E1332RRAP	1604 W LAVENDER CT, SPOKANE, WA 00000	26244.1917	single family home	1	3
E1333RRAP	1610 W LAVENDER CT, SPOKANE, WA 00000	26244.1916	single family home	1	3
E1334RRAP	1613 W LAVENDER CT, SPOKANE, WA 00000	26244.1914	single family home	1	3
E1335RRAP	1603 W LAVENDER CT, SPOKANE, WA 00000	26244.1912	single family home	1	3
E1336RRAP	8516 N SUMMERHILL LN, SPOKANE, WA 00000	26244.1802	single family home	1	3
E1337RRAP	8512 N SUMMERHILL LN, SPOKANE, WA 00000	26244.1803	single family home	1	3
E1338RRAP	8510 N SUMMERHILL LN, SPOKANE, WA 00000	26244.1804	single family home	1	3
E1339RRAP	8506 N SUMMERHILL LN, SPOKANE, WA 00000	26244.1805	single family home	1	3
E1340RRAP	1410 E 13TH AVE, SPOKANE, WA 00000	35213.3208	single family home	1	2
E1341RRAP	8504 N SUMMERHILL LN, SPOKANE, WA 00000	26244.1806	single family home	1	3
E1342RRAP	8502 N SUMMERHILL LN, SPOKANE, WA 00000	26244.1807	single family home	1	3
E1343RRAP	8416 N SUMMERHILL LN, SPOKANE, WA 00000	26244.1808	single family home	1	3
E1344RRAP	8412 N SUMMERHILL LN, SPOKANE, WA 00000	26244.1809	single family home	1	3
E1345RRAP	8408 N SUMMERHILL LN, SPOKANE, WA 00000	26244.1810	single family home	1	3

E1346RRAP	8404 N SUMMERHILL LN, SPOKANE, WA 00000	26244.1811	single family home	1	3
E1347RRAP	8318 N SUMMERHILL LN, SPOKANE, WA 00000	26244.1812	single family home	1	3
E1348RRAP	8411 N SUMMERHILL LN, SPOKANE, WA 00000	26244.1911	single family home	1	3
E1376RRAP	3222 E GARNET AVE, SPOKANE, WA 00000	35033.2413	single family home	1	1
E1328RRAP	930 S COWLEY ST, #102, SPOKANE, WA 00000	35203.4202	condo	1	2
E1365RRAP	724 E BRIDGEPORT AVE, SPOKANE, WA 00000	35054.2902	single family home	1	1
E1366RRAP	924 E CROWN AVE, SPOKANE, WA 00000	36324.2734	single family home	1	1
E1367RRAP	3807 E FREDERICK AVE, SPOKANE, WA 00000	35101.0304	single family home	1	1
E1368RRAP	2924 E INDIANA AVE, SPOKANE, WA 00000	35103.2002	single family home	1	1
E1369RRAP	3206 N LEE ST, SPOKANE, WA 00000	35044.0727	single family home	1	1
E1370RRAP	1633 E WELLESLEY AVE, SPOKANE, WA 00000	36333.4119	single family home	1	1
E1360RRAP	4316 N COOK ST, SPOKANE, WA 00000	35041.1503	single family home	1	1
E1361RRAP	4904 N ATLANTIC ST, SPOKANE, WA 00000	36314.0908	single family home	1	3
E1362RRAP	1124 E HOFFMAN AVE, SPOKANE, WA 00000	35051.0702	single family home	1	1
E1363RRAP	1507 W GARDNER AVE, SPOKANE, WA 00000	25131.0206	single family home	1	3
E1309RRAP	36 E 28TH AVE, SPOKANE, WA 00000	35293.2203	single family home	1	2
E1350RRAP	1828 N NELSON ST, SPOKANE, WA 00000	35094.1818	single family home	1	1
E1351RRAP	1323 E 42ND AVE, SPOKANE, WA 00000	35324.3510	single family home	1	2
E1352RRAP	1918 E 17TH AVE, SPOKANE, WA 00000	35282.0831	single family home	1	2
E1353RRAP	3120 E 42ND AVE, SPOKANE, WA 00000	35343.0316	single family home	1	2
E1354RRAP	2328 E DECATUR AVE, SPOKANE, WA 00000	36331.0707	single family home	1	1
E1355RRAP	3528 E 30TH AVE, SPOKANE, WA 00000	35342.0808	single family home	1	2
E1356RRAP	2633 E 33RD AVE, SPOKANE, WA 00000	35331.0823	single family home	1	2
E1357RRAP	2633 E 33RD AVE, SPOKANE, WA 00000	35331.0823	single family home	1	2
E1358RRAP	4102 E 8TH, SPOKANE, WA 99202	35224.1522	single family home	1	2
E1477RRAP	1418 W WILSON AVE, SPOKANE, WA 00000	25134.4526	single family home	1	3
E1478RRAP	1117 E 34TH AVE, SPOKANE, WA 00000	35321.1419	single family home	1	2
E1475RRAP	2825 W OLYMPIC AVE, SPOKANE, WA 00000	26363.3605	single family home	1	3
E1470RRAP	3106 S RAY ST, SPOKANE, WA 00000	35342.1114	single family home	1	2
E1471RRAP	3711 S PERRY ST, SPOKANE, WA 00000	35333.0210	single family home	1	2
E1472RRAP	1011 E 39TH AVE, SPOKANE, WA 00000	35324.0715	single family home	1	2
E1473RRAP	1107 E BALDWIN AVE, SPOKANE, WA 00000	35084.2018	single family home	1	1

E1437RRAP	3910 S GRAND BLVD, SPOKANE, WA 00000	35323.1002	single family home	1	2
E1438RRAP	925 E 37TH AVE, SPOKANE, WA 00000	35321.2628	single family home	1	2
E1439RRAP	929 E 37TH AVE, SPOKANE, WA 00000	35321.2616	single family home	1	2
E1440RRAP	3618 E 1ST AVE, SPOKANE, WA 00000	35221.0629	single family home	1	2
E1441RRAP	519 S HATCH ST, SPOKANE, WA 00000	35201.5346	single family home	1	2
E1442RRAP	4520 N RUSTLE ST, SPOKANE, WA 00000	25022.0311	single family home	1	3
E1443RRAP	5818 N CANNON ST, SPOKANE, WA 00000	26361.2422	single family home	1	3
E1444RRAP	5707 N FOREST BLVD, SPOKANE, WA 00000	26352.2213	single family home	1	3
E1445RRAP	5703 N FOREST BLVD, SPOKANE, WA 00000	26352.2214	single family home	1	3
E1446RRAP	3021 W DALKE AVE, SPOKANE, WA 00000	26351.0801	single family home	1	3
E1447RRAP	3015 W DECATUR AVE, SPOKANE, WA 00000	26351.0205	single family home	1	3
E1448RRAP	8618 N COLTON ST, SPOKANE, WA 00000	36203.0301	single family home	1	1
E1449RRAP	5321 N A ST, SPOKANE, WA 00000	26354.0612	single family home	1	3
E1450RRAP	5620 N SUTHERLIN ST, SPOKANE, WA 00000	26352.2815	single family home	1	3
E1451RRAP	5509 N AUDUBON ST, SPOKANE, WA 00000	26351.3414	single family home	1	3
E1452RRAP	4307 N WHITEHOUSE ST, SPOKANE, WA 00000	35061.1612	single family home	1	3
E1453RRAP	2806 E 19TH AVE, SPOKANE, WA 00000	35281.0517	single family home	1	2
E1454RRAP	6224 N WALL ST, SPOKANE, WA 00000	36311.0823	single family home	1	3
E1455RRAP	6212 N WALL ST, SPOKANE, WA 00000	36311.0820	single family home	1	3
E1456RRAP	6228 N ELM ST, SPOKANE, WA 00000	26361.1318	single family home	1	3
E1457RRAP	6222 N ELM ST, SPOKANE, WA 00000	26361.1317	single family home	1	3
E1458RRAP	707 E GARLAND AVE, SPOKANE, WA 00000	35051.3620	single family home	1	1
E1459RRAP	1004 E DECATUR AVE, SPOKANE, WA 00000	36321.0707	single family home	1	1
E1460RRAP	524 E NEBRASKA AVE, SPOKANE, WA 00000	36322.2406	single family home	1	1
E1461RRAP	1715 W YORK AVE, SPOKANE, WA 00000	25121.4403	single family home	1	3
E1462RRAP	1110 W BOLAN AVE, SPOKANE, WA 00000	34062.0251	single family home	1	2
E1463RRAP	2418 W WELLESLEY AVE, SPOKANE, WA 00000	26363.5409	single family home	1	3
E1464RRAP	344 W COLUMBIA AVE, SPOKANE, WA 00000	36311.1713	single family home	1	3
E1465RRAP	338 W COLUMBIA AVE, SPOKANE, WA 00000	36311.1714	single family home	1	3
E1466RRAP	308 E CROWN AVE, SPOKANE, WA 00000	36323.1025	single family home	1	1
E1398RRAP	4124 N CRESTLINE ST, SPOKANE, WA 00000	35041.2110	single family home	1	1
E1399RRAP	311 E COURTLAND AVE, SPOKANE, WA 00000	35053.2314	single family home	1	1

E1400RRAP	3128 W KIERNAN AVE, SPOKANE, WA 00000	25024.0707	single family home	1	3
E1401RRAP	2628 W LIBERTY AVE, SPOKANE, WA 00000	25013.3607	single family home	1	3
E1402RRAP	2323 W EUCLID AVE, SPOKANE, WA 00000	25122.0205	single family home	1	3
E1403RRAP	703 E PRINCETON AVE, SPOKANE, WA 00000	35051.0518	single family home	1	1
E1404RRAP	4237 E 24TH AVE, SPOKANE, WA 00000	35274.2418	single family home	1	2
E1405RRAP	3824 N WASHINGTON ST, SPOKANE, WA 00000	35064.0503	single family home	1	3
E1406RRAP	4252 E 36TH AVE, SPOKANE, WA 00000	35341.3227	single family home	1	2
E1407RRAP	3408 E 48TH CT, SPOKANE, WA 00000	34032.1417	single family home	1	2
E1408RRAP	4011 E 36TH AVE, SPOKANE, WA 00000	35341.2625	single family home	1	2
E1409RRAP	4204 E 10TH AVE, SPOKANE, WA 00000	35224.4002	single family home	1	2
E1392RRAP	2718 E SHARP AVE, SPOKANE, WA 00000	35161.1612	single family home	1	1
E1425RRAP	427 E BALDWIN AVE, SPOKANE, WA 00000	35083.1114	single family home	1	1
E1426RRAP	1711 E VANETTA AVE, SPOKANE, WA 00000	36283.2411	single family home	1	1
E1427RRAP	528 E ERMINA AVE, SPOKANE, WA 00000	35083.1001	single family home	1	1
E1428RRAP	402 E BALDWIN AVE, SPOKANE, WA 00000	35083.1406	single family home	1	1
E1429RRAP	418 E BALDWIN AVE, SPOKANE, WA 00000	35083.1403	single family home	1	1
E1430RRAP	107 W QUEEN AVE, SPOKANE, WA 00000	36314.1001	single family home	1	3
E1431RRAP	1015 E DECATUR AVE, SPOKANE, WA 00000	36321.0210	single family home	1	1
E1432RRAP	6204 N NEVADA ST, SPOKANE, WA 00000	36321.0209	single family home	1	1
E1433RRAP	6805 N CRESTLINE ST, SPOKANE, WA 00000	36283.6201	single family home	1	1
E1434RRAP	2517 E 44TH AVE, SPOKANE, WA 00000	35334.2114	single family home	1	2
E1435RRAP	4115 S ALTAMONT ST, SPOKANE, WA 00000	35334.1531	single family home	1	2
E1412RRAP	407 E SHARP AVE, SPOKANE, WA 00000	35172.1213	single family home	1	1
E1413RRAP	1220 N ASTOR ST, SPOKANE, WA 00000	35172.1719	single family home	1	1
E1414RRAP	923 E DESMET AVE, SPOKANE, WA 00000	35171.1416	single family home	1	1
E1415RRAP	1724 W GARDNER AVE, SPOKANE, WA 00000	25131.5232	single family home	1	3
E1416RRAP	1825 S INLAND EMPIRE WAY, SPOKANE, WA 99224	25251.2402	single family home	1	2
E1417RRAP	401 E SHARP AVE, SPOKANE, WA 00000	35172.1212	single family home	1	1
E1418RRAP	402 E SHARP AVE, SPOKANE, WA 00000	35172.1718	single family home	1	1
E1419RRAP	1704 W 6TH AVE, SPOKANE, WA 00000	25241.4513	single family home	1	2
E1420RRAP	1421 W INDIANA AVE, SPOKANE, WA 00000	25124.6306	single family home	1	3
E1421RRAP	3110 W 12TH AVE, SPOKANE, WA 00000	25234.6205	single family home	1	2

E1422RRAP	1709 W SPOFFORD AVE, SPOKANE, WA 00000	25124.0803	single family home	1	3
E1423RRAP	322 E LONGFELLOW AVE, SPOKANE, WA 00000	35052.1802	single family home	1	1
E0009RRAP	3010 E TARA DR, SPOKANE, WA 00000	34033.0805	single family home	1	
E0010RRAP	4103 E 17TH AVE, SPOKANE, WA 00000	35271.1305	single family home	1	2
E0011RRAP	2607 E 33RD AVE, SPOKANE, WA 00000	35331.0810	single family home	1	2
E0012RRAP	3127 E 18TH AVE, SPOKANE, WA 00000	35272.1417	single family home	1	2
E0004RRAP	440 W Sinto AVE, SPOKANE, WA 99201	35181.2512	single family home	1	3
E0005RRAP	437 W SINTO AVE, SPOKANE, WA 00000	35181.2423	single family home	1	3
E0006RRAP	434 W 28TH AVE, SPOKANE, WA 00000	35304.2028	single family home	1	2
E0007RRAP	6806 N ADAMS ST, SPOKANE, WA 00000	36303.1017	single family home	1	
E0014RRAP	10151 N ANDREW ST, SPOKANE, WA 00000	36173.0501	single family home	1	
E0015RRAP	407 E DALTON AVE, SPOKANE, WA 00000	35053.3421	single family home	1	1
E0020RRAP	5118 N BELT ST, SPOKANE, WA 00000	26364.2116	single family home	1	3
E0021RRAP	1002 E GORDON AVE, SPOKANE, WA 00000	35054.1811	single family home	1	1
E0001RRAP	1848 W COLLEGE AVE, SPOKANE, WA 00000	25134.1521	single family home	1	3
E0002RRAP	3137 E 34TH AVE, SPOKANE, WA 00000	35342.1919	single family home	1	2
E0023RRAP	1002 E GORDON AVE, SPOKANE, WA 00000	35054.1811	single family home	1	1
E0024RRAP	1329 E GORDON AVE, SPOKANE, WA 00000	35054.1624	single family home	1	1
E0025RRAP	1823 E 5TH AVE, SPOKANE, WA 00000	35212.4314	single family home	1	2
E0026RRAP	1914 W BUCKEYE AVE, SPOKANE, WA 00000	25121.0403	single family home	1	3
E0027RRAP	2007 N WALL ST, SPOKANE, WA 00000	35073.1410	single family home	1	3
E0028RRAP	2014 E 17TH AVE, SPOKANE, WA 00000	35282.0804	single family home	1	2
E0029RRAP	2404 N PERRY ST, SPOKANE, WA 00000	35092.5406	single family home	1	1
E0030RRAP	2518 N COLUMBUS ST, SPOKANE, WA 00000	35081.4403	single family home	1	1
E0031RRAP	2620 N FERRALL ST, SPOKANE, WA 00000	35102.5404	single family home	1	1
E0032RRAP	2625 W MALLON AVE, SPOKANE, WA 00000	25132.3001	single family home	1	3
E0033RRAP	2912 N HEMLOCK ST, SPOKANE, WA 00000	25122.1406	single family home	1	3
E0034RRAP	3019 W BOONE AVE, SPOKANE, WA 00000	25141.0501	single family home	1	3
E0035RRAP	328 E RICH AVE, SPOKANE, WA 00000	35052.2307	single family home	1	1
E0036RRAP	6212 N ASSEMBLY ST, SPOKANE, WA 00000	26352.1002	single family home	1	3
E0037RRAP	6217 N FOREST BLVD, SPOKANE, WA 00000	26352.1028	single family home	1	3
E0038RRAP	803 E LIBERTY AVE, SPOKANE, WA 00000	35054.3012	single family home	1	1

E0039RRAP	928 E JOSEPH AVE, SPOKANE, WA 00000	36321.2501	single family home	1	1
E0073RRAP	1306 W JOSEPH AVE, SPOKANE, WA 00000	36312.3217	single family home	1	3
E0074RRAP	4304 E GRACE AVE, SPOKANE, WA 00000	35101.2304	single family home	1	1
E0075RRAP	1127 E EMPIRE AVE, SPOKANE, WA 00000	35054.0211	single family home	1	1
E0076RRAP	5524 N AUDUBON ST, SPOKANE, WA 00000	26351.3523	single family home	1	3
E0077RRAP	2118 E MARSHALL AVE, SPOKANE, WA 00000	35094.1103	single family home	1	1
E0078RRAP	1720 E MALLON AVE, SPOKANE, WA 00000	35162.4504	single family home	1	1
E0079RRAP	3006 E 12TH AVE, SPOKANE, WA 00000	35223.3310	single family home	1	2
E0080RRAP	1515 S COOK ST, SPOKANE, WA 00000	35281.0234	single family home	1	2
E0081RRAP	1509 E OSTRANDER AVE, SPOKANE, WA 00000	35042.4205	single family home	1	1
E0082RRAP	320 S GREENE ST, SPOKANE, WA 00000	35222.2704	single family home	1	2
E0083RRAP	4068 E PACIFIC AVE, SPOKANE, WA 00000	35221.0901	single family home	1	2
E0084RRAP	1804 E DECATUR AVE, SPOKANE, WA 00000	36332.0306	single family home	1	1
E0085RRAP	3017 E JACKSON AVE, SPOKANE, WA 00000	35102.3508	single family home	1	1
E0086RRAP	1420 E 10TH AVE, SPOKANE, WA 00000	35213.2709	single family home	1	2
E0087RRAP	2020 E COURTLAND AVE, SPOKANE, WA 00000	35043.0315	single family home	1	1
E0064RRAP	2315 E EVERETT AVE, SPOKANE, WA 00000	36334.0614	single family home	1	1
E0065RRAP	3623 W WELLESLEY AVE, SPOKANE, WA 00000	25021.1010	single family home	1	3
E0089RRAP	1737 N STONE ST, SPOKANE, WA 00000	35094.2502	single family home	1	1
E0090RRAP	2535 N NAPA ST, SPOKANE, WA 00000	35092.4702	single family home	1	1
E0091RRAP	1112 N ELM ST, SPOKANE, WA 00000	25131.5218	single family home	1	3
E0092RRAP	328 S GREENE ST, SPOKANE, WA 00000	35222.2705	single family home	1	2
E0093RRAP	2606 W SINTO AVE, SPOKANE, WA 00000	25132.1517	single family home	1	3
E0094RRAP	801 W YORK AVE, SPOKANE, WA 00000	35072.4401	single family home	1	3
E0095RRAP	1622 W KNOX AVE, SPOKANE, WA 00000	25124.4008	single family home	1	3
E0096RRAP	2131 W DEAN AVE, SPOKANE, WA 00000	25132.0508	single family home	1	3
E0097RRAP	3603 N CALISPEL ST, SPOKANE, WA 00000	35064.1409	single family home	1	3
E0098RRAP	3911 E 15TH AVE, SPOKANE, WA 00000	35271.0202	single family home	1	2
E0099RRAP	2424 S FREYA ST, SPOKANE, WA 00000	35273.1012	single family home	1	2
E0128RRAP	559 E DAVE CT, SPOKANE, WA 00000	36322.2420	single family home	1	1
E0129RRAP	4714 N HOWARD ST, SPOKANE, WA 00000	36314.1813	single family home	1	3
E0130RRAP	5703 N CANNON ST, SPOKANE, WA 00000	26361.2512	single family home	1	3

E0131RRAP	4727 N BELT ST, SPOKANE, WA 00000	26363.5601	single family home	1	3
E0132RRAP	5024 N BELT ST, SPOKANE, WA 00000	26364.2823	single family home	1	3
E0133RRAP	5515 N ELM ST, SPOKANE, WA 00000	26361.2909	single family home	1	3
E0134RRAP	5516 N OAK ST, SPOKANE, WA 00000	26361.3908	single family home	1	3
E0135RRAP	5908 N SUTHERLIN ST, SPOKANE, WA 00000	26352.0307	single family home	1	3
E0118RRAP	517 E HEROY AVE, SPOKANE, WA 00000	35052.0924	single family home	1	1
E0119RRAP	203 W EUCLID AVE, SPOKANE, WA 00000	35071.0301	single family home	1	3
E0120RRAP	8028 N PANORAMA DR, SPOKANE, WA 00000	26244.0612	single family home	1	3
E0121RRAP	2205 E 46TH AVE, SPOKANE, WA 00000	34041.0513	single family home	1	2
E0122RRAP	1619 N ALTAMONT ST, SPOKANE, WA 00000	35094.3701	single family home	1	1
E0123RRAP	2907 E OLYMPIC AVE, SPOKANE, WA 00000	36343.2013	single family home	1	1
E0124RRAP	4724 N MAGNOLIA ST, SPOKANE, WA 00000	36333.1218	single family home	1	1
E0067RRAP	20 W SUMNER AVE, ##303, SPOKANE, WA 00000	35194.3216	apartment building	1	2
E0070RRAP	4923 N CEDAR ST, SPOKANE, WA 00000	26364.0908	single family home	1	3
E0103RRAP	1908 E 40TH AVE, SPOKANE, WA 00000	35333.1204	single family home	1	2
E0104RRAP	724 E DALTON AVE, SPOKANE, WA 00000	35054.3702	single family home	1	1
E0105RRAP	3616 E EUCLID AVE, SPOKANE, WA 00000	35101.0505	single family home	1	1
E0106RRAP	2803 W EVERETT AVE, SPOKANE, WA 00000	26363.2101	single family home	1	3
E0108RRAP	1120 W DALTON AVE, SPOKANE, WA 00000	35063.3801	single family home	1	3
E0109RRAP	1908 E CENTRAL AVE, SPOKANE, WA 00000	36332.3208	single family home	1	1
E0110RRAP	4023 E MONTGOMERY AVE, SPOKANE, WA 00000	35101.5621	single family home	1	1
E0111RRAP	942 E 37TH AVE, SPOKANE, WA 00000	35324.0304	single family home	1	2
E0112RRAP	2628 S GRAND BLVD, SPOKANE, WA 00000	35293.1601	single family home	1	2
E0113RRAP	1217 W 20TH AVE, SPOKANE, WA 00000	35302.4504	single family home	1	2
E0137RRAP	411 S Coeur d'Alene ST, SPOKANE, WA 99201	25242.1603	duplex	1	3
E0138RRAP	4723 N WASHINGTON ST, SPOKANE, WA 00000	36314.1908	single family home	1	3
E0139RRAP	5208 N WALNUT ST, SPOKANE, WA 00000	26364.0820	single family home	1	3
E0140RRAP	2922 W ELOIKA AVE, SPOKANE, WA 00000	26351.0416	single family home	1	3
E0141RRAP	2603 W QUEEN AVE, SPOKANE, WA 00000	26363.3301	single family home	1	3
E0142RRAP	5922 N RIDGEVIEW PL, SPOKANE, WA 00000	26361.2110	single family home	1	3
E0143RRAP	5307 N CANNON ST, SPOKANE, WA 00000	26364.1910	single family home	1	3
E0144RRAP	5311 N ELM ST, SPOKANE, WA 00000	26364.1810	single family home	1	3

E0145RRAP	5214 N CANNON ST, SPOKANE, WA 00000	26364.2321	single family home	1	3
E0146RRAP	5614 N CANNON ST, SPOKANE, WA 00000	26361.2920	single family home	1	3
E0147RRAP	5811 N C ST, SPOKANE, WA 00000	26351.3302	single family home	1	3
E0148RRAP	4904 N ELGIN ST, SPOKANE, WA 00000	26364.2713	single family home	1	3
E0149RRAP	2329 W SANSON AVE, SPOKANE, WA 00000	26363.1306	single family home	1	3
E0150RRAP	115 E LACROSSE AVE, SPOKANE, WA 00000	35052.2712	single family home	1	1
E0151RRAP	428 E SINTO AVE, SPOKANE, WA 00000	35172.1201	single family home	1	1
E0152RRAP	427 E NORA AVE, SPOKANE, WA 00000	35083.3908	single family home	1	1
E0153RRAP	926 E 14TH AVE, SPOKANE, WA 00000	35291.2105	single family home	1	2
E0154RRAP	814 E 40TH AVE, SPOKANE, WA 00000	35324.1503	single family home	1	2
E0155RRAP	3614 E 19TH AVE, SPOKANE, WA 00000	35271.3707	single family home	1	2
E0156RRAP	447 W 20TH AVE, SPOKANE, WA 00000	35301.2410	single family home	1	2
E0157RRAP	517 W 27TH AVE, SPOKANE, WA 00000	35304.2013	single family home	1	2
E0158RRAP	3717 E 30TH AVE, SPOKANE, WA 00000	35341.0414	single family home	1	2
E0159RRAP	1103 E 38TH AVE, SPOKANE, WA 00000	35324.0218	single family home	1	2
E0160RRAP	2812 S TEKOA ST, SPOKANE, WA 00000	35293.2201	single family home	1	2
E0161RRAP	4047 S MADELIA ST, SPOKANE, WA 00000	35333.1504	single family home	1	2
E0162RRAP	1727 E PINECREST RD, SPOKANE, WA 00000	35283.2401	single family home	1	2
E0163RRAP	4029 E WINDSONG AVE, SPOKANE, WA 00000	34031.2505	single family home	1	2
E0164RRAP	1211 W DALKE AVE, SPOKANE, WA 00000	36312.2403	single family home	1	3
E0165RRAP	825 E 35TH AVE, SPOKANE, WA 00000	35321.1720	single family home	1	2
E0166RRAP	719 E 35TH AVE, SPOKANE, WA 00000	35321.1711	single family home	1	2
E0167RRAP	1031 W 13TH AVE, SPOKANE, WA 00000	35193.2801	single family home	1	2
E0168RRAP	3517 E 32ND AVE, SPOKANE, WA 00000	35342.0914	single family home	1	2
E0249RRAP	7113 N STANDARD ST, SPOKANE, WA 00000	36292.2703	single family home	1	1
E0250RRAP	1416 E DECATUR AVE, SPOKANE, WA 00000	36332.1410	single family home	1	1
E0251RRAP	1813 W MALLON AVE, SPOKANE, WA 00000	25131.5104	single family home	1	3
E0252RRAP	1411 E SANSON AVE, SPOKANE, WA 00000	36333.1614	single family home	1	1
E0253RRAP	1304 E QUEEN AVE, SPOKANE, WA 00000	36324.1204	single family home	1	1
E0254RRAP	2611 W WABASH AVE, SPOKANE, WA 00000	26363.4703	single family home	1	3
E0255RRAP	1114 W COLUMBIA AVE, SPOKANE, WA 00000	36312.2912	single family home	1	3
E0256RRAP	5805 N A ST, SPOKANE, WA 00000	26351.3503	single family home	1	3

E0257RRAP	807 W FREDERICK AVE, SPOKANE, WA 00000	35072.1302	single family home	1	3
E0258RRAP	3506 W FRANCIS AVE, SPOKANE, WA 00000	26264.2211	duplex	1	3
E0259RRAP	904 W KIERNAN AVE, SPOKANE, WA 00000	35063.0916	single family home	1	3
E0260RRAP	3621 E 23RD AVE, SPOKANE, WA 00000	35274.2821	single family home	1	2
E0245RRAP	1424 E BROAD AVE, SPOKANE, WA 00000	36333.4007	single family home	1	1
E0236RRAP	3211 E 20TH AVE, SPOKANE, WA 00000	35272.2609	single family home	1	2
E0237RRAP	1227 W JOSEPH AVE, SPOKANE, WA 00000	36312.3609	single family home	1	3
E0240RRAP	1718 E 40TH AVE, SPOKANE, WA 00000	35333.0803	single family home	1	2
E0223RRAP	6124 N HARTLEY ST, SPOKANE, WA 00000	26341.0203	single family home	1	3
E0224RRAP	118 E BALDWIN AVE, SPOKANE, WA 00000	35083.2703	single family home	1	1
E0225RRAP	119 E BALDWIN AVE, SPOKANE, WA 00000	35083.3011	single family home	1	1
E0226RRAP	2903 N PERRY ST, SPOKANE, WA 00000	35092.0906	single family home	1	1
E0227RRAP	2923 N PERRY ST, SPOKANE, WA 00000	35092.0902	single family home	1	1
E0228RRAP	2927 N PERRY ST, SPOKANE, WA 00000	35092.0901	single family home	1	1
E0229RRAP	1128 E DALTON AVE, SPOKANE, WA 00000	35054.3901	single family home	1	1
E0230RRAP	1127 E EUCLID AVE, SPOKANE, WA 00000	35054.3922	single family home	1	1
E0231RRAP	1509 W 12TH AVE, SPOKANE, WA 00000	25244.0602	single family home	1	2
E0232RRAP	2118 E JOSEPH AVE, SPOKANE, WA 00000	36331.2009	single family home	1	1
E0233RRAP	3207 E 20TH AVE, SPOKANE, WA 00000	35272.2608	single family home	1	2
E0234RRAP	2022 E MALLON AVE, SPOKANE, WA 00000	35162.4214	single family home	1	1
E0214RRAP	621 S Maple ST, SPOKANE, WA 99204	25244.3106	duplex	1	2
E0215RRAP	621 1/2 S Maple ST, SPOKANE, WA 99204	25244.3106	duplex	1	2
E0220RRAP	4117 E 9TH AVE, SPOKANE, WA 00000	35224.1412	single family home	1	2
E0175RRAP	3421 E HARTSON AVE, SPOKANE, WA 00000	35222.4709	single family home	1	2
E0176RRAP	165 S POST ST, #208, SPOKANE, WA 00000	35192.6209	apartment building	1	1
E0177RRAP	165 S POST ST, #304, SPOKANE, WA 00000	35192.6213	apartment building	1	1
E0178RRAP	2526 W COLLEGE AVE, SPOKANE, WA 00000	25133.0320	single family home	1	3
E0179RRAP	4610 N LINCOLN ST, SPOKANE, WA 00000	35062.3415	single family home	1	3
E0180RRAP	1615 W WILSON AVE, SPOKANE, WA 00000	25134.4711	single family home	1	3
E0181RRAP	3303 W 14TH AVE, SPOKANE, WA 00000	25234.6403	single family home	1	2
E0182RRAP	5508 N ELGIN ST, SPOKANE, WA 00000	26361.2814	single family home	1	3
E0183RRAP	8028 N PAMELA ST, SPOKANE, WA 00000	26223.0505	single family home	1	3

E0184RRAP	3707 E 14TH AVE, SPOKANE, WA 00000	35224.6008	single family home	1	2
E0185RRAP	2327 W BENNETT AVE, SPOKANE, WA 00000	25133.2054	single family home	1	3
E0186RRAP	1604 W 8th AVE, #Unit 205, Spokane, WA 99204	25244.3523	apartment building	1	2
E0187RRAP	1630 W RIVERSIDE AVE, #103, SPOKANE, WA 00000	25241.0232	apartment building	1	3
E0188RRAP	610 S GARFIELD ST, SPOKANE, WA 00000	35201.5335	single family home	1	2
E0172RRAP	524 S FERRALL ST, SPOKANE, WA 00000	35222.4705	single family home	1	2
E0173RRAP	510 S FERRALL ST, SPOKANE, WA 00000	35222.4702	single family home	1	2
E0190RRAP	6117 N CAMBRIDGE DR, SPOKANE, WA 00000	26341.0207	single family home	1	3
E0191RRAP	1621 W WILSON AVE, SPOKANE, WA 00000	25134.4731	single family home	1	3
E0193RRAP	869 E HARTSON AVE, SPOKANE, WA 00000	35201.5505	apartment building	1	2
E0197RRAP	3101 W PROVIDENCE AVE, SPOKANE, WA 00000	25024.0701	single family home	1	3
E0199RRAP	6409 S SANDSTONE ST, SPOKANE, WA 00000	34076.3609	single family home	1	2
E0266RRAP	720 W 24TH AVE, SPOKANE, WA 00000	35303.1406	single family home	1	2
E0267RRAP	2403 S ADAMS ST, SPOKANE, WA 00000	35303.1908	single family home	1	2
E0268RRAP	2417 W CROWN AVE, SPOKANE, WA 00000	26363.2604	single family home	1	3
E0269RRAP	720 E THURSTON AVE, SPOKANE, WA 00000	35324.2002	single family home	1	2
E0262RRAP	3117 N COCHRAN ST, SPOKANE, WA 00000	25013.5014	single family home	1	3
E0263RRAP	5003 N MAPLE ST, SPOKANE, WA 00000	26364.1105	single family home	1	3
E0279RRAP	2816 E EVERETT AVE, SPOKANE, WA 00000	36334.0932	duplex	1	1
E0280RRAP	2212 E 48TH AVE, SPOKANE, WA 00000	34041.0814	single family home	1	2
E0281RRAP	2710 S GRAND BLVD, SPOKANE, WA 00000	35293.2702	single family home	1	2
E0282RRAP	2340 E GIRARD PL, SPOKANE, WA 00000	35281.0627	single family home	1	2
E0283RRAP	5615 N G ST, SPOKANE, WA 00000	26351.2913	single family home	1	3
E0272RRAP	7710 N OLD FORT DR, SPOKANE, WA 00000	26281.2001	single family home	1	3
E0273RRAP	3005 W HOLYOKE AVE, SPOKANE, WA 00000	26264.2605	single family home	1	3
E0274RRAP	1517 E DALTON AVE, SPOKANE, WA 00000	35043.1239	single family home	1	1
E0275RRAP	1403 E 40TH AVE, SPOKANE, WA 00000	35333.0612	single family home	1	2
E0276RRAP	324 E ROCKWELL AVE, SPOKANE, WA 00000	35052.2608	single family home	1	1
E0277RRAP	918 E BOONE AVE, SPOKANE, WA 00000	35171.1402	single family home	1	1
E0287RRAP	3027 W ELOIKA AVE, SPOKANE, WA 00000	26351.1101	single family home	1	3
E0288RRAP	2008 W RIVERSIDE AVE, SPOKANE, WA 00000	25134.3349	single family home	1	3
E0289RRAP	2228 S GRAND BLVD, SPOKANE, WA 00000	35293.0707	single family home	1	2

E0290RRAP	4427 N ADAMS ST, SPOKANE, WA 00000	35062.5001	single family home	1	3
E0291RRAP	3808 W WELLESLEY AVE, SPOKANE, WA 00000	26353.2518	single family home	1	3
E0292RRAP	308 W 18TH AVE, SPOKANE, WA 00000	35301.1512	single family home	1	2
E0293RRAP	1818 W MAXINE AVE, SPOKANE, WA 00000	26241.4707	single family home	1	3
E0294RRAP	2413 N DAKOTA ST, SPOKANE, WA 00000	35081.5703	single family home	1	1
E0295RRAP	1316 E CARLISLE AVE, SPOKANE, WA 00000	35081.6503	single family home	1	1
E0296RRAP	3605 E BUCKEYE CT, SPOKANE, WA 00000	35101.3902	single family home	1	1
E0304RRAP	2112 W MAXWELL AVE, SPOKANE, WA 00000	25132.1216	duplex	1	3
E0305RRAP	305 E FAIRVIEW AVE, SPOKANE, WA 00000	35082.0513	duplex	1	1
E0306RRAP	3017 E 15TH AVE, SPOKANE, WA 00000	35272.0618	single family home	1	2
E0307RRAP	955 E 31ST AVE, SPOKANE, WA 00000	35321.0423	single family home	1	2
E0308RRAP	723 E 35TH AVE, SPOKANE, WA 00000	35321.1712	single family home	1	2
E0309RRAP	1614 S HOGAN ST, SPOKANE, WA 00000	35282.0606	single family home	1	2
E0310RRAP	1647 E DECATUR AVE, SPOKANE, WA 00000	36332.0918	single family home	1	1
E0311RRAP	9917 W ARAPAHO CT, SPOKANE, WA 99208	26153.1403	single family home	1	3
E0312RRAP	503 E COLUMBIA AVE, SPOKANE, WA 00000	36322.1713	single family home	1	1
E0313RRAP	3704 E BRIDGEPORT AVE, SPOKANE, WA 00000	35034.0706	single family home	1	1
E0314RRAP	808 E LACROSSE AVE, SPOKANE, WA 00000	35051.3011	single family home	1	1
E0315RRAP	1603 N LACEY ST, SPOKANE, WA 00000	35094.3403	single family home	1	1
E0316RRAP	5528 N POST ST, SPOKANE, WA 00000	36312.5609	single family home	1	3
E0317RRAP	6111 N CEDAR ST, SPOKANE, WA 00000	26361.0109	single family home	1	3
E0302RRAP	3108 W 6TH AVE, SPOKANE, WA 00000	25231.5010	single family home	1	2
E0352RRAP	5226 S STONE LN, SPOKANE, WA 00000	34041.4502	single family home	1	2
E0343RRAP	4117 S HOGAN ST, SPOKANE, WA 00000	35333.2006	single family home	1	2
E0344RRAP	410 E 42ND AVE, SPOKANE, WA 00000	35323.2003	single family home	1	2
E0345RRAP	4004 S GRAND BLVD, SPOKANE, WA 00000	35323.1501	single family home	1	2
E0323RRAP	2809 W 15TH AVE, SPOKANE, WA 00000	25252.2002	single family home	1	2
E0324RRAP	3228 E 35TH AVE, SPOKANE, WA 00000	35342.2628	single family home	1	2
E0325RRAP	911 W 15TH AVE, SPOKANE, WA 00000	35302.1107	single family home	1	2
E0326RRAP	1705 S SHERMAN ST, SPOKANE, WA 00000	35292.0814	single family home w/ ADU	1	2
E0327RRAP	411 E 18TH AVE, SPOKANE, WA 00000	35292.0713	single family home	1	2
E0329RRAP	1303 E 14TH AVE, SPOKANE, WA 00000	35204.4017	single family home	1	2

E0330RRAP	2716 W LONGFELLOW AVE, SPOKANE, WA 00000	25012.0327	single family home	1	3
E0331RRAP	2529 W OLYMPIC AVE, SPOKANE, WA 00000	26363.3906	single family home	1	3
E0332RRAP	706 E CASCADE PL, SPOKANE, WA 00000	36204.1702	single family home	1	1
E0333RRAP	1644 E LACROSSE AVE, SPOKANE, WA 00000	35042.1504	single family home	1	1
E0334RRAP	1427 E RICH AVE, SPOKANE, WA 00000	35042.0709	single family home	1	1
E0335RRAP	1211 E ROCKWELL AVE, SPOKANE, WA 00000	35051.2415	single family home	1	1
E0336RRAP	2311 W ROWAN AVE, SPOKANE, WA 00000	26363.0203	single family home	1	3
E0337RRAP	529 S HAVEN ST, SPOKANE, WA 00000	35222.4216	single family home	1	2
E0338RRAP	2118 W YORK AVE, SPOKANE, WA 00000	25122.3309	single family home	1	3
E0339RRAP	1335 W BISMARCK AVE, SPOKANE, WA 00000	36312.2608	single family home	1	3
E0340RRAP	3428 W QUEEN PL, SPOKANE, WA 00000	26354.0317	single family home	1	3
E0341RRAP	3904 W WELLESLEY AVE, SPOKANE, WA 00000	26353.2522	single family home	1	3
E0319RRAP	2915 S ARTHUR ST, SPOKANE, WA 00000	35321.0134	single family home	1	2
E0320RRAP	103 W 29TH AVE, SPOKANE, WA 00000	35311.0516	single family home	1	2
E0321RRAP	2231 E 45TH AVE, SPOKANE, WA 00000	34041.0609	single family home	1	2
E0299RRAP	1711 N ADAMS ST, SPOKANE, WA 00000	35073.5611	single family home	1	3
E0300RRAP	1228 W AUGUSTA AVE, SPOKANE, WA 00000	35073.5513	single family home	1	3
E0587RRAP	4803 N LINCOLN ST, SPOKANE, WA 00000	36313.1806	single family home	1	3
E0588RRAP	2624 W BROADWAY AVE, SPOKANE, WA 00000	25132.3029	single family home	1	3
E0589RRAP	2003 W DEAN AVE, SPOKANE, WA 00000	25131.6101	single family home	1	3
E0590RRAP	1805 W COLLEGE AVE, SPOKANE, WA 00000	25134.1611	single family home	1	3
E0591RRAP	2305 W GARDNER AVE, SPOKANE, WA 00000	25132.0314	single family home	1	3
E0592RRAP	1818 W BOONE AVE, SPOKANE, WA 00000	25131.1312	single family home	1	3
E0593RRAP	5423 N REGAL ST, SPOKANE, WA 00000	36334.0105	single family home	1	1
E0594RRAP	2006 E EMPIRE AVE, SPOKANE, WA 00000	35043.0637	single family home	1	1
E0600RRAP	3007 E 15TH AVE, SPOKANE, WA 00000	35272.0626	single family home	1	2
E0601RRAP	2317 W BUCKEYE AVE, SPOKANE, WA 00000	25122.3201	single family home	1	3
E0575RRAP	2328 W BROAD AVE, SPOKANE, WA 00000	26363.4407	single family home	1	3
E0576RRAP	3823 W LONGFELLOW AVE, SPOKANE, WA 00000	25022.2304	single family home	1	3
E0577RRAP	3923 W BROAD AVE, SPOKANE, WA 00000	26353.2502	single family home	1	3
E0578RRAP	2216 W MILFORD PL, SPOKANE, WA 00000	25123.1205	single family home	1	3
E0579RRAP	5318 W HOFFMAN PL, SPOKANE, WA 00000	25032.0116	single family home	1	3

E0580RRAP	3807 E 32ND AVE, SPOKANE, WA 00000	35341.1114	single family home	1	2
E0581RRAP	2904 W CENTRAL AVE, SPOKANE, WA 00000	26351.0520	single family home	1	3
E0582RRAP	218 W 23RD AVE, SPOKANE, WA 00000	35304.0315	single family home	1	2
E0583RRAP	1823 E THURSTON AVE, SPOKANE, WA 00000	35333.1215	single family home	1	2
E0584RRAP	2524 N NORMANDIE ST, SPOKANE, WA 00000	35071.3411	single family home	1	3
E0552RRAP	1518 S MAGNOLIA ST, SPOKANE, WA 00000	35282.0429	single family home	1	2
E0553RRAP	1724 W RIVERSIDE AVE, #0002, SPOKANE, WA 00000	25134.4802	apartment building	1	3
E0554RRAP	2623 W DECATUR AVE, SPOKANE, WA 00000	26362.0604	single family home	1	3
E0555RRAP	107 W 18TH AVE, SPOKANE, WA 00000	35301.1703	single family home	1	2
E0527RRAP	5520 W NORTHWEST BLVD, SPOKANE, WA 00000	25032.1219	single family home	1	3
E0528RRAP	704 E THURSTON AVE, SPOKANE, WA 00000	35324.2008	single family home	1	2
E0529RRAP	1007 W CENTRAL AVE, SPOKANE, WA 00000	36312.4401	single family home	1	3
E0530RRAP	2209 W 4TH AVE, SPOKANE, WA 99204	25242.3605	apartment building	1	3
E0550RRAP	408 S HEMLOCK ST, SPOKANE, WA 99204	25242.3608	apartment building	1	3
E0558RRAP	1911 W CLEVELAND AVE, SPOKANE, WA 00000	25121.1210	single family home	1	3
E0559RRAP	2810 W WOODSIDE AVE, SPOKANE, WA 00000	26253.0608	single family home	1	3
E0560RRAP	3804 W HEROY AVE, SPOKANE, WA 00000	25022.0521	single family home	1	3
E0561RRAP	2831 N MAYFAIR ST, SPOKANE, WA 00000	35082.1501	single family home	1	1
E0562RRAP	947 E BALDWIN AVE, SPOKANE, WA 00000	35084.1919	single family home	1	1
E0563RRAP	1841 W BRIDGE AVE, SPOKANE, WA 99201	25134.6706	single family home	1	3
E0516RRAP	25 W 15th AVE, SPOKANE, WA 99203	35301.2802	apartment building	1	2
E0517RRAP	8918 N OAK ST, SPOKANE, WA 00000	26241.1110	single family home	1	3
E0518RRAP	1117 E WALTON AVE, SPOKANE, WA 00000	35051.3122	single family home	1	1
E0519RRAP	2824 W BROADWAY AVE, SPOKANE, WA 00000	25132.3126	single family home	1	3
E0520RRAP	404 E 25TH AVE, SPOKANE, WA 00000	35293.1408	single family home	1	2
E0522RRAP	719 W MAXWELL AVE, SPOKANE, WA 00000	35182.0812	single family home	1	3
E0523RRAP	1228 E 40TH AVE, SPOKANE, WA 00000	35324.1106	single family home	1	2
E0524RRAP	5627 N FOREST BLVD, SPOKANE, WA 00000	26352.2107	single family home	1	3
E0525RRAP	4205 W JANICE AVE, SPOKANE, WA 00000	26262.1111	single family home	1	3
E0533RRAP	4018 E PRATT AVE, SPOKANE, WA 00000	35224.2903	single family home	1	2
E0534RRAP	1229 N NORTHWEST BLVD, SPOKANE, WA 00000	35073.0901	apartment building	1	3
E0535RRAP	5820 N MAPLE ST, SPOKANE, WA 00000	26361.3402	single family home	1	3

E0536RRAP	2705 W FRANCIS AVE, SPOKANE, WA 00000	26362.0206	single family home	1	3
E0537RRAP	169 S STEVENS ST, #201, SPOKANE, WA 99201	35191.2815	apartment building	1	1
E0538RRAP	2317 E 46TH AVE, SPOKANE, WA 00000	34041.0505	single family home	1	2
E0539RRAP	5403 N HAWTHORNE ST, SPOKANE, WA 00000	36313.2306	single family home	1	3
E0540RRAP	2309 W BRIDGE AVE, SPOKANE, WA 99201	25133.3128	single family home	1	3
E0541RRAP	1928 W 9TH AVE, SPOKANE, WA 00000	25244.5007	single family home	1	2
E0542RRAP	115 W PARK PL, SPOKANE, WA 00000	35071.0703	single family home	1	3
E0543RRAP	844 W CLIFF DR, SPOKANE, WA 00000	35193.4620	apartment building	1	2
E0544RRAP	1435 S WALNUT ST, SPOKANE, WA 00000	25251.0121	single family home	1	2
E0644RRAP	2228 W SANSON AVE, SPOKANE, WA 00000	26363.0109	single family home	1	3
E0645RRAP	1124 E RICH AVE, SPOKANE, WA 00000	35051.2302	single family home	1	1
E0647RRAP	4728 N HAWTHORNE ST, SPOKANE, WA 00000	36313.3118	single family home	1	3
E0648RRAP	1208 E 18TH AVE, SPOKANE, WA 00000	35291.1410	single family home	1	2
E0649RRAP	1212 E 18TH AVE, SPOKANE, WA 00000	35291.1409	single family home	1	2
E0651RRAP	1310 S D ST, SPOKANE, WA 99224	25234.5812	single family home	1	2
E0653RRAP	1311 S WESTCLIFF PL, ##510, SPOKANE, WA 00000	25233.1140	apartment building	1	2
E0654RRAP	4051 E 5TH AVE, SPOKANE, WA 00000	35221.2020	single family home	1	2
E0655RRAP	5908 N CANNON ST, SPOKANE, WA 00000	26361.2012	single family home	1	3
E0661RRAP	1623 E 13TH AVE, SPOKANE, WA 00000	35213.3018	single family home	1	2
E0662RRAP	1628 E 12TH AVE, SPOKANE, WA 00000	35213.3007	single family home	1	2
E0663RRAP	3816 E 15TH AVE, SPOKANE, WA 00000	35271.0708	single family home	1	2
E0664RRAP	603 E 18TH AVE, SPOKANE, WA 00000	35292.0808	single family home	1	2
E0665RRAP	3910 E 19TH AVE, SPOKANE, WA 00000	35271.3620	single family home	1	2
E0666RRAP	3904 E 19TH AVE, SPOKANE, WA 00000	35271.3621	single family home	1	2
E0667RRAP	4024 E 22ND AVE, SPOKANE, WA 00000	35274.2631	single family home	1	2
E0668RRAP	1416 E 34TH AVE, SPOKANE, WA 00000	35332.1910	single family home	1	2
E0669RRAP	3023 E 35TH AVE, SPOKANE, WA 00000	35342.2121	single family home	1	2
E0670RRAP	1012 E 37TH AVE, SPOKANE, WA 00000	35324.0209	single family home	1	2
E0671RRAP	1007 E 40TH AVE, SPOKANE, WA 00000	35324.0922	single family home	1	2
E0672RRAP	1027 E COURTLAND AVE, SPOKANE, WA 00000	35054.2318	single family home	1	1
E0673RRAP	5419 N CRESTLINE ST, SPOKANE, WA 00000	36333.0102	single family home	1	1
E0674RRAP	3207 S FISKE ST, SPOKANE, WA 00000	35342.1401	single family home	1	2

E0675RRAP	5916 N LOMA DR, SPOKANE, WA 00000	26362.0328	single family home	1	3
E0676RRAP	4803 N JEFFERSON ST, SPOKANE, WA 00000	36313.3206	single family home	1	3
E0677RRAP	1927 S MOUNT VERNON DR, SPOKANE, WA 99223	35272.2205	single family home	1	2
E0678RRAP	2618 W PROVIDENCE AVE, SPOKANE, WA 00000	25013.0508	single family home	1	3
E0679RRAP	4012 W WINSTON DR, SPOKANE, WA 00000	26352.1810	single family home	1	3
E0680RRAP	1648 E DEVOE LN, SPOKANE, WA 00000	36283.2820	single family home	1	1
E0681RRAP	1715 W PLEASANT LN, SPOKANE, WA 00000	26241.0606	single family home	1	3
E0682RRAP	20 W KEELY CT, SPOKANE, WA 00000	34071.0968	single family home	1	2
E0683RRAP	2017 E DECATUR AVE, SPOKANE, WA 00000	36332.0122	single family home	1	1
E0626RRAP	2610 S LINCOLN ST, SPOKANE, WA 00000	35303.3402	single family home	1	2
E0627RRAP	813 E 34TH AVE, SPOKANE, WA 00000	35321.1622	single family home	1	2
E0628RRAP	3117 W CLEVELAND AVE, SPOKANE, WA 00000	25111.1604	single family home	1	3
E0629RRAP	4711 N LINCOLN ST, SPOKANE, WA 00000	36313.1810	single family home	1	3
E0630RRAP	1021 W 29TH AVE, SPOKANE, WA 00000	35312.0210	single family home	1	2
E0631RRAP	7934 N WILDING DR, SPOKANE, WA 00000	36204.1811	single family home	1	1
E0632RRAP	3724 E 26TH AVE, SPOKANE, WA 00000	35274.1219	single family home	1	2
E0633RRAP	4250 E CONGRESS ST, SPOKANE, WA 99223	35271.4321	single family home	1	2
E0610RRAP	628 E INDIANA AVE, SPOKANE, WA 00000	35083.4105	single family home	1	1
E0611RRAP	412 E 28TH AVE, SPOKANE, WA 00000	35293.2808	single family home	1	2
E0635RRAP	4250 E CONGRESS ST, SPOKANE, WA 99223	35271.4321	single family home	1	2
E0636RRAP	4212 E 8TH AVE, SPOKANE, WA 00000	35224.1324	single family home	1	2
E0637RRAP	4219 E 12TH AVE, SPOKANE, WA 00000	35224.4110	single family home	1	2
E0638RRAP	4224 E 35TH AVE, SPOKANE, WA 00000	35341.2543	single family home	1	2
E0639RRAP	3317 E 30TH AVE, SPOKANE, WA 00000	35342.0213	single family home	1	2
E0640RRAP	1019 E THURSTON AVE, SPOKANE, WA 00000	35324.1219	single family home	1	2
E0605RRAP	1503 E 40TH AVE, SPOKANE, WA 00000	35333.0617	single family home	1	2
E0607RRAP	112 S NAPA ST, SPOKANE, WA 00000	35212.0906	single family home	1	2
E0608RRAP	3127 E 17TH AVE, SPOKANE, WA 00000	35272.1117	single family home	1	2
E0596RRAP	220 W 30TH AVE, SPOKANE, WA 00000	35311.0536	single family home	1	2
E0597RRAP	717 E WALTON AVE, SPOKANE, WA 00000	35051.2920	single family home	1	1
E0603RRAP	1417 E 39TH AVE, SPOKANE, WA 00000	35333.0312	single family home	1	2
E0617RRAP	117 W 17TH AVE, SPOKANE, WA 00000	35301.1611	single family home	1	2

E0618RRAP	2337 W PROVIDENCE AVE, SPOKANE, WA 00000	25013.1308	single family home	1	3
E0619RRAP	3002 E 32ND AVE, SPOKANE, WA 00000	35342.1320	single family home	1	2
E0620RRAP	1331 E CLUB CT, SPOKANE, WA 00000	35324.4401	single family home	1	2
E0621RRAP	2412 E GORDON AVE, SPOKANE, WA 00000	35044.0423	single family home	1	1
E0622RRAP	3908 W PRINCETON AVE, SPOKANE, WA 00000	25022.0322	single family home	1	3
E0623RRAP	3429 W 2ND AVE, SPOKANE, WA 00000	25231.3005	single family home	1	2
E0504RRAP	5020 N ALAMEDA BLVD, SPOKANE, WA 00000	26353.2915	single family home	1	3
E0505RRAP	3327 W GARLAND AVE, SPOKANE, WA 00000	25024.4407	single family home	1	3
E0506RRAP	5820 N LOMA DR, SPOKANE, WA 00000	26362.0325	single family home	1	3
E0498RRAP	9204 N OAK ST, SPOKANE, WA 00000	26241.1018	single family home	1	3
E0499RRAP	814 W FAIRVIEW AVE, SPOKANE, WA 00000	35072.1309	single family home	1	3
E0500RRAP	209 E SIERRA AVE, SPOKANE, WA 00000	36203.3307	single family home	1	1
E0513RRAP	1605 E OLYMPIC AVE, SPOKANE, WA 00000	36333.3214	single family home	1	1
E0514RRAP	7878 N WILDING DR, ##3, SPOKANE, WA 00000	36291.6003	apartment building	1	1
E0510RRAP	1203 W GORDON AVE, SPOKANE, WA 00000	35063.1601	single family home	1	3
E0511RRAP	4906 W HOUSTON AVE, SPOKANE, WA 00000	26274.2004	single family home	1	3
E0489RRAP	2723 E 19TH AVE, SPOKANE, WA 00000	35281.0439	single family home	1	2
E0508RRAP	1418 W 6TH AVE, #201, SPOKANE, WA 00000	25241.5507	single family home	1	2
E0487RRAP	1523 W WILSON AVE, SPOKANE, WA 00000	25134.4706	single family home	1	3
E0492RRAP	3204 E 36TH AVE, SPOKANE, WA 00000	35342.3128	single family home	1	2
E0493RRAP	3203 E 37TH AVE, SPOKANE, WA 00000	35342.3121	single family home	1	2
E0494RRAP	3212 E 36TH AVE, SPOKANE, WA 00000	35342.3119	single family home	1	2
E0495RRAP	3207 E 37TH AVE, SPOKANE, WA 00000	35342.3122	single family home	1	2
E0496RRAP	3211 E 37TH AVE, SPOKANE, WA 00000	35342.3123	single family home	1	2
E0478RRAP	47 E EMPIRE AVE, SPOKANE, WA 00000	35053.0407	single family home	1	1
E0479RRAP	5711 N GREENWOOD BLVD, SPOKANE, WA 00000	26352.3021	single family home	1	3
E0482RRAP	2618 W GRACE AVE, SPOKANE, WA 00000	25122.1909	single family home	1	3
E0483RRAP	1608 W 8TH AVE, SPOKANE, WA 00000	25244.3516	apartment building	1	2
E0484RRAP	7809 N MAPLE ST, SPOKANE, WA 00000	26251.1014	single family home	1	3
E0474RRAP	3303 E 34TH AVE, SPOKANE, WA 00000	35342.1830	single family home	1	2
E0475RRAP	863 E HARTSON AVE, SPOKANE, WA 00000	35201.5504	apartment building	1	2
E0476RRAP	857 E HARTSON AVE, SPOKANE, WA 00000	35201.5503	apartment building	1	2

E0436RRAP	4228 E 35th AVE, SPOKANE, WA 00000	35341.2544	single family home	1	2
E0442RRAP	825 E 33RD AVE, SPOKANE, WA 00000	35321.0926	single family home	1	2
E0446RRAP	1307 E BISMARCK AVE, SPOKANE, WA 00000	36321.0919	single family home	1	1
E0451RRAP	909 W 13TH AVE, UNIT 102, SPOKANE, WA 99204	35193.4702	apartment building	1	2
E0452RRAP	4004 E 15TH AVE, SPOKANE, WA 00000	35271.0912	single family home	1	2
E0453RRAP	4016 E 33RD AVE, SPOKANE, WA 00000	35341.1805	single family home	1	2
E0454RRAP	3926 E 35TH AVE, SPOKANE, WA 00000	35341.2707	single family home	1	2
E0455RRAP	606 W 15TH AVE, SPOKANE, WA 00000	35301.0414	duplex	1	2
E0456RRAP	3211 E 15TH AVE, SPOKANE, WA 00000	35272.0414	single family home	1	2
E0356RRAP	1323 S RAY ST, SPOKANE, WA 00000	35223.3101	single family home	1	2
E0358RRAP	1019 S FREYA ST, SPOKANE, WA 00000	35224.3406	single family home	1	2
E0359RRAP	4028 E 32ND AVE, SPOKANE, WA 00000	35341.1517	single family home	1	2
E0360RRAP	1529 E THURSTON AVE, SPOKANE, WA 00000	35333.0723	single family home	1	2
E0361RRAP	4204 E 8TH AVE, SPOKANE, WA 00000	35224.1314	single family home	1	2
E0362RRAP	1610 S MADISON ST, SPOKANE, WA 00000	35302.1602	single family home	1	2
E0371RRAP	918 E SHARP AVE, SPOKANE, WA 00000	35171.1203	single family home	1	1
E0369RRAP	702 E MISSION AVE, SPOKANE, WA 00000	35171.0107	single family home	1	1
E0398RRAP	2621 W HOFFMAN AVE, SPOKANE, WA 00000	25012.0204	single family home	1	3
E0399RRAP	118 W COURTLAND AVE, SPOKANE, WA 00000	35064.3105	single family home	1	3
E0400RRAP	1625 W KEDLIN LN, SPOKANE, WA 00000	26241.2025	single family home w/ ADU	1	3
E0401RRAP	2210 N DENVER ST, SPOKANE, WA 00000	35084.0114	single family home	1	1
E0402RRAP	2622 W SANSON AVE, SPOKANE, WA 00000	26363.0509	single family home	1	3
E0403RRAP	2804 W QUEEN AVE, SPOKANE, WA 00000	26363.2214	single family home	1	3
E0404RRAP	3115 W TRINITY PL, SPOKANE, WA 00000	25234.6210	single family home	1	2
E0405RRAP	5501 N OAK ST, SPOKANE, WA 00000	26361.3009	single family home	1	3
E0406RRAP	1712 E 13TH AVE, SPOKANE, WA 00000	35213.3303	single family home w/ ADU	1	2
E0407RRAP	3327 E 29TH AVE, SPOKANE, WA 00000	35273.0211	single family home	1	2
E0408RRAP	714 S FERRALL ST, SPOKANE, WA 00000	35223.0212	single family home	1	2
E0409RRAP	4927 N WALNUT ST, SPOKANE, WA 00000	26364.1007	single family home	1	3
E0375RRAP	914 E INDIANA AVE, SPOKANE, WA 00000	35084.2908	single family home	1	1
E0376RRAP	327 W JOSEPH AVE, SPOKANE, WA 00000	36311.2502	single family home	1	3
E0377RRAP	3101 W 5TH AVE, SPOKANE, WA 00000	25231.5001	single family home	1	2

E0378RRAP	2710 W HEATH AVE, SPOKANE, WA 00000	26243.2206	single family home	1	3
E0380RRAP	1224 S MAPLE ST, SPOKANE, WA 00000	25244.0714	single family home	1	2
E0381RRAP	639 N RIVERPOINT BLVD, ##J103, SPOKANE, WA 00000	35173.2904	apartment building	1	1
E0382RRAP	1417 W KIERNAN AVE, SPOKANE, WA 00000	25014.0904	single family home	1	3
E0383RRAP	3608 W GARLAND AVE, SPOKANE, WA 00000	25021.2911	single family home	1	3
E0384RRAP	1837 W COLLEGE AVE, SPOKANE, WA 00000	25134.1605	single family home	1	3
E0412RRAP	508 S HAVEN ST, SPOKANE, WA 00000	35222.4102	single family home	1	2
E0413RRAP	1834 E 6TH AVE, SPOKANE, WA 00000	35212.4513	single family home	1	2
E0417RRAP	227 W COURTLAND AVE, SPOKANE, WA 00000	35064.3506	single family home	1	3
E0418RRAP	4509 N HARTLEY ST, SPOKANE, WA 00000	25031.1009	single family home	1	3
E0419RRAP	1918 E NEBRASKA AVE, SPOKANE, WA 00000	36332.3507	single family home	1	1
E0420RRAP	5521 N LOMA DR, SPOKANE, WA 00000	26362.1618	single family home	1	3
E0434RRAP	1422 S WALL ST, SPOKANE, WA 00000	35302.0125	single family home	1	2
E0387RRAP	1408 E GLASS AVE, SPOKANE, WA 00000	35043.0959	single family home	1	1
E0429RRAP	1318 E 13TH AVE, SPOKANE, WA 00000	35204.4003	single family home	1	2
E0430RRAP	5508 N MONROE ST, SPOKANE, WA 00000	36312.5407	single family home	1	3
E0431RRAP	1414 W CHELAN AVE, SPOKANE, WA 00000	25121.2904	single family home	1	3
E0432RRAP	3910 S ALDER CIR, SPOKANE, WA 00000	35343.2102	single family home	1	2
E0423RRAP	224 W SHANNON AVE, SPOKANE, WA 00000	35074.3108	duplex	1	3
E0424RRAP	226 W Shannon AVE, SPOKANE, WA 99205	35074.3108	duplex	1	3
E0425RRAP	2408 W PROVIDENCE AVE, SPOKANE, WA 00000	25013.0307	single family home	1	3
E0426RRAP	6506 N ELIZABETH ST, SPOKANE, WA 00000	26273.1026	single family home	1	3
E0391RRAP	2223 N MORTON ST, SPOKANE, WA 00000	35081.6305	single family home	1	1
E0392RRAP	3140 E 28TH AVE, SPOKANE, WA 00000	35273.0302	single family home	1	2
E0393RRAP	6711 S MEADOW ST, SPOKANE, WA 00000	34071.0310	single family home	1	2
E0868RRAP	5722 N NETTLETON ST, SPOKANE, WA 00000	26362.1935	single family home	1	3
E0875RRAP	1718 W TREE LN, SPOKANE, WA 00000	26241.0906	single family home	1	3
E0876RRAP	3712 E 12TH AVE, SPOKANE, WA 00000	35224.4904	single family home	1	2
E0847RRAP	6005 N FLEMING ST, SPOKANE, WA 00000	26352.0420	single family home	1	3
E0848RRAP	825 E 38TH AVE, SPOKANE, WA 00000	35324.0423	single family home	1	2
E0849RRAP	5922 N OAK ST, SPOKANE, WA 00000	26361.0814	single family home	1	3
E0850RRAP	507 E EUCLID AVE, SPOKANE, WA 00000	35053.4013	single family home	1	1

E0851RRAP	2338 W PROVIDENCE AVE, SPOKANE, WA 00000	25013.0209	single family home	1	3
E0830RRAP	1915 N Maple ST, SPOKANE, WA 99205	25124.2601	single family home	1	3
E0831RRAP	2307 W FAIRVIEW AVE, SPOKANE, WA 00000	25122.1306	single family home	1	3
E0844RRAP	1617 N POST ST, SPOKANE, WA 00000	35073.4807	single family home	1	3
E0845RRAP	6011 N PARK VIEW LN, SPOKANE, WA 00000	26341.2303	single family home	1	3
E0827RRAP	314 E QUEEN AVE, SPOKANE, WA 00000	36323.1126	single family home	1	1
E0854RRAP	3903 W CROWN AVE, SPOKANE, WA 00000	26353.0504	single family home	1	3
E0855RRAP	3708 E 12TH AVE, SPOKANE, WA 00000	35224.4905	single family home	1	2
E0856RRAP	1519 W KNOX AVE, SPOKANE, WA 00000	25124.3604	single family home	1	3
E0857RRAP	721 E THURSTON AVE, SPOKANE, WA 00000	35324.1515	single family home	1	2
E0858RRAP	1628 E 13TH AVE, SPOKANE, WA 00000	35213.3306	single family home	1	2
E0859RRAP	6814 N Old Fort DR, SPOKANE, WA 99208	26273.2805	single family home	1	3
E0860RRAP	2403 W ROSEWOOD AVE, SPOKANE, WA 00000	26253.1808	single family home	1	3
E0861RRAP	5822 N ALAMEDA ST, SPOKANE, WA 00000	26352.2324	single family home	1	3
E0862RRAP	2215 W DECATUR AVE, SPOKANE, WA 00000	26362.1002	single family home	1	3
E0912RRAP	7209 N PINE ROCK ST, SPOKANE, WA 00000	26272.0208	single family home	1	3
E0913RRAP	727 S OAK ST, SPOKANE, WA 00000	25244.3606	single family home	1	2
E0914RRAP	1012 E LACROSSE AVE, SPOKANE, WA 00000	35051.3110	single family home	1	1
E0906RRAP	4211 N POST ST, SPOKANE, WA 00000	35062.0204	single family home	1	3
E0907RRAP	711 S MAPLE ST, SPOKANE, WA 00000	25244.3407	single family home	1	2
E0908RRAP	1707 W KEDLIN LN, SPOKANE, WA 00000	26241.2027	single family home	1	3
E0904RRAP	4128 E 34TH AVE, SPOKANE, WA 00000	35341.2306	single family home	1	2
E0902RRAP	3712 W WOODSIDE AVE, SPOKANE, WA 00000	26263.0416	single family home	1	3
E0900RRAP	3304 E 16TH AVE, SPOKANE, WA 00000	35272.1047	single family home	1	2
E0883RRAP	2704 E PACIFIC AVE, SPOKANE, WA 00000	35211.2319	single family home	1	2
E0889RRAP	2408 E 1ST AVE, SPOKANE, WA 00000	35211.1303	single family home	1	2
E0890RRAP	2424 W GLASS AVE, SPOKANE, WA 00000	25013.2508	single family home	1	3
E0891RRAP	2424 W PACIFIC AVE, SPOKANE, WA 00000	25242.1016	single family home	1	3
E0892RRAP	2523 E 44TH AVE, SPOKANE, WA 00000	35334.2112	single family home	1	2
E0893RRAP	2652 E 39TH AVE, SPOKANE, WA 00000	35334.2701	single family home	1	2
E0894RRAP	2724 N SMITH ST, SPOKANE, WA 00000	35091.1413	single family home	1	1
E0896RRAP	2908 W MONTICELLO PL, SPOKANE, WA 00000	26354.0711	single family home	1	3

E0897RRAP	3003 E 15TH AVE, SPOKANE, WA 00000	35272.0616	single family home	1	2
E0898RRAP	3020 S DIVISION ST, SPOKANE, WA 00000	35311.0735	single family home	1	2
E0916RRAP	804 W MANSFIELD AVE, SPOKANE, WA 00000	35073.2707	single family home	1	3
E0919RRAP	103 E HEROY AVE, SPOKANE, WA 00000	35052.1113	single family home	1	1
E0920RRAP	829 W CHELAN AVE, SPOKANE, WA 00000	35072.4105	single family home	1	3
E0921RRAP	8516 N MAYFAIR ST, #18, SPOKANE, WA 99208	36203.3617	apartment building	1	1
E0923RRAP	8705 N CHERRY LN, SPOKANE, WA 00000	26241.2002	single family home	1	3
E0924RRAP	1108 S WALL ST, SPOKANE, WA 00000	35193.4505	single family home	1	2
E0925RRAP	8914 N OAK ST, SPOKANE, WA 00000	26241.1111	single family home	1	3
E0927RRAP	9314 N FARMDALE ST, SPOKANE, WA 00000	26221.0702	single family home	1	3
E0928RRAP	4127 W BROAD AVE, SPOKANE, WA 00000	26353.2001	single family home	1	3
E0929RRAP	3627 E 14TH AVE, SPOKANE, WA 00000	35224.6114	single family home	1	2
E0930RRAP	6119 N BRAEBURN DR, SPOKANE, WA 00000	26362.0240	single family home	1	3
E0936RRAP	3209 W TRINITY PL, SPOKANE, WA 99224	25234.6217	single family home	1	2
E0937RRAP	3232 W TRINITY PL, SPOKANE, WA 99224	25234.6310	single family home	1	2
E0938RRAP	3623 W PRINCETON AVE, SPOKANE, WA 00000	25021.1408	single family home	1	3
E0939RRAP	4311 E VANTAGE LN, SPOKANE, WA 00000	36352.0302	single family home	1	1
E0940RRAP	4720 N BEMIS ST, SPOKANE, WA 00000	26353.2003	single family home	1	3
E0941RRAP	5111 W MANOR CREST ST, SPOKANE, WA 00000	25031.0902	single family home	1	3
E0942RRAP	5118 W HOFFMAN PL, SPOKANE, WA 00000	25032.0105	single family home	1	3
E0943RRAP	5129 W HOFFMAN PL, SPOKANE, WA 00000	25032.0205	single family home	1	3
E0944RRAP	514 E OLYMPIC AVE, SPOKANE, WA 00000	36323.1309	single family home	1	1
E0945RRAP	5204 N WALNUT ST, SPOKANE, WA 00000	26364.0819	single family home	1	3
E0946RRAP	5206 W HOFFMAN PL, SPOKANE, WA 00000	25032.0109	single family home	1	3
E0947RRAP	5224 W HOFFMAN PL, SPOKANE, WA 00000	25032.0112	single family home	1	3
E0948RRAP	5306 W HOFFMAN PL, SPOKANE, WA 00000	25032.0114	single family home	1	3
E0949RRAP	5528 N MILTON ST, SPOKANE, WA 00000	26362.1424	single family home	1	3
E0950RRAP	5728 N LOMA DR, SPOKANE, WA 00000	26362.1522	single family home	1	3
E0951RRAP	724 W CLEVELAND AVE, SPOKANE, WA 00000	35072.1509	single family home	1	3
E0952RRAP	3822 N E ST, SPOKANE, WA 00000	25024.0505	single family home	1	3
E0953RRAP	911 E NEBRASKA AVE, SPOKANE, WA 00000	36321.2521	single family home	1	1
E0833RRAP	302 E ERMINA AVE, SPOKANE, WA 00000	35083.1206	single family home	1	1

E0834RRAP	4718 N ASSEMBLY ST, SPOKANE, WA 00000	26353.1902	single family home	1	3
E0835RRAP	1717 E 8TH AVE, SPOKANE, WA 00000	35213.2115	single family home	1	2
E0836RRAP	828 W JACKSON AVE, SPOKANE, WA 00000	35072.4407	single family home	1	3
E0837RRAP	4311 N MAPLE ST, SPOKANE, WA 00000	25011.1104	single family home	1	3
E0838RRAP	6007 N FOREST BLVD, SPOKANE, WA 00000	26352.1017	single family home	1	3
E0839RRAP	1714 W TIETON AVE, SPOKANE, WA 00000	26241.0925	single family home	1	3
E0840RRAP	2627 N ALTAMONT ST, SPOKANE, WA 00000	35091.2201	single family home	1	1
E0841RRAP	817 E EMPIRE AVE, SPOKANE, WA 00000	35054.0304	single family home	1	1
E0842RRAP	5023 N LEE ST, SPOKANE, WA 00000	36334.2402	single family home	1	1
E0823RRAP	5025 N HAVEN ST, SPOKANE, WA 00000	36343.2001	single family home	1	1
E0824RRAP	1407 E CLOVER AVE, SPOKANE, WA 00000	36282.1906	single family home	1	1
E0808RRAP	2826 W WABASH AVE, SPOKANE, WA 00000	26363.3612	single family home	1	3
E0809RRAP	2132 W SHANNON AVE, SPOKANE, WA 00000	25123.0128	single family home	1	3
E0810RRAP	3606 E 18TH AVE, SPOKANE, WA 00000	35271.3009	single family home	1	2
E0811RRAP	8604 N MAYFAIR SQ, #11, SPOKANE, WA 99208	36203.3611	apartment building	1	1
E0812RRAP	620 W 7th AVE, #Unit 403, Spokane, WA 99204	35195.5712	apartment building	1	2
E0813RRAP	920 E PLATEAU RD, SPOKANE, WA 00000	35294.1026	single family home	1	2
E0803RRAP	3314 W NORTHWEST BLVD, SPOKANE, WA 00000	25024.5912	single family home	1	3
E0804RRAP	5907 N WALL ST, SPOKANE, WA 00000	36312.0611	single family home	1	3
E0805RRAP	5004 N WASHINGTON ST, SPOKANE, WA 00000	36314.1318	single family home	1	3
E0806RRAP	4803 N STEVENS ST, SPOKANE, WA 00000	36314.1823	single family home	1	3
E0786RRAP	4610 N STEVENS ST, SPOKANE, WA 00000	35061.0914	single family home	1	3
E0783RRAP	36 E 33RD AVE, SPOKANE, WA 00000	35322.2302	single family home	1	2
E0816RRAP	1818 W KIERNAN AVE, SPOKANE, WA 00000	25014.2307	single family home	1	3
E0817RRAP	5428 N HAWTHORNE ST, SPOKANE, WA 00000	36313.2224	single family home	1	3
E0818RRAP	1408 W MONTGOMERY AVE, SPOKANE, WA 00000	25121.6012	single family home	1	3
E0819RRAP	2704 W ROCKWELL AVE, SPOKANE, WA 00000	25012.0427	single family home	1	3
E0820RRAP	4127 N WASHINGTON ST, SPOKANE, WA 00000	35061.2401	single family home	1	3
E0821RRAP	6604 N SUTHERLIN ST, SPOKANE, WA 00000	26263.1216	single family home	1	3
E0781RRAP	1918 E BOONE AVE, SPOKANE, WA 00000	35162.2604	single family home	1	1
E0779RRAP	9011 N SUNDANCE DR, SPOKANE, WA 00000	26211.3606	single family home	1	3
E0788RRAP	123 W 29TH AVE, SPOKANE, WA 00000	35311.0521	single family home	1	2

E0789RRAP	2821 E DIAMOND AVE, SPOKANE, WA 00000	36334.0924	single family home	1	1
E0790RRAP	5320 N ASH ST, SPOKANE, WA 00000	26364.0315	single family home	1	3
E0791RRAP	401 E NORA AVE, SPOKANE, WA 00000	35083.3913	single family home	1	1
E0792RRAP	1108 E NORA AVE, SPOKANE, WA 00000	35084.3304	single family home	1	1
E0793RRAP	1108 E NORA AVE, SPOKANE, WA 00000	35084.3304	single family home	1	1
E0794RRAP	217 E INDIANA AVE, SPOKANE, WA 00000	35083.2611	single family home	1	1
E0795RRAP	721 E NORA AVE, SPOKANE, WA 00000	35084.2711	single family home	1	1
E0796RRAP	5929 N HAVANA ST, SPOKANE, WA 00000	36341.3105	single family home	1	1
E0797RRAP	5929 N HAVANA ST, SPOKANE, WA 00000	36341.3105	single family home	1	1
E0798RRAP	313 E INDIANA AVE, SPOKANE, WA 00000	35083.1309	single family home	1	1
E0799RRAP	810 E INDIANA AVE, SPOKANE, WA 00000	35084.2804	single family home	1	1
E0800RRAP	1113 W INDIANA AVE, SPOKANE, WA 00000	35073.5905	single family home	1	3
E0801RRAP	3203 W DALTON AVE, SPOKANE, WA 00000	25024.3101	single family home	1	3
E0763RRAP	5709 S RAVENCREST DR, SPOKANE, WA 00000	34063.4909	single family home	1	2
E0764RRAP	5917 N ALAMEDA ST, SPOKANE, WA 00000	26352.0602	single family home	1	3
E0767RRAP	627 W PERSIMMON, SPOKANE, WA 99224	34061.0926	single family home	1	2
E0770RRAP	6617 N VICTOR ST, SPOKANE, WA 00000	26273.1002	single family home	1	3
E0771RRAP	6710 S MORAN VIEW ST, SPOKANE, WA 00000	34071.0518	single family home	1	2
E0772RRAP	6828 N G ST, SPOKANE, WA 00000	26264.1204	single family home	1	3
E0773RRAP	709 E Broad AVE, SPOKANE, WA 99207	36324.3322	single family home	1	1
E0774RRAP	724 E 39TH AVE, SPOKANE, WA 00000	35324.1408	single family home	1	2
E0739RRAP	108 E HOFFMAN AVE, SPOKANE, WA 00000	35052.0610	single family home	1	1
E0742RRAP	5215 N WHITEHOUSE ST, SPOKANE, WA 00000	36314.0804	single family home	1	3
E0743RRAP	1303 E ROCKWELL AVE, SPOKANE, WA 00000	35051.2419	single family home	1	1
E0744RRAP	1497 W JAY CT, SPOKANE, WA 99208	26241.2114	single family home	1	3
E0748RRAP	2924 W SANSON AVE, SPOKANE, WA 00000	26354.0605	single family home	1	3
E0749RRAP	5908 N OXFORD DR, SPOKANE, WA 00000	26341.0414	single family home	1	3
E0704RRAP	547 W RAPTOR PEAK DR, SPOKANE, WA 99224	34071.3113	single family home	1	2
E0705RRAP	5502 W WOODSIDE AVE, SPOKANE, WA 00000	26273.3010	single family home	1	3
E0685RRAP	212 E 16TH AVE, SPOKANE, WA 00000	35292.0530	single family home	1	2
E0686RRAP	307 W SHANNON AVE, SPOKANE, WA 00000	35074.3902	single family home	1	3
E0659RRAP	16 W KEELY CT, SPOKANE, WA 00000	34071.0967	single family home	1	2

E0708RRAP	2817 N STONE ST, SPOKANE, WA 00000	35091.1002	single family home	1	1
E0709RRAP	1503 E GLASS AVE, SPOKANE, WA 00000	35043.0951	single family home	1	1
E0696RRAP	6011 N BRAEBURN DR, SPOKANE, WA 00000	26362.0232	single family home	1	3
E0697RRAP	2212 S MYRTLE ST, SPOKANE, WA 00000	35274.2723	single family home	1	2
E0698RRAP	1618 E 11TH AVE, SPOKANE, WA 00000	35213.2908	single family home	1	2
E0699RRAP	3827 N CALISPEL ST, SPOKANE, WA 00000	35064.0404	single family home	1	3
E0700RRAP	453 W 25TH AVE, SPOKANE, WA 00000	35304.1611	single family home	1	2
E0701RRAP	507 W 15TH AVE, SPOKANE, WA 00000	35301.0502	single family home	1	2
E0702RRAP	5103 N BELT ST, SPOKANE, WA 00000	26363.2812	single family home	1	3
E0688RRAP	3611 W ROCKWELL AVE, SPOKANE, WA 00000	25021.2103	single family home	1	3
E0689RRAP	2211 W HOUSTON AVE, SPOKANE, WA 00000	26253.2102	single family home	1	3
E0690RRAP	2334 W KIERNAN AVE, SPOKANE, WA 00000	25013.1310	single family home	1	3
E0691RRAP	2403 W EVERETT AVE, SPOKANE, WA 00000	26363.1701	single family home	1	3
E0692RRAP	2622 W HEROY AVE, SPOKANE, WA 00000	25012.0233	single family home	1	3
E0693RRAP	2716 W EVERETT AVE, SPOKANE, WA 00000	26363.0908	single family home	1	3
E0694RRAP	3005 W DALKE AVE, SPOKANE, WA 00000	26351.0303	single family home	1	3
E0712RRAP	1223 E NEBRASKA AVE, SPOKANE, WA 00000	36321.2315	single family home	1	1
E0713RRAP	1826 W BUCKEYE AVE, SPOKANE, WA 00000	25121.0011	single family home	1	3
E0714RRAP	508 W BUCKEYE AVE, SPOKANE, WA 00000	35071.1619	single family home	1	3
E0715RRAP	1104 E ERMINA AVE, SPOKANE, WA 00000	35084.2006	single family home	1	1
E0716RRAP	1304 E 12TH AVE, SPOKANE, WA 00000	35204.3905	single family home	1	2
E0717RRAP	1924 E 17TH AVE, SPOKANE, WA 00000	35282.0835	single family home	1	2
E0718RRAP	1010 E 33RD AVE, SPOKANE, WA 00000	35321.1411	single family home	1	2
E0719RRAP	3216 E 42ND AVE, SPOKANE, WA 00000	35343.0311	single family home	1	2
E0720RRAP	3910 S Regal ST, #Unit 202, Spokane, WA 99223	35334.3504	apartment building	1	2
E0721RRAP	3409 S TEKOA ST, SPOKANE, WA 00000	35322.2213	single family home	1	2
E0722RRAP	1719 W TREE LN, SPOKANE, WA 00000	26241.0907	single family home	1	3
E0723RRAP	3704 N HEMLOCK ST, SPOKANE, WA 00000	25013.1407	single family home	1	3
E0724RRAP	1004 E NEWARK AVE, SPOKANE, WA 00000	35204.0901	single family home	1	2
E0725RRAP	628 S OAK ST, SPOKANE, WA 00000	25244.2815	single family home	1	2
E0726RRAP	1114 W FAIRVIEW AVE, SPOKANE, WA 00000	35072.1010	single family home	1	3
E0727RRAP	1308 E 11TH AVE, SPOKANE, WA 00000	35204.2706	single family home	1	2

E0728RRAP	3128 E 33RD AVE, SPOKANE, WA 00000	35342.1933	single family home	1	2
E0729RRAP	3604 S HELENA ST, SPOKANE, WA 00000	35332.2702	single family home	1	2
E0730RRAP	3919 W LONGFELLOW AVE, SPOKANE, WA 00000	25022.2404	single family home	1	3
E0731RRAP	2321 E 35TH AVE, SPOKANE, WA 00000	35331.1408	single family home	1	2
E1265RRAP	4115 S STONINGTON LN, SPOKANE, WA 00000	35334.3904	single family home	1	2
E1266RRAP	2621 W GARDNER AVE, SPOKANE, WA 00000	25132.2602	single family home	1	3
E1267RRAP	307 W MANSFIELD AVE, SPOKANE, WA 00000	35074.2102	single family home	1	3
E1268RRAP	604 W MONTGOMERY AVE, SPOKANE, WA 00000	35074.0701	single family home	1	3
E1269RRAP	1842 W COLLEGE AVE, SPOKANE, WA 99201	25134.1527	condo	1	3
E1270RRAP	4048 E 4TH AVE, SPOKANE, WA 99202	35221.2028	single family home	1	2
E1262RRAP	553 E EMPIRE AVE, SPOKANE, WA 00000	35053.0109	single family home	1	1
E1194RRAP	204 E EMPIRE AVE, SPOKANE, WA 00000	35053.0606	single family home	1	1
E1247RRAP	2607 N CRESTLINE ST, SPOKANE, WA 00000	35092.3404	single family home	1	1
E1248RRAP	1419 E THURSTON AVE, SPOKANE, WA 00000	35333.0715	single family home	1	2
E1249RRAP	920 E 36TH AVE, SPOKANE, WA 00000	35321.2625	single family home	1	2
E1254RRAP	3207 W FAIRVIEW AVE, SPOKANE, WA 00000	25111.1002	single family home	1	3
E1277RRAP	2417 S GRAND AVE, #A1, SPOKANE, WA 00000	35293.3201	condo	1	2
E1278RRAP	2417 S GRAND AVE, #A2, SPOKANE, WA 00000	35293.3202	condo	1	2
E1279RRAP	2417 S GRAND AVE, #A3, SPOKANE, WA 00000	35293.3203	condo	1	2
E1280RRAP	2417 S GRAND AVE, #A4, SPOKANE, WA 00000	35293.3204	condo	1	2
E1281RRAP	2411 S GRAND AVE, #B2, SPOKANE, WA 00000	35293.3206	condo	1	2
E1282RRAP	2411 S GRAND AVE, #B3, SPOKANE, WA 00000	35293.3207	condo	1	2
E1283RRAP	2411 S GRAND AVE, #B4, SPOKANE, WA 00000	35293.3208	condo	1	2
E1284RRAP	2411 S GRAND AVE, #B5, SPOKANE, WA 00000	35293.3209	condo	1	2
E1285RRAP	2407 S GRAND AVE, #C1, SPOKANE, WA 00000	35293.3210	condo	1	2
E1286RRAP	2407 S GRAND AVE, #C2, SPOKANE, WA 00000	35293.3211	condo	1	2
E1287RRAP	2407 S GRAND AVE, #C3, SPOKANE, WA 00000	35293.3212	condo	1	2
E1288RRAP	2407 S GRAND AVE, #C4, SPOKANE, WA 00000	35293.3213	condo	1	2
E1289RRAP	2407 S GRAND AVE, #C5, SPOKANE, WA 00000	35293.3214	condo	1	2
E1290RRAP	2404 W 2ND AVE, #C, SPOKANE, WA 00000	25242.3903	condo	1	3
E1244RRAP	1823 W NORTHRIDGE CT, #41, SPOKANE, WA 00000	26254.4541	condo	1	3
E1245RRAP	554 E LONGFELLOW AVE, SPOKANE, WA 00000	35052.1702	single family home	1	1

E1296RRAP	504 E DAVE CT, SPOKANE, WA 00000	36322.2511	single family home	1	1
E1297RRAP	717 E PROVIDENCE AVE, SPOKANE, WA 00000	35054.0521	single family home	1	1
E1298RRAP	1615 E BISMARCK AVE, SPOKANE, WA 00000	36332.1113	single family home	1	1
E1299RRAP	2504 W FRANCIS AVE, SPOKANE, WA 00000	26253.2704	single family home	1	3
E1300RRAP	1642 E BISMARCK AVE, SPOKANE, WA 00000	36332.1204	single family home	1	1
E1301RRAP	5925 N FOREST BLVD, SPOKANE, WA 00000	26352.0921	single family home	1	3
E1302RRAP	2016 W CLEVELAND AVE, SPOKANE, WA 99205	25121.2118	single family home	1	3
E1303RRAP	2018 W CLEVELAND AVE, SPOKANE, WA 00000	25121.2119	single family home	1	3
E1304RRAP	2704 S MYRTLE ST, SPOKANE, WA 00000	35274.0622	single family home	1	2
E1201RRAP	3604 E CLEVELAND AVE, SPOKANE, WA 00000	35101.1606	single family home	1	1
E1202RRAP	207 E GLASS AVE, SPOKANE, WA 00000	35053.1917	single family home	1	1
E1203RRAP	720 E GLASS AVE, SPOKANE, WA 00000	35054.2103	single family home	1	1
E1204RRAP	823 E GLASS AVE, SPOKANE, WA 00000	35054.1914	single family home	1	1
E1205RRAP	1804 W GRACE AVE, SPOKANE, WA 00000	25121.1102	single family home	1	3
E1206RRAP	1102 E LIBERTY AVE, SPOKANE, WA 00000	35054.3406	single family home	1	1
E1207RRAP	1202 E LIBERTY AVE, SPOKANE, WA 00000	35054.3311	single family home	1	1
E1208RRAP	1203 E LIBERTY AVE, SPOKANE, WA 00000	35054.3212	single family home	1	1
E1209RRAP	1213 E LIBERTY AVE, SPOKANE, WA 00000	35054.3214	single family home	1	1
E1210RRAP	1704 E LIBERTY AVE, SPOKANE, WA 00000	35043.1224	single family home	1	1
E1211RRAP	3013 N MAGNOLIA ST, SPOKANE, WA 00000	35092.0402	single family home	1	1
E1212RRAP	2123 E MARSHALL AVE, SPOKANE, WA 00000	35094.0909	single family home	1	1
E1213RRAP	3321 N POST ST, SPOKANE, WA 00000	35063.3208	single family home	1	3
E1214RRAP	5328 N POST ST, SPOKANE, WA 00000	36313.0118	single family home	1	3
E1215RRAP	5414 N POST ST, SPOKANE, WA 00000	36313.0120	single family home	1	3
E1216RRAP	1406 E ROCKWOOD BLVD, SPOKANE, WA 00000	35283.1601	single family home	1	2
E1217RRAP	2617 E SANSON AVE, SPOKANE, WA 00000	36334.0218	single family home	1	1
E1218RRAP	2123 E SINTO AVE, SPOKANE, WA 00000	35161.0609	single family home	1	1
E1219RRAP	4317 N WASHINGTON ST, SPOKANE, WA 00000	35061.1703	single family home	1	3
E1220RRAP	1117 E CARLISLE AVE, SPOKANE, WA 00000	35081.5211	single family home	1	1
E1236RRAP	3108 E 32ND AVE, SPOKANE, WA 00000	35342.1403	single family home	1	2
E1237RRAP	4008 W CROWN AVE, SPOKANE, WA 00000	26353.3203	single family home	1	3
E1238RRAP	3032 W DECATUR AVE, SPOKANE, WA 00000	26351.0616	single family home	1	3

E1239RRAP	4002 W CROWN AVE, SPOKANE, WA 99205	26353.3202	single family home	1	3
E1240RRAP	10435 N IROQUOIS DR, SPOKANE, WA 00000	26161.1010	single family home	1	3
E1197RRAP	4028 N MAPLE ST, SPOKANE, WA 00000	25011.3512	single family home	1	3
E1198RRAP	2911 E 32ND AVE, ##2, SPOKANE, WA 99223	35342.3425	condo	1	2
E1199RRAP	1204 E 35TH AVE, SPOKANE, WA 00000	35321.2224	single family home	1	2
E1170RRAP	2930 W WALTON AVE, SPOKANE, WA 00000	25021.3722	single family home	1	3
E1171RRAP	3115 E CARLISLE AVE, SPOKANE, WA 00000	35102.3905	single family home	1	1
E1172RRAP	3608 E 29TH AVE, SPOKANE, WA 00000	35341.0402	single family home	1	2
E1173RRAP	4022 E 15TH AVE, SPOKANE, WA 00000	35271.0906	single family home	1	2
E1174RRAP	421 E RICH AVE, SPOKANE, WA 00000	35052.1815	single family home	1	1
E1175RRAP	4227 N MAPLE ST, SPOKANE, WA 00000	25011.1801	single family home	1	3
E1176RRAP	4308 E Mt. Baldy LN, SPOKANE, WA 99217	36352.1101	single family home	1	1
E1177RRAP	4818 N ELGIN ST, SPOKANE, WA 00000	26364.3022	single family home	1	3
E1178RRAP	4918 N NELSON ST, SPOKANE, WA 00000	36334.1714	single family home	1	1
E1179RRAP	533 E LACROSSE AVE, SPOKANE, WA 00000	35052.2517	single family home	1	1
E1180RRAP	5503 N MONROE ST, SPOKANE, WA 00000	36312.5305	single family home	1	3
E1181RRAP	5903 N POST ST, SPOKANE, WA 00000	36312.0307	single family home	1	3
E1182RRAP	717 E NEBRASKA AVE, SPOKANE, WA 00000	36321.2620	single family home	1	1
E1183RRAP	724 E WELLESLEY AVE, SPOKANE, WA 00000	35051.0402	single family home	1	1
E1151RRAP	4723 N ELM ST, SPOKANE, WA 00000	26364.3108	single family home	1	3
E1152RRAP	1315 N ROGUE RIVER ST, SPOKANE, WA 99224	25142.3408	single family home	1	2
E1153RRAP	1312 W BISMARCK AVE, SPOKANE, WA 00000	36312.2518	single family home	1	3
E1164RRAP	1718 W WABASH AVE, SPOKANE, WA 00000	26364.1212	single family home	1	3
E1165RRAP	1814 W CHELAN AVE, SPOKANE, WA 00000	25121.3303	single family home	1	3
E1166RRAP	2108 E SHARP AVE, SPOKANE, WA 00000	35161.2202	single family home	1	1
E1167RRAP	2524 W WELLESLEY AVE, SPOKANE, WA 00000	26363.5308	single family home	1	3
E1168RRAP	2804 W GARDNER AVE, SPOKANE, WA 00000	25132.2417	single family home	1	3
E1034RRAP	1533 E 39TH AVE, SPOKANE, WA 00000	35333.0323	single family home	1	2
E1035RRAP	1603 E LACROSSE AVE, SPOKANE, WA 00000	35042.1413	single family home	1	1
E1036RRAP	1605 W 13TH AVE, SPOKANE, WA 99204	25244.5703	apartment building	1	2
E1037RRAP	1614 E PROVIDENCE AVE, SPOKANE, WA 00000	35043.0742	single family home	1	1
E1038RRAP	1625 E OLYMPIC AVE, SPOKANE, WA 00000	36333.3217	single family home	1	1

E1039RRAP	1702 N HOLLISTON RD, SPOKANE, WA 00000	25123.1107	single family home	1	3
E1040RRAP	1704 E 16TH AVE, SPOKANE, WA 00000	35282.0637	single family home	1	2
E1041RRAP	1706 W TIETON AVE, SPOKANE, WA 00000	26241.0923	single family home	1	3
E1042RRAP	1710 W TIETON AVE, SPOKANE, WA 00000	26241.0924	single family home	1	3
E1043RRAP	1711 W PLEASANT LN, SPOKANE, WA 00000	26241.0607	single family home	1	3
E1044RRAP	1716 W COURTLAND AVE, SPOKANE, WA 00000	25014.1908	single family home	1	3
E1045RRAP	1724 N LEE ST, SPOKANE, WA 00000	35094.2515	single family home	1	1
E1046RRAP	2308 S GRAND BLVD, SPOKANE, WA 00000	35293.0625	single family home	1	2
E1047RRAP	2313 W SHARP AVE, SPOKANE, WA 00000	25132.2112	single family home	1	3
E1048RRAP	2815 S LINCOLN ST, SPOKANE, WA 00000	35303.4606	single family home	1	2
E0959RRAP	1934 W RIVERSIDE AVE, SPOKANE, WA 00000	25134.3329	single family home	1	3
E0956RRAP	7320 N WISCOMB DR, SPOKANE, WA 99208	36292.4902	single family home	1	1
E0957RRAP	5908 W RIDGECREST DR, SPOKANE, WA 00000	26153.2202	single family home	1	3
E1015RRAP	914 W FAIRVIEW AVE, SPOKANE, WA 00000	35072.1209	single family home	1	3
E1016RRAP	1318 W GLASS AVE, SPOKANE, WA 00000	35063.1614	single family home	1	3
E1017RRAP	1016 E DECATUR AVE, SPOKANE, WA 00000	36321.0721	single family home	1	1
E0961RRAP	1226 S CEDAR ST, SPOKANE, WA 00000	25244.0513	single family home w/ ADU	1	2
E0962RRAP	1008 W GLASS AVE, SPOKANE, WA 00000	35063.1340	single family home	1	3
E0963RRAP	825 E 33RD AVE, SPOKANE, WA 00000	35321.0926	single family home	1	2
E1056RRAP	3708 E 25TH AVE, SPOKANE, WA 00000	35274.1307	single family home	1	2
E1057RRAP	4029 S SKYVIEW DR, SPOKANE, WA 00000	35323.2515	single family home	1	2
E1058RRAP	3104 E 30TH AVE, SPOKANE, WA 00000	35342.0617	single family home	1	2
E1059RRAP	3111 E 31st AVE, SPOKANE, WA 99223	35342.0603	single family home	1	2
E1060RRAP	3114 E 30TH AVE, SPOKANE, WA 00000	35342.0603	single family home	1	2
E1053RRAP	2107 E 7TH AVE, SPOKANE, WA 00000	35214.0107	single family home	1	2
E1054RRAP	720 W SHANNON AVE, SPOKANE, WA 00000	35214.0107	single family home	1	2
E1027RRAP	1307 E DALKE AVE, SPOKANE, WA 00000	36321.0813	single family home	1	1
E1028RRAP	1310 W JOSEPH AVE, SPOKANE, WA 00000	36312.3216	single family home	1	3
E1029RRAP	1335 E NINA AVE, SPOKANE, WA 00000	35204.1222	single family home	1	2
E1030RRAP	1404 W YORK AVE, SPOKANE, WA 00000	25121.4214	single family home	1	3
E1031RRAP	1414 W CAROLINA WAY, SPOKANE, WA 99208	26244.1303	single family home	1	3
E1032RRAP	1506 E VANETTA LN, SPOKANE, WA 00000	36283.2636	single family home	1	1

E1019RRAP	9220 N OAK ST, SPOKANE, WA 00000	26241.1014	single family home	1	3
E1020RRAP	112 E 16TH AVE, SPOKANE, WA 00000	35292.2907	single family home	1	2
E1021RRAP	9819 N FARMDALE ST, SPOKANE, WA 00000	26154.3713	single family home	1	3
E1022RRAP	117 E DALTON AVE, SPOKANE, WA 00000	35053.3516	single family home	1	1
E1070RRAP	4908 N MONROE ST, SPOKANE, WA 00000	36313.1313	single family home	1	3
E1074RRAP	706 W PROVIDENCE AVE, SPOKANE, WA 00000	35064.0707	single family home	1	3
E1024RRAP	1218 E 33RD AVE, SPOKANE, WA 00000	35321.1309	single family home	1	2
E1062RRAP	353 W COLUMBIA AVE, SPOKANE, WA 00000	36311.2405	single family home	1	3
E1064RRAP	616 E 33RD AVE, SPOKANE, WA 00000	35322.1802	single family home	1	2
E1066RRAP	4904 E UNION AVE, SPOKANE, WA 00000	35222.3813	single family home	1	2
E1099RRAP	2118 W MALLON AVE, SPOKANE, WA 00000	25132.0520	single family home	1	3
E1110RRAP	1307 E INDIANA AVE, SPOKANE, WA 00000	35084.2215	single family home	1	1
E1111RRAP	2214 W BUCKEYE AVE, SPOKANE, WA 00000	25122.2808	single family home	1	3
E1112RRAP	3117 W LACROSSE AVE, SPOKANE, WA 00000	25021.3804	single family home	1	3
E1113RRAP	4227 E 35TH AVE, SPOKANE, WA 00000	35341.2422	single family home	1	2
E1114RRAP	1221 E 20TH AVE, SPOKANE, WA 00000	35291.1716	single family home	1	2
E1083RRAP	202 S HAVEN ST, SPOKANE, WA 00000	35222.2401	single family home	1	2
E1084RRAP	211 S HOGAN ST, SPOKANE, WA 00000	35212.2107	single family home	1	2
E1085RRAP	216 W MANSFIELD AVE, SPOKANE, WA 00000	35074.1311	single family home	1	3
E1086RRAP	218 E FAIRVIEW AVE, SPOKANE, WA 00000	35082.0702	single family home	1	1
E1087RRAP	219 E FAIRVIEW AVE, SPOKANE, WA 00000	35082.0603	single family home	1	1
E1088RRAP	318 E FAIRVIEW AVE, SPOKANE, WA 00000	35082.0915	single family home	1	1
E1089RRAP	424 E FAIRVIEW AVE, SPOKANE, WA 00000	35082.0910	single family home	1	1
E1090RRAP	428 E FAIRVIEW AVE, SPOKANE, WA 00000	35082.0944	single family home	1	1
E1091RRAP	801 E 11TH AVE, SPOKANE, WA 00000	35204.3102	single family home	1	2
E1094RRAP	24 W COURTLAND AVE, SPOKANE, WA 00000	35064.3202	single family home	1	3
E1095RRAP	2709 W DEAN AVE, SPOKANE, WA 00000	25132.2812	single family home	1	3
E1096RRAP	2619 W DEAN AVE, SPOKANE, WA 00000	25132.2903	single family home	1	3
E1077RRAP	28 W 14TH AVE, SPOKANE, WA 00000	35194.1707	single family home w/ ADU	1	2
E1078RRAP	1633 E PROVIDENCE AVE, SPOKANE, WA 00000	35043.0728	single family home	1	1
E1079RRAP	218 E BRIDGEPORT AVE, SPOKANE, WA 00000	35053.3003	single family home	1	1
E1080RRAP	2121 E 35TH AVE, SPOKANE, WA 00000	35332.2212	single family home	1	2

E1133RRAP	4424 N WHITEHOUSE ST, SPOKANE, WA 00000	35061.0112	single family home	1	3
E1145RRAP	2816 W DELL DR, SPOKANE, WA 00000	26253.1117	single family home	1	3
E1147RRAP	938 E NORA AVE, SPOKANE, WA 00000	35084.3403	single family home	1	1
E1148RRAP	9923 N ARROWHEAD DR, SPOKANE, WA 00000	26153.2910	single family home	1	3
E1149RRAP	517 E COURTLAND AVE, SPOKANE, WA 00000	35053.2416	single family home	1	1
E1141RRAP	8710 N FARMDALE ST, SPOKANE, WA 00000	26221.0811	single family home	1	3
E1142RRAP	8811 N ELM ST, SPOKANE, WA 00000	26241.4209	single family home	1	3
E1143RRAP	6711 N FLEMING ST, SPOKANE, WA 00000	26263.1007	single family home	1	3
E1135RRAP	2719 W FAIRVIEW AVE, SPOKANE, WA 00000	25122.0904	single family home	1	3
E1136RRAP	402 W 16TH AVE, SPOKANE, WA 00000	35301.0622	single family home	1	2
E1137RRAP	6903 N DOUGLASS ST, SPOKANE, WA 00000	26273.3911	single family home	1	3
E1108RRAP	3011 E HOFFMAN AVE, SPOKANE, WA 00000	35032.4008	single family home	1	1
E1119RRAP	4231 E 28TH AVE, SPOKANE, WA 00000	35274.0815	single family home	1	2
E1120RRAP	5611 W HOLYOKE AVE, SPOKANE, WA 00000	26273.1302	single family home	1	3
E1121RRAP	907 W MAXWELL AVE, SPOKANE, WA 00000	35182.0602	single family home	1	3
E1128RRAP	1603 W Pacific AVE, SPOKANE, WA 99204	25241.1509	apartment building	1	3
E2928RRAP	2220 W DEAN AVE, SPOKANE, WA 00000	25132.0427	single family home	1	3
E2920RRAP	3215 N LINCOLN ST, SPOKANE, WA 00000	35063.3607	single family home	1	3
E2921RRAP	626 E BRIDGEPORT AVE, SPOKANE, WA 00000	35054.2906	single family home	1	1
E2923RRAP	1720 W CIMARRON LN, SPOKANE, WA 00000	26241.1404	single family home	1	3
E2924RRAP	1503 W 9TH AVE, SPOKANE, WA 00000	25244.4201	single family home	1	2
E2925RRAP	708 W KIERNAN AVE, SPOKANE, WA 00000	35063.1012	single family home	1	3
E2910RRAP	3607 E 28TH AVE, SPOKANE, WA 00000	35274.0503	single family home	1	2
E2911RRAP	527 E 8TH AVE, SPOKANE, WA 00000	35203.1219	single family home	1	2
E2912RRAP	539 E BRIDGEPORT AVE, SPOKANE, WA 00000	35053.2519	single family home	1	1
E2913RRAP	1217 E CARLISLE AVE, SPOKANE, WA 00000	35081.5004	single family home	1	1
E2914RRAP	2654 N WALNUT ST, SPOKANE, WA 00000	25121.2908	single family home	1	3
E2915RRAP	419 W DALTON AVE, SPOKANE, WA 00000	35064.5206	single family home	1	3
E2916RRAP	1311 W AUGUSTA AVE, SPOKANE, WA 00000	35073.4304	single family home	1	3
E2917RRAP	3221 N LINCOLN ST, SPOKANE, WA 00000	35063.3605	single family home	1	3
E2918RRAP	3211 N LINCOLN ST, SPOKANE, WA 00000	35063.3608	single family home	1	3
E2943RRAP	1218 E GORDON AVE, SPOKANE, WA 00000	35054.1708	single family home	1	1

E2944RRAP	3817 E PACIFIC AVE, SPOKANE, WA 00000	35221.0407	single family home	1	2
E2945RRAP	323 E COURTLAND AVE, SPOKANE, WA 00000	35053.2316	single family home	1	1
E2946RRAP	809 E 26TH AVE, SPOKANE, WA 00000	35294.1017	single family home	1	2
E2947RRAP	1424 E EVERETT AVE, SPOKANE, WA 00000	36333.2208	single family home	1	1
E2949RRAP	6118 N WALNUT ST, SPOKANE, WA 00000	26361.0114	single family home	1	3
E2950RRAP	1503 E 13TH AVE, SPOKANE, WA 00000	35213.3120	single family home	1	2
E2951RRAP	2713 E 5TH AVE, SPOKANE, WA 00000	35211.3408	single family home	1	2
E2952RRAP	1015 E DALKE AVE, SPOKANE, WA 00000	36321.0709	single family home	1	1
E2953RRAP	710 E 37TH AVE, SPOKANE, WA 00000	35324.0411	single family home	1	2
E2933RRAP	1612 E 8TH AVE, SPOKANE, WA 00000	35213.2208	single family home	1	2
E2934RRAP	2024 W BOONE AVE, SPOKANE, WA 00000	25131.1511	single family home	1	3
E2935RRAP	2127 W DEAN AVE, SPOKANE, WA 00000	25132.0509	single family home	1	3
E2936RRAP	2224 N MORTON ST, SPOKANE, WA 00000	35081.6406	single family home	1	1
E2937RRAP	2304 W BROADWAY AVE, SPOKANE, WA 00000	25132.0716	single family home	1	3
E2938RRAP	4123 W ROWAN AVE, SPOKANE, WA 00000	26352.2612	single family home	1	3
E2939RRAP	1118 E GARLAND AVE, SPOKANE, WA 00000	35051.3903	single family home	1	1
E2940RRAP	1304 E HOFFMAN AVE, SPOKANE, WA 00000	35051.0806	single family home	1	1
E2941RRAP	2320 W COLLEGE AVE, SPOKANE, WA 00000	25133.0218	single family home w/ ADU	1	3
E2978RRAP	7308 N HORIZON RIDGE LN, SPOKANE, WA 00000	26252.2118	single family home	1	3
E2975RRAP	29 W 27TH AVE, SPOKANE, WA 00000	35304.2706	single family home	1	2
E2993RRAP	381 E 9TH AVE, SPOKANE, WA 00000	35203.1419	single family home	1	2
E2994RRAP	2423 N NEVADA ST, SPOKANE, WA 00000	35081.5407	single family home	1	1
E2980RRAP	518 W 14TH AVE, SPOKANE, WA 00000	35194.0613	single family home	1	2
E2981RRAP	614 E 18TH AVE, SPOKANE, WA 00000	35292.0925	single family home	1	2
E2982RRAP	4109 E 35TH AVE, SPOKANE, WA 00000	35341.2325	single family home	1	2
E2983RRAP	2703 E THURSTON AVE, SPOKANE, WA 00000	35334.3303	single family home	1	2
E2984RRAP	3919 S DEARBORN ST, SPOKANE, WA 00000	35353.2001	single family home	1	2
E2985RRAP	4508 S COOK ST, SPOKANE, WA 00000	34041.1005	single family home	1	2
E2986RRAP	2703 E THURSTON AVE, SPOKANE, WA 00000	35334.3303	single family home	1	2
E2987RRAP	2326 W GARDNER AVE, SPOKANE, WA 00000	25132.0222	single family home	1	3
E2988RRAP	1221 W INDIANA AVE, SPOKANE, WA 00000	35073.5802	single family home	1	3
E2989RRAP	2718 W WELLESLEY AVE, SPOKANE, WA 00000	26363.5109	single family home	1	3

E2990RRAP	2409 W BOONE AVE, SPOKANE, WA 00000	25132.0205	single family home w/ ADU	1	3
E2971RRAP	1828 E 11TH AVE, SPOKANE, WA 00000	35213.1209	single family home	1	2
E2972RRAP	1224 E 38TH AVE, SPOKANE, WA 00000	35324.0806	single family home	1	2
E2973RRAP	734 E 40TH AVE, SPOKANE, WA 00000	35324.1506	single family home	1	2
E2967RRAP	424 E 23RD AVE, SPOKANE, WA 00000	35293.1015	single family home	1	2
E2968RRAP	1211 E 14TH AVE, SPOKANE, WA 00000	35204.4014	single family home	1	2
E2969RRAP	2608 S GRAND BLVD, SPOKANE, WA 00000	35293.1605	single family home	1	2
E2955RRAP	4002 N MAGNOLIA ST, SPOKANE, WA 00000	35042.3307	single family home	1	1
E2956RRAP	4203 N NAPA ST, SPOKANE, WA 00000	35042.2524	single family home	1	1
E2957RRAP	4323 N WHITEHOUSE ST, SPOKANE, WA 00000	35061.1615	single family home	1	3
E2958RRAP	2610 N STONE ST, SPOKANE, WA 00000	35091.2215	single family home	1	1
E2960RRAP	1318 W AUGUSTA AVE, SPOKANE, WA 00000	35073.5609	single family home	1	3
E2961RRAP	3015 E AUGUSTA AVE, SPOKANE, WA 00000	35103.3123	single family home	1	1
E2963RRAP	2808 S WALL ST, SPOKANE, WA 00000	35303.4702	single family home	1	2
E2964RRAP	1211 W 13TH AVE, SPOKANE, WA 00000	35193.2602	single family home	1	2
E3050RRAP	1338 W ROWAN AVE, SPOKANE, WA 00000	36312.3810	single family home	1	3
E3051RRAP	1426 W MONTGOMERY AVE, SPOKANE, WA 00000	25121.6008	duplex	1	3
E3046RRAP	1619 E 1ST AVE, SPOKANE, WA 00000	35212.0104	single family home	1	2
E3047RRAP	1044 W 11TH AVE, SPOKANE, WA 00000	35193.1304	single family home	1	2
E3048RRAP	1110 E 8TH AVE, SPOKANE, WA 00000	35204.1105	triplex	1	2
E3054RRAP	814 E 10TH AVE, SPOKANE, WA 00000	35204.2204	single family home	1	2
E3055RRAP	1620 E 15TH AVE, SPOKANE, WA 00000	35282.0315	single family home	1	2
E3056RRAP	1201 E BALDWIN AVE, SPOKANE, WA 00000	35084.2111	single family home	1	1
E3057RRAP	5804 N OAK ST, SPOKANE, WA 00000	26361.3207	single family home	1	3
E3058RRAP	4003 N HOWARD ST, SPOKANE, WA 00000	35061.2706	single family home	1	3
E3059RRAP	1403 W 5TH AVE, #D, SPOKANE, WA 00000	25241.5604	condo	1	2
E3060RRAP	624 E MONTGOMERY AVE, SPOKANE, WA 00000	35083.0802	single family home	1	1
E3061RRAP	2330 S JEFFERSON ST, SPOKANE, WA 00000	35303.1909	single family home	1	2
E3062RRAP	2427 W BRIDGE AVE, SPOKANE, WA 99201	25133.3108	condo	1	3
E3017RRAP	3527 E 36TH AVE, SPOKANE, WA 00000	35342.2507	single family home	1	2
E3044RRAP	2408 W CROWN AVE, SPOKANE, WA 00000	26363.1711	single family home	1	3
E3001RRAP	2428 E 5TH AVE, SPOKANE, WA 00000	35211.4406	single family home	1	2

E3020RRAP	2711 E ROWAN AVE, SPOKANE, WA 00000	36331.2415	single family home	1	1
E3021RRAP	3318 E 32ND AVE, SPOKANE, WA 00000	35342.1517	single family home	1	2
E3022RRAP	4232 E 36TH AVE, SPOKANE, WA 00000	35341.3221	single family home	1	2
E3023RRAP	2711 E SANSON AVE, SPOKANE, WA 00000	36334.0115	single family home	1	1
E3024RRAP	2711 E ROWAN AVE, SPOKANE, WA 00000	36331.2415	single family home	1	1
E3025RRAP	2734 N CRESTLINE ST, SPOKANE, WA 00000	35091.0917	single family home	1	1
E3026RRAP	2823 E QUEEN AVE, SPOKANE, WA 00000	36334.1623	single family home	1	1
E3027RRAP	2907 N LACEY ST, SPOKANE, WA 00000	35091.0322	single family home	1	1
E3028RRAP	4014 N MARTIN ST, SPOKANE, WA 00000	35042.3109	single family home	1	1
E3029RRAP	4017 N CRESTLINE ST, SPOKANE, WA 00000	35042.3103	single family home	1	1
E3030RRAP	4928 N CRESTLINE ST, SPOKANE, WA 00000	36334.2412	single family home	1	1
E3031RRAP	5111 N Regal ST, SPOKANE, WA 99217	36334.1623	single family home	1	1
E3032RRAP	6018 N ALBERTA ST, SPOKANE, WA 00000	26362.0715	single family home	1	3
E3033RRAP	1707 E BROAD AVE, SPOKANE, WA 00000	36333.3719	single family home	1	1
E3034RRAP	4104 W EVERETT AVE, SPOKANE, WA 00000	26353.1024	single family home	1	3
E3035RRAP	4328 N MADISON ST, SPOKANE, WA 00000	35062.4411	single family home	1	3
E3036RRAP	711 E PRINCETON AVE, SPOKANE, WA 00000	35051.0523	single family home	1	1
E3037RRAP	1707 E QUEEN AVE, SPOKANE, WA 00000	36333.3007	single family home	1	1
E3038RRAP	5307 W HOFFMAN PL, SPOKANE, WA 00000	25032.0211	single family home	1	3
E3039RRAP	5623 N HAVEN ST, SPOKANE, WA 00000	36342.1808	single family home	1	1
E3040RRAP	107 W KNOX AVE, SPOKANE, WA 00000	35074.3302	single family home	1	3
E3041RRAP	507 E COLUMBIA AVE, SPOKANE, WA 00000	36322.1714	single family home	1	1
E2999RRAP	2718 S LAMONTE ST, SPOKANE, WA 00000	35293.2405	single family home	1	2
E2996RRAP	2424 E DECATUR AVE, SPOKANE, WA 00000	36331.0704	single family home	1	1
E3003RRAP	639 N RIVERPOINT BLVD, ##G101, SPOKANE, WA 99202	35173.2702	condo	1	1
E3004RRAP	2514 E WELLESLEY AVE, SPOKANE, WA 00000	35041.0209	single family home	1	1
E3005RRAP	518 E JOSEPH AVE, SPOKANE, WA 00000	36322.2108	single family home	1	1
E3009RRAP	527 E JOSEPH AVE, SPOKANE, WA 00000	36322.2018	single family home	1	1
E3010RRAP	807 E INDIANA AVE, SPOKANE, WA 00000	35084.2507	single family home	1	1
E3011RRAP	2708 N LACEY ST, SPOKANE, WA 00000	35091.1513	single family home	1	1
E3012RRAP	807 E 40TH AVE, SPOKANE, WA 00000	35324.1421	single family home	1	2
E3013RRAP	2708 N SMITH ST, SPOKANE, WA 00000	35091.1421	single family home	1	1

E3014RRAP	811 E VICKSBURG AVE, SPOKANE, WA 00000	36204.0414	single family home	1	1
E3015RRAP	815 W WILLAPA AVE, SPOKANE, WA 00000	34062.2152	single family home	1	2
E2880RRAP	3422 N NETTLETON ST, SPOKANE, WA 00000	25013.2905	single family home	1	3
E2881RRAP	1360 W WABASH AVE, SPOKANE, WA 00000	36313.2912	single family home	1	3
E2882RRAP	5029 N MADISON ST, SPOKANE, WA 00000	36313.1501	single family home	1	3
E2883RRAP	5108 N ADAMS ST, SPOKANE, WA 00000	36313.2612	single family home	1	3
E2884RRAP	3203 E 34TH AVE, SPOKANE, WA 00000	35342.1831	single family home	1	2
E2885RRAP	3217 E 33RD AVE, SPOKANE, WA 00000	35342.1524	single family home	1	2
E2886RRAP	4120 E CONGRESS AVE, SPOKANE, WA 00000	35271.4414	duplex	1	2
E2887RRAP	5204 N STEVENS ST, SPOKANE, WA 00000	36314.0719	single family home	1	3
E2888RRAP	4928 N NORMANDIE ST, SPOKANE, WA 00000	36314.1018	single family home	1	3
E2889RRAP	5014 N NORMANDIE ST, SPOKANE, WA 00000	36314.1021	single family home	1	3
E2890RRAP	5018 N NORMANDIE ST, SPOKANE, WA 00000	36314.1022	single family home	1	3
E2891RRAP	123 W QUEEN AVE, SPOKANE, WA 00000	36314.1024	single family home	1	3
E2865RRAP	1826 W GARDNER AVE, SPOKANE, WA 00000	25131.5223	single family home	1	3
E2866RRAP	1907 W CHELAN AVE, SPOKANE, WA 00000	25121.3702	single family home	1	3
E2867RRAP	1507 E ROCKWELL AVE, SPOKANE, WA 00000	35042.1220	single family home	1	1
E2868RRAP	1824 W SHARP AVE, SPOKANE, WA 00000	25131.2006	single family home	1	3
E2869RRAP	1912 W GARDNER AVE, SPOKANE, WA 00000	25131.5310	single family home	1	3
E2870RRAP	1924 W SHARP AVE, SPOKANE, WA 00000	25131.1908	single family home	1	3
E2871RRAP	2431 N ATLANTIC ST, SPOKANE, WA 00000	35071.3701	single family home	1	3
E2872RRAP	2004 W MALLON AVE, SPOKANE, WA 00000	25131.6114	single family home	1	3
E2873RRAP	4721 N RUSTLE ST, SPOKANE, WA 00000	26353.2025	single family home	1	3
E2874RRAP	2418 N CINCINNATI ST, SPOKANE, WA 00000	35081.5504	single family home	1	1
E2875RRAP	934 E NORA AVE, SPOKANE, WA 00000	35084.3404	single family home	1	1
E2876RRAP	1109 S WALNUT ST, SPOKANE, WA 00000	25244.5806	condo	1	2
E2877RRAP	1608 W 8th AVE, #Unit 203, Spokane, WA 99204	25244.3517	condo	1	2
E2862RRAP	1530 E 15TH AVE, SPOKANE, WA 00000	35282.0351	single family home	1	2
E2893RRAP	4818 N NORMANDIE ST, SPOKANE, WA 00000	36314.2311	single family home	1	3
E2894RRAP	1318 E RICH AVE, SPOKANE, WA 00000	35051.2403	single family home	1	1
E2895RRAP	2127 E 4TH AVE, SPOKANE, WA 00000	35211.2507	single family home	1	2
E2903RRAP	2928 N ATLANTIC ST, SPOKANE, WA 00000	35071.0803	single family home	1	3

E2853RRAP	1316 E ROWAN AVE, SPOKANE, WA 00000	36324.0103	single family home	1	1
E2854RRAP	1418 W FAIRVIEW AVE, SPOKANE, WA 00000	25121.2305	single family home	1	3
E2855RRAP	1502 E DESMET AVE, SPOKANE, WA 00000	35162.3301	single family home	1	1
E2856RRAP	1604 W MISSION AVE, SPOKANE, WA 00000	25124.5402	single family home	1	3
E2857RRAP	1728 E LONGFELLOW AVE, SPOKANE, WA 00000	35042.2305	single family home	1	1
E2858RRAP	1738 E WELLESLEY AVE, SPOKANE, WA 00000	35042.1805	single family home	1	1
E2859RRAP	1623 W CLARKE AVE, SPOKANE, WA 00000	25134.4902	condo	1	3
E2842RRAP	2434 N WISCOMB ST, SPOKANE, WA 00000	35082.2612	single family home	1	1
E2843RRAP	918 E OLYMPIC AVE, SPOKANE, WA 00000	36324.3103	single family home	1	1
E2844RRAP	807 E EUCLID AVE, SPOKANE, WA 00000	35054.3812	single family home	1	1
E2845RRAP	2531 W FRANCIS AVE, SPOKANE, WA 00000	26362.0121	single family home	1	3
E2846RRAP	2930 W WOODSIDE AVE, SPOKANE, WA 00000	26264.0321	single family home	1	3
E2847RRAP	1104 E GARLAND AVE, SPOKANE, WA 00000	35051.3906	single family home	1	1
E2848RRAP	1117 E EMPIRE AVE, SPOKANE, WA 00000	35054.0209	single family home	1	1
E2849RRAP	1118 E PROVIDENCE AVE, SPOKANE, WA 00000	35054.1003	single family home	1	1
E2850RRAP	1119 N MADELIA ST, SPOKANE, WA 00000	35162.2306	single family home	1	1
E2851RRAP	1202 E COURTLAND AVE, SPOKANE, WA 00000	35054.2510	single family home	1	1
E2837RRAP	3027 W DALKE AVE, SPOKANE, WA 00000	26351.0802	single family home	1	3
E2827RRAP	520 S NAPA ST, SPOKANE, WA 00000	35212.3906	single family home	1	2
E2828RRAP	1713 W 11TH AVE, SPOKANE, WA 00000	25244.1504	single family home	1	2
E2809RRAP	714 N MAPLE ST, SPOKANE, WA 00000	25134.0209	single family home	1	3
E2810RRAP	1207 S LACEY ST, SPOKANE, WA 00000	35214.2504	single family home	1	2
E2811RRAP	2804 E 12TH AVE, SPOKANE, WA 00000	35214.2503	single family home	1	2
E2750RRAP	4307 W EVERETT AVE, SPOKANE, WA 00000	26353.1226	single family home	1	3
E2751RRAP	2003 E HEROY AVE, SPOKANE, WA 00000	35042.2016	single family home	1	1
E2752RRAP	2619 W ROCKWELL AVE, SPOKANE, WA 00000	25012.0504	single family home	1	3
E2753RRAP	213 W KNOX AVE, SPOKANE, WA 00000	35074.3103	single family home	1	3
E2754RRAP	3706 N FERRALL ST, SPOKANE, WA 00000	35033.6212	single family home	1	1
E2755RRAP	3628 W PRINCETON AVE, SPOKANE, WA 00000	25021.1114	single family home	1	3
E2756RRAP	4810 N ALLEN PL, SPOKANE, WA 00000	26354.1612	single family home	1	3
E2740RRAP	1219 W YORK AVE, SPOKANE, WA 00000	35072.4805	single family home	1	3
E2741RRAP	5440 N ADDISON ST, SPOKANE, WA 00000	36323.0110	single family home	1	1

E2742RRAP	2424 E GORDON AVE, SPOKANE, WA 00000	35044.0420	single family home	1	1
E2743RRAP	727 E GARLAND AVE, SPOKANE, WA 00000	35051.3624	single family home	1	1
E2744RRAP	4208 N MADISON ST, SPOKANE, WA 00000	35062.0408	single family home	1	3
E2745RRAP	423 E PROVIDENCE AVE, SPOKANE, WA 00000	35053.0719	single family home	1	1
E2746RRAP	2725 W COLUMBIA AVE, SPOKANE, WA 00000	26362.1437	single family home	1	3
E2747RRAP	603 S ARTHUR ST, SPOKANE, WA 00000	35201.6612	single family home	1	2
E2748RRAP	1830 W CLEVELAND AVE, SPOKANE, WA 00000	25121.1906	single family home	1	3
E2764RRAP	4007 E 5TH AVE, SPOKANE, WA 00000	35221.2012	single family home	1	2
E2765RRAP	1640 E BROAD AVE, SPOKANE, WA 00000	36333.4105	single family home	1	1
E2766RRAP	1103 E 34TH AVE, SPOKANE, WA 00000	35321.1417	single family home	1	2
E2767RRAP	408 E EVERETT AVE, SPOKANE, WA 00000	36323.0704	single family home	1	1
E2768RRAP	111 S MADELIA ST, SPOKANE, WA 00000	35212.1102	single family home	1	2
E2769RRAP	412 E EVERETT AVE, SPOKANE, WA 00000	36323.0703	single family home	1	1
E2770RRAP	409 S REGAL ST, SPOKANE, WA 00000	35222.4011	single family home	1	2
E2771RRAP	429 E HEROY AVE, SPOKANE, WA 00000	35052.1022	single family home	1	1
E2772RRAP	4017 E 33RD AVE, SPOKANE, WA 00000	35341.1537	single family home	1	2
E2773RRAP	4119 S STONINGTON LN, SPOKANE, WA 00000	35334.3905	single family home	1	2
E2774RRAP	503 E 9TH AVE, SPOKANE, WA 00000	35203.1313	single family home	1	2
E2775RRAP	3216 E 29TH AVE, SPOKANE, WA 00000	35342.0203	single family home	1	2
E2776RRAP	3924 E 28TH AVE, SPOKANE, WA 00000	35274.0309	single family home	1	2
E2777RRAP	33 W 36TH AVE, SPOKANE, WA 00000	35311.1506	single family home	1	2
E2708RRAP	5615 W LYONS CT, SPOKANE, WA 00000	26273.3209	single family home	1	3
E2804RRAP	924 E ILLINOIS AVE, SPOKANE, WA 00000	35084.1406	single family home	1	1
E2814RRAP	1221 E Rich AVE, SPOKANE, WA 99207	35051.1717	single family home	1	1
E2815RRAP	424 W GORDON AVE, SPOKANE, WA 00000	35064.1022	single family home	1	3
E2816RRAP	1205 E 28TH AVE, SPOKANE, WA 00000	35294.2408	single family home	1	2
E2817RRAP	2826 W WELLESLEY AVE, SPOKANE, WA 00000	26363.5012	single family home	1	3
E2818RRAP	4215 S LATAWAH ST, SPOKANE, WA 00000	35323.2005	single family home	1	2
E2819RRAP	5013 N HOWARD ST, SPOKANE, WA 00000	36314.1603	single family home	1	3
E2820RRAP	1008 E INDIANA AVE, SPOKANE, WA 00000	35084.3009	single family home	1	1
E2821RRAP	913 E BALDWIN AVE, SPOKANE, WA 00000	35084.1913	single family home	1	1
E2822RRAP	933 E ILLINOIS AVE, SPOKANE, WA 00000	35084.0918	single family home	1	1

E2823RRAP	1122 E ERMINA AVE, SPOKANE, WA 00000	35084.2001	single family home	1	1
E2796RRAP	1528 E 40TH AVE, SPOKANE, WA 00000	35333.0701	single family home	1	2
E2797RRAP	3924 W HOFFMAN AVE, SPOKANE, WA 00000	25022.0220	single family home	1	3
E2798RRAP	2115 W KIERNAN AVE, SPOKANE, WA 00000	25014.3402	single family home	1	3
E2799RRAP	407 E 18TH AVE, SPOKANE, WA 00000	35292.0712	single family home	1	2
E2800RRAP	811 W 13TH AVE, SPOKANE, WA 00000	35193.3303	single family home	1	2
E2801RRAP	6124 N BUFFALO ST, SPOKANE, WA 00000	36312.1115	single family home	1	3
E2802RRAP	6014 N POST ST, SPOKANE, WA 00000	36312.0404	single family home	1	3
E2781RRAP	3011 W HOFFMAN AVE, SPOKANE, WA 00000	25021.0408	single family home	1	3
E2782RRAP	215 E 18TH AVE, SPOKANE, WA 00000	35292.0617	single family home	1	2
E2783RRAP	3221 W TRINITY PL, SPOKANE, WA 99224	25234.6219	single family home	1	2
E2784RRAP	827 E WALTON AVE, SPOKANE, WA 00000	35051.3019	single family home	1	1
E2785RRAP	919 N MADELIA ST, SPOKANE, WA 00000	35162.3707	single family home	1	1
E2786RRAP	3615 E 12TH AVE, SPOKANE, WA 00000	35224.4713	single family home	1	2
E2787RRAP	1011 E ROWAN AVE, SPOKANE, WA 00000	36321.2912	single family home	1	1
E2788RRAP	1026 E EVERETT AVE, SPOKANE, WA 00000	36324.0706	single family home	1	1
E2789RRAP	1818 E 11TH AVE, SPOKANE, WA 00000	35213.1231	single family home	1	2
E2790RRAP	2011 E NEBRASKA AVE, SPOKANE, WA 00000	36332.3414	single family home	1	1
E2791RRAP	320 E EUCLID AVE, SPOKANE, WA 00000	35082.0507	single family home	1	1
E2633RRAP	8 W 26TH AVE, SPOKANE, WA 00000	35304.2321	single family home	1	2
E2634RRAP	4602 N CALISPEL ST, SPOKANE, WA 00000	35061.0211	single family home	1	3
E2635RRAP	4708 N WHITEHOUSE ST, SPOKANE, WA 00000	36314.2110	single family home	1	3
E2629RRAP	41 E 26TH AVE, SPOKANE, WA 00000	35293.1917	single family home	1	2
E2630RRAP	2016 N POST ST, SPOKANE, WA 00000	35073.1402	single family home	1	3
E2616RRAP	3215 E 44TH AVE, SPOKANE, WA 00000	35343.0622	single family home	1	2
E2617RRAP	2007 E 14TH AVE, SPOKANE, WA 00000	35213.1712	single family home	1	2
E2623RRAP	707 E 32ND AVE, SPOKANE, WA 00000	35321.0814	single family home	1	2
E2619RRAP	4601 E 43 RD AVE, SPOKANE, WA 00000	35353.2702	single family home	1	2
E2620RRAP	4911 W HOFFMAN PL, SPOKANE, WA 00000	25031.0409	single family home	1	3
E2621RRAP	9008 N ASH ST, SPOKANE, WA 00000	26241.0406	single family home	1	3
E2655RRAP	1623 W CLARKE AVE, SPOKANE, WA 00000	25134.4902	condo	1	3
E2656RRAP	1808 W SUMMIT PKWY, SPOKANE, WA 99201	25134.7018	condo	1	3

E2657RRAP	3114 W GORDON AVE, SPOKANE, WA 00000	25024.1010	single family home	1	3
E2658RRAP	305 E CLEVELAND AVE, SPOKANE, WA 00000	35082.0928	single family home	1	1
E2649RRAP	6029 N MONTEVISTA PL, SPOKANE, WA 00000	26361.1804	single family home	1	3
E2650RRAP	6111 N ALBERTA ST, SPOKANE, WA 00000	26362.0447	single family home	1	3
E2651RRAP	614 E HARTSON AVE, SPOKANE, WA 00000	35203.0121	single family home	1	2
E2640RRAP	7220 N DRUMHELLER ST, SPOKANE, WA 00000	26262.0419	single family home	1	3
E2641RRAP	538 E EVERETT AVE, SPOKANE, WA 00000	36323.0831	single family home	1	1
E2642RRAP	5511 N CANNON ST, SPOKANE, WA 00000	26361.2810	single family home	1	3
E2643RRAP	5522 N MILTON ST, SPOKANE, WA 00000	26362.1423	single family home	1	3
E2644RRAP	5709 N BEMIS ST, SPOKANE, WA 00000	26352.2528	single family home	1	3
E2645RRAP	5717 N LINCOLN ST, SPOKANE, WA 00000	36312.4602	single family home	1	3
E2647RRAP	5921 N RIDGEVIEW PL, SPOKANE, WA 00000	26361.2207	single family home	1	3
E2637RRAP	5303 N ADAMS ST, SPOKANE, WA 00000	36313.2212	single family home	1	3
E2638RRAP	5318 W WOODSIDE AVE, SPOKANE, WA 00000	26273.3032	single family home	1	3
E2613RRAP	6102 S BROOK HAVEN ST, SPOKANE, WA 99224	34063.3101	single family home	1	2
E2614RRAP	3807 E 6TH AVE, SPOKANE, WA 00000	35221.2412	single family home	1	2
E2605RRAP	4711 N REGAL ST, SPOKANE, WA 00000	36334.3209	single family home	1	1
E2606RRAP	4717 N WALL ST, SPOKANE, WA 00000	36313.2008	single family home	1	3
E2607RRAP	48 E EVERETT AVE, SPOKANE, WA 00000	36323.2403	single family home	1	1
E2608RRAP	4827 N ASH ST, SPOKANE, WA 00000	26364.1301	single family home	1	3
E2609RRAP	4918 W PRINCETON PL, SPOKANE, WA 00000	25031.0432	single family home	1	3
E2600RRAP	4208 N WHITEHOUSE ST, SPOKANE, WA 00000	35061.3507	single family home	1	3
E2601RRAP	4235 E CARLISLE AVE, SPOKANE, WA 00000	35101.5809	single family home	1	1
E2603RRAP	4601 N LINCOLN ST, SPOKANE, WA 00000	35062.3517	single family home	1	3
E2596RRAP	411 E 7TH AVE, SPOKANE, WA 00000	35203.0239	single family home	1	2
E2597RRAP	4122 E FREDERICK AVE, SPOKANE, WA 00000	35101.3303	single family home	1	1
E2598RRAP	4128 S LEE ST, SPOKANE, WA 00000	35334.1720	single family home	1	2
E2582RRAP	3507 N ATLANTIC ST, SPOKANE, WA 00000	35064.1905	single family home	1	3
E2583RRAP	3514 W BROAD PL, SPOKANE, WA 00000	26354.1918	single family home	1	3
E2584RRAP	3521 W FRANCIS AVE, SPOKANE, WA 00000	26351.2105	single family home	1	3
E2585RRAP	3628 E CARLISLE AVE, SPOKANE, WA 00000	35101.4901	single family home	1	1
E2586RRAP	3710 N OAK ST, SPOKANE, WA 00000	25014.0504	single family home	1	3

E2587RRAP	3728 W DELBERT AVE, SPOKANE, WA 00000	26263.0308	single family home	1	3
E2588RRAP	3818 W LACROSSE AVE, SPOKANE, WA 00000	25022.2609	single family home	1	3
E2589RRAP	3003 W LACROSSE AVE, SPOKANE, WA 00000	25021.3704	single family home	1	3
E2590RRAP	3916 E MONTGOMERY AVE, SPOKANE, WA 00000	35104.0408	single family home	1	1
E2591RRAP	3917 N OAK ST, SPOKANE, WA 00000	25011.4103	single family home	1	3
E2592RRAP	4004 N CEDAR ST, SPOKANE, WA 00000	35062.2807	single family home	1	3
E2593RRAP	4008 W EVERETT AVE, SPOKANE, WA 00000	26353.1013	single family home	1	3
E2594RRAP	4017 S HATCH ST, SPOKANE, WA 00000	35324.2005	single family home	1	2
E2578RRAP	326 E 21ST AVE, SPOKANE, WA 00000	35292.2011	single family home	1	2
E2579RRAP	3317 E FAIRVIEW AVE, SPOKANE, WA 00000	35102.0309	single family home	1	1
E2580RRAP	34 E COURTLAND AVE, SPOKANE, WA 00000	35053.2807	single family home	1	1
E2573RRAP	3028 W ELOIKA AVE, SPOKANE, WA 00000	26351.1004	single family home	1	3
E2574RRAP	3123 W BISMARCK AVE, SPOKANE, WA 00000	26351.0904	single family home	1	3
E2575RRAP	3125 W TRINITY PL, SPOKANE, WA 00000	25234.6212	single family home	1	2
E2576RRAP	3208 E 20TH AVE, SPOKANE, WA 00000	35272.3105	single family home	1	2
E2664RRAP	735 E 36TH AVE, SPOKANE, WA 00000	35321.2422	single family home	1	2
E2665RRAP	7878 N WILDING DR, ##4, SPOKANE, WA 00000	36291.6004	apartment building	1	1
E2666RRAP	7878 N WILDING DR, ##14, SPOKANE, WA 00000	36291.6014	apartment building	1	1
E2667RRAP	7903 N WILDING DR, SPOKANE, WA 00000	36204.1717	single family home	1	1
E2660RRAP	3118 E MARIETTA AVE, SPOKANE, WA 00000	35102.3412	duplex	1	1
E2653RRAP	6903 N CINCINNATI ST, SPOKANE, WA 00000	36294.3706	single family home	1	1
E2676RRAP	2107 E SOUTH CRESCENT AVE, SPOKANE, WA 00000	35094.1009	single family home	1	1
E2677RRAP	4238 E 24TH AVE, SPOKANE, WA 00000	35274.1732	single family home	1	2
E2678RRAP	4714 N WASHINGTON ST, SPOKANE, WA 00000	36314.2012	single family home	1	3
E2679RRAP	537 E PRINCETON AVE, SPOKANE, WA 00000	35052.0817	single family home	1	1
E2680RRAP	4014 N WHITEHOUSE ST, SPOKANE, WA 00000	35061.4309	single family home	1	3
E2681RRAP	4614 N WHITEHOUSE ST, SPOKANE, WA 00000	35061.0102	single family home	1	3
E2682RRAP	166 S COEUR DALENE ST, #D104, SPOKANE, WA 99204	25242.2904	single family home	1	3
E2683RRAP	1624 E WABASH AVE, SPOKANE, WA 00000	36333.3807	single family home	1	1
E2684RRAP	6027 N FLEMING ST, SPOKANE, WA 00000	26352.0418	single family home	1	3
E2693RRAP	109 W HEROY AVE, SPOKANE, WA 00000	35061.0604	single family home	1	3
E2694RRAP	4127 N MADISON ST, SPOKANE, WA 00000	35062.2401	single family home	1	3

E2695RRAP	104 W SUSSEX CT, SPOKANE, WA 00000	35061.0424	single family home	1	3
E2690RRAP	3614 N C ST, SPOKANE, WA 00000	25024.0907	single family home	1	3
E2691RRAP	4314 E FREDERICK AVE, SPOKANE, WA 00000	35101.3403	single family home	1	1
E2688RRAP	1012 S CAROUSEL LN, SPOKANE, WA 00000	25233.0805	single family home	1	2
E2662RRAP	7308 N TUCANNON ST, SPOKANE, WA 00000	26281.1505	single family home	1	3
E2686RRAP	507 E SINTO AVE, SPOKANE, WA 00000	35172.0217	single family home	1	1
E2670RRAP	924 E 39TH AVE, SPOKANE, WA 00000	35324.1308	single family home	1	2
E2671RRAP	925 E 33RD AVE, SPOKANE, WA 00000	35321.1026	single family home	1	2
E2672RRAP	939 E ILLINOIS AVE, SPOKANE, WA 00000	35084.0919	single family home	1	1
E2673RRAP	947 E THURSTON AVE, SPOKANE, WA 00000	35324.1619	single family home	1	2
E2723RRAP	727 N CRESTLINE ST, SPOKANE, WA 00000	35163.0112	single family home	1	1
E2724RRAP	1820 E RIVERSIDE AVE, SPOKANE, WA 00000	35163.4006	single family home	1	2
E2725RRAP	1828 E RIVERSIDE AVE, SPOKANE, WA 00000	35163.4007	single family home	1	2
E2726RRAP	2206 W LIBERTY AVE, SPOKANE, WA 00000	25013.4009	single family home	1	3
E2697RRAP	4828 N CEDAR ST, SPOKANE, WA 00000	36313.3024	single family home	1	3
E2728RRAP	2215 N CEDAR ST, SPOKANE, WA 00000	25124.5102	single family home	1	3
E2729RRAP	4418 N STEVENS ST, SPOKANE, WA 00000	35061.1413	single family home	1	3
E2730RRAP	2529 N NETTLETON ST, SPOKANE, WA 00000	25122.3607	duplex	1	3
E2731RRAP	812 E ILLINOIS AVE, SPOKANE, WA 00000	35084.1512	duplex	1	1
E2732RRAP	1228 W 11TH AVE, SPOKANE, WA 00000	35193.1507	duplex	1	2
E2733RRAP	622 E EMPIRE AVE, SPOKANE, WA 00000	35054.0508	single family home	1	1
E2737RRAP	2911 W EUCLID AVE, SPOKANE, WA 00000	25111.0103	single family home	1	3
E2738RRAP	1327 N ROGUE RIVER ST, SPOKANE, WA 99224	25142.3407	single family home	1	2
E2712RRAP	724 E HOFFMAN AVE, SPOKANE, WA 00000	35051.0502	single family home	1	1
E2713RRAP	2115 W GARLAND AVE, SPOKANE, WA 00000	25014.3204	single family home	1	3
E2714RRAP	4102 N WASHINGTON ST, SPOKANE, WA 00000	35061.2308	single family home	1	3
E2715RRAP	5823 N COOK ST, SPOKANE, WA 00000	36331.1301	single family home	1	1
E2716RRAP	2721 W WALTON AVE, SPOKANE, WA 00000	25012.1310	single family home	1	3
E2717RRAP	2722 W GARLAND AVE, SPOKANE, WA 00000	25012.1315	single family home	1	3
E2718RRAP	2726 W GARLAND AVE, SPOKANE, WA 00000	25012.1314	single family home	1	3
E2719RRAP	2727 W WALTON AVE, SPOKANE, WA 00000	25012.1311	single family home	1	3
E2720RRAP	2732 W GARLAND AVE, SPOKANE, WA 00000	25012.1313	single family home	1	3

E2721RRAP	5630 N GREENWOOD BLVD, SPOKANE, WA 00000	26352.2936	single family home	1	3
E2702RRAP	3819 E PRINCETON AVE, SPOKANE, WA 00000	35031.0808	single family home	1	1
E2703RRAP	424 E 25TH AVE, SPOKANE, WA 00000	35293.1406	single family home	1	2
E2704RRAP	733 E ILLINOIS AVE, SPOKANE, WA 00000	35084.0714	single family home	1	1
E2705RRAP	803 E ERMINA AVE, SPOKANE, WA 00000	35084.1506	single family home	1	1
E3764RRAP	2804 E 12TH AVE, SPOKANE, WA 00000	35214.2503	single family home	1	2
E3765RRAP	1207 S LACEY ST, SPOKANE, WA 00000	35214.2504	single family home	1	2
E3766RRAP	2809 N ADAMS ST, SPOKANE, WA 00000	35072.2208	single family home	1	3
E3762RRAP	422 E 38TH AVE, SPOKANE, WA 00000	35323.0601	single family home	1	2
E3742RRAP	1507 E 11TH AVE, SPOKANE, WA 00000	35213.2721	single family home	1	2
E3743RRAP	1225 E 17TH AVE, SPOKANE, WA 00000	35291.0824	single family home	1	2
E3769RRAP	909 W 13th AVE, #Unit 301, Spokane, WA 99204	35193.4705	apartment building	1	2
E3745RRAP	4527 W BEDFORD AVE, SPOKANE, WA 99208	26151.5211	single family home	1	3
E3746RRAP	1111 W CENTRAL AVE, SPOKANE, WA 00000	36312.2902	single family home	1	3
E3747RRAP	2226 W GLASS AVE, SPOKANE, WA 00000	25013.2705	single family home	1	3
E3748RRAP	2418 W GORDON AVE, SPOKANE, WA 00000	25013.1709	single family home	1	3
E3749RRAP	2904 E BALDWIN AVE, SPOKANE, WA 00000	35103.1906	single family home	1	1
E3750RRAP	2908 W ROCKWELL AVE, SPOKANE, WA 00000	25021.3317	single family home	1	3
E3751RRAP	5007 N SMITH ST, SPOKANE, WA 00000	36334.2004	single family home	1	1
E3752RRAP	5218 N JEFFERSON ST, SPOKANE, WA 00000	36313.0625	single family home	1	3
E3753RRAP	6103 N BUFFALO ST, SPOKANE, WA 00000	36312.1506	single family home	1	3
E3754RRAP	904 E Courtland AVE, SPOKANE,, WA 99207	35054.2724	single family home	1	1
E3755RRAP	4612 N GUSTAVUS ST, SPOKANE, WA 00000	25022.1218	single family home	1	3
E3756RRAP	844 W CLIFF DR, ##301, SPOKANE, WA 00000	35193.4617	apartment building	1	2
E3757RRAP	3427 W KIERNAN AVE, SPOKANE, WA 00000	25024.5305	single family home	1	3
E3758RRAP	2628 N NAPA ST, SPOKANE, WA 00000	35092.3511	single family home	1	1
E3759RRAP	2811 W UPTON AVE, SPOKANE, WA 00000	25012.1003	single family home	1	3
E3760RRAP	4218 N LINCOLN ST, SPOKANE, WA 00000	35062.0210	single family home	1	3
E3729RRAP	1104 E 33RD AVE, SPOKANE, WA 00000	35321.1406	single family home	1	2
E3730RRAP	1118 E 8TH AVE, SPOKANE, WA 00000	35204.1104	single family home	1	2
E3731RRAP	1211 W DALTON AVE, SPOKANE, WA 00000	35063.4014	single family home	1	3
E3732RRAP	1323 W 18TH AVE, SPOKANE, WA 00000	35302.3104	single family home	1	2

E3733RRAP	2840 W SANSON AVE, SPOKANE, WA 00000	26363.0708	single family home	1	3
E3734RRAP	4011 N OAK ST, SPOKANE, WA 00000	25011.3204	single family home	1	3
E3735RRAP	5124 N ELGIN ST, SPOKANE, WA 00000	26364.2217	single family home	1	3
E3736RRAP	5732 N A ST, SPOKANE, WA 00000	26362.1640	single family home	1	3
E3737RRAP	819 E 37TH AVE, SPOKANE, WA 00000	35321.2516	single family home	1	2
E3738RRAP	749 S HATCH ST, SPOKANE, WA 00000	35204.0626	single family home	1	2
E3739RRAP	2628 N NORMANDIE ST, SPOKANE, WA 00000	35071.2313	single family home	1	3
E3740RRAP	1314 W ROWAN AVE, SPOKANE, WA 00000	36312.3817	single family home	1	3
E3727RRAP	5108 N JEFFERSON ST, SPOKANE, WA 00000	36313.0614	single family home	1	3
E3725RRAP	5620 N LINDEKE ST, SPOKANE, WA 00000	26362.1328	single family home	1	3
E3686RRAP	4107 E PRATT AVE, SPOKANE, WA 00000	35224.2504	single family home	1	2
E3351RRAP	1701 E 20TH AVE, SPOKANE, WA 00000	35282.0903	single family home	1	2
E3352RRAP	5921 N LINDEKE ST, SPOKANE, WA 00000	26362.0528	single family home	1	3
E3353RRAP	5008 N HOWARD ST, SPOKANE, WA 00000	36314.1520	single family home	1	3
E3354RRAP	1420 N RIVER RIDGE BLVD, SPOKANE, WA 00000	25142.0301	single family home	1	2
E3355RRAP	2504 W WELLESLEY AVE, SPOKANE, WA 00000	26363.5312	single family home	1	3
E3337RRAP	406 W GARLAND AVE, SPOKANE, WA 00000	35061.3206	single family home	1	3
E3315RRAP	2424 W PACIFIC AVE, SPOKANE, WA 00000	25242.1016	single family home	1	3
E3344RRAP	3103 S ARTHUR ST, SPOKANE, WA 00000	35321.0627	single family home	1	2
E3345RRAP	524 E COLUMBIA AVE, SPOKANE, WA 00000	36322.2008	single family home	1	1
E3346RRAP	5208 N OAK ST, SPOKANE, WA 00000	26364.0520	single family home	1	3
E3347RRAP	5308 N HAWTHORNE ST, SPOKANE, WA 00000	36313.2214	single family home	1	3
E3348RRAP	3930 N MARTIN ST, SPOKANE, WA 00000	35042.3810	single family home	1	1
E3349RRAP	938 E 39TH AVE, SPOKANE, WA 00000	35324.1305	single family home w/ ADU	1	2
E3332RRAP	3106 W DALKE AVE, SPOKANE, WA 00000	26351.0715	single family home	1	3
E3333RRAP	4127 N WALNUT ST, SPOKANE, WA 00000	25011.2201	single family home	1	3
E3334RRAP	907 E BRIDGEPORT AVE, SPOKANE, WA 00000	35054.2721	single family home	1	1
E3328RRAP	1028 S AZALEA DR, SPOKANE, WA 00000	25233.0609	single family home	1	2
E3329RRAP	5701 S RAVENCREST DR, SPOKANE, WA 00000	34063.4907	single family home	1	2
E3330RRAP	2323 W LIBERTY AVE, SPOKANE, WA 00000	25013.4205	single family home	1	3
E3317RRAP	6127 N COLTON ST, SPOKANE, WA 00000	36322.0630	single family home	1	1
E3318RRAP	1504 E ILLINOIS AVE, SPOKANE, WA 00000	35093.0405	single family home	1	1

E3319RRAP	1718 N ALTAMONT ST, SPOKANE, WA 00000	35094.2714	single family home	1	1
E3320RRAP	510 S ARTHUR ST, SPOKANE, WA 00000	35201.5438	duplex	1	2
E3321RRAP	621 E 33RD AVE, SPOKANE, WA 00000	35322.1709	single family home	1	2
E3322RRAP	1627 E DESMET AVE, SPOKANE, WA 00000	35162.2307	single family home	1	1
E3323RRAP	2716 E COLUMBIA AVE, SPOKANE, WA 00000	36331.1611	single family home	1	1
E3385RRAP	714 E 37TH AVE, SPOKANE, WA 00000	35324.0410	single family home	1	2
E3386RRAP	4021 S GRAND BLVD, SPOKANE, WA 00000	35323.1608	single family home	1	2
E3387RRAP	1219 W 11TH AVE, SPOKANE, WA 00000	35193.1812	single family home	1	2
E3388RRAP	1419 E 41ST AVE, SPOKANE, WA 00000	35333.1804	single family home	1	2
E3389RRAP	1108 E 37TH AVE, SPOKANE, WA 00000	35324.0205	single family home	1	2
E3390RRAP	605 E HIGH DR, SPOKANE, WA 00000	35323.2204	single family home	1	2
E3383RRAP	1215 S HELENA ST, SPOKANE, WA 00000	35213.3013	single family home	1	2
E3380RRAP	409 E WABASH AVE, SPOKANE, WA 00000	36323.1419	single family home	1	1
E3381RRAP	1406 W WILSON AVE, SPOKANE, WA 00000	25134.4524	single family home	1	3
E3392RRAP	2808 E 33RD AVE, SPOKANE, WA 00000	35331.0909	single family home	1	2
E3393RRAP	2814 E 33RD AVE, SPOKANE, WA 00000	35331.0908	single family home	1	2
E3394RRAP	5208 N FREYA ST, SPOKANE, WA 00000	36344.0803	single family home	1	1
E3396RRAP	2026 E GORDON AVE, SPOKANE, WA 00000	35043.0513	single family home	1	1
E3397RRAP	6821 N CAMBRIDGE LN, SPOKANE, WA 00000	26273.5606	single family home	1	3
E3398RRAP	3520 N D ST, SPOKANE, WA 00000	25024.1306	single family home	1	3
E3358RRAP	1012 W BOLAN AVE, SPOKANE, WA 00000	34062.1116	single family home	1	2
E3359RRAP	129 E GARLAND AVE, SPOKANE, WA 00000	35052.3522	single family home	1	1
E3360RRAP	3224 E 20TH AVE, SPOKANE, WA 00000	35272.3102	single family home	1	2
E3361RRAP	205 E 9TH AVE, SPOKANE, WA 00000	35203.1024	single family home	1	2
E3362RRAP	3010 W DALTON AVE, SPOKANE, WA 00000	25024.2609	single family home	1	3
E3363RRAP	1517 W PROVIDENCE AVE, SPOKANE, WA 00000	25014.0704	single family home	1	3
E3364RRAP	3203 W 20TH AVE, SPOKANE, WA 00000	25261.3228	single family home	1	2
E3365RRAP	4511 S HOGAN ST, SPOKANE, WA 00000	34042.8900	single family home	1	2
E3366RRAP	3210 E 29TH AVE, SPOKANE, WA 00000	35342.0226	single family home	1	2
E3367RRAP	3134 E 15TH AVE, SPOKANE, WA 00000	35272.0828	single family home	1	2
E3368RRAP	3138 E 15TH AVE, SPOKANE, WA 00000	35272.0827	single family home	1	2
E3369RRAP	3015 S REBECCA ST, SPOKANE, WA 00000	35341.0618	single family home	1	2

E3370RRAP	308 E PACIFIC AVE, SPOKANE, WA 00000	35202.1806	single family home	1	2
E3378RRAP	4808 N MARTIN ST, SPOKANE, WA 00000	36333.1019	single family home	1	1
E3374RRAP	1607 E CATALDO AVE, SPOKANE, WA 00000	35162.3209	single family home	1	1
E3372RRAP	2306 E SOUTH RIVERTON AVE, SPOKANE, WA 00000	35094.0714	single family home	1	1
E3240RRAP	2514 W DALTON AVE, SPOKANE, WA 00000	25013.4410	single family home	1	3
E3241RRAP	4324 W CROWN AVE, SPOKANE, WA 00000	26353.1232	single family home	1	3
E3242RRAP	7205 N DRUMHELLER ST, SPOKANE, WA 00000	26262.0607	single family home	1	3
E3243RRAP	9216 N LONDALE DR, SPOKANE, WA 00000	26221.0208	single family home	1	3
E3244RRAP	918 N HOGAN ST, SPOKANE, WA 00000	35162.3616	single family home	1	1
E3224RRAP	1817 E HEROY AVE, SPOKANE, WA 00000	35042.1920	single family home	1	1
E3272RRAP	1829 W CLEVELAND AVE, SPOKANE, WA 00000	25121.1107	single family home	1	3
E3273RRAP	726 E SANSON AVE, SPOKANE, WA 00000	36324.2401	single family home	1	1
E3274RRAP	362 W COLUMBIA AVE, SPOKANE, WA 00000	36311.1710	single family home	1	3
E3275RRAP	3623 E 13TH AVE, SPOKANE, WA 00000	35224.4810	single family home	1	2
E3276RRAP	534 E EVERETT AVE, SPOKANE, WA 00000	36323.0807	single family home	1	1
E3277RRAP	811 E HEROY AVE, SPOKANE, WA 00000	35051.1113	single family home	1	1
E3278RRAP	4028 E 8TH AVE, SPOKANE, WA 00000	35224.1516	single family home	1	2
E3250RRAP	418 W GORDON AVE, SPOKANE, WA 00000	35064.1023	single family home	1	3
E3251RRAP	1311 E ERMINA AVE, SPOKANE, WA 00000	35084.1218	single family home	1	1
E3252RRAP	5609 N HEMLOCK ST, SPOKANE, WA 00000	26362.1915	single family home	1	3
E3253RRAP	5609 N HEMLOCK ST, SPOKANE, WA 00000	26362.1915	single family home	1	3
E3254RRAP	1045 S PRIMROSE LN, SPOKANE, WA 00000	25233.0605	single family home	1	2
E3255RRAP	5628 N CANNON ST, SPOKANE, WA 00000	26361.2923	single family home	1	3
E3256RRAP	5720 N AUDUBON ST, SPOKANE, WA 00000	26351.3532	single family home	1	3
E3257RRAP	5804 N BELT ST, SPOKANE, WA 00000	26361.2616	single family home	1	3
E3258RRAP	403 W 25TH AVE, SPOKANE, WA 00000	35304.1601	single family home	1	2
E3259RRAP	9310 N FARMDALE ST, SPOKANE, WA 00000	26221.0703	single family home	1	3
E3260RRAP	4121 E 16TH AVE, SPOKANE, WA 00000	35271.1011	single family home	1	2
E3261RRAP	3428 E 27TH AVE, SPOKANE, WA 00000	35273.2030	single family home	1	2
E3262RRAP	4207 E 36TH AVE, SPOKANE, WA 00000	35341.2542	single family home	1	2
E3263RRAP	3507 E 27TH AVE, SPOKANE, WA 00000	35273.0524	single family home	1	2
E3264RRAP	3805 E TERRA CT, SPOKANE, WA 00000	35344.2536	single family home	1	2

E3265RRAP	4306 S ACHILLES ST, SPOKANE, WA 00000	35343.2602	single family home	1	2
E3266RRAP	5523 N DRUMHELLER ST, SPOKANE, WA 00000	26352.3704	single family home	1	3
E3308RRAP	2928 E EUCLID AVE, SPOKANE, WA 00000	35102.0701	single family home	1	1
E3312RRAP	6906 N STANDARD ST, SPOKANE, WA 00000	36293.0823	single family home	1	1
E3313RRAP	1608 W 8th AVE, #Unit 303, Spokane, WA 99204	25244.3520	condo	1	2
E3268RRAP	2427 W LONGFELLOW AVE, SPOKANE, WA 00000	25012.1804	single family home	1	3
E3269RRAP	2108 S KATY CT, SPOKANE, WA 00000	25264.0905	single family home	1	2
E3306RRAP	4105 S MADELIA ST, SPOKANE, WA 00000	35333.2208	single family home	1	2
E3280RRAP	628 W BUCKEYE AVE, SPOKANE, WA 00000	35071.1509	single family home	1	3
E3281RRAP	5018 W HOUSTON AVE, SPOKANE, WA 00000	26274.2010	single family home	1	3
E3282RRAP	1634 E BISMARCK AVE, SPOKANE, WA 00000	36332.1205	single family home	1	1
E3283RRAP	7014 N WISCOMB DR, SPOKANE, WA 00000	36293.0606	duplex	1	1
E3284RRAP	1804 W INDIANA AVE, SPOKANE, WA 00000	25124.2811	single family home	1	3
E3285RRAP	1911 N Oak ST, SPOKANE, WA 99205	25124.2811	single family home	1	3
E3286RRAP	3703 E 13TH AVE, SPOKANE, WA 00000	35224.4907	single family home	1	2
E3287RRAP	628 E COLUMBIA AVE, SPOKANE, WA 00000	36321.2001	single family home	1	1
E3288RRAP	5408 N AUDUBON ST, SPOKANE, WA 00000	26354.0604	single family home	1	3
E3289RRAP	3921 E 12TH AVE, SPOKANE, WA 00000	35224.4410	single family home	1	2
E3290RRAP	516 E WEDGEWOOD AVE, SPOKANE, WA 00000	36293.0917	single family home	1	1
E3292RRAP	1122 E INDIANA AVE, SPOKANE, WA 00000	35084.3001	single family home	1	1
E3293RRAP	1914 W SHARP AVE, SPOKANE, WA 00000	25131.1906	single family home	1	3
E3294RRAP	1318 W AUGUSTA AVE, SPOKANE, WA 00000	35073.5609	single family home	1	3
E3295RRAP	36 W 31ST AVE, SPOKANE, WA 00000	35311.0728	single family home w/ ADU	1	2
E3296RRAP	1718 S MAPLE BLVD, SPOKANE, WA 00000	25251.1416	single family home	1	2
E3297RRAP	443 W 28TH AVE, SPOKANE, WA 00000	35304.2109	single family home	1	2
E3298RRAP	3327 W GLASS AVE, SPOKANE, WA 00000	25024.1806	single family home	1	3
E3299RRAP	6510 N WINSTON DR, SPOKANE, WA 00000	26263.2109	single family home	1	3
E3300RRAP	3522 E 31ST AVE, SPOKANE, WA 00000	35342.0910	single family home	1	2
E3301RRAP	3827 E 13TH AVE, SPOKANE, WA 00000	35224.5012	single family home	1	2
E3143RRAP	1707 E DALKE AVE, SPOKANE, WA 00000	36332.0315	single family home	1	1
E3144RRAP	1805 W BOONE AVE, SPOKANE, WA 00000	25131.5207	single family home	1	3
E3145RRAP	2012 N ADAMS ST, SPOKANE, WA 00000	35073.0913	single family home	1	3

E3146RRAP	1217 E GLASS AVE, SPOKANE, WA 00000	35054.1714	single family home	1	1
E3147RRAP	1128 E GLASS AVE, SPOKANE, WA 00000	35054.2301	single family home	1	1
E3148RRAP	5621 N WHITEHOUSE ST, SPOKANE, WA 00000	36311.2501	single family home	1	3
E3149RRAP	5918 N LACEY ST, SPOKANE, WA 00000	36331.0141	single family home	1	1
E3150RRAP	4231 E 28TH AVE, SPOKANE, WA 00000	35274.0815	single family home	1	2
E3151RRAP	628 W KIERNAN AVE, SPOKANE, WA 00000	35064.0811	single family home	1	3
E3152RRAP	3018 E BRIDGEPORT AVE, SPOKANE, WA 00000	35033.1302	single family home	1	1
E3153RRAP	2828 N MARKET ST, SPOKANE, WA 00000	35102.1904	single family home	1	1
E3154RRAP	2618 N CALISPEL ST, SPOKANE, WA 00000	35071.2411	single family home	1	3
E3155RRAP	2714 N LEE ST, SPOKANE, WA 00000	35091.1024	single family home	1	1
E3156RRAP	4115 S GREYSTONE LN, SPOKANE, WA 00000	35344.2703	single family home	1	2
E3135RRAP	2014 S BERNARD ST, SPOKANE, WA 00000	35301.2503	single family home	1	2
E3136RRAP	533 E EMPIRE AVE, SPOKANE, WA 00000	35053.0106	single family home	1	1
E3137RRAP	621 N CHESTNUT ST, SPOKANE, WA 00000	25133.0812	single family home	1	3
E3138RRAP	701 E VICKSBURG AVE, SPOKANE, WA 00000	36204.0408	single family home	1	1
E3139RRAP	1014 E DESMET AVE, SPOKANE, WA 00000	35171.1611	single family home	1	1
E3140RRAP	1325 S GARFIELD ST, SPOKANE, WA 00000	35204.4512	single family home	1	2
E3141RRAP	1518 E COLUMBIA AVE, SPOKANE, WA 00000	36332.1804	single family home	1	1
E3117RRAP	3817 S ALDER DR, SPOKANE, WA 00000	35343.1503	single family home	1	2
E3118RRAP	3914 E 16TH AVE, SPOKANE, WA 00000	35271.1624	single family home	1	2
E3112RRAP	2911 E ROWAN AVE, SPOKANE, WA 00000	36342.2110	single family home	1	1
E3113RRAP	2911 W DALTON AVE, SPOKANE, WA 00000	25024.3402	single family home	1	3
E3114RRAP	3007 E WABASH AVE, SPOKANE, WA 00000	36343.2208	single family home	1	1
E3115RRAP	3614 E 33RD AVE, SPOKANE, WA 00000	35341.2022	single family home	1	2
E3122RRAP	4124 E 34TH AVE, SPOKANE, WA 00000	35341.2305	single family home	1	2
E3123RRAP	1118 E LIBERTY AVE, SPOKANE, WA 00000	35054.3403	single family home	1	1
E3124RRAP	907 E CROWN AVE, SPOKANE, WA 00000	36324.2618	single family home	1	1
E3125RRAP	4928 N CANNON ST, SPOKANE, WA 00000	26364.2618	single family home	1	3
E3126RRAP	5126 W PRINCETON PL, SPOKANE, WA 00000	25032.0317	single family home	1	3
E3127RRAP	5507 N LINCOLN ST, SPOKANE, WA 00000	36312.5404	single family home	1	3
E3079RRAP	2503 S TEKOA ST, SPOKANE, WA 00000	35293.1822	single family home	1	2
E3080RRAP	1227 E 33RD AVE, SPOKANE, WA 00000	35321.1209	single family home	1	2

E3081RRAP	1116 S MADISON ST, SPOKANE, WA 00000	35193.5801	condo	1	2
E3082RRAP	1116 S MADISON ST, SPOKANE, WA 00000	35193.5802	condo	1	2
E3083RRAP	1810 W 11TH AVE, SPOKANE, WA 00000	25244.1808	single family home	1	2
E3084RRAP	1817 W 6th AVE, SPOKANE, WA 99204	25241.5020	apartment building	1	2
E3085RRAP	1116 S MADISON ST, SPOKANE, WA 00000	35193.5804	condo	1	2
E3086RRAP	1116 S MADISON ST, SPOKANE, WA 00000	35193.5803	condo	1	2
E3087RRAP	1826 E 4TH AVE, SPOKANE, WA 00000	35212.4304	single family home	1	2
E3075RRAP	6711 N GREENWOOD BLVD, SPOKANE, WA 00000	26263.1404	single family home	1	3
E3076RRAP	1627 E 11TH AVE, SPOKANE, WA 00000	35213.2618	single family home	1	2
E3077RRAP	18 E HOFFMAN AVE, SPOKANE, WA 00000	35052.0508	single family home	1	1
E3067RRAP	4127 S MYRTLE ST, SPOKANE, WA 00000	35344.0904	single family home	1	2
E3068RRAP	1003 E 39TH AVE, SPOKANE, WA 00000	35324.0713	single family home	1	2
E3069RRAP	1428 W Montgomery AVE, SPOKANE, WA 99205	25121.6008	condo	1	3
E3070RRAP	623 W 15TH AVE, SPOKANE, WA 00000	35301.0508	single family home	1	2
E3072RRAP	1430 W CLEVELAND AVE, SPOKANE, WA 00000	25121.1506	single family home	1	3
E3104RRAP	4811 N STEVENS ST, SPOKANE, WA 00000	36314.1828	single family home	1	3
E3105RRAP	2507 N MORTON ST, SPOKANE, WA 00000	35081.4408	single family home	1	1
E3106RRAP	2511 N MORTON ST, SPOKANE, WA 00000	35081.4407	single family home	1	1
E3108RRAP	2620 S REBECCA ST, SPOKANE, WA 00000	35274.1214	single family home	1	2
E3109RRAP	2815 E 37TH AVE, SPOKANE, WA 00000	35331.2306	single family home	1	2
E3095RRAP	2410 E EVERETT AVE, SPOKANE, WA 00000	36334.1104	single family home	1	1
E3099RRAP	2003 E 1ST AVE, SPOKANE, WA 00000	35212.0510	single family home	1	2
E3100RRAP	2013 1/2 E 1st AVE, SPOKANE, WA 99202	35212.0508	single family home	1	2
E3164RRAP	33 E Rockwell AVE, SPOKANE, WA 99207	35052.2118	apartment building	1	1
E3165RRAP	1423 E 16TH AVE, SPOKANE, WA 00000	35282.0343	single family home	1	2
E3166RRAP	238 E 13TH AVE, SPOKANE, WA 00000	35203.3321	single family home w/ ADU	1	2
E3167RRAP	920 W 14TH AVE, SPOKANE, WA 00000	35193.3214	single family home	1	2
E3168RRAP	3223 W LACROSSE AVE, SPOKANE, WA 00000	25021.3811	single family home	1	3
E3169RRAP	3501 W GLASS AVE, SPOKANE, WA 00000	25024.1907	single family home	1	3
E3170RRAP	3408 W HOFFMAN AVE, SPOKANE, WA 00000	25021.0916	single family home	1	3
E3171RRAP	807 S FISKE ST, SPOKANE, WA 00000	35223.0709	single family home	1	2
E3172RRAP	1224 E NEBRASKA AVE, SPOKANE, WA 00000	36321.3024	single family home	1	1

E3173RRAP	1708 E BRIDGEPORT AVE, SPOKANE, WA 00000	35043.1139	single family home	1	1
E3174RRAP	308 E QUEEN AVE, SPOKANE, WA 00000	36323.1109	single family home	1	1
E3175RRAP	1616 N OAK ST, SPOKANE, WA 00000	25124.1507	single family home	1	3
E3176RRAP	608 E BROAD AVE, SPOKANE, WA 00000	36324.3611	single family home	1	1
E3177RRAP	2019 E 6TH AVE, SPOKANE, WA 00000	35212.4008	single family home	1	2
E3178RRAP	2625 E HARTSON AVE, SPOKANE, WA 00000	35211.5114	single family home	1	2
E3179RRAP	1111 W SHANNON AVE, SPOKANE, WA 00000	35073.0504	single family home	1	3
E3180RRAP	2116 W MALLON AVE, SPOKANE, WA 00000	25132.0519	single family home	1	3
E3181RRAP	2118 E 4TH AVE, SPOKANE, WA 00000	35211.4003	single family home	1	2
E3183RRAP	2128 S FREYA ST, SPOKANE, WA 00000	35273.1722	single family home	1	2
E3184RRAP	2218 E 4TH AVE, SPOKANE, WA 00000	35211.3916	single family home	1	2
E3185RRAP	2318 W QUEEN AVE, SPOKANE, WA 00000	26363.2709	single family home	1	3
E3186RRAP	2324 E SOUTH CRESCENT AVE, SPOKANE, WA 00000	35094.2301	single family home	1	1
E3187RRAP	2424 W COURTLAND AVE, SPOKANE, WA 00000	25013.3011	single family home	1	3
E3188RRAP	2511 S LAMONTE ST, SPOKANE, WA 00000	35293.1412	single family home	1	2
E3189RRAP	2821 W WEILE AVE, SPOKANE, WA 00000	26253.1107	single family home	1	3
E3159RRAP	1705 W TIETON AVE, SPOKANE, WA 00000	26241.1309	single family home	1	3
E3132RRAP	504 E LIBERTY AVE, SPOKANE, WA 00000	35053.3312	single family home	1	1
E3133RRAP	411 E SHENANDOAH DR, SPOKANE, WA 00000	36203.2715	single family home	1	1
E3191RRAP	5126 N STEVENS ST, SPOKANE, WA 00000	36314.0717	single family home	1	3
E3192RRAP	1024 W CHELAN AVE, SPOKANE, WA 00000	35072.3208	single family home	1	3
E3193RRAP	2822 W CLEVELAND AVE, SPOKANE, WA 00000	25122.0806	single family home	1	3
E3194RRAP	5123 N LINCOLN ST, SPOKANE, WA 00000	36313.0807	single family home	1	3
E3195RRAP	3807 W WELLESLEY AVE, SPOKANE, WA 00000	25022.0111	single family home	1	3
E3161RRAP	5211 N LINCOLN ST, SPOKANE, WA 00000	36313.0804	single family home	1	3
E3162RRAP	1511 W 14TH AVE, SPOKANE, WA 00000	25251.0201	single family home	1	2
E3210RRAP	2811 W GARDNER AVE, SPOKANE, WA 00000	25132.2704	single family home	1	3
E3211RRAP	1124 W DALTON AVE, SPOKANE, WA 00000	35063.3802	single family home	1	3
E3212RRAP	3108 W GRACE AVE, SPOKANE, WA 00000	25111.1621	single family home	1	3
E3213RRAP	3124 W GARLAND AVE, SPOKANE, WA 00000	25021.3919	single family home	1	3
E3200RRAP	2418 W COLLEGE AVE, SPOKANE, WA 00000	25133.0225	single family home	1	3
E3201RRAP	2602 W BROADWAY AVE, SPOKANE, WA 00000	25132.3024	single family home	1	3

E3202RRAP	1411 E DALTON AVE, SPOKANE, WA 00000	35043.1250	single family home	1	1
E3203RRAP	6803 OXFORD LN, SPOKANE, WA 99208	26274.5110	single family home	1	3
E3204RRAP	2934 N WISCOMB ST, SPOKANE, WA 00000	35082.0321	single family home	1	1
E3227RRAP	3619 N WASHINGTON ST, SPOKANE, WA 00000	35064.1001	single family home	1	3
E3228RRAP	3705 N ASH ST, SPOKANE, WA 00000	25014.0508	single family home	1	3
E3229RRAP	1324 W CENTRAL AVE, SPOKANE, WA 00000	36312.2613	single family home	1	3
E3230RRAP	3923 W HEROY AVE, SPOKANE, WA 00000	25022.0705	single family home	1	3
E3231RRAP	4214 W CROWN AVE, SPOKANE, WA 00000	26353.1211	single family home	1	3
E3232RRAP	4515 N ADDISON ST, SPOKANE, WA 00000	35052.0701	single family home	1	1
E3233RRAP	5127 N MARTIN ST, SPOKANE, WA 00000	36333.0507	single family home	1	1
E3234RRAP	5128 N Napa ST, SPOKANE, WA 99207	36333.0507	single family home	1	1
E3235RRAP	5223 N ADAMS ST, SPOKANE, WA 00000	36313.2502	single family home	1	3
E3236RRAP	5414 N ELGIN ST, SPOKANE, WA 00000	26364.1920	single family home	1	3
E3237RRAP	1701 W BRIAR LN, SPOKANE, WA 00000	26241.0921	single family home	1	3
E3215RRAP	3142 N ADDISON ST, SPOKANE, WA 00000	35053.3312	single family home	1	1
E3216RRAP	3320 E 19TH AVE, SPOKANE, WA 00000	35272.2703	single family home	1	2
E3217RRAP	3507 W KIERNAN AVE, SPOKANE, WA 00000	25024.5402	single family home	1	3
E3218RRAP	3509 E WABASH AVE, SPOKANE, WA 00000	36343.2406	single family home	1	1
E3219RRAP	3604 E 35TH AVE, SPOKANE, WA 00000	35341.2828	single family home	1	2
E3220RRAP	2108 S SCENIC BLVD, SPOKANE, WA 00000	25264.5017	single family home	1	2
E3221RRAP	3617 N WASHINGTON ST, SPOKANE, WA 99205	35064.1001	single family home	1	3
E3443RRAP	551 E GLASS AVE, SPOKANE, WA 00000	35053.1720	single family home	1	1
E3444RRAP	3214 E 5TH AVE, SPOKANE, WA 00000	35222.4440	single family home	1	2
E3445RRAP	301 S CHESTNUT ST, #5, SPOKANE, WA 00000	25241.5705	condo	1	3
E3446RRAP	1608 W 8TH AVE, SPOKANE, WA 00000	25244.3519	condo	1	2
E3447RRAP	1011 E NORA AVE, SPOKANE, WA 00000	35084.3013	single family home	1	1
E3448RRAP	1728 W 11TH AVE, SPOKANE, WA 00000	25244.1710	single family home	1	2
E3451RRAP	1426 E DALKE AVE, SPOKANE, WA 00000	36332.1508	single family home	1	1
E3452RRAP	5928 N LINDEKE ST, SPOKANE, WA 00000	26362.0609	single family home	1	3
E3453RRAP	1517 W NORA AVE, SPOKANE, WA 00000	25124.5904	single family home	1	3
E3511RRAP	3527 S GRAND BLVD, SPOKANE, WA 00000	35322.2906	single family home	1	2
E3455RRAP	2417 W HOUSTON AVE, SPOKANE, WA 00000	26253.2110	single family home	1	3

E3514RRAP	3815 S ALDER DR, SPOKANE, WA 00000	35343.1502	townhouse	1	2
E3515RRAP	2107 E HEROY AVE, SPOKANE, WA 00000	35041.0512	single family home	1	1
E3516RRAP	4019 N CANNON ST, SPOKANE, WA 00000	25011.3002	single family home	1	3
E3517RRAP	112 W FRANKLIN CT, SPOKANE, WA 00000	36311.3613	single family home	1	3
E3518RRAP	5524 N BEMIS ST, SPOKANE, WA 00000	26352.2007	single family home	1	3
E3519RRAP	1017 W HIGHPEAK DR, SPOKANE, WA 00000	34063.4405	single family home	1	2
E3458RRAP	3629 E PRATT AVE, SPOKANE, WA 00000	35224.2014	single family home	1	2
E3459RRAP	4229 E CONGRESS AVE, SPOKANE, WA 00000	35271.4212	single family home	1	2
E3460RRAP	2411 W BRIDGE AVE, SPOKANE, WA 99201	25133.3115	townhouse	1	3
E3461RRAP	1403 N ROGUE RIVER ST, SPOKANE, WA 99224	25142.3406	single family home	1	2
E3462RRAP	1423 N ROGUE RIVER ST, SPOKANE, WA 99224	25142.2903	single family home	1	2
E3463RRAP	2715 W DELL DR, SPOKANE, WA 00000	26253.0603	single family home	1	3
E3464RRAP	202 E ST THOMAS MOORE WAY, SPOKANE, WA 99208	36203.3301	single family home	1	1
E3465RRAP	1504 W KIERNAN AVE, SPOKANE, WA 00000	25014.0711	single family home	1	3
E3466RRAP	1614 N MAGNOLIA ST, SPOKANE, WA 00000	35093.3015	single family home	1	1
E3467RRAP	168 S COEUR D'ALENE ST, #E303, SPOKANE, WA 99201	25242.3013	condo	1	3
E3468RRAP	1706 E 38TH AVE, SPOKANE, WA 00000	35333.0403	single family home	1	2
E3469RRAP	1718 W PLEASANT LN, SPOKANE, WA 00000	26241.0604	single family home	1	3
E3470RRAP	1807 N SMITH ST, SPOKANE, WA 00000	35094.2106	single family home	1	1
E3471RRAP	1906 W SUMMIT PKWY, SPOKANE, WA 99201	25134.5317	townhouse	1	3
E3472RRAP	8905 N KENSINGTON DR, SPOKANE, WA 00000	36192.1905	single family home	1	3
E3473RRAP	2043 W ST THOMAS MORE WAY, SPOKANE, WA 00000	26243.3110	single family home	1	3
E3474RRAP	2212 W OLYMPIC AVE, SPOKANE, WA 00000	26363.2910	single family home	1	3
E3475RRAP	5317 N JEFFERSON ST, SPOKANE, WA 00000	36313.2109	single family home	1	3
E3476RRAP	5507 W GEORGETOWN LN, SPOKANE, WA 00000	26222.4212	single family home	1	3
E3528RRAP	1714 S MAPLE BLVD, SPOKANE, WA 00000	25251.1415	single family home	1	2
E3521RRAP	1204 N SHERWOOD ST, SPOKANE, WA 00000	25141.0607	single family home	1	3
E3523RRAP	1502 S CEDAR ST, SPOKANE, WA 00000	25251.0108	single family home	1	2
E3524RRAP	1514 W AUGUSTA AVE, SPOKANE, WA 00000	25124.5911	single family home	1	3
E3525RRAP	1517 E CAMBRIDGE LN, SPOKANE, WA 00000	35332.4428	condo	1	2
E3526RRAP	1519 E CAMBRIDGE LN, SPOKANE, WA 00000	35332.4429	condo	1	2
E3533RRAP	2332 W WALTON AVE, SPOKANE, WA 00000	25012.2311	single family home	1	3

E3530RRAP	1725 E QUEEN AVE, SPOKANE, WA 00000	36333.3004	single family home	1	1
E3538RRAP	3006 W SOUTH LOOP AVE, SPOKANE, WA 99224	25234.3703	single family home	1	2
E3539RRAP	3121 E 18TH AVE, SPOKANE, WA 00000	35272.1416	single family home	1	2
E3540RRAP	3124 W PROVIDENCE AVE, SPOKANE, WA 00000	25024.0408	single family home	1	3
E3551RRAP	4014 N MAPLE ST, SPOKANE, WA 00000	25011.3509	single family home	1	3
E3552RRAP	4017 E GRACE AVE, SPOKANE, WA 00000	35101.2009	single family home	1	1
E3553RRAP	4028 N STEVENS ST, SPOKANE, WA 00000	35061.2912	single family home	1	3
E3554RRAP	4107 E SUMMERCREST CT, SPOKANE, WA 00000	35344.4205	single family home	1	2
E3555RRAP	4115 E PRAIRIE LANE CT, SPOKANE, WA 00000	34031.3912	single family home	1	2
E3556RRAP	4217 E MARIETTA AVE, SPOKANE, WA 00000	35101.6006	single family home	1	1
E3558RRAP	4305 S PERRY ST, SPOKANE, WA 00000	35333.2709	single family home	1	2
E3559RRAP	4508 S SHERI CT, SPOKANE, WA 00000	34041.2004	condo	1	2
E3560RRAP	4523 S SHERI CT, SPOKANE, WA 00000	34041.1803	condo	1	2
E3561RRAP	5108 W CONESTOGA LN, SPOKANE, WA 00000	26273.4211	single family home	1	3
E3562RRAP	511 E 21ST AVE, SPOKANE, WA 00000	35292.1618	condo	1	2
E3542RRAP	3215 W HEROY AVE, SPOKANE, WA 00000	25021.0706	single family home	1	3
E3543RRAP	3219 N PARK BLVD, SPOKANE, WA 00000	25024.3906	single family home	1	3
E3544RRAP	3313 E 12TH AVE, SPOKANE, WA 00000	35223.2721	single family home	1	2
E3545RRAP	3314 W SOUTH LOOP AVE, SPOKANE, WA 00000	25234.5604	single family home	1	2
E3546RRAP	3322 S PITTSBURG ST, SPOKANE, WA 00000	35332.1717	single family home	1	2
E3547RRAP	3515 E TRACEY CT, SPOKANE, WA 00000	35343.2512	single family home	1	2
E3548RRAP	3517 W HOFFMAN AVE, SPOKANE, WA 00000	25021.1127	single family home	1	3
E3549RRAP	3604 W PRINCETON AVE, SPOKANE, WA 00000	25021.1119	single family home	1	3
E3480RRAP	2432 W CENTENNIAL PL, SPOKANE, WA 99201	25133.3503	townhouse	1	3
E3481RRAP	2611 W PROVIDENCE AVE, SPOKANE, WA 00000	25013.1002	single family home	1	3
E3482RRAP	4211 N HAWTHORNE ST, SPOKANE, WA 00000	35062.2004	single family home	1	3
E3483RRAP	2934 W 19TH AVE, SPOKANE, WA 00000	25261.1715	single family home	1	2
E3484RRAP	3012 S MANITO BLVD, SPOKANE, WA 00000	35322.4310	single family home	1	2
E3485RRAP	3102 S FREYA ST, SPOKANE, WA 00000	35342.0911	single family home	1	2
E3486RRAP	3318 W FAIRVIEW AVE, SPOKANE, WA 00000	25111.0509	single family home	1	3
E3487RRAP	3418 W FAIRVIEW AVE, SPOKANE, WA 00000	25111.0609	single family home	1	3
E3488RRAP	3525 E 30TH AVE, SPOKANE, WA 00000	35342.0110	single family home	1	2

E3489RRAP	3608 N MONROE ST, SPOKANE, WA 00000	35063.1213	duplex	1	3
E3490RRAP	917 E 8TH AVE, SPOKANE, WA 00000	35204.0521	triplex	1	2
E3491RRAP	368 E 7TH AVE, SPOKANE, WA 00000	35203.1103	duplex	1	2
E3492RRAP	38 W 32ND AVE, SPOKANE, WA 00000	35311.0813	single family home	1	2
E3493RRAP	3817 E 25TH AVE, SPOKANE, WA 00000	35274.1927	single family home	1	2
E3494RRAP	408 W 25TH AVE, SPOKANE, WA 00000	35304.1330	single family home	1	2
E3495RRAP	4240 E HARTSON AVE, SPOKANE, WA 00000	35224.0112	single family home	1	2
E3496RRAP	513 S GARFIELD ST, SPOKANE, WA 00000	35201.5414	duplex	1	2
E3497RRAP	540 E ROCKWELL AVE, SPOKANE, WA 00000	35052.2524	single family home	1	1
E3498RRAP	5606 N SUTHERLIN ST, SPOKANE, WA 00000	26352.2823	single family home	1	3
E3499RRAP	5701 S RAVENCREST DR, SPOKANE, WA 00000	34063.4907	single family home	1	2
E3500RRAP	5709 W MORGANTOWN LN, SPOKANE, WA 00000	26222.3812	single family home	1	3
E3501RRAP	4442 N CINCINNATI ST, SPOKANE, WA 00000	35051.1110	single family home	1	1
E3502RRAP	3617 W HEROY AVE, SPOKANE, WA 00000	25021.1510	single family home	1	3
E3503RRAP	5806 W MORGANTOWN LN, SPOKANE, WA 00000	26222.3921	single family home	1	3
E3504RRAP	5811 N E ST, SPOKANE, WA 00000	26351.3102	single family home	1	3
E3505RRAP	5904 N ASTOR ST, SPOKANE, WA 00000	36322.1411	duplex	1	1
E3506RRAP	707 E PROVIDENCE AVE, SPOKANE, WA 00000	35054.0519	single family home	1	1
E3507RRAP	7108 S PARKRIDGE BLVD, SPOKANE, WA 99224	34072.0916	single family home	1	2
E3508RRAP	902 W Glass AVE, SPOKANE, WA 99205	35063.1814	duplex	1	3
E3509RRAP	914 E NORA AVE, SPOKANE, WA 00000	35084.3408	single family home	1	1
E3430RRAP	129 E ASTOR DR, SPOKANE, WA 00000	36292.2807	single family home	1	1
E3431RRAP	7424 N HAMILTON ST, SPOKANE, WA 00000	36291.1201	single family home	1	1
E3432RRAP	7806 N STANDARD ST, SPOKANE, WA 00000	36292.5305	single family home	1	1
E3433RRAP	4236 E 11TH AVE, SPOKANE, WA 00000	35224.4117	single family home	1	2
E3434RRAP	4119 W PRINCETON AVE, SPOKANE, WA 00000	25022.1614	single family home	1	3
E3435RRAP	3906 E 35TH AVE, SPOKANE, WA 00000	35341.2705	single family home	1	2
E3436RRAP	3414 E 32ND AVE, SPOKANE, WA 00000	35342.1603	single family home	1	2
E3437RRAP	3504 E CLEVELAND AVE, SPOKANE, WA 00000	35102.1506	single family home	1	1
E3438RRAP	3318 E CLEVELAND AVE, SPOKANE, WA 00000	35102.1703	single family home	1	1
E3426RRAP	2523 W GORDON AVE, SPOKANE, WA 00000	25013.2405	single family home	1	3
E3441RRAP	2124 W COLLEGE AVE, SPOKANE, WA 00000	25133.0117	single family home	1	3

E3420RRAP	3309 N PARK BLVD, SPOKANE, WA 00000	25024.3904	single family home	1	3
E3417RRAP	1405 S ADAMS ST, SPOKANE, WA 00000	35302.0507	single family home	1	2
E3412RRAP	4012 W PRINCETON AVE, SPOKANE, WA 00000	25022.0315	single family home	1	3
E3413RRAP	708 E JOSEPH AVE, SPOKANE, WA 00000	36321.2605	single family home	1	1
E3414RRAP	166 S COEUR D'ALENE ST, #D104, SPOKANE, WA 99201	25242.2904	condo	1	3
E3405RRAP	1926 W 3RD AVE, ##2, SPOKANE, WA 00000	25241.2121	apartment building	1	3
E3406RRAP	1504 N ASH ST, SPOKANE, WA 00000	25131.3816	single family home	1	3
E3407RRAP	1512 N ASH ST, SPOKANE, WA 00000	25131.3817	single family home	1	3
E3408RRAP	1524 N ASH ST, SPOKANE, WA 00000	25131.3801	single family home	1	3
E3409RRAP	1623 W MISSION AVE, SPOKANE, WA 00000	25131.3803	single family home	1	3
E3410RRAP	1619 W MISSION AVE, SPOKANE, WA 00000	25131.3804	duplex	1	3
E3698RRAP	1435 E WEILE AVE, SPOKANE, WA 99217	36283.3002	single family home	1	1
E3699RRAP	333 W CENTRAL AVE, SPOKANE, WA 00000	36311.1702	single family home	1	3
E3700RRAP	3304 E 35TH AVE, SPOKANE, WA 00000	35342.2619	single family home	1	2
E3695RRAP	2121 E UPRIVER DR, #51, SPOKANE, WA 99207	35094.0159	condo	1	1
E3696RRAP	5821 N ASH ST, SPOKANE, WA 00000	26361.3202	single family home	1	3
E3682RRAP	3417 N COLUMBIA CIR, SPOKANE, WA 00000	25023.0703	single family home	1	3
E3684RRAP	2628 N NORMANDIE ST, SPOKANE, WA 00000	35071.2313	single family home	1	3
E3689RRAP	620 W 7th AVE, #Unit 401, Spokane, WA 99204	35195.5704	condo	1	2
E3690RRAP	224 W EUCLID AVE, SPOKANE, WA 00000	35064.5002	single family home	1	3
E3704RRAP	2933 E DECATUR AVE, SPOKANE, WA 00000	36342.0211	apartment building	1	1
E3707RRAP	59 E SANSON AVE, SPOKANE, WA 00000	36323.2014	single family home	1	1
E3708RRAP	818 E ERMINA AVE, SPOKANE, WA 00000	35084.1803	single family home	1	1
E3709RRAP	708 E ERMINA AVE, SPOKANE, WA 00000	35084.1707	single family home	1	1
E3710RRAP	515 E MONTGOMERY AVE, SPOKANE, WA 00000	35083.0206	single family home	1	1
E3713RRAP	2811 S LAMONTE ST, SPOKANE, WA 00000	35293.2608	single family home	1	2
E3714RRAP	1927 S POST ST, SPOKANE, WA 00000	35302.3806	single family home	1	2
E3715RRAP	1418 W GORDON AVE, SPOKANE, WA 00000	25014.0907	single family home	1	3
E3716RRAP	1520 S HELENA ST, SPOKANE, WA 00000	35282.0329	single family home	1	2
E3717RRAP	1907 E 15TH AVE, SPOKANE, WA 00000	35282.0120	single family home	1	2
E3718RRAP	2708 W GORDON AVE, SPOKANE, WA 00000	25013.2112	single family home	1	3
E3719RRAP	3320 W SOUTH LOOP AVE, SPOKANE, WA 00000	25234.5603	single family home	1	2

E3720RRAP	3911 S GREYSTONE LN, SPOKANE, WA 00000	35344.2303	single family home	1	2
E3721RRAP	3518 S PERRY ST, SPOKANE, WA 00000	35321.2102	single family home	1	2
E3722RRAP	2121 W KIERNAN AVE, SPOKANE, WA 00000	25014.3403	single family home	1	3
E3656RRAP	1911 W GARDNER AVE, SPOKANE, WA 00000	25131.5603	single family home	1	3
E3657RRAP	3417 E 36TH AVE, SPOKANE, WA 00000	35342.2529	single family home	1	2
E3658RRAP	3418 E 35TH AVE, SPOKANE, WA 00000	35342.2522	single family home	1	2
E3659RRAP	639 N RIVERPOINT BLVD, ##7-W, SPOKANE, WA 00000	35173.2003	single family home	1	1
E3660RRAP	4026 S LATAWAH ST, SPOKANE, WA 00000	35323.1304	single family home	1	2
E3661RRAP	1004 E ERMINA AVE, SPOKANE, WA 00000	35084.2011	single family home	1	1
E3662RRAP	2227 S GRAND BLVD, SPOKANE, WA 00000	35293.0817	single family home	1	2
E3663RRAP	5228 N ALLEN PL, SPOKANE, WA 00000	26354.0703	single family home	1	3
E3619RRAP	1410 E DECATUR AVE, SPOKANE, WA 00000	36332.1411	single family home	1	1
E3620RRAP	5715 N G ST, SPOKANE, WA 00000	26351.2907	single family home	1	3
E3621RRAP	3608 E PRATT AVE, SPOKANE, WA 00000	35224.3308	single family home	1	2
E3622RRAP	315 W RIVERSIDE AVE, #305, SPOKANE, WA 00000	35184.2938	condo	1	1
E3623RRAP	4818 N A ST, SPOKANE, WA 00000	26363.4908	single family home	1	3
E3624RRAP	5311 N HAWTHORNE ST, SPOKANE, WA 00000	36313.2310	single family home	1	3
E3625RRAP	2304 W WELLESLEY AVE, SPOKANE, WA 00000	26363.5512	single family home	1	3
E3626RRAP	904 E JOSEPH AVE, SPOKANE, WA 00000	36321.2506	single family home	1	1
E3627RRAP	2608 W HOFFMAN AVE, SPOKANE, WA 00000	25012.0138	single family home	1	3
E3675RRAP	4114 W OLYMPIC AVE, SPOKANE, WA 00000	26353.1618	single family home	1	3
E3676RRAP	3211 E MARIE CT, SPOKANE, WA 00000	35343.2717	single family home	1	2
E3677RRAP	811 W 13TH AVE, SPOKANE, WA 00000	35193.3303	single family home	1	2
E3678RRAP	548 E HEROY AVE, SPOKANE, WA 00000	35052.1626	single family home	1	1
E3679RRAP	542 E Heroy AVE, SPOKANE, WA 99207	35052.1627	single family home	1	1
E3680RRAP	2809 N ADAMS ST, SPOKANE, WA 00000	35072.2208	single family home	1	3
E3629RRAP	1417 W GLASS AVE, SPOKANE, WA 99205	25014.1704	single family home	1	3
E3669RRAP	1214 W CHELAN AVE, SPOKANE, WA 00000	35072.3410	single family home	1	3
E3670RRAP	1404 E SHARPSBURG AVE, SPOKANE, WA 00000	36282.1504	single family home	1	1
E3671RRAP	1728 W SIENNA LN, SPOKANE, WA 00000	26241.1709	single family home	1	3
E3672RRAP	5104 N JEFFERSON ST, SPOKANE, WA 00000	36313.0613	single family home	1	3
E3602RRAP	1613 E BEACON LN, SPOKANE, WA 00000	36283.2710	single family home	1	1

E3608RRAP	1704 E 19TH AVE, SPOKANE, WA 00000	35282.0902	single family home	1	2
E3609RRAP	1111 E GARLAND AVE, SPOKANE, WA 00000	35051.3419	single family home	1	1
E3610RRAP	4615 N GUSTAVUS ST, SPOKANE, WA 00000	25022.1303	single family home	1	3
E3616RRAP	3029 W BEACON AVE, SPOKANE, WA 00000	26264.1504	single family home	1	3
E3617RRAP	3204 W 8TH AVE, SPOKANE, WA 00000	25234.0708	single family home	1	2
E3612RRAP	2320 E 4TH AVE, SPOKANE, WA 00000	35211.3804	single family home	1	2
E3613RRAP	3922 E FREDERICK AVE, SPOKANE, WA 00000	35101.0902	single family home	1	1
E3605RRAP	3214 S DIVISION ST, SPOKANE, WA 00000	35311.0936	single family home	1	2
E3606RRAP	2121 E UPRIVER DR, ##31, SPOKANE, WA	35094.0139	single family home	1	1
E3632RRAP	2612 W HOFFMAN AVE, SPOKANE, WA 00000	25012.0137	single family home	1	3
E3633RRAP	408 W KNOX AVE, SPOKANE, WA 00000	35074.2210	single family home	1	3
E3634RRAP	3811 E 8TH AVE, SPOKANE, WA 00000	35224.1106	single family home	1	2
E3635RRAP	1726 W RAIN LN, SPOKANE, WA 00000	26241.1609	single family home	1	3
E3636RRAP	4723 N COOK ST, SPOKANE, WA 00000	36334.2808	single family home	1	1
E3637RRAP	3618 E 10TH AVE, SPOKANE, WA 00000	35224.3415	single family home	1	2
E3638RRAP	2802 E HOFFMAN AVE, SPOKANE, WA 00000	35041.0806	single family home	1	1
E3639RRAP	2125 W MISSION AVE, SPOKANE, WA 00000	25132.1209	single family home	1	3
E3640RRAP	1658 E ROWAN AVE, SPOKANE, WA 99207	36333.1404	single family home	1	1
E3641RRAP	4431 S NAPA ST, SPOKANE, WA 00000	34042.1609	single family home	1	2
E3642RRAP	1808 E EMPIRE AVE, SPOKANE, WA 00000	35043.0614	single family home	1	1
E3643RRAP	3518 E OLYMPIC AVE, SPOKANE, WA 00000	36343.2402	single family home	1	1
E3644RRAP	2229 E LONGFELLOW AVE, SPOKANE, WA 00000	35041.1223	single family home	1	1
E3645RRAP	1308 W NEBRASKA AVE, SPOKANE, WA 00000	36312.3717	single family home	1	3
E3646RRAP	6715 N DRUMHELLER ST, SPOKANE, WA 00000	26263.1206	single family home	1	3
E3647RRAP	411 E 19TH AVE, SPOKANE, WA 00000	35292.1013	single family home	1	2
E3648RRAP	3825 N AUDUBON ST, SPOKANE, WA 00000	25024.0301	single family home	1	3
E3649RRAP	123 W 26TH AVE, SPOKANE, WA 00000	35304.2505	single family home	1	2
E3650RRAP	308 E WEILE AVE, #3, SPOKANE, WA 99208	36292.6263	condo	1	1
E3651RRAP	6114 W WIND RIVER DR, SPOKANE, WA 00000	26281.0217	single family home	1	3
E3652RRAP	3822 E ERMINA AVE, SPOKANE, WA 00000	35104.0504	single family home	1	1
E3653RRAP	3204 E 16TH AVE, SPOKANE, WA 00000	35272.1021	single family home	1	2
E3654RRAP	1617 E LACROSSE AVE, SPOKANE, WA 00000	35042.1416	single family home	1	1

E3575RRAP	611 E 33RD AVE, SPOKANE, WA 00000	35322.1707	single family home	1	2
E3576RRAP	6211 N GREENWOOD BLVD, SPOKANE, WA 00000	26352.1421	single family home	1	3
E3577RRAP	6217 N GREENWOOD BLVD, SPOKANE, WA 00000	26352.1422	single family home	1	3
E3578RRAP	629 N IRON CT, #102, SPOKANE, WA 00000	35174.0702	condo	1	1
E3579RRAP	703 E 29TH AVE, SPOKANE, WA 00000	35294.1805	single family home	1	2
E3580RRAP	704 E 28TH AVE, SPOKANE, WA 00000	35294.1812	single family home	1	2
E3581RRAP	706 E ROWAN AVE, SPOKANE, WA 00000	36324.2005	single family home	1	1
E3582RRAP	714 E 28TH AVE, SPOKANE, WA 00000	35294.1803	single family home	1	2
E3564RRAP	5302 N ELM ST, SPOKANE, WA 00000	26364.1724	single family home	1	3
E3565RRAP	5418 E COMMERCE AVE, SPOKANE, WA 00000	35114.1522	single family home	1	1
E3566RRAP	5604 N D ST, SPOKANE, WA 00000	26351.3323	single family home	1	3
E3567RRAP	5622 N E ST, SPOKANE, WA 00000	26351.3224	single family home	1	3
E3568RRAP	5625 E COMMERCE AVE, SPOKANE, WA 00000	35114.0810	single family home	1	1
E3569RRAP	5703 N AUDUBON ST, SPOKANE, WA 00000	26351.3409	single family home	1	3
E3570RRAP	5709 N C ST, SPOKANE, WA 00000	26351.3308	single family home	1	3
E3571RRAP	5911 N ELM ST, SPOKANE, WA 00000	26361.2009	single family home	1	3
E3584RRAP	829 W CLIFF DR, SPOKANE, WA 00000	35193.3522	single family home	1	2
E3585RRAP	9110 N CAMDEN LN, SPOKANE, WA 00000	26222.3317	single family home	1	3
E3586RRAP	919 W GLASS AVE, SPOKANE, WA 00000	35063.2208	single family home	1	3
E3587RRAP	942 E 19TH AVE, SPOKANE, WA 00000	35291.1811	single family home	1	2
E3536RRAP	2714 W DALTON AVE, SPOKANE, WA 00000	25013.4611	single family home	1	3
E3573RRAP	6011 N FOREST BLVD, SPOKANE, WA 00000	26352.1018	single family home	1	3
E3599RRAP	711 S CEDAR ST, SPOKANE, WA 00000	35193.0102	single family home	1	2
E3600RRAP	2324 W EVERETT AVE, SPOKANE, WA 00000	26363.1308	single family home	1	3
E3596RRAP	1312 E 19TH AVE, SPOKANE, WA 00000	35291.1704	single family home	1	2
E3597RRAP	1618 S ADAMS ST, SPOKANE, WA 00000	35302.1910	single family home	1	2
E3589RRAP	515 E MAXINE AVE, SPOKANE, WA 00000	36202.0405	single family home	1	1
E3590RRAP	1745 N LEE ST, SPOKANE, WA 00000	35094.1003	single family home	1	1
E3591RRAP	208 E HOFFMAN AVE, SPOKANE, WA 00000	35052.0604	single family home	1	1
E3592RRAP	1743 N SMITH ST, SPOKANE, WA 00000	35094.2802	single family home	1	1
E3593RRAP	3809 W CROWN AVE, SPOKANE, WA 00000	26353.0528	single family home	1	3
E3594RRAP	6007 N BUFFALO ST, SPOKANE, WA 00000	36312.1604	single family home	1	3



Topic:

Long-Term Rental Registry Inspections – Methodology and Policy

Effective Date:

Immediately

Background and Analysis:

Spokane Municipal Code 10.57.040 and RCW 59.18.125 outline various standards and expectations regarding the regulations of long-term rental housing. The Code Enforcement Department has been charged with establishing a methodology that will be utilized for conducting both cause-based and periodic/proactive inspections at long-term rental properties. Below is the initial methodology that the Code Enforcement Department will be utilizing for such inspections beginning in 2024. The below priorities are intended to efficiently utilize staff's time and deploy resources where they are most likely to be needed, based on staff's experience and in consideration of the scoping of other existing programs. The methodology is an internal policy document that is subject to change as registry and inspection data is gathered. Staffing will be based on a district model, so resources will be distributed city-wide, and in every neighborhood.

Code Enforcement - Long-term Rental Property Inspection Methodology:

- A) **Cause based inspections:** *Code Enforcement staff has responded to complaints at rental properties for years and will continue to do so.*
- 1) Coordinating inspections in response to citizen complaints will be the top priority for the staff assigned to this program.
- B) **Periodic/Proactive Inspections:** *Staff will prioritize periodic/proactive inspections in the order of priority listed below.*
- 1) Any rental property that had confirmed violations (not just complaints) the previous year. This is essentially a cause-based inspection.
 - a. Any similarly situated properties owned by the same individual/agency. *This makes sense for launching the program – this is the best data we have for estimating what locations will be the most safety sensitive and best uses of our time.*
 - 2) Code Enforcement staff will focus on the below property types in order of priority. *Note: This is based on staff's experience in the field as well as knowledge of SFD's new multi-family and commercial building inspection programs.*
 - a. single family homes
 - b. duplexes
 - c. triplex
 - d. Multi-family properties
 - i. <20 units – representative sample of no more than 4 units (RCW)
 - ii. >21 units – representative sample of no more than 20 percent of units (RCW)
 - a. If violations are observed, additional units may be inspected (up to all)
 - 3) Any property type where the rental unit(s) was newly constructed with a new certificate of occupancy being issued within 5 years.
 - 4) Lastly, properties at which the previous year's inspection previous year found no violations.
 - a. Staff will prioritize inspections at properties with no recent confirmed violations no more than once every 3 years, per RCW.
 - b. If a complaint is received and a violation verified during the 3 year window, the property would then be subject to a periodic inspection the following year as detailed in B (1).



Agenda Sheet for City Council:

Committee: Urban Experience **Date:** 04/08/2024

Committee Agenda type: Information Only

Date Rec'd

3/28/2024

Clerk's File #

Renews #

Cross Ref #

Council Meeting Date:

Submitting Dept

CITY COUNCIL

Project #

Contact Name/Phone

LILI NAVARRETE 6821

Bid #

Contact E-Mail

LNAVARRETE@SPOKANECITY.ORG

Requisition #

Agenda Item Type

Council Sponsor(s)

LNAVARRETE

Agenda Item Name

0320 - SHRC HOMELESSNESS RESOLUTION UPDATE

Agenda Wording

Council discussion on a resolution concerning the human rights and basic dignity of individuals experiencing homelessness.

Summary (Background)

Council discussion on a resolution concerning the human rights and basic dignity of individuals experiencing homelessness.

Lease? NO Grant related? NO Public Works?

Fiscal Impact

Approved in Current Year Budget? N/A

Total Cost \$

Current Year Cost \$

Subsequent Year(s) Cost \$

Narrative

Amount

Budget Account

Neutral \$ #

Select \$ #

Select \$ #

Select \$ #

\$ #

\$ #

Committee Agenda Sheet

Urban Experience Committee

Committee Date	April 8 th 2024
Submitting Department	Spokane Human Rights Commission
Contact Name	Anwar Peace
Contact Email & Phone	apeace@spokanecity.org / (509)491-7529
Council Sponsor(s)	CM Navarrete
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 15 min
Agenda Item Name	SHRC Homelessness Resolution
Proposed Council Action	<input type="checkbox"/> Approval to proceed to Legislative Agenda <input checked="" type="checkbox"/> Information Only
Summary (Background)	SHRC will present a resolution concerning the human rights and basic dignity of individuals experiencing homelessness.
*use the Fiscal Impact box below for relevant financial information	

Fiscal Impact

Approved in current year budget? Yes No N/A

Total Cost: [Click or tap here to enter text.](#)

Current year cost:

Subsequent year(s) cost:

Narrative: Please provide financial due diligence review, as applicable, such as number and type of positions, grant match requirements, summary type details (personnel, maintenance and supplies, capital, revenue), impact on rates, fees, or future shared revenue

Funding Source One-time Recurring N/A

Specify funding source: [Select Funding Source*](#)

Is this funding source sustainable for future years, months, etc? [Click or tap here to enter text.](#)

Expense Occurrence One-time Recurring N/A

Other budget impacts: (revenue generating, match requirements, etc.)

Operations Impacts (If N/A, please give a brief description as to why)

- What impacts would the proposal have on historically excluded communities?

Homeless people have been and continue to be discriminated against in our communities. This resolution aims to hold entities who are practicing discrimination accountable.

- How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

Currently, the resolution doesn't implement a mechanism to collect data. Since this would be an introductory presentation, discussion on how and where to collect data would be welcome and appreciated.

- How will data be collected regarding the effectiveness of this program, policy, or product to ensure it is the right solution?

Any feedback regarding the efficacy of the resolution, as it stands, would be anecdotal. A more robust method of collecting data should be discussed and eventually included to ensure that the resolution is achieving its purpose.

- Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

The resolution aligns with the Comprehensive Plan in many areas. Chapter 10 on social health mentions coordination with public and private agencies to evaluate existing needs and programs relative to health and human services. Chapter 6 on housing also discusses socioeconomic integration including people of all demographics, including economic status, which is impossible without elimination discrimination based on housing status.

Council Subcommittee Review

- Please provide a summary of council subcommittee review. If not reviewed by a council subcommittee, please explain why not.

SHRC will be presenting to the resolution to the Equity Subcommittee on April 2nd. A written review could be provided after that date.



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 on the basis of protected status¹ as recognized in state and federal law, and in Municipal Code. 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 the Municipal Code for our society's most vulnerable population. An example of this policy would be as follows:

¹ E.g., SMC Title 18, RCW Chapter 49.60, Civil Rights Act 42 U.S.C. § 2000d et seq., Americans with Disabilities Act 42 U.S.C. § 12101 et seq, etc.

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 disclosure² established by local, state, and federal law; 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.

Adopted by the Spokane Human Rights Commission on October 5th, 2023.

² E.g., RCW, the Federal Homeless Management Information Systems, the Federal Health Insurance Portability and Accountability Act, the Federal Violence Against Women Act, etc.



Agenda Sheet for City Council:

Committee: Urban Experience **Date:** 04/08/2024

Committee Agenda type: Discussion

Date Rec'd

3/28/2024

Clerk's File #

Renews #

Cross Ref #

Council Meeting Date: 04/22/2024

Submitting Dept

CITY COUNCIL

Project #

Contact Name/Phone

PAUL DILLON 6714

Bid #

Contact E-Mail

PDILLON@SPOKANECITY.ORG

Requisition #

Agenda Item Type

First Reading Ordinance

Council Sponsor(s)

PDILLON ZZAPPONE

Agenda Item Name

0320 - ORDINANCE RELATING TO RESIDENTIAL RENTAL PROPERTIES

Agenda Wording

AN ORDINANCE relating to residential rental properties and establishing minimum notice period for residential rent increases, amending sections 10.57.130 and 10.57.140 of the Spokane Municipal Code, creating a new Section 10.57.160 of the Spokane Mun

Summary (Background)

An ordinance requiring a minimum of 180 days' prior notice to tenants whenever the housing costs to be charged a tenant are to increase and creating a new section, 10.57.160.

Lease? NO

Grant related? NO

Public Works? NO

Fiscal Impact

Approved in Current Year Budget? N/A

Total Cost

\$

Current Year Cost

\$

Subsequent Year(s) Cost

\$

Narrative

Amount

Budget Account

Neutral

\$

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Select

\$

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Select

\$

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Committee Agenda Sheet

Urban Experience Committee

Submitting Department	City Council
Contact Name	Paul Dillon
Contact Email & Phone	pdillon@spokanecity.org
Council Sponsor(s)	CM Dillon, CM Zappone, CM Navarrete
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 5
Agenda Item Name	Ordinance relating to residential rental properties
Summary (Background) *use the Fiscal Impact box below for relevant financial information	An ordinance requiring a minimum of 180 days' prior notice to tenants whenever the housing costs to be charged a tenant are to increase and creating a new section, 10.57.160.
Proposed Council Action	Move resolution to legislative meeting
Fiscal Impact	
Total Cost:	
Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Funding Source <input type="checkbox"/> One-time <input type="checkbox"/> Recurring	
Specify funding source: Department's Operating Budget	
Expense Occurrence <input type="checkbox"/> One-time <input type="checkbox"/> Recurring	
Other budget impacts: (revenue generating, match requirements, etc.) N/A	
Operations Impacts (If N/A, please give a brief description as to why)	
No operational impacts as the onus for notice is on landlords, not the city. The city will monitor compliance.	
How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities? If proper notice is not given, tenants have the ability to make a complaint with code enforcement.	
How will data be collected regarding the effectiveness of this program, policy, or product to ensure it is the right solution? Data will be gathered through tenant reporting.	
Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others? This ordinance will improve the health and safety of city residents that rent property. It provides a tenant additional time to find an alternate location to rent if the increase is unaffordable or allows additional time for a tenant to assess financial ability to pay the increase.	



Agenda Sheet for City Council:

Committee: Urban Experience **Date:** 04/08/2024

Committee Agenda type: Discussion

Date Rec'd

3/28/2024

Clerk's File #

Renews #

Cross Ref #

Council Meeting Date: 04/22/2024

Submitting Dept

CITY COUNCIL

Project #

Contact Name/Phone

NICOLETTE 6711

Bid #

Contact E-Mail

NOCHELTREE@SPOKANECITY.ORG

Requisition #

Agenda Item Type

Resolutions

Council Sponsor(s)

ZZAPPONE KKLITZKE JBINGLE

Agenda Item Name

0320 - A RESOLUTION APPOINTING MEMBERS TO THE HOUSING ACTION

Agenda Wording

A Resolution appointing members to the Housing Action Subcommittee

Summary (Background)

The Housing Action Subcommittee (HAS) was established by City Council via RES 2021-0020 on March 22, 2021 as an ad hoc subcommittee of the Urban Experience Committee intended to advise Council on housing policy and to receive and examine applications for housing funding as established by Chapter 08.07C of the Spokane Municipal Code. However, no members have ever been formally appointed to the Housing Action Subcommittee.

Lease? NO

Grant related? NO

Public Works? NO

Fiscal Impact

Approved in Current Year Budget? N/A

Total Cost

\$

Current Year Cost

\$

Subsequent Year(s) Cost

\$

Narrative

Amount

Budget Account

Neutral

\$

#

Select

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Select

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Select

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Committee Agenda Sheet

Urban Experience Committee

Submitting Department	City Council
Contact Name	Nicolette Ocheltree
Contact Email & Phone	nocheltree@spokanecity.org x6711 cell 509.828.0522
Council Sponsor(s)	CM Zappone, CM Klitzke, CM Bingle
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 10 mins
Agenda Item Name	A Resolution Appointing Members to the Housing Action Subcommittee
Summary (Background) *use the Fiscal Impact box below for relevant financial information	<p>In 2020, the Washington State legislature passed House Bill 1590, which allows cities to adopt a 0.1% sales and use tax by ordinance to provide funding for the construction of affordable housing and housing-related supportive services.</p> <p>On November 30, 2020 the Spokane City Council passed ORD C35982 imposing a sales and use tax as authorized by RCW 82.14.530 and enacting Chapter 08.07C of the Spokane Municipal Code titled Sales and Use Tax for Housing and Housing-Related Supportive Services.</p> <p>The Housing Action Subcommittee (HAS) was established by City Council via RES 2021-0020 on March 22, 2021 as an ad hoc subcommittee of the Urban Experience Committee intended to advise Council on housing policy and to receive and examine applications for housing funding as established by Chapter 08.07C of the Spokane Municipal Code. The resolution also described the roles and responsibilities of the HAS and minimum membership requirements. However, no members have ever been formally appointed to the Housing Action Subcommittee. Under the guidance of past and present Council Presidents' and City Council Member liaisons to the HAS, a path forward has been proposed to batch appoint new members beginning with grandfathering in members who have regularly attended Housing Action Subcommittee Meetings in the past.</p>
Proposed Council Action	<p>Proposed Council Action is a vote to approve RES 2024-XXXX to appoint members to the Housing Action Subcommittee</p> <p>PROPOSED TIMELINE</p> <ul style="list-style-type: none"> ➤ April 8th <ul style="list-style-type: none"> - Urban Experience <ul style="list-style-type: none"> ○ Resolution discussed at Committee ➤ April 15th <ul style="list-style-type: none"> - City Council Advance Agenda <ul style="list-style-type: none"> ○ Resolution briefed during Briefing Session ➤ April 22nd <ul style="list-style-type: none"> - City Council Legislative Session <ul style="list-style-type: none"> ○ Resolution voted on by Council
Fiscal Impact	
Total Cost: <u>N/A</u>	
Approved in current year budget?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Funding Source One-time Recurring
Specify funding source: N/A

Expense Occurrence One-time Recurring

Other budget impacts: (revenue generating, match requirements, etc.)

Operations Impacts (If N/A, please give a brief description as to why)

What impacts would the proposal have on historically excluded communities?

Appointing members to the Housing Action Subcommittee will have a positive impact on historically excluded communities. The membership categories required for the HAS reflect the intent to include representatives from historically excluded communities in the decision-making process on the Sales and Use Tax for Affordable Housing and Housing Related Services as defined in SMC 08.07C.

Furthermore, many of the funding priorities and processes explicitly identify goals such as: “Addressing the racial wealth gap through increasing homeownership for populations that have historically been subject to discrimination in housing markets or housing policy” (SMC 08.07C.050 D 4); including the Equity Subcommittee in the review of all applications for the Sales and Use Tax for Affordable Housing and Housing Related Services funds (SMC 08.07C.050 C); “Recommendations on the use of revenues collected under this chapter shall employ a racial equity framework that promotes equity, works to reduce disparities in housing, and achieve equitable outcomes for marginalized populations and populations that have been subject to historical or present discrimination in housing markets and/or housing policy.” (SMC 08.07C.030 C)

It should also be noted that, “Appointments to the sub-committee shall be made to ensure a significant degree of participation by people who have been most negatively impacted by the present housing crisis and historical patterns of discrimination in housing markets and housing policy, including families at risk of homelessness or with a lived experience of homelessness; Black, Indigenous, and other people of color; immigrants; seniors; people with disabilities; domestic violence survivors, unaccompanied homeless youth or young adults; and veterans.” (SMC 08.07C.040)

The Housing Action Subcommittee members also serve an advisory role to Council Members on any matters concerning Housing and Homelessness that Council Members wish to send to the Subcommittee to review.

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

See above for the commitment to employing a racial equity framework in the appointment of members as well as the priorities and processes they are tasked with undertaking as these inherently elevate and incorporate a need to employ racial equity tools and methodologies to collect and track such data to the best of their abilities, especially when reviewing the progress made by the group overtime. Project specific data should also be collected by the CHHS department and quarterly reports on the status of projects awarded Sales and Use Tax for Affordable Housing and Housing Related Services funding will be made to Council per SMC 08.07C.050 (H)

How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?

See above. Furthermore, such data (and adjacent data from other reliable sources) will be periodically reviewed by members of the Housing Action Subcommittee. A summary of any recommendations and/or formal analysis made by the Housing Action Subcommittee will be presented at a future Urban Experience Committee Meeting by either the chair of the Housing Action Subcommittee or the Housing and Homelessness Initiative Manager.

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

The proposed Resolution 2024-XXXX aligns with Council Resolution 2021-0020 that formed the Housing Action Subcommittee as an ad hoc subcommittee of the Urban Experience Committee. Proposed RES 2024-XXXX also aligns with Spokane Municipal Code Chapter 08.07C which outlines the purpose and intent, funding processes, and priorities adopted by Council in November of 2020 and updated in July of 2023.

RESOLUTION NO. 2024-XXXX

A Resolution appointing members to the Housing Action Subcommittee

WHEREAS, in 2020, the Washington State legislature passed House Bill 1590, which allows cities to adopt a 0.1% sales and use tax by ordinance to provide funding for the construction of affordable housing and housing-related supportive services; and

WHEREAS, on November 30, 2020 the Spokane City Council passed ORD C35982 imposing a sales and use tax as authorized by RCW 82.14.530 and enacting Chapter 08.07C of the Spokane Municipal Code titled Sales and Use Tax for Housing and Housing-Related Supportive Services; and

WHEREAS, the Housing Action Subcommittee was established by City Council via RES 2021-0020 on March 22, 2021 as an ad hoc subcommittee of the Urban Experience Committee intended to advise Council on housing policy and to receive and examine applications for housing funding as established by Chapter 08.07C of the Spokane Municipal Code; and

WHEREAS, Resolution 2021-0020 describes the roles and responsibilities of the Housing Action Subcommittee as well as the minimum membership requirements; and

WHEREAS, no members have ever been formally appointed to the Housing Action Subcommittee and it is the desire of Council to “batch appoint” new members beginning with grandfathering in members who have regularly attending Housing Action Subcommittee meetings in the past; and

WHEREAS, the following individuals have regularly attending Housing Action Subcommittee meetings in the past:

1. Abrams, Dvir
2. Alexander, Kathryn
3. Anderson, Terri
4. Baker, Quinton
5. Benson, Alisha
6. Beyreuther, Todd
7. Cael, Loretta
8. Chowa, Theresa
9. Cline, Molly O.
10. Corker, Steve
11. Engle, Doug
12. Erickson, Ryan
13. Francis, Greg
14. Girardot, Michelle
15. Harris, Rebecca

16. Hocking, Phil
17. Hunter, Duaa-
Rahemaah
18. Jennings, Brian
19. Jessen, Dane
20. Kelly, Keith
21. Klemme, Daniel
22. Kropp, Paul
23. Lenhart, Amber
24. Lippman, Robert
25. Louie, Ryann
26. Manning, Ami
27. Martel, Amber
28. Mesa, Jennyfer
29. Mukanya, Elysee
30. Pacheco Jones,
Carmen
31. Paine, Isaiah
32. Pappas, Michelle
33. Peterson, Drew
34. Sherazi, Naghmana
35. Stuckart, Ben
36. Tomsic, Carol
37. Trusty, Ana
38. Ward, Marc
39. Watkins, Darin
40. Williams, Kristine
41. Winger, Cliff

NOW, THEREFORE, BE IT RESOLVED that the Spokane City Council does appoint these individuals as members of the Housing Action Subcommittee

Passed by the City Council this ____ day of _____, 2024.

City Clerk

Approved as to form:

Assistant City Attorney

Urban Experience Committee Standing Reports & Updates:

- Housing Action Subcommittee
- Housing & Homelessness Initiative Manager
- Neighborhood Council Workgroup
- CHHS Board
- Community Assembly
- Comp Plan Amendments Docketing Committee
- Human Rights Commission
- Plan Commission & Plan Commission Transportation Subcommittee
- Public Partnership (City, SPS, Parks, Library)
- Downtown Spokane BID Board
- Downtown Spokane Partnership
- GMA Steering Committee of Elected Officials
- Launch NW
- Library Board
- Park Board & Park Board Executive Committee
- Priority Spokane
- Regional Homeless Authority
- Spokane Arts

Committee Agenda Sheet

Urban Experience Committee

Committee Date	April 8, 2024
Submitting Department	Planning Services
Contact Name	Maren Murphy
Contact Email & Phone	mmurphy@spokanecity.org
Council Sponsor(s)	CMs Klitzke, Zappone, and Bingle
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 10 min
Agenda Item Name	Accepting Smart Growth America grant funds for the Community Connectors Program to Reconnect the 5 th Avenue Community
Proposed Council Action	<input checked="" type="checkbox"/> Approval to proceed to Legislative Agenda <input type="checkbox"/> Information Only
Summary (Background) *use the Fiscal Impact box below for relevant financial information	With support from the Robert Wood Johnson Foundation, Smart Growth America in collaboration with Equitable Cities, the New Urban Mobility Alliance, and America Walks have created the Community Connectors Program to help advance locally driven projects that will reconnect communities separated or harmed by transportation infrastructure and tap available federal and state funds to support them. Smart Growth America has awarded \$130,000 grant to Spokane for capacity building to partner with and work alongside impacted community in the 5 th Avenue area of the East Central neighborhood, focusing along and south of the I-90 corridor from Liberty Park to Frances Scott Elementary School. The Spokane Community Connectors Program will bring together community and government partners to address the historical and ongoing harms from I-90 and the current development of US 395 in and around the 5 th Avenue area. The City of Spokane is serving as the fiscal lead, though the funds are dedicated for the community to support the goals of the Community Connectors Program.
<p>Fiscal Impact</p> <p>Approved in current year budget? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Total Cost: <u>\$130,000</u></p> <p> Current year cost: \$130,000</p> <p> Subsequent year(s) cost:</p> <p>Narrative: <u>Grant funds from Smart Growth America.</u></p> <p>Funding Source <input checked="" type="checkbox"/> One-time <input type="checkbox"/> Recurring <input type="checkbox"/> N/A</p> <p>Specify funding source: Grant</p> <p>Is this funding source sustainable for future years, months, etc? Funding through June 2025</p> <p>Expense Occurrence <input checked="" type="checkbox"/> One-time <input type="checkbox"/> Recurring <input type="checkbox"/> N/A</p> <p>Other budget impacts: (revenue generating, match requirements, etc.) N/A</p>	

Operations Impacts (If N/A, please give a brief description as to why)

- What impacts would the proposal have on historically excluded communities?
 - The Community Connectors program seeks to equip small and mid-sized communities to take advantage of USDOT's new programs (\$4 billion over five years) for identifying, removing and repairing the wounds of divisive infrastructure, make a powerful case for a significantly larger effort, and also equip them to make use of the wider federal and state transportation programs to advance similar projects. The project aims to specifically support lower capacity communities most impacted who have structural disadvantages making it challenging to apply for federal funding or to steer their state toward smarter and more equitable investments in their communities. Lower capacity communities include those who have been excluded from public & private investment and deal with barriers resulting from concentrated poverty and/or structural racism. The Community Connectors Program will bring together community and government partners to address the historical and ongoing harms from I-90 and the current development of US 395 in the 5th Avenue area of the East Central neighborhood, focusing along and south of the I-90 corridor from Liberty Park to Frances Scott Elementary School. The group seeks to co-design solutions through an integrated and equitable approach of land use, transportation, housing and anti-displacement, economic opportunities, arts and culture, climate resilience, and community health so all residents can thrive.
- How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?
 - The focus of the grant program is to build partnerships and co-create plans and projects with the greatest ability to affect those most impacted. Data was analyzed in the application process to understand community overview, including demographic information, community type, land use, and important destinations.
- How will data be collected regarding the effectiveness of this program, policy, or product to ensure it is the right solution?
 - The grant is focused on capacity building, and will be working with Smart Growth America to track and understand progress made. As part of the grant, an independent research group selected and funded by Robert Wood Johnson Foundation will conduct an evaluation of Community Connectors Program. As a condition of accepting this assistance, grantees agree to participate in the evaluation.
- Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?
 - This proposal is a follow-up to the 5th Avenue Initiative and Community Strategy, adopted in by Council in 2021 (RES 2021-0022). It is also aligned with the subarea planning priority under ARPA to direct planning resources to economically disadvantaged areas.

Council Subcommittee Review

- Please provide a summary of council subcommittee review. If not reviewed by a council subcommittee, please explain why not.
 - This was not reviewed by a council subcommittee, but staff is working closely with 5th Avenue community leaders, Council President Wilkerson, and council staff on the grant program.

1350 Eye Street NW, Ste 425
Washington, DC 20005
202-207-3355

smartgrowthamerica.org

April 03, 2024

Spencer Gardner,
Planning Director, City of Spokane,
808 W Spokane Falls Blvd,
Spokane, Washington, 99201

PROJECT: Reconnecting the 5th Avenue Community - Community Connectors

TEAM Lead: Maren Murphy, Senior Planner, City of Spokane
NUMO contact: Jyot Chadha jyot@numo.global

Dear Spencer Gardner,

We are pleased to inform you that as part of the Robert Wood Johnson Foundation Community Connector program, Smart Growth America is awarding you a subgrant of \$130,000 to support the scope of work described in Appendix A. The award will be made in size and timing according to the terms of the Grant Agreement attached. As a condition of this award, you will need to provide a brief report by May 31, 2025, on the use of these funds along with any outputs and lessons learned.

Attached please find the Grant Agreement to review and sign. We value your work with local partners to advance this important work and are pleased to work with you and your partners.

Sincerely,

Calvin Gladney
President and CEO

Enclosures: Grant Agreement, Appendix A - Scope of Work, Appendix B - Budget Table

Grant Agreement

Subgrant Title: Reconnecting the 5th Avenue Community - Community Connectors

Subgrant Amount: \$130,000

Subgrant Period: execution of this agreement until June 30, 2025

This subgrant, subject to the following terms and conditions, is made to City of Spokane (awardee) to bring together community and government partners to address the historical and ongoing harms from I-90 and the current development of US 395 in the 5th Avenue area of the East Central neighborhood. The group seeks to co-design solutions through an integrated and equitable approach of land use, transportation, housing and anti-displacement, economic opportunities, arts and culture, climate resilience, and community health so all residents can thrive.

The project will support efforts to partner with and work alongside the impacted community in the 5th Avenue area, focusing along and south of the I-90 corridor from Liberty Park to Frances Scott Elementary School. The purpose is to explore what reconnection looks and feels like for the 5th Avenue community with improved safety, livability, and amenities. The project will also support the process for leasing to the community key WA State Dept. of Transportation surplus lands held for highway purposes as part of the US 395/I-90 interchange, but no longer needed, to remedy past impacts to historically marginalized populations, and to achieve the goals of ESSB 5853 ([RCW 47.12.380](#)).

Anticipated Subgrant Results

Awardee's project outputs and outcomes for this grant period (as per the proposal) are:

1. Building the capacity of local CBOs and existing CBO coalition (Carl Maxey Center Housing and Economic Opportunity Group) to participate in two efforts:
 - City-led sub area planning effort in the 5th Ave area
 - Standing up an effort to address the mandate to return surplus lands alongside I-90 in East Central to the community
2. Creating space for input from the 5th Ave community and residents (via CBO partners) to participate in articulating their vision for their neighborhood with regard to the two efforts described in the first point.
3. Developing a website to share information and collate the efforts of the CMC HEO with regard to the efforts in the 5th Avenue area.
4. Bringing various government agencies—including City of Spokane, Spokane Transit Authority and WSDOT—into an ongoing conversation and engagement with the community to build non-transactional based relationships.

See Appendix A for a detailed scope of work.

Technical Assistance Needs

Technical Assistance will be provided at the request of the Awardee by a roster of experts from across the country during the grant period. Technical assistance providers may include, but are

not limited to, Smart Growth America, Equitable Cities, New Urban Mobility Alliance, and America Walks. It should be noted that specific TA services will be determined upon agreement between the TA provider and the awardee. The Awardee requests the following Technical Assistance for this grant period, to be finalized at a later date:

- Facilitator to guide the core team in finalizing the grant scope of work and budget;
- Real estate and community development expertise for surplus highway lands and,
- Coalition strategy for longer-term community organizing.

Payment Schedule

The payment for \$130,000 will be disbursed in accordance with the following table.

Deliverable	Delivery date	Disbursement	Payee
Finalized SOW and signed grant agreement	April 22, 2024	\$20,000	City of Spokane
Finalized scope of work and budget for grant priorities	May 31, 2024	\$50,000	City of Spokane
Finalized position description and hiring organization (if not the City of Spokane) for Community Project Manager	May 31, 2024	\$60,000	City of Spokane

Approved Budget

See Appendix B for the detailed budget table.

Adjustments to the Budget and Key Personnel

During the term of this subgrant, awardee may reallocate funds between line items by 10 percent at their discretion.

Any larger change will require consultation and written pre-approval from awardee’s EC contact. Awardee must notify awardee’s EC contact of any changes in key personnel.

Please contact awardee’s EC contact if awardee anticipates having unexpended funds after the grant period ends.

Limitation on Use of Funds

In keeping with Robert Wood Johnson Foundation policy, funds may not be used to support

clinical trials of unapproved drugs or devices, to construct or renovate facilities, for capital costs of any kind, for lobbying-related activities and expenses, for political activities, or as a substitute for funds currently being used to support similar activities.

ACCEPTANCE:

On behalf of Clean+Healthy New York, I hereby accept and agree to the terms of the grant as set forth above.

Signature _____

Print Name _____

Title _____

Date _____

Appendix A: Scope of Work

The following Scope of Work outlines the focus for \$130,000 in grant funding from Smart Growth America. The City of Spokane is serving as the fiscal lead, though the funds are dedicated for the community and community-based organizations to support the goals of the Community Connectors program. The grant will fund capacity building, engagement, participation, and information sharing among those most impacted in the 5th Avenue area, including coalition-building through the Carl Maxey Center Housing & Economic Opportunity (CMC HEO), and partnering with community-based organizations (CBOs) and community leaders.

Grant Priorities

Grant Focus 1: Coalition Capacity (*Proposed Budget: \$60,000*)

Support 5th Avenue community-based organizations (CBOs) in participation and engagement with the CMC HEO through June 2025. The focus will be on key CBOs serving impacted communities in the 5th Avenue area. Each CBO will:

- Receive a stipend to participate in the coalition and Community Connectors Program.
- Facilitate one community discussion integrated with their own mission and services related to reconnecting 5th Avenue.

Support community-based team members' participation in the Community Connectors Program through June 2025. Each team member will:

- Receive a stipend to participate in the coalition and Community Connectors Program.
- Participate in monthly meetings as needed for the CMC HEO.
- Participate in development of the technical assistance scope and outcomes, including related workshops and training.

Grant Focus 2: Community Project Manager (*Proposed Budget: \$60,000*)

Develop a scope and hire a part-time community project manager, either through the City of Spokane, CBO or third-party foundation, through June 2025. The community project manager will help facilitate coordination, communication, engagement and partnerships to successfully advance locally driven projects that reconnect the 5th Avenue area.

Key tasks may include:

- Build partnerships among CBOs, public agencies, institutions, residents, and businesses to deepen the community coalition;
- Collaborate on community engagement around projects that interact with the 5th Avenue area, including the surplus highway lands and other planning;
- Facilitate monthly meetings through the CMC HEO;
- Help facilitate community workshops for the technical assistance projects;
- Coordinate with consultant(s) on leasing surplus highway lands for community purposes;
- Help identify additional federal, state, and non-profit funds for ongoing work; and
- Other tasks as identified to support the community coalition.

Grant Focus 3: Community Engagement (*Proposed Budget: \$10,000*)

Support community engagement in workshops and meetings through June 2025:

- Pay a stipend for participation in and travel to meetings.
- Provide food and childcare at meetings.
- Offer meeting translation services, and ensure materials are available in multiple languages and formats as necessary.

Expand existing website to add elements of information sharing for public and community projects ongoing around the 5th Avenue area.

Table 1: Deliverables

Deliverable	Deliverable description	Delivery date	Funding Request
1. Monthly calls between Spokane team and NUMO	1 hour call with co-developed agenda and notes circulated post-call	Jan 2024 - June 2025	
2. Finalize and sign grant agreement	Spokane City Council acceptance of grant funds	April 22, 2024	\$20,000
3. Finalize scope of work and budget for grant priorities	Identify Community Connectors Program subgrantees and contractors	May 31, 2024	\$50,000 Technical Assistance: Coalition Facilitator
4. Finalize position description for Community Project Manager	PD and hiring process for Community Project Manager	May 31, 2024	\$60,000
5. Scope for Technical Assistance	Develop scope for Technical Assistance support from Community Connector organizations or for procurement	July 31, 2024	Technical Assistance: Consultants

6. Interim report	Short summary (max 2 pages) of progress. Photographs and other forms of narrative reporting are welcome.	September 30, 2024	
7. Summary report	Short summary of (max 4 pages) of progress and brief financial report.	May 31, 2025	

East Central/ 5th Avenue Community Connectors Program – Proposal Timeline							
Activities/ Milestones	2024				2025		Key person/ Group Responsible
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	
Finalize grant and technical assistance scope development	X						Coalition
Accept grant funds through City council (April 2024)		X					City of Spokane
Technical Assistance Facilitator: Finalize scope and budget priorities, stipends framework		X					TA Facilitator, Coalition
Develop position and hire project manager		X					City of Spokane, Coalition
Develop TA scopes, select consultants			X				Coalition, Project Manager
Conduct community engagement and workshops to gather information and insights			X				Consultant, Coalition, Project Manager, TA Providers

Workshops and trainings for coalition strategy development			X	X			Consultant, Coalition, TA Providers
Milestone 1: Community defined solution and vision report				X			City of Spokane, Coalition, Project Manager
Identify future project needs and develop plan to maintain the relationships and partnerships built through the program					X	X	Coalition, Project Manager
Milestone 2: Strategies for continued collaboration and empowerment.						X	City of Spokane, Coalition, Project Manager
National convening and community celebration						X	Grant team

Appendix B: Proposed Budget

The following table lays out the proposed budget for the capacity-building grant.

	Budget item	Proposed budget allocation
1.	<p>Subgrants to community-based organizations to facilitate a workshop/meeting with their constituents with regard to reimagining Lower East Central.</p> <p>Stipends to individuals from partner CBOs and the community playing a key role in the project.</p> <p>Note: To be further scoped out with the support of a facilitator.</p>	\$60,000
2.	Part time hire - a community project manager - to help facilitate coordination, communication, engagement and partnerships among the existing coalition of CBOs in the community	\$60,000
3.	Various community engagement efforts including updating a website about the work taking place in the community, community meetings and events	\$10,000



Smart Growth America
Improving lives by improving communities

**Agenda Sheet for City Council:****Committee:** Urban Experience **Date:** 04/08/2024**Committee Agenda type:** Consent**Date Rec'd**

3/20/2024

Clerk's File #**Renews #****Cross Ref #****Council Meeting Date:** 04/22/2024**Submitting Dept**

PLANNING & ECONOMIC

Project #**Contact Name/Phone**

AMANDA BECK X6414

Bid #**Contact E-Mail**

ABECK@SPOKANECITY.ORG

Requisition #**Agenda Item Type**

Contract Item

Council Sponsor(s)

KKLITZKE JBINGLE ZZAPPONE

Agenda Item Name

0650 - MFTE CONDITIONAL AGREEMENT FOR 1234 N ATLANTIC ST

Agenda Wording

Multiple Family Housing Property Tax Exemption Conditional Agreement with Atlantic Project, LLC, for the future construction/renovation of approximately 95 units, at Parcel Number(s) 35181.0820, .0813 commonly known as 1239 & 1234 N Atlantic St.

Summary (Background)

Chapter 84.14 RCW authorizes the City to create a multiple family housing property tax exemption program and to certify qualified property owners for that property tax exemption. SMC 08.15 Multiple-family Housing Property Tax Exemption outlines the City of Spokane MFTE Program and project eligibility.

Lease? NO

Grant related? NO

Public Works? NO

Fiscal Impact

Approved in Current Year Budget? N/A

Total Cost

\$

Current Year Cost

\$

Subsequent Year(s) Cost

\$

Narrative**Amount****Budget Account**

Neutral

\$

#

Select

\$

#

Select

\$

#

Select

\$

#

\$

#

\$

#



Continuation of Wording, Summary, Approvals, and Distribution

Agenda Wording

Summary (Background)

Approvals

Dept Head

GARDNER, SPENCER

Division Director

GARDNER, SPENCER

Accounting Manager

ORLOB, KIMBERLY

Legal

SCHOEDEL, ELIZABETH

For the Mayor

PICCOLO, MIKE

Additional Approvals

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PLANNING & ECONOMIC DEVELOPMENT

MFTE Committee Briefing Paper

Urban Experience

Submitting Department	Planning and Economic Development
Contact Name & Phone	Amanda Beck, 509-625-6414
Contact Email	abeck@spokanecity.org
Council Sponsor(s)	Zack Zappone, Jonathan Bingle, and Kitty Klitzke
Select Agenda Item Type	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion Time Requested: _____
Agenda Item Name	0650 – Multi-Family Tax Exemption (MFTE) Conditional Agreement
Summary (Background)	<p>Chapter 84.14 RCW authorizes the City to create a multiple family housing property tax exemption program and to certify qualified property owners for that property tax exemption. SMC 08.15 Multiple-family Housing Property Tax Exemption outlines the City of Spokane MFTE Program and project eligibility.</p> <p>Staff has determined that the Atlantic Apartments Conditional application meets the Project Eligibility defined in SMC 08.15.040 and is located in a previously adopted Residential Target Areas identified in SMC 08.15.030.</p> <p>Once the project is constructed, the applicant intends to finalize as a <u>12-yr Affordable Rentals (requires 30% of units to be rent and income restricted)</u>.</p> <p>This Conditional Agreement authorizes the appropriate city official to enter into the Multiple Family Housing Property Tax Exemption Conditional Agreement, which will ultimately result in the issuance of a final certificate of tax exemption to be filed with the Spokane County Assessor’s Office post construction.</p>
Proposed Council Action & Date:	<p>Approve the MFTE Conditional Agreement for the <u>Atlantic Apartments</u> at the April 22, 2024 City Council Meeting.</p> <p>Project Details: The applicant applied for a Conditional MFTE Agreement for 95 units, at <u>1234 N ATLANTIC ST SPOKANE, WA</u></p> <ul style="list-style-type: none"> Property is zoned <u>GC-150</u> and the proposed use is allowed. Estimated Construction Costs: <u>20000000</u> Located in the <u>Emerson/Garfield</u> neighborhood.
Fiscal Impact:	
Approved in current year budget?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Total Cost: \$0	
Current year cost:	
Subsequent year(s) cost:	
Narrative:	<u>The Mutli-Family Tax Exemption program has no direct impact on City revenues or expenses.</u>
Funding Source	<input type="checkbox"/> One-time <input type="checkbox"/> Recurring <input checked="" type="checkbox"/> N/A
Specify funding source:	
Is this funding source sustainable for future years, months, etc? N/A	

Expense Occurrence	<input type="checkbox"/> One-time	<input type="checkbox"/> Recurring	<input checked="" type="checkbox"/> N/A
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Other budget impacts: (revenue generating, match requirements, etc.)

Operation Impacts

What impacts would the proposal have on historically excluded communities?

SMC 08.15 Multi- Family Housing Property Tax Exemption

A. The purposes of this chapter are to:

1. encourage more multi-family housing opportunities, including affordable housing opportunities, within the City;
2. stimulate the construction of new multifamily housing and the rehabilitation of existing vacant and underutilized buildings for multi-family housing;
3. increase the supply of mixed-income multifamily housing opportunities within the City;
4. accomplish the planning goals required under the Growth Management Act, chapter 36.70A RCW, as implemented from time to time by the City's current and future comprehensive plans;
5. promote community development, neighborhood revitalization, and availability of affordable housing;
6. preserve and protect buildings, objects, sites and neighborhoods with historic, cultural, architectural, engineering or geographic significance located within the City; and
7. encourage additional housing in areas that are consistent with planning for public transit systems.

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

RCW 84.14.100

Report—Filing—Department of commerce audit or review—Guidance to cities and counties. (Expires January 1, 2058.)

(1) Thirty days after the anniversary of the date of the certificate of tax exemption and each year for the tax exemption period, the owner of the rehabilitated or newly constructed property, or the qualified nonprofit or local government that will assure permanent affordable homeownership for at least 25 percent of the units for properties receiving an exemption under RCW 84.14.021, must file with a designated authorized representative of the city or county an annual report indicating the following:

- (a) A statement of occupancy and vacancy of the rehabilitated or newly constructed property during the twelve months ending with the anniversary date;
- (b) A certification by the owner that the property has not changed use and, if applicable, that the property has been in compliance with the affordable housing requirements as described in RCW 84.14.020 since the date of the certificate approved by the city or county;
- (c) A description of changes or improvements constructed after issuance of the certificate of tax exemption; and
- (d) Any additional information requested by the city or county in regards to the units receiving a tax exemption.

(2) **All cities or counties, which issue certificates of tax exemption for multiunit housing that conform to the requirements of this chapter, must report annually by April 1st of each year, beginning in 2007, to the department of commerce. A city or county must be in compliance with the reporting requirements of this section to offer certificates of tax exemption for multiunit housing authorized in this chapter. The report must include the following information:**

- (a) The number of tax exemption certificates granted;
- (b) The total number and type of units produced or to be produced;
- (c) The number, size, and type of units produced or to be produced meeting affordable housing requirements;
- (d) The actual development cost of each unit produced;
- (e) The total monthly rent or total sale amount of each unit produced;
- (f) The annual household income and household size for each of the affordable units receiving a tax exemption and a summary of these figures for the city or county; and
- (g) The value of the tax exemption for each project receiving a tax exemption and the total value of tax exemptions granted.

(3)(a) The department of commerce must adopt and implement a program to effectively audit or review that the owner or operator of each property for which a certificate of tax exemption has been issued, except for those properties receiving an exemption that are owned or operated by a nonprofit or for those properties receiving an exemption from a city or county that operates an independent audit or review program, is offering the number of units at rents as committed to in the approved application for an exemption and that the tenants are being properly screened to be qualified for an income-restricted unit. The audit or review program must be adopted in consultation with local governments and other stakeholders and may be based on auditing a percentage of income-restricted units or properties annually. A private owner or operator of a property for which a certificate of tax exemption has been issued under this chapter, must be audited at least once every five years.

(b) If the review or audit required under (a) of this subsection for a given property finds that the owner or operator is not offering the number of units at rents as committed to in the approved application or is not properly screening tenants for income-restricted units, the department of commerce must notify the city or county and the city or county must impose and collect a sliding scale penalty not to exceed an amount calculated by subtracting the amount of rents that would have been collected had the owner or operator complied with their commitment from the amount of rents collected by the owner or operator for the income-restricted units, with consideration of the severity of the noncompliance. If a subsequent review or audit required under (a) of this subsection for a given property finds continued substantial noncompliance with the program requirements, the exemption certificate must be canceled pursuant to **RCW 84.14.110**.

(c) The department of commerce may impose and collect a fee, not to exceed the costs of the audit or review, from the owner or operator of any property subject to an audit or review required under (a) of this subsection.

(4) The department of commerce must provide guidance to cities and counties, which issue certificates of tax exemption for multiunit housing that conform to the requirements of this chapter, on best practices in managing and reporting for the exemption programs authorized under this chapter, including guidance for cities and counties to collect and report demographic information for tenants of units receiving a tax exemption under this chapter.

(5) This section expires January 1, 2058.

[2021 c 187 § 5; 2012 c 194 § 9; 2007 c 430 § 10; 1995 c 375 § 13.]

How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?

Title 08 Taxation and Revenue

Chapter 08.15 Multiple-family Housing Property Tax Exemption

Section 08.15.100 Annual Certification and Affordability Certification

Within thirty days of the anniversary of the date the final certificate of tax exemption was recorded at the County and each year thereafter, for the tax exemption period, the property owner shall file a certification with the director, verified upon oath or affirmation, which shall contain such information as the director may deem necessary or useful, and shall include the following information:

1. A statement of occupancy and vacancy of the multi-family units during the previous year.
2. A certification that the property has not changed use and, if applicable, that the property has been in compliance with the affordable housing requirements as described in **SMC 8.15.090** since the date of filing of the final certificate of tax exemption, and continues to be in compliance with the contract with the City and the requirements of this chapter; and

3. If the property owner rents the affordable multi-family housing units, the property owner shall file with the City a report indicating the household income of each initial tenant qualifying as low and moderate-income in order to comply with the twenty percent requirement of **SMC 8.15.090(A)(2)(b)** and RCW 84.14.020(1)(ii)(B).

a. The reports shall be on a form provided by the City and shall be signed by the tenants.

b. Information on the incomes of occupants of affordable units shall be included with the application for the final certificate of tax exemption, and shall continue to be included with the annual report for each property during the exemption period.

4. A description of any improvements or changes to the property made after the filing of the final certificate or last declaration, as applicable.

B. Failure to submit the annual declaration may result in cancellation of the tax exemption.

Date Passed: Monday, August 21, 2017
Effective Date: Saturday, October 7, 2017
ORD C35524 Section 8

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

Comprehensive Plan Land Use Policies:

- LU 1.4 Higher Density Residential Uses
- LU 3.5 Mix of Uses in Centers
- LU 4.2 Land Uses That Support Travel Options and Active Transportation
- LU 4.6 Transit-Supported Development

Comprehensive Plan Housing Policies:

- H 1.9 Mixed-Income Housing
- H 1.4 Use of Existing Infrastructure
- H 1.10 Lower-Income Housing Development Incentives
- H 1.11 Access to Transportation
- H 1.18 Distribution of Housing Options

Comprehensive Plan Economic Development Policies:

- ED 2.4 Mixed-Use
- ED 7.4 Tax Incentives for Land Improvement

Council Subcommittee Review:

Please provide a summary of council subcommittee review. If not reviewed by council subcommittee, please explain why not.

All Mutli-Family Tax Exemption conditional agreement applications appear before the Urban Experience committee on the consent agenda for approval to appear on the next available legislative consent agenda.



PLANNING & ECONOMIC DEVELOPMENT MULTIPLE FAMILY HOUSING PROPERTY TAX EXEMPTION AGREEMENT

THIS CONDITIONAL AGREEMENT is between the City of Spokane, a Washington State municipal corporation, as “City”, and ATLANTIC PROJECT LLC, as “Owner/Taxpayer” whose business address is 1234 N Atlantic St, Spokane, WA 99201 .

WITNESSETH:

WHEREAS, the City has, pursuant to the authority granted to it by Chapter 84.14 RCW, designated various residential targeted areas for the provision of a limited property tax exemption for new and rehabilitated multiple family residential housing; and

WHEREAS, the City has, through Chapter 8.15 SMC, enacted a program whereby property owner/taxpayers may qualify for a Final Certificate of Tax Exemption which certifies to the Spokane County Assessor that the Owner/Taxpayer is eligible to receive the multiple family housing property tax exemption; and

WHEREAS, the Owner/Taxpayer is interested in receiving the multiple family property tax exemption for new multiple family residential housing units in a residential targeted area; and

WHEREAS, the Owner/Taxpayer has submitted to the City a complete conditional application form for no fewer than a total of four new multiple family permanent residential housing units to be constructed on property legally described as:

CENTRAL ADD L16-17 B64
&
CENTRAL ADD LT 18 - 20 BLK 64

Assessor’s Parcel Number(s) **35181.0820 & 35181.0813,**

commonly known as
1230 & 1234 N ATLANTIC ST SPOKANE, WA.

WHEREAS, this property is located in the . and is eligible to seek a Final Certificate of Tax Exemption post construction under the **12-yr Affordable Rentals of 12 + Units.** as defined in SMC 08.15.090.

WHEREAS, the City has determined that the improvements will, if completed as proposed, satisfy the requirements for a Final Certificate of Tax Exemption; -- NOW, THEREFORE,

The City and the Owner/Taxpayer do mutually agree as follows:

1. The City agrees to issue the Owner/Taxpayer a Conditional Agreement subsequent to the City Council’s approval of this agreement.

2. The project must comply with all applicable zoning requirements, land use requirements, design review recommendations and all building, fire, and housing code requirements contained in the Spokane Municipal Code at the time a complete application for a building permit is received. However, if the proposal includes rehabilitation or demolition in preparation for new construction, the residential portion of the building shall fail to comply with one or more standards of applicable building or housing codes, and the rehabilitation improvements shall achieve compliance with the applicable building and construction codes.

3. If the property proposed to be rehabilitated is not vacant, the Owner/Taxpayer shall provide each existing tenant with housing of comparable size, quality and price and a reasonable opportunity to relocate. At the time of an application for a Conditional Agreement, the applicant provided a letter attesting and documenting how the existing tenant(s) were/will be provided comparable housing and opportunities to relocate.

(a). The existing residential tenant(s) are to be provided housing of a comparable size and quality at a rent level meeting the Washington State definition of affordable to their income level. Specifically, RCW 84.14.010 defines "affordable housing" as residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty (30) percent of the household's monthly income. The duration of this requirement will be the length of the tenant's current lease plus one year.

4. The Owner/Taxpayer intends to construct on the site, approximately **95** new multiple family residential housing units substantially as described in their application filed with and approved by the City. In no event shall such construction provide fewer than a total of four multiple family permanent residential housing units.

5. The Owner/Taxpayer agrees to complete construction of the agreed-upon improvements within three years from the date the City issues this Conditional Agreement or within any extension granted by the City.

6. The Owner/Taxpayer agrees, upon completion of the improvements and upon issuance by the City of a temporary or permanent certificate of occupancy, to file an application for a Final Certificate of Tax Exemption with the City's Planning and Economic Development Department, which will require the following:

(a) a statement of the actual development cost of each multiple family housing unit, and the total expenditures made in the rehabilitation or construction of the entire property;

(b) a description of the completed work and a statement that the rehabilitation improvements or new construction of the Owner/Taxpayer's property qualifies the property for the exemption;

(c) a statement that the project meets the affordable housing requirements, if applicable; and

(d) a statement that the work was completed within the required three-year period or any authorized extension of the issuance of the conditional certificate of tax exemption.

7. The City agrees, conditioned on the Owner/Taxpayer's successful completion of

the improvements in accordance with the terms of this Conditional Agreement and on the Owner/Taxpayer's filing of application for the Final Certificate of Exemption with the materials described in Paragraph 6 above, to file a Final Certificate of Tax Exemption with the Spokane County Assessor indicating that the Owner/Taxpayer is qualified for the limited tax exemption under Chapter 84.14 RCW.

8. The Owner/Taxpayer agrees, that once a Final Certificate of Tax Exemption is issued, to comply with all Annual Reporting requirements set forth in SMC 8.15.100 and contained in the annual report form provided by the City. Thirteen (13) months following the first year of the exemption beginning and every year thereafter, the Owner/Taxpayer will complete and file the appropriate Annual Report required by the terms of their Final Certificate of Tax Exemption with the City's Planning and Economic Development Department. The Annual Report is a declaration verifying upon oath and indicating the following:

- (a) a statement of occupancy, use of the property/unit, income and rents for qualifying 12-year and 20-year and vacancy of the multi-family units during the previous year;
- (b) a certification that the property has not changed to a commercial use or been used as a transient (short-term rental) basis and, if applicable, that the property has been in compliance with the affordable housing income and rent requirements as described in SMC 8.15.090 since the date of the filing of the Final Certificate of Tax Exemption, and continues to be in compliance with this Agreement and the requirements of SMC Chapter 8.15;
- (c) for affordable multi-family housing units, information providing the household income, rent and utility cost, of each qualifying as low and moderate-income, which shall be reported on a form provided by the City and signed by the tenants; and
- (d) a description of any improvements or changes to the property made after the filing of the final certificate or last declaration.

9. The parties acknowledge that the units, including any owner-occupied units are to be used and occupied for multifamily permanent residential occupancy and use. The parties further acknowledge that the certificate of occupancy issued by the City is for multifamily residential units. The Owner/Taxpayer acknowledges and agrees that the units shall be used primarily for multi-family housing for permanent residential occupancy as defined in SMC 8.15.020 and RCW 84.14.010 and any business activities shall only be incidental and ancillary to the residential occupancy. Any units that are converted from multi-family housing for permanent residential occupancy shall be reported to the City of Spokane's Planning and Economic Development Department and the Spokane County Assessor's Office and removed from eligibility for the tax exemption within 60 days. If the removal of the ineligible unit or units causes the number of units to drop below the number of units required for tax exemption eligibility, the remaining units shall be removed from eligibility pursuant to state law.

10. To qualify for the twelve-year tax exemption, the Owner/Taxpayer will be required to rent or sell at least **30%** of the multiple family housing units as affordable housing units to low and moderate-income households and will ensure that the units within the 12-yr program are dispersed throughout the building and distributed proportionally among the buildings; not be clustered in certain sections of the building or stacked; comparable to market-rate units in terms of unit size and leasing terms; and are comparable to market-rate units in terms of

functionality and building amenities and access in addition to the other requirements set forth in the Agreement. The Owner/Taxpayer is further required to comply with the rental relocation assistance requirements set forth in RCW 84.14.020 (7) and (8) and in SMC 8.15.090 (D).

11. The City agrees the Wastewater General Facilities Charges under SMC 13.03.0732 and the Water General Facilities Charges under SMC 13.04.2042 shall be deferred for the life of the property tax exemption issued under this agreement. If the Owner/Taxpayer maintains qualifying status for the entire exemption period, the wastewater and water general facilities charges set out above shall be waived at the end of the exemption period. If the Owner/Taxpayer fails to maintain qualifying status for the entire exemption period, the wastewater and water general facilities charges will have to be paid in the amounts set forth in SMC 13.03.0734 Appendix A and SMC 13.04.2044 Appendix A within three months of the Owner/Taxpayer receiving notice that the exemption has been terminated.

12. The City reserves the right to cancel the Final Certificate of Tax Exemption should the Owner/Taxpayer, its successors and assigns, fail to comply with any of the terms and conditions of this Agreement or of SMC Chapter 8.15.

13. No modifications of this Conditional Agreement shall be made unless mutually agreed upon by the parties in writing.

14. The Owner/Taxpayer acknowledges its awareness of the potential tax liability involved if and when the property ceases to be eligible for the incentive provided pursuant to this agreement. Such liability may include additional real property tax, penalties and interest imposed pursuant to RCW 84.14.110. The Owner/Taxpayer further acknowledges its awareness and understanding of the process implemented by the Spokane County Assessor's Office for the appraisal and assessment of property taxes. The Owner/Taxpayer agrees that the City is not responsible for the property value assessment imposed by Spokane County at any time during the exemption period.

15. In the event that any term or clause of this Conditional Agreement conflicts with applicable law, such conflict shall not affect other terms of this Agreement, which can be given effect without the conflicting term or clause, and to this end, the terms of this Conditional Agreement are declared to be severable.

16. The parties agree that this Conditional Agreement, requires the applicant to file an application for the Final Certificate of Tax Exemption post the construction of the multiple family residential housing units referenced above and that the Final Certificate of Tax Exemption shall be subject to the applicable provisions of Chapter 84.14 RCW and Chapter 8.15 SMC that exist at the time this agreement is signed by the parties. The parties may agree to amend this Conditional Agreement requirements as set forth when the applicant applies for the Final Certificate of Tax Exemption based upon applicable amendments and additions to Chapter 84.14 RCW or Chapter 8.15 SMC if the requirements change between the issuance of the Conditional Agreement and the Application for Final Tax Exemption has been submitted.

17. Nothing in this Agreement shall permit or be interpreted to permit either party to violate any provision of Chapter 84.14 RCW or Chapter 8.15 SMC

18 This Agreement is subject to approval by the City Council.

DATED this _____ day of _____ 20 _____

CITY OF SPOKANE

By:

By:

Interim City Administrator, Garrett Jones

Its:

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

**Agenda Sheet for City Council:****Committee:** Urban Experience **Date:** 04/08/2024**Committee Agenda type:** Consent**Date Rec'd**

3/20/2024

Clerk's File #**Renews #****Cross Ref #****Council Meeting Date:** 04/22/2024**Submitting Dept**

PLANNING & ECONOMIC

Project #**Contact Name/Phone**

AMANDA BECK X6414

Bid #**Contact E-Mail**

ABECK@SPOKANECITY.ORG

Requisition #**Agenda Item Type**

Contract Item

Council Sponsor(s)

KKLITZKE ZZAPPONE JBINGLE

Agenda Item Name

0650 - MFTE CONDITIONAL AGREEMENT FOR 2539 N NAPA ST

Agenda Wording

Multiple Family Housing Property Tax Exemption Conditional Agreement with Louis & Debbie Barro, for the future construction/renovation of approximately 4 units, at Parcel Number(s) 35092.4701 commonly known as 2539 N Napa St.

Summary (Background)

Chapter 84.14 RCW authorizes the City to create a multiple family housing property tax exemption program and to certify qualified property owners for that property tax exemption. SMC 08.15 Multiple-family Housing Property Tax Exemption outlines the City of Spokane MFTE Program and project eligibility.

Lease? NO

Grant related? NO

Public Works? NO

Fiscal Impact

Approved in Current Year Budget? N/A

Total Cost

\$

Current Year Cost

\$

Subsequent Year(s) Cost

\$

Narrative**Amount****Budget Account**

Neutral

\$

#

Select

\$

#

Select

\$

#

Select

\$

#

\$

#

\$

#



Continuation of Wording, Summary, Approvals, and Distribution

Agenda Wording

Summary (Background)

Approvals

Dept Head

GARDNER, SPENCER

Division Director

GARDNER, SPENCER

Accounting Manager

ORLOB, KIMBERLY

Legal

SCHOEDEL, ELIZABETH

For the Mayor

PICCOLO, MIKE

Additional Approvals

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rbenzie@spokanecity.org



PLANNING & ECONOMIC DEVELOPMENT

MFTE Committee Briefing Paper

Urban Experience

Submitting Department	Planning and Economic Development
Contact Name & Phone	Amanda Beck, 509-625-6414
Contact Email	abeck@spokanecity.org
Council Sponsor(s)	<u>Kitty Klitzke, Jonathan Bingle, and Zack Zappone</u>
Select Agenda Item Type	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion Time Requested: _____
Agenda Item Name	0650 – Multi-Family Tax Exemption (MFTE) Conditional Agreement
Summary (Background)	<p>Chapter 84.14 RCW authorizes the City to create a multiple family housing property tax exemption program and to certify qualified property owners for that property tax exemption. SMC <u>08.15</u> Multiple-family Housing Property Tax Exemption outlines the City of Spokane MFTE Program and project eligibility.</p> <p>Staff has determined that the Barro Fourplex Conditional application meets the Project Eligibility defined in SMC <u>08.15.040</u> and is located in a previously adopted Residential Target Areas identified in SMC <u>08.15.030</u>.</p> <p>Once the project is constructed, the applicant intends to finalize as a <u>12-yr Affordable Rentals (requires 25% of units to be income and rent restricted)</u>.</p> <p>This Conditional Agreement authorizes the appropriate city official to enter into the Multiple Family Housing Property Tax Exemption Conditional Agreement, which will ultimately result in the issuance of a final certificate of tax exemption to be filed with the Spokane County Assessor’s Office post construction.</p>
Proposed Council Action & Date:	<p>Approve the MFTE Conditional Agreement for the <u>Barro Fourplex</u> at the April 22, 2024 City Council Meeting.</p> <p>Project Details: The applicant applied for a Conditional MFTE Agreement for 4 units, at <u>2539 N NAPA ST SPOKANE, WA</u></p> <ul style="list-style-type: none"> • Property is zoned R1 and the proposed use is allowed. • Estimated Construction Costs: 900000 • Located in the Logan neighborhood.
Fiscal Impact:	
Approved in current year budget?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Total Cost: \$0	
Current year cost:	
Subsequent year(s) cost:	
Narrative:	<u>The Mutli-Family Tax Exemption program has no direct impact on City revenues or expenses.</u>
Funding Source	<input type="checkbox"/> One-time <input type="checkbox"/> Recurring <input checked="" type="checkbox"/> N/A
Specify funding source:	
Is this funding source sustainable for future years, months, etc? N/A	

Expense Occurrence	<input type="checkbox"/> One-time	<input type="checkbox"/> Recurring	<input checked="" type="checkbox"/> N/A
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Other budget impacts: (revenue generating, match requirements, etc.)

Operation Impacts

What impacts would the proposal have on historically excluded communities?

SMC 08.15 Multi- Family Housing Property Tax Exemption

A. The purposes of this chapter are to:

1. encourage more multi-family housing opportunities, including affordable housing opportunities, within the City;
2. stimulate the construction of new multifamily housing and the rehabilitation of existing vacant and underutilized buildings for multi-family housing;
3. increase the supply of mixed-income multifamily housing opportunities within the City;
4. accomplish the planning goals required under the Growth Management Act, chapter 36.70A RCW, as implemented from time to time by the City's current and future comprehensive plans;
5. promote community development, neighborhood revitalization, and availability of affordable housing;
6. preserve and protect buildings, objects, sites and neighborhoods with historic, cultural, architectural, engineering or geographic significance located within the City; and
7. encourage additional housing in areas that are consistent with planning for public transit systems.

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

RCW 84.14.100

Report—Filing—Department of commerce audit or review—Guidance to cities and counties. (Expires January 1, 2058.)

(1) Thirty days after the anniversary of the date of the certificate of tax exemption and each year for the tax exemption period, the owner of the rehabilitated or newly constructed property, or the qualified nonprofit or local government that will assure permanent affordable homeownership for at least 25 percent of the units for properties receiving an exemption under RCW 84.14.021, must file with a designated authorized representative of the city or county an annual report indicating the following:

- (a) A statement of occupancy and vacancy of the rehabilitated or newly constructed property during the twelve months ending with the anniversary date;
- (b) A certification by the owner that the property has not changed use and, if applicable, that the property has been in compliance with the affordable housing requirements as described in RCW 84.14.020 since the date of the certificate approved by the city or county;
- (c) A description of changes or improvements constructed after issuance of the certificate of tax exemption; and
- (d) Any additional information requested by the city or county in regards to the units receiving a tax exemption.

(2) **All cities or counties, which issue certificates of tax exemption for multiunit housing that conform to the requirements of this chapter, must report annually by April 1st of each year, beginning in 2007, to the department of commerce. A city or county must be in compliance with the reporting requirements of this section to offer certificates of tax exemption for multiunit housing authorized in this chapter. The report must include the following information:**

- (a) The number of tax exemption certificates granted;
- (b) The total number and type of units produced or to be produced;
- (c) The number, size, and type of units produced or to be produced meeting affordable housing requirements;
- (d) The actual development cost of each unit produced;
- (e) The total monthly rent or total sale amount of each unit produced;
- (f) The annual household income and household size for each of the affordable units receiving a tax exemption and a summary of these figures for the city or county; and
- (g) The value of the tax exemption for each project receiving a tax exemption and the total value of tax exemptions granted.

(3)(a) The department of commerce must adopt and implement a program to effectively audit or review that the owner or operator of each property for which a certificate of tax exemption has been issued, except for those properties receiving an exemption that are owned or operated by a nonprofit or for those properties receiving an exemption from a city or county that operates an independent audit or review program, is offering the number of units at rents as committed to in the approved application for an exemption and that the tenants are being properly screened to be qualified for an income-restricted unit. The audit or review program must be adopted in consultation with local governments and other stakeholders and may be based on auditing a percentage of income-restricted units or properties annually. A private owner or operator of a property for which a certificate of tax exemption has been issued under this chapter, must be audited at least once every five years.

(b) If the review or audit required under (a) of this subsection for a given property finds that the owner or operator is not offering the number of units at rents as committed to in the approved application or is not properly screening tenants for income-restricted units, the department of commerce must notify the city or county and the city or county must impose and collect a sliding scale penalty not to exceed an amount calculated by subtracting the amount of rents that would have been collected had the owner or operator complied with their commitment from the amount of rents collected by the owner or operator for the income-restricted units, with consideration of the severity of the noncompliance. If a subsequent review or audit required under (a) of this subsection for a given property finds continued substantial noncompliance with the program requirements, the exemption certificate must be canceled pursuant to **RCW 84.14.110**.

(c) The department of commerce may impose and collect a fee, not to exceed the costs of the audit or review, from the owner or operator of any property subject to an audit or review required under (a) of this subsection.

(4) The department of commerce must provide guidance to cities and counties, which issue certificates of tax exemption for multiunit housing that conform to the requirements of this chapter, on best practices in managing and reporting for the exemption programs authorized under this chapter, including guidance for cities and counties to collect and report demographic information for tenants of units receiving a tax exemption under this chapter.

(5) This section expires January 1, 2058.

[2021 c 187 § 5; 2012 c 194 § 9; 2007 c 430 § 10; 1995 c 375 § 13.]

How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?

Title 08 Taxation and Revenue

Chapter 08.15 Multiple-family Housing Property Tax Exemption

Section 08.15.100 Annual Certification and Affordability Certification

Within thirty days of the anniversary of the date the final certificate of tax exemption was recorded at the County and each year thereafter, for the tax exemption period, the property owner shall file a certification with the director, verified upon oath or affirmation, which shall contain such information as the director may deem necessary or useful, and shall include the following information:

1. A statement of occupancy and vacancy of the multi-family units during the previous year.
2. A certification that the property has not changed use and, if applicable, that the property has been in compliance with the affordable housing requirements as described in **SMC 8.15.090** since the date of filing of the final certificate of tax exemption, and continues to be in compliance with the contract with the City and the requirements of this chapter; and

3. If the property owner rents the affordable multi-family housing units, the property owner shall file with the City a report indicating the household income of each initial tenant qualifying as low and moderate-income in order to comply with the twenty percent requirement of **SMC 8.15.090(A)(2)(b)** and RCW 84.14.020(1)(ii)(B).

a. The reports shall be on a form provided by the City and shall be signed by the tenants.

b. Information on the incomes of occupants of affordable units shall be included with the application for the final certificate of tax exemption, and shall continue to be included with the annual report for each property during the exemption period.

4. A description of any improvements or changes to the property made after the filing of the final certificate or last declaration, as applicable.

B. Failure to submit the annual declaration may result in cancellation of the tax exemption.

Date Passed: Monday, August 21, 2017
Effective Date: Saturday, October 7, 2017
ORD C35524 Section 8

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

Comprehensive Plan Land Use Policies:

- LU 1.4 Higher Density Residential Uses
- LU 3.5 Mix of Uses in Centers
- LU 4.2 Land Uses That Support Travel Options and Active Transportation
- LU 4.6 Transit-Supported Development

Comprehensive Plan Housing Policies:

- H 1.9 Mixed-Income Housing
- H 1.4 Use of Existing Infrastructure
- H 1.10 Lower-Income Housing Development Incentives
- H 1.11 Access to Transportation
- H 1.18 Distribution of Housing Options

Comprehensive Plan Economic Development Policies:

- ED 2.4 Mixed-Use
- ED 7.4 Tax Incentives for Land Improvement

Council Subcommittee Review:

Please provide a summary of council subcommittee review. If not reviewed by council subcommittee, please explain why not.

All Mutli-Family Tax Exemption conditional agreement applications appear before the Urban Experience committee on the consent agengda for approval to appear on the next available legislative consent agenda.



PLANNING & ECONOMIC DEVELOPMENT MULTIPLE FAMILY HOUSING PROPERTY TAX EXEMPTION AGREEMENT

THIS CONDITIONAL AGREEMENT is between the City of Spokane, a Washington State municipal corporation, as “City”, and BARRO, LOUIS & DEBBIE, as “Owner/Taxpayer” whose business address is 1812 E MARIETTA AVE SPOKANE, WA 99207.

WITNESSETH:

WHEREAS, the City has, pursuant to the authority granted to it by Chapter 84.14 RCW, designated various residential targeted areas for the provision of a limited property tax exemption for new and rehabilitated multiple family residential housing; and

WHEREAS, the City has, through Chapter 8.15 SMC, enacted a program whereby property owner/taxpayers may qualify for a Final Certificate of Tax Exemption which certifies to the Spokane County Assessor that the Owner/Taxpayer is eligible to receive the multiple family housing property tax exemption; and

WHEREAS, the Owner/Taxpayer is interested in receiving the multiple family property tax exemption for new multiple family residential housing units in a residential targeted area; and

WHEREAS, the Owner/Taxpayer has submitted to the City a complete conditional application form for no fewer than a total of four new multiple family permanent residential housing units to be constructed on property legally described as:

AVONDALE ADD L1 B47

Assessor’s Parcel Number(s) **35092.4701**,

commonly known as

2539 N NAPA ST SPOKANE, WA.

WHEREAS, this property is located in the **Spokane Targeted Investment Area** and is eligible to seek a Final Certificate of Tax Exemption post construction under the **12-yr Affordable Rentals (requires 25% of units to be income and rent restricted)**, as defined in SMC 08.15.090.

WHEREAS, the City has determined that the improvements will, if completed as proposed, satisfy the requirements for a Final Certificate of Tax Exemption; -- NOW, THEREFORE,

The City and the Owner/Taxpayer do mutually agree as follows:

1. The City agrees to issue the Owner/Taxpayer a Conditional Agreement subsequent to the City Council’s approval of this agreement.

2. The project must comply with all applicable zoning requirements, land use requirements, design review recommendations and all building, fire, and housing code requirements contained in the Spokane Municipal Code at the time a complete application for a building permit is received. However, if the proposal includes rehabilitation or demolition in preparation for new construction, the residential portion of the building shall fail to comply with one or more standards of applicable building or housing codes, and the rehabilitation improvements shall achieve compliance with the applicable building and construction codes.

3. If the property proposed to be rehabilitated is not vacant, the Owner/Taxpayer shall provide each existing tenant with housing of comparable size, quality and price and a reasonable opportunity to relocate. At the time of an application for a Conditional Agreement, the applicant provided a letter attesting and documenting how the existing tenant(s) were/will be provided comparable housing and opportunities to relocate.

(a). The existing residential tenant(s) are to be provided housing of a comparable size and quality at a rent level meeting the Washington State definition of affordable to their income level. Specifically, RCW 84.14.010 defines "affordable housing" as residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty (30) percent of the household's monthly income. The duration of this requirement will be the length of the tenant's current lease plus one year.

4. The Owner/Taxpayer intends to construct on the site, approximately **4** new multiple family residential housing units substantially as described in their application filed with and approved by the City. In no event shall such construction provide fewer than a total of four multiple family permanent residential housing units.

5. The Owner/Taxpayer agrees to complete construction of the agreed-upon improvements within three years from the date the City issues this Conditional Agreement or within any extension granted by the City.

6. The Owner/Taxpayer agrees, upon completion of the improvements and upon issuance by the City of a temporary or permanent certificate of occupancy, to file an application for a Final Certificate of Tax Exemption with the City's Planning and Economic Development Department, which will require the following:

(a) a statement of the actual development cost of each multiple family housing unit, and the total expenditures made in the rehabilitation or construction of the entire property;

(b) a description of the completed work and a statement that the rehabilitation improvements or new construction of the Owner/Taxpayer's property qualifies the property for the exemption;

(c) a statement that the project meets the affordable housing requirements, if applicable; and

(d) a statement that the work was completed within the required three-year period or any authorized extension of the issuance of the conditional certificate of tax exemption.

7. The City agrees, conditioned on the Owner/Taxpayer's successful completion of

the improvements in accordance with the terms of this Conditional Agreement and on the Owner/Taxpayer's filing of application for the Final Certificate of Exemption with the materials described in Paragraph 6 above, to file a Final Certificate of Tax Exemption with the Spokane County Assessor indicating that the Owner/Taxpayer is qualified for the limited tax exemption under Chapter 84.14 RCW.

8. The Owner/Taxpayer agrees, that once a Final Certificate of Tax Exemption is issued, to comply with all Annual Reporting requirements set forth in SMC 8.15.100 and contained in the annual report form provided by the City. Thirteen (13) months following the first year of the exemption beginning and every year thereafter, the Owner/Taxpayer will complete and file the appropriate Annual Report required by the terms of their Final Certificate of Tax Exemption with the City's Planning and Economic Development Department. The Annual Report is a declaration verifying upon oath and indicating the following:

- (a) a statement of occupancy, use of the property/unit, income and rents for qualifying 12-year and 20-year and vacancy of the multi-family units during the previous year;
- (b) a certification that the property has not changed to a commercial use or been used as a transient (short-term rental) basis and, if applicable, that the property has been in compliance with the affordable housing income and rent requirements as described in SMC 8.15.090 since the date of the filing of the Final Certificate of Tax Exemption, and continues to be in compliance with this Agreement and the requirements of SMC Chapter 8.15;
- (c) for affordable multi-family housing units, information providing the household income, rent and utility cost, of each qualifying as low and moderate-income, which shall be reported on a form provided by the City and signed by the tenants; and
- (d) a description of any improvements or changes to the property made after the filing of the final certificate or last declaration.

9. The parties acknowledge that the units, including any owner-occupied units are to be used and occupied for multifamily permanent residential occupancy and use. The parties further acknowledge that the certificate of occupancy issued by the City is for multifamily residential units. The Owner/Taxpayer acknowledges and agrees that the units shall be used primarily for multi-family housing for permanent residential occupancy as defined in SMC 8.15.020 and RCW 84.14.010 and any business activities shall only be incidental and ancillary to the residential occupancy. Any units that are converted from multi-family housing for permanent residential occupancy shall be reported to the City of Spokane's Planning and Economic Development Department and the Spokane County Assessor's Office and removed from eligibility for the tax exemption within 60 days. If the removal of the ineligible unit or units causes the number of units to drop below the number of units required for tax exemption eligibility, the remaining units shall be removed from eligibility pursuant to state law.

10. To qualify for the twelve-year tax exemption, the Owner/Taxpayer will be required to rent or sell at least **25%** of the multiple family housing units as affordable housing units to low and moderate-income households and will ensure that the units within the 12-yr program are dispersed throughout the building and distributed proportionally among the buildings; not be clustered in certain sections of the building or stacked; comparable to market-rate units in terms of unit size and leasing terms; and are comparable to market-rate units in terms of

functionality and building amenities and access in addition to the other requirements set forth in the Agreement. The Owner/Taxpayer is further required to comply with the rental relocation assistance requirements set forth in RCW 84.14.020 (7) and (8) and in SMC 8.15.090 (D).

11. The Owner/Taxpayer will have the right to assign its rights under this Agreement. The Owner/Taxpayer agrees to notify the City promptly of any transfer of Owner/Taxpayer's ownership interest in the Site or in the improvements made to the Site under this Agreement.

12. The City reserves the right to cancel the Final Certificate of Tax Exemption should the Owner/Taxpayer, its successors and assigns, fail to comply with any of the terms and conditions of this Agreement or of SMC Chapter 8.15.

13. No modifications of this Conditional Agreement shall be made unless mutually agreed upon by the parties in writing.

14. The Owner/Taxpayer acknowledges its awareness of the potential tax liability involved if and when the property ceases to be eligible for the incentive provided pursuant to this agreement. Such liability may include additional real property tax, penalties and interest imposed pursuant to RCW 84.14.110. The Owner/Taxpayer further acknowledges its awareness and understanding of the process implemented by the Spokane County Assessor's Office for the appraisal and assessment of property taxes. The Owner/Taxpayer agrees that the City is not responsible for the property value assessment imposed by Spokane County at any time during the exemption period.

15. In the event that any term or clause of this Conditional Agreement conflicts with applicable law, such conflict shall not affect other terms of this Agreement, which can be given effect without the conflicting term or clause, and to this end, the terms of this Conditional Agreement are declared to be severable.

16. The parties agree that this Conditional Agreement, requires the applicant to file an application for the Final Certificate of Tax Exemption post the construction of the multiple family residential housing units referenced above and that the Final Certificate of Tax Exemption shall be subject to the applicable provisions of Chapter 84.14 RCW and Chapter 8.15 SMC that exist at the time this agreement is signed by the parties. The parties may agree to amend this Conditional Agreement requirements as set forth when the applicant applies for the Final Certificate of Tax Exemption based upon applicable amendments and additions to Chapter 84.14 RCW or Chapter 8.15 SMC if the requirements change between the issuance of the Conditional Agreement and the Application for Final Tax Exemption has been submitted.

17. Nothing in this Agreement shall permit or be interpreted to permit either party to violate any provision of Chapter 84.14 RCW or Chapter 8.15 SMC

18 This Agreement is subject to approval by the City Council.

DATED this _____ day of _____ 20 _____

CITY OF SPOKANE

By:

Interim City Administrator, Garrett Jones

Attest:

City Clerk

BARRO, LOUIS & DEBBIE

By:

Its:

Approved as to form:

Assistant City Attorney

Continuation of Wording, Summary, and Distribution

Agenda Item Name: 0650 APPROVAL OF CONSULTANT CONTRACT FOR CLIMATE PL

Agenda Wording (630 character max)

Summary (Background) (646 character max)

Phase 1 includes community engagement, climate impacts analysis, policy gap analysis, and climate risk and vulnerability assessment with a focus on equity and climate justice. This agenda item is 3 of 3 for climate planning.

Fiscal Impact

Budget Account

Select ▼ \$ #

Select ▼ \$ #

Distribution List

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Save

Cancel



Agenda Sheet for City Council:

Committee: Urban Experience **Date:** 04/08/2024

Committee Agenda type: Consent

Date Rec'd

3/28/2024

Clerk's File #

Renews #

Cross Ref #

Council Meeting Date: 04/15/2024

Submitting Dept

PLANNING & ECONOMIC

Project #

Contact Name/Phone

MAREN X6737

Bid #

Contact E-Mail

MMURPHY@SPOKANECITY.ORG

Requisition #

SBO

Agenda Item Type

Contract Item

Council Sponsor(s)

ZZAPPONE JBINGLE KKLITZKE

Agenda Item Name

0650 APPROVAL OF CONSULTANT CONTRACT FOR CLIMATE PLANNING –

Agenda Wording

Contract between City of Spokane Planning Services and BERK Consulting, Inc. for climate impact and resiliency planning under the comprehensive plan periodic update.

Summary (Background)

The WA Legislature passed and signed into law HB 1181 in 2023 that adds a climate goal to the Growth Management Act (GMA) and requires local comprehensive plans to have a climate element. The City of Spokane initiated the Request for Qualifications for Climate Planning - Phase 1 and selected BERK Consulting, Inc. for climate impact and resiliency planning under the comprehensive plan periodic update.

Lease? NO

Grant related? YES

Public Works? NO

Fiscal Impact

Approved in Current Year Budget? NO

Total Cost \$ 420,000

Current Year Cost \$ 420,000

Subsequent Year(s) Cost \$

Narrative

No grant match. Additional climate planning funds will be requested in the 2025-2027 biennium.

Amount

Budget Account

Expense \$ 420,000

1360-94175-58700-54201-20263

Select \$

#

Select \$

#

Select \$

#

Select \$

#

Select \$

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Continuation of Wording, Summary, Approvals, and Distribution

Agenda Wording

Summary (Background)

Phase 1 includes community engagement, climate impacts analysis, policy gap analysis, and climate risk and vulnerability assessment with a focus on equity and climate justice. This agenda item is 3 of 3 for climate planning.

Approvals		Additional Approvals	
<u>Dept Head</u>	GARDNER, SPENCER	<u>ACCOUNTING -</u>	MURRAY, MICHELLE
<u>Division Director</u>	GARDNER, SPENCER		
<u>Accounting Manager</u>	ORLOB, KIMBERLY		
<u>Legal</u>	HARRINGTON,		
<u>For the Mayor</u>	JONES, GARRETT		

Distribution List

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Committee Agenda Sheet

Urban Experience Committee

Committee Date	April 8, 2024
Submitting Department	Planning Services
Contact Name	Maren Murphy
Contact Email & Phone	mmurphy@spokanecity.org
Council Sponsor(s)	CMs Klitzke, Zappone, and Bingle
Select Agenda Item Type	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion Time Requested:
Agenda Item Name	Climate Planning - Approval of Consultant Contract for Climate Planning – Phase 1
Proposed Council Action	<input checked="" type="checkbox"/> Approval to proceed to Legislative Agenda <input type="checkbox"/> Information Only
Summary (Background) *use the Fiscal Impact box below for relevant financial information	<p>Planning Staff have submitted a packet for City Council consideration to initiate Climate Planning – Phase 1, including the following items:</p> <ol style="list-style-type: none"> 1. Climate Planning - SBO for Planning Services to Accept Commerce Grant Funds 2. Climate Planning - Resolution to Initiate Climate Planning under the Comprehensive Plan Periodic Update 3. Climate Planning - Approval of Consultant Contract for Climate Planning – Phase 1 <p><i>This briefing paper is 3 of 3 for climate planning.</i></p> <p>The WA Legislature passed and signed into law HB 1181 in 2023 that adds a climate goal to the Growth Management Act (GMA) and requires local comprehensive plans to have a climate element with a focus on resilience and greenhouse gas emissions mitigation.</p> <p>The City initiated the Request for Qualifications and selected a consultant team for Phase 1. This is a contract between City of Spokane Planning Services and BERK Consulting, Inc. for climate impact and resiliency planning under the comprehensive plan periodic update. Phase 1 includes community engagement, climate impacts analysis, policy gap analysis, and climate risk and vulnerability assessment with a focus on equity and climate justice.</p> <p>WA Commerce has made available funding for climate planning for the 2023-2025 biennium, with the City of Spokane eligible for \$700,000 in legislative appropriation for climate planning through 2029 as part of the WA Climate Commitment Act. City Council accepted \$420,000 in Commerce grant funds for Phase 1 of climate planning on February 26, 2024 (RES 2024-0142).</p>
Fiscal Impact Approved in current year budget? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Total Cost: <u>\$420,000</u> Current year cost: \$420,000 Subsequent year(s) cost:	
Narrative: No match required; grant is deliverable based.	
Funding Source <input checked="" type="checkbox"/> One-time <input type="checkbox"/> Recurring <input type="checkbox"/> N/A	

Specify funding source: Grant

Is this funding source sustainable for future years, months, etc? Funding for 2023-2025 Biennium

Expense Occurrence One-time Recurring N/A

Other budget impacts: (revenue generating, match requirements, etc.) N/A

Operations Impacts (If N/A, please give a brief description as to why)

- What impacts would the proposal have on historically excluded communities?
 - Climate change does not impact everyone equally. Core to climate planning is building climate resilience and developing goals and policies in the comprehensive plan that support communitywide climate resilience, environmental justice, and equity. This climate planning grant emphasizes the importance of developing a public engagement strategy and ensuring that historically underrepresented and overburdened communities are included in the early and continuous planning efforts. WA Commerce recommends that establishing a climate policy advisory team that includes leaders within overburdened communities that are most impacted by the changing climate conditions and whose insight will lead to the most equitable outcomes. There is also additional emphasis on all levels of Tribal communication, partnership, and coordination.
- How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?
 - The planning work will focus on both quantitative and qualitative data through the lens of climate and equity. Quantitative data will be collected, analyzed and reported related to vulnerability risks and climate hazards, and an equitable approach will be taken to look at the intersections of race, income, gender, ability, and other disparities to understand our community's vulnerabilities and those at highest risk for climate impacts. Data will also be collected through qualitative means through the development of a climate vision statement, and outreach will focus on engaging with community members to understand unique perspectives, asset, and climate-related challenges.
- How will data be collected regarding the effectiveness of this program, policy, or product to ensure it is the right solution?
 - Climate planning will be integrated into the 2026 Periodic update to the City's Comprehensive Plan, RCW 36.70A.130 now requires that the city reassess the plan every 5 years. An Implementation Progress Report will be required in 2031.
- Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?
 - Aligns with: Sustainability Action Plan 2021 - Land Use, Goal 4, Strategy 8. "update the Comp Plan with ...climate goals."

Council Subcommittee Review

- Please provide a summary of council subcommittee review. If not reviewed by a council subcommittee, please explain why not.
 - This item was approved for grant acceptance by City Council on February 26, 2024 (RES 2024-0142).



City of Spokane
CONSULTANT AGREEMENT
**Title: CLIMATE IMPACT AND RESILIENCY
PLANNING WITH COMPREHENSIVE PLAN
UPDATE SERVICES - PHASE I**

This Consultant Agreement is made and entered into by and between the **CITY OF SPOKANE** as (“City”), a Washington municipal corporation, and **BERK CONSULTING, INC.**, whose address is 2200 Sixth Avenue, Suite 1000, Seattle, Washington 98121 as (“Consultant”), individually hereafter referenced as a “party”, and together as the “parties”.

WHEREAS, the purpose of this Agreement is to conduct the Climate Impact and Resiliency Planning with Comprehensive Plan Update – Phase I; and

WHEREAS, the Consultant was selected from RFQu No. 6026-23 and funded from Washington State’s Climate Commitment Act.

NOW, THEREFORE, in consideration of the terms, conditions, covenants and performance of the Scope of Work contained herein, the City and Consultant mutually agree as follows:

1. TERM OF AGREEMENT.

The term of this Agreement begins on April 22, 2024, and ends on December 31, 2025, unless amended by written agreement or terminated earlier under the provisions. The contract may be renewed for two (2) additional one-year contract periods, subject to mutual agreement.

2. TIME OF BEGINNING AND COMPLETION.

The Consultant shall begin the work outlined in the “Scope of Work” (“Work”) on the beginning date, above. The City will acknowledge in writing when the Work is complete. Time limits established under this Agreement shall not be extended because of delays for which the Consultant is responsible, but may be extended by the City, in writing, for the City’s convenience or conditions beyond the Consultant’s control.

3. SCOPE OF WORK.

The General Scope of Work for this Agreement is described in Exhibit B, and Consultant’s Proposal dated January 8, 2024, attached as Exhibit C. In the event of a conflict or discrepancy in the contract documents, this City Agreement controls.

The Work is subject to City review and approval. The Consultant shall confer with the City periodically, and prepare and present information and materials (e.g. detailed outline of

completed Work) requested by the City to determine the adequacy of the Work or Consultant's progress.

Consultant agrees to comply with the State Department of Commerce's logo requirements below:

Logo requirements. The CCA logo must be used in the following circumstances, consistent with the branding guidelines posted at climate.wa.gov/brandtoolkit.

- Any WA Department of Commerce climate planning grant website or webpage that includes logos from other funding partners.
- Any WA Department of Commerce climate planning grant media or public information materials that include logos from other funding partners. Funding source acknowledgement. This standard funding language must be used on websites and included in announcements, press releases and publications used for media-related activities, publicity and public outreach.

4. COMPENSATION.

Total compensation for Consultant's services under this Agreement shall not exceed **FOUR HUNDRED TWENTY THOUSAND AND 0/100 DOLLARS (\$420,000.00)**, excluding tax, if applicable, unless modified by a written amendment to this Agreement. This is the maximum amount to be paid under this Agreement for the work described in Section 3 above, and shall not be exceeded without the prior written authorization of the City in the form of an executed amendment to this Agreement.

5. PAYMENT.

The Consultant shall submit its applications for payment to City of Spokane Planning Services and Economic Development, Sixth Floor, 808 West Spokane Falls Boulevard, Spokane, Washington 99201.. **Payment will be made via direct deposit/ACH** within thirty (30) days after receipt of the Consultant's application except as provided by state law. If the City objects to all or any portion of the invoice, it shall notify the Consultant and pay that portion of the invoice not in dispute. In that event, the parties shall immediately make every effort to settle the disputed amount.

6. REIMBURSABLES

The reimbursables under this Agreement are to be included, and considered part of the maximum amount not to exceed (above), and require the Consultant's submittal of appropriate documentation and actual itemized receipts, the following limitations apply.

- A. City will reimburse the Consultant at actual cost for expenditures that are pre-approved by the City in writing and are necessary and directly applicable to the work required by this Contract provided that similar direct project costs related to the contracts of other clients are consistently accounted for in a like manner. Such direct project costs may not be charged as part of overhead expenses or include a markup. Other direct charges may include, but are not limited to the following types of items: travel, printing, cell phone, supplies, materials, computer charges, and fees of subconsultants.
- B. The billing for third party direct expenses specifically identifiable with this project shall be an itemized listing of the charges supported by copies of the original bills, invoices, expense accounts, subconsultant paid invoices, and other supporting documents used by the Consultant to generate invoice(s) to the City. The original supporting documents

shall be available to the City for inspection upon request. All charges must be necessary for the services provided under this Contract.

- C. The City will reimburse the actual cost for travel expenses incurred as evidenced by copies of receipts (excluding meals) supporting such travel expenses, and in accordance with the City of Spokane Travel Policy, details of which can be provided upon request.
- D. **Airfare:** Airfare will be reimbursed at the actual cost of the airline ticket. The City will reimburse for Economy or Coach Fare only. Receipts detailing each airfare are required.
- E. **Meals:** Meals will be reimbursed at the Federal Per Diem daily meal rate for the city in which the work is performed. *Receipts are not required as documentation.* The invoice shall state “the meals are being billed at the Federal Per Diem daily meal rate”, and shall detail how many of each meal is being billed (e.g. the number of breakfasts, lunches, and dinners). The City will not reimburse for alcohol at any time.
- F. **Lodging:** Lodging will be reimbursed at actual cost incurred up to a maximum of the published General Services Administration (GSA) Index for the city in which the work is performed (*the current maximum allowed reimbursement amount can be provided upon request*). Receipts detailing each day / night lodging are required. The City will not reimburse for ancillary expenses charged to the room (e.g. movies, laundry, mini bar, refreshment center, fitness center, sundry items, etc.)
- G. **Vehicle mileage:** Vehicle mileage will be reimbursed at the Federal Internal Revenue Service Standard Business Mileage Rate in affect at the time the mileage expense is incurred. Please note: payment for mileage for long distances traveled will not be more than an equivalent trip round-trip airfare of a common carrier for a coach or economy class ticket.
- H. **Rental Car:** Rental car expenses will be reimbursed at the actual cost of the rental. Rental car receipts are required for all rental car expenses. The City will reimburse for a standard car of a mid-size class or less. The City will not reimburse for ancillary expenses charged to the car rental (e.g. GPS unit).
- I. **Miscellaneous Travel** (e.g. parking, rental car gas, taxi, shuttle, toll fees, ferry fees, etc.): Miscellaneous travel expenses will be reimbursed at the actual cost incurred. Receipts are required for each expense of \$10.00 or more.
- J. **Miscellaneous other business expenses** (e.g. printing, photo development, binding): Other miscellaneous business expenses will be reimbursed at the actual cost incurred and may not include a markup. Receipts are required for all miscellaneous expenses that are billed.

Subconsultant: Subconsultant expenses will be reimbursed at the actual cost incurred and a four percent (4%) markup. Copies of all Subconsultant invoices that are rebilled to the City are required.

7. TAXES, FEES AND LICENSES.

- A. Consultant shall pay and maintain in current status, all necessary licenses, fees, assessments, permit charges, etc. necessary to conduct the work included under this Agreement. It is the Consultant’s sole responsibility to monitor and determine changes or the enactment of any subsequent requirements for said fees, assessments, or changes and to immediately comply.
- B. Where required by state statute, ordinance or regulation, Consultant shall pay and maintain in current status all taxes necessary for performance. Consultant shall not charge the City for federal excise taxes. The City will furnish Consultant an exemption certificate where appropriate.

- C. The Director of Finance and Administrative Services may withhold payment pending satisfactory resolution of unpaid taxes and fees due the City.
- D. The cost of any permits, licenses, fees, etc. arising as a result of the projects included in this Agreement shall be included in the project budgets.

8. CITY OF SPOKANE BUSINESS LICENSE.

Section 8.01.070 of the Spokane Municipal Code states that no person may engage in business with the City without first having obtained a valid annual business registration. The Consultant shall be responsible for contacting the State of Washington Business License Services at www.dor.wa.gov or 360-705-6741 to obtain a business registration. If the Contractor does not believe it is required to obtain a business registration, it may contact the City's Taxes and Licenses Division at (509) 625-6070 to request an exemption status determination.

9. SOCIAL EQUITY REQUIREMENTS.

No individual shall be excluded from participation in, denied the benefit of, subjected to discrimination under, or denied employment in the administration of or in connection with this Agreement because of age, sex, race, color, religion, creed, marital status, familial status, sexual orientation including gender expression or gender identity, national origin, honorably discharged veteran or military status, the presence of any sensory, mental or physical disability, or use of a service animal by a person with disabilities. Consultant agrees to comply with, and to require that all subcontractors comply with, Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act, as applicable to the Consultant. Consultant shall seek inclusion of woman and minority business for subcontracting. A woman or minority business is one that self-identifies to be at least 51% owned by a woman and/or minority. Such firms do not have to be certified by the State of Washington.

10. INDEMNIFICATION.

The Consultant shall indemnify, and hold the City and its officers and employees harmless from all claims, demands, or suits at law or equity asserted by third parties for bodily injury (including death) and/or property damage to the extent caused by the Consultant's negligence or willful misconduct under this Agreement, including attorneys' fees and litigation costs; provided that nothing herein shall require a Consultant to indemnify the City against and hold harmless the City from claims, demands or suits based solely upon the negligence of the City, its agents, officers, and employees. If a claim or suit is caused by or results from the concurrent negligence of the Consultant's agents or employees and the City, its agents, officers and employees, this indemnity provision shall be valid and enforceable to the extent of the negligence of the Consultant, its agents or employees. The Consultant specifically assumes liability and agrees to defend, indemnify, and hold the City harmless for actions brought by the Consultant's own employees against the City and, solely for the purpose of this indemnification and defense, the Consultant specifically waives any immunity under the Washington State industrial insurance law, or Title 51 RCW. The Consultant recognizes that this waiver was specifically entered into pursuant to the provisions of RCW 4.24.115 and was the subject of mutual negotiation. The indemnity and agreement to defend and hold the City harmless provided for in this section shall survive any termination or expiration of this agreement.

11. INSURANCE.

During the period of the Agreement, the Consultant shall maintain in force at its own expense, each insurance noted below with companies or through sources approved by the State Insurance Commissioner pursuant to RCW Title 48;

A. Worker's Compensation Insurance in compliance with RCW 51.12.020, which requires subject employers to provide workers' compensation coverage for all their subject workers and Employer's Liability Insurance in the amount of \$1,000,000;

B. General Liability Insurance on an occurrence basis, with a combined single limit of not less than \$1,000,000 each occurrence for bodily injury and property damage. It shall include contractual liability coverage for the indemnity provided under this agreement. It shall provide that the City, its officers and employees are additional insureds but only with respect to the Consultant's services to be provided under this Agreement; and

C. Automobile Liability Insurance with a combined single limit, or the equivalent of not less than \$1,000,000 each accident for bodily injury and property damage, including coverage for owned, hired and non-owned vehicles.

D. Professional Liability Insurance with a combined single limit of not less than \$1,000,000 each claim, incident or occurrence. This is to cover damages caused by the error, omission, or negligent acts related to the professional services to be provided under this Agreement. The coverage must remain in effect for at least two (2) years after the Agreement is completed.

There shall be no cancellation, material change, reduction of limits or intent not to renew the insurance coverage(s) without thirty (30) days written notice from the Consultant or its insurer(s) to the City. As evidence of the insurance coverage(s) required by this Agreement, the Consultant shall furnish acceptable Certificates Of Insurance (COI) to the City at the time it returns this signed Agreement. The certificate shall specify the City of Spokane as "Additional Insured" specifically for Consultant's services under this Agreement, as well as all of the parties who are additional insureds, and include applicable policy endorsements, the thirty (30) day cancellation clause, and the deduction or retention level. The Consultant shall be financially responsible for all pertinent deductibles, self-insured retentions, and/or self-insurance.

12. DEBARMENT AND SUSPENSION.

The Contractor has provided its certification that it is in compliance with and shall not contract with individuals or organizations which are debarred, suspended, or otherwise excluded from or ineligible from participation in Federal Assistance Programs under Executive Order 12549 and "Debarment and Suspension", codified at 29 CFR part 98.

13. AUDIT.

Upon request, the Consultant shall permit the City and any other governmental agency ("Agency") involved in the funding of the Work to inspect and audit all pertinent books and records. This includes work of the Consultant, any subconsultant, or any other person or entity that performed connected or related Work. Such books and records shall be made available upon reasonable notice of a request by the City, including up to three (3) years after final payment or release of withheld amounts. Such inspection and audit shall occur in Spokane County, Washington, or other reasonable locations mutually agreed to by the parties. The Consultant shall permit the City to copy such books and records at its own expense. The Consultant shall ensure that inspection, audit and copying rights of the City is a condition of any subcontract, agreement or other arrangement under which any other persons or entity may perform Work under this Agreement.

14. INDEPENDENT CONSULTANT.

- A. The Consultant is an independent Consultant. This Agreement does not intend the Consultant to act as a City employee. The City has neither direct nor immediate control over the Consultant nor the right to control the manner or means by which the Consultant works. Neither the Consultant nor any Consultant employee shall be an employee of the City. This Agreement prohibits the Consultant to act as an agent or legal representative of the City. The Consultant is not granted express or implied rights or authority to assume or create any obligation or responsibility for or in the name of the City, or to bind the City. The City is not liable for or obligated to pay sick leave, vacation pay, or any other benefit of employment, nor to pay social security or other tax that may arise from employment. The Consultant shall pay all income and other taxes as due. The Consultant may perform work for other parties; the City is not the exclusive user of the services that the Consultant provides.
- B. If the City needs the Consultant to Work on City premises and/or with City equipment, the City may provide the necessary premises and equipment. Such premises and equipment are exclusively for the Work and not to be used for any other purpose.
- C. If the Consultant works on the City premises using City equipment, the Consultant remains an independent Consultant and not a City employee. The Consultant will notify the City Project Manager if s/he or any other Workers are within ninety (90) days of a consecutive 36-month placement on City property. If the City determines using City premises or equipment is unnecessary to complete the Work, the Consultant will be required to work from its own office space or in the field. The City may negotiate a reduction in Consultant fees or charge a rental fee based on the actual costs to the City, for City premises or equipment.

15. KEY PERSONS.

The Consultant shall not transfer or reassign any individual designated in this Agreement as essential to the Work, nor shall those key persons, or employees of Consultant identified as to be involved in the Project Work be replaced, removed or withdrawn from the Work without the express written consent of the City, which shall not be unreasonably withheld. If any such individual leaves the Consultant's employment, the Consultant shall present to the City one or more individuals with greater or equal qualifications as a replacement, subject to the City's approval, which shall not be unreasonably withheld. The City's approval does not release the Consultant from its obligations under this Agreement.

16. ASSIGNMENT AND SUBCONTRACTING.

The Consultant shall not assign or subcontract its obligations under this Agreement without the City's written consent, which may be granted or withheld in the City's sole discretion. Any subcontract made by the Consultant shall incorporate by reference this Agreement, except as otherwise provided. The Consultant shall require that all subconsultants comply with the obligations and requirements of the subcontract. The City's consent to any assignment or subcontract does not release the consultant from liability or any obligation within this Agreement, whether before or after City consent, assignment or subcontract.

17. CITY ETHICS CODE.

- A. Consultant shall promptly notify the City in writing of any person expected to be a Consultant Worker (including any Consultant employee, subconsultant, principal, or owner) and was a former City officer or employee within the past twelve (12) months.
- B. Consultant shall ensure compliance with the City Ethics Code by any Consultant Worker when the Work or matter related to the Work is performed by a Consultant Worker who has been a City officer or employee within the past two (2) years.

- C. Consultant shall not directly or indirectly offer anything of value (such as retainers, loans, entertainment, favors, gifts, tickets, trips, favors, bonuses, donations, special discounts, work or meals) to any City employee, volunteer or official that is intended, or may appear to a reasonable person to be intended, to obtain or give special consideration to the Consultant. Promotional items worth less than \$25 may be distributed by the Consultant to a City employee if the Consultant uses the items as routine and standard promotional materials. Any violation of this provision may cause termination of this Agreement. Nothing in this Agreement prohibits donations to campaigns for election to City office, so long as the donation is disclosed as required by the election campaign disclosure laws of the City and of the State.

18. NO CONFLICT OF INTEREST.

Consultant confirms that the Consultant or workers have no business interest or a close family relationship with any City officer or employee who was or will be involved in the consultant selection, negotiation, drafting, signing, administration or evaluation of the Consultant's work. As used in this Section, the term Consultant includes any worker of the Consultant who was, is, or will be, involved in negotiation, drafting, signing, administration or performance of the Agreement. The term "close family relationship" refers to: spouse or domestic partner, any dependent parent, parent-in-law, child, son-in-law, daughter-in-law; or any parent, parent in-law, sibling, uncle, aunt, cousin, niece or nephew residing in the household of a City officer or employee described above.

19. ERRORS AND OMISSIONS, CORRECTIONS.

Consultant is responsible for professional quality, technical accuracy, and the coordination of all designs, drawings, specifications, and other services furnished by or on the behalf of the Consultant under this Agreement in the delivery of a final work product. The standard of care applicable to Consultant's services will be the degree of skill and diligence normally employed by professional engineers or Consultants performing the same or similar services at the time said services are performed. The Final Work Product is defined as a stamped, signed work product. Consultant, without additional compensation, shall correct or revise errors or mistakes in designs, drawings, specifications, and/or other consultant services immediately upon notification by the City. The obligation provided for in this Section regarding acts or omissions resulting from this Agreement survives Agreement termination or expiration.

20. INTELLECTUAL PROPERTY RIGHTS.

- A. Copyrights. The Consultant shall retain the copyright (including the right of reuse) to all materials and documents prepared by the Consultant for the Work, whether or not the Work is completed. The Consultant grants to the City a non-exclusive, irrevocable, unlimited, royalty-free license to use copy and distribute every document and all the materials prepared by the Consultant for the City under this Agreement. If requested by the City, a copy of all drawings, prints, plans, field notes, reports, documents, files, input materials, output materials, the media upon which they are located (including cards, tapes, discs, and other storage facilities), software program or packages (including source code or codes, object codes, upgrades, revisions, modifications, and any related materials) and/or any other related documents or materials developed solely for and paid for by the City to perform the Work, shall be promptly delivered to the City.
- B. Patents: The Consultant assigns to the City all rights in any invention, improvement, or discovery, with all related information, including but not limited to designs, specifications, data, patent rights and findings developed with the performance of the Agreement or any subcontract. Notwithstanding the above, the Consultant does not convey to the City, nor

does the City obtain, any right to any document or material utilized by the Consultant created or produced separate from the Agreement or was pre-existing material (not already owned by the City), provided that the Consultant has identified in writing such material as pre-existing prior to commencement of the Work. If pre-existing materials are incorporated in the work, the Consultant grants the City an irrevocable, non-exclusive right and/or license to use, execute, reproduce, display and transfer the pre-existing material, but only as an inseparable part of the work.

- C. The City may make and retain copies of such documents for its information and reference with their use on the project. The Consultant does not represent or warrant that such documents are suitable for reuse by the City or others, on extensions of the project or on any other project, and the City releases the Consultant from liability for any unauthorized reuse of such documents.

21. CONFIDENTIALITY.

Notwithstanding anything to the contrary, City will maintain the confidentiality of Consultant's materials and information only to the extent that is legally allowed in the State of Washington. City is bound by the State Public Records Act, RCW Ch. 42.56. That law presumptively makes all records in the possession of the City public records which are freely available upon request by anyone. In the event that City gets a valid public records request for Consultant's materials or information and the City determines there are exemptions only the Consultant can assert, City will endeavor to give Consultant notice. Consultant will be required to go to Court to get an injunction preventing the release of the requested records. In the event that Consultant does not get a timely injunction preventing the release of the records, the City will comply with the Public Records Act and release the records.

22. DISPUTES.

Any dispute or misunderstanding that may arise under this Agreement, concerning the Consultant's performance, shall first be through negotiations, if possible, between the Consultant's Project Manager and the City's Project Manager. It shall be referred to the Director and the Consultant's senior executive(s). If such officials do not agree upon a decision within a reasonable period of time, either party may decline or discontinue such discussions and may then pursue the legal means to resolve such disputes, including but not limited to mediation, arbitration and/or alternative dispute resolution processes. Nothing in this dispute process shall mitigate the rights of the City to terminate the Agreement. Notwithstanding all of the above, if the City believes in good faith that some portion of the Work has not been completed satisfactorily, the City may require the Consultant to correct such work prior to the City payment. The City will provide to the Consultant an explanation of the concern and the remedy that the City expects. The City may withhold from any payment otherwise due, an amount that the City in good faith finds to be under dispute, or if the Consultant provides no sufficient remedy, the City may retain the amount equal to the cost to the City for otherwise correcting or remedying the work not properly completed. Waiver of any of these rights is not deemed a future waiver of any such right or remedy available at law, contract or equity.

23. TERMINATION.

- A. For Cause: The City or Consultant may terminate the Agreement if the other party is in material breach of this Agreement, and such breach has not been corrected to the other party's reasonable satisfaction in a timely manner. Notice of termination under this Section shall be given by the party terminating this Agreement to the other, not fewer than thirty (30) business days prior to the effective date of termination.

- B. For Reasons Beyond Control of Parties: Either party may terminate this Agreement without recourse by the other where performance is rendered impossible or impracticable for reasons beyond such party's reasonable control, such as, but not limited to, an act of nature, war or warlike operation, civil commotion, riot, labor dispute including strike, walkout or lockout, except labor disputes involving the Consultant's own employees, sabotage, or superior governmental regulation or control. Notice of termination under this Section shall be given by the party terminating this Agreement to the other, not fewer than thirty (30) business days prior to the effective date of termination.
- C. For Convenience: Either party may terminate this Agreement without cause, upon thirty (30) days written notice to the other party.
- D. Actions upon Termination: if termination occurs not the fault of the Consultant, the Consultant shall be paid for the services properly performed prior to the actual termination date, with any reimbursable expenses then due, but such compensation shall not exceed the maximum compensation to be paid under the Agreement. The Consultant agrees this payment shall fully and adequately compensate the Consultant and all subconsultants for all profits, costs, expenses, losses, liabilities, damages, taxes and charges of any kind (whether foreseen or unforeseen) attributable to the termination of this Agreement.
- E. Upon termination, the Consultant shall provide the City with the most current design documents, contract documents, writings and other products the Consultant has produced to termination, along with copies of all project-related correspondence and similar items. The City shall have the same rights to use these materials as if termination had not occurred; provided however, that the City shall indemnify and hold the Consultant harmless from any claims, losses, or damages to the extent caused by modifications made by the City to the Consultant's work product.

24. EXPANSION FOR NEW WORK.

This Agreement scope may be expanded for new work. Any expansion for New Work (work not specified within the original Scope of Work Section of this Agreement, and/or not specified in the original RFP as intended work for the Agreement) must comply with all the following limitations and requirements: (a) the New Work is not reasonable to solicit separately; (b) the New Work is for reasonable purpose; (c) the New Work was not reasonably known to either the City or Consultant at time of contract or else was mentioned as a possibility in the solicitation (such as future phases of work, or a change in law); (d) the New Work is not significant enough to be reasonably regarded as an independent body of work; (e) the New Work would not have attracted a different field of competition; and (f) the change does not vary the essential identified or main purposes of the Agreement. The City may make exceptions for immaterial changes, emergency or sole source conditions, or other situations required in City opinion. Certain changes are not New Work subject to these limitations, such as additional phases of Work anticipated at the time of solicitation, time extensions, Work Orders issued on an On-Call contract, and similar. New Work must be mutually agreed and issued by the City through written Addenda. New Work performed before an authorizing Amendment may not be eligible for payment.

25. MISCELLANEOUS PROVISIONS.

- A. Amendments: No modification of this Agreement shall be effective unless in writing and signed by an authorized representative of each of the parties hereto.
- B. Binding Agreement: This Agreement shall not be binding until signed by both parties. The provisions, covenants and conditions in this Agreement shall bind the parties, their legal heirs, representatives, successors and assigns.

- C. Americans with Disabilities Act (ADA): Specific attention by the designer is required in association with the Americans with Disabilities Act (ADA) 42 U.S.C. 12101-12213 and 47 U.S.C. 225 and 611, its requirements, regulations, standards and guidelines, which were updated in 2010 and are effective and mandatory for all State and local government facilities and places of public accommodation for construction projects including alteration of existing facilities, as of March 15, 2012. The City advises that the requirements for accessibility under the ADA, may contain provisions that differ substantively from accessibility provisions in applicable State and City codes, and if the provisions of the ADA impose a greater or equal protection for the rights of individuals with disabilities or individuals associated with them than the adopted local codes, the ADA prevail unless approval for an exception is obtained by a formal documented process. Where local codes provide exceptions from accessibility requirements that differ from the ADA Standards; such exceptions may not be permitted for publicly owned facilities subject to Title II requirements unless the same exception exists in the Title II regulations. It is the responsibility of the designer to determine the code provisions.
- D. The Consultant, at no expense to the City, shall comply with all laws of the United States and Washington, the Charter and ordinances of the City of Spokane; and rules, regulations, orders and directives of their administrative agencies and officers. Without limiting the generality of this paragraph, the Consultant shall comply with the requirements of this Section.
- E. This Agreement shall be construed and interpreted under the laws of Washington. The venue of any action brought shall be in the Superior Court of Spokane County.
- F. Remedies Cumulative: Rights under this Agreement are cumulative and nonexclusive of any other remedy of law or in equity.
- G. Captions: The titles of sections or subsections are for convenience only and do not define or limit the contents.
- H. Severability: If any term or provision is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall not be affected, and each term and provision shall be valid and enforceable to the fullest extent permitted by law.
- I. Waiver: No covenant, term or condition or the breach shall be deemed waived, except by written consent of the party against whom the waiver is claimed, and any waiver of the breach of any covenant, term or condition shall not be deemed a waiver of any preceding or succeeding breach of the same or any other covenant, term of condition. Neither the acceptance by the City of any performance by the Consultant after the time the same shall have become due nor payment to the Consultant for any portion of the Work shall constitute a waiver by the City of the breach or default of any covenant, term or condition unless otherwise expressly agreed to by the City in writing.
- J. Additional Provisions: This Agreement may be modified by additional terms and conditions ("Special Conditions") which shall be attached to this Agreement as an Exhibit. The parties agree that the Special Conditions shall supplement the terms and conditions of the Agreement, and in the event of ambiguity or conflict with the terms and conditions of the Agreement, these Special Conditions shall govern.
- K. Entire Agreement: This document along with any exhibits and all attachments, and subsequently issued addenda, comprises the entire agreement between the City and the Consultant. If conflict occurs between contract documents and applicable laws, codes, ordinances or regulations, the most stringent or legally binding requirement shall govern and be considered a part of this contract to afford the City the maximum benefits.
- L. Negotiated Agreement: The parties acknowledge this is a negotiated agreement, that they have had this Agreement reviewed by their respective legal counsel, and that the terms and

conditions of this Agreement are not to be construed against any party on the basis of such party's draftsmanship.

M. No personal liability: No officer, agent or authorized employee of the City shall be personally responsible for any liability arising under this Agreement, whether expressed or implied, nor for any statement or representation made or in any connection with this Agreement.

IN WITNESS WHEREOF, in consideration of the terms, conditions and covenants contained, or attached and incorporated and made a part, the parties have executed this Agreement by having legally-binding representatives affix their signatures below.

BERK CONSULTING, INC.

CITY OF SPOKANE

By _____
Signature Date

By _____
Signature Date

Type or Print Name

Type or Print Name

Title

Title

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Attachments:

- Exhibit A – Certificate Regarding Debarment
- Exhibit B – Scope of Work
- Exhibit C – Consultant's Proposal dated January 8, 2024

24-045

EXHIBIT A

**CERTIFICATION REGARDING DEBARMENT, SUSPENSION,
INELIGIBILITY AND VOLUNTARY EXCLUSION**

1. The undersigned (i.e., signatory for the Subrecipient / Contractor / Consultant) certifies, to the best of its knowledge and belief, that it and its principals:
 - a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
 - b. Have not within a three-year period preceding this contract been convicted or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, receiving stolen property, making false claims, or obstruction of justice;
 - c. Are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and,
 - d. Have not within a three-year period preceding this contract had one or more public transactions (federal, state, or local) terminated for cause or default.

2. The undersigned agrees by signing this contract that it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction.

3. The undersigned further agrees by signing this contract that it will include the following clause, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions:

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – Lower Tier Covered Transactions

 1. The lower tier contractor certified, by signing this contract that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

 2. Where the lower tier contractor is unable to certify to any of the statements in this contract, such contractor shall attach an explanation to this contract.

4. I understand that a false statement of this certification may be grounds for termination of the contract.

<hr/> Name of Subrecipient / Contractor / Consultant (Type or Print)	<hr/> Program Title (Type or Print)
<hr/> Name of Certifying Official (Type or Print)	<hr/> Signature
<hr/> Title of Certifying Official (Type or Print)	<hr/> Date (Type or Print)

EXHIBIT B

Scope of Work – BERK Consulting

City of Spokane Climate Impact and Resiliency Planning with Comprehensive Plan Update

Project Understanding

The City of Spokane, with a vision of “an exceptional sense of community, healthy environment, and high quality of life,” and the second largest city in Washington, is leading the state in ambitious community planning efforts. The City has:

- A 14-chapter Comprehensive Plan with an integrated environmental impact statement, due for update in 2026.
- Implemented its Housing Action Plan with an initiative of Building Opportunity for Housing that increased housing choice and diversity in the city by supporting middle housing development.
- Adopted an urban forestry goal of 30% tree canopy cover by 2030 across all neighborhoods.
- Adopted a new Parks and Natural Lands Master Plan in 2022.
- Coordinated utility and transportation planning through Link Spokane and has created multimodal transportation plans.
- Prepared a new water system plan in 2023 including a climate assessment.
- Developed a community and operations greenhouse gas emissions inventory.
- Developed a Council Sustainability Action Plan.

Now the City desires to address HB 1181 to integrate climate planning into the Comprehensive Plan.

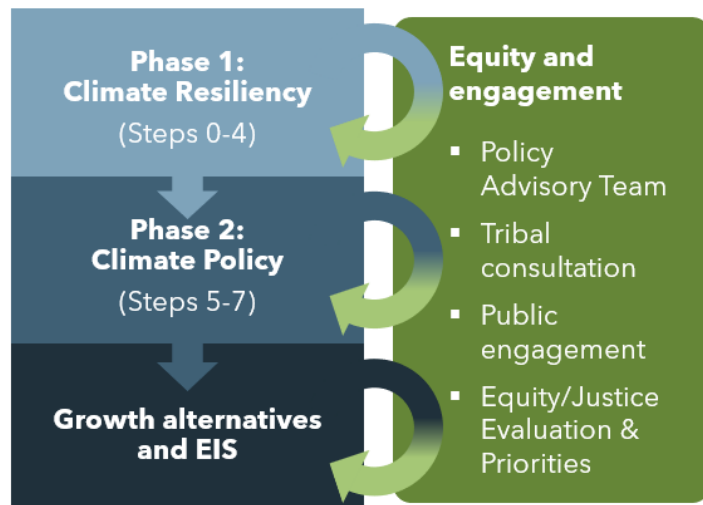
- In **Phase 1** the team will evaluate climate impacts and climate justice, audit plans, and assess climate vulnerability and risk.
- The work in Phase 1 will lead to **Phase 2** Comprehensive Plan resilience goals and policies. Additionally, the City desires to address environmental justice in the Comprehensive Plan and to evaluate growth alternatives in an Environmental Impact Statement (EIS).

Scope of Services

Our multi-year Work Plan addresses Phase 1 Climate Resiliency, Phase 2 Climate Policy, and additional Phase 2 Growth Alternatives and Environmental Review. Each phase will have engagement and evaluation feedback loops so each step builds on the other. Our Year 1 Work Plan focuses on Phase 1.

Phase 1 – Climate Resiliency

Cascadia will lead Phase 1. Cascadia will develop an overall climate community engagement plan and lead the climate vulnerability assessment. Tribal engagement will be led by KAI. Team subject matter experts will audit plans and assess climate vulnerability and risks for key subjects: BERK (climate vulnerability spatial evaluation, and land use, capital facilities, parks, and other public services), Fehr & Peers (transportation), and Parametrix (utilities, natural environment). This vulnerability and policy audit work will carry into Phase 2 with Comprehensive Plan policy and environmental justice recommendations, and the EIS evaluation of alternatives.



Step 1 Project Start-up, Coordination, Engagement

Task 1.0 Project Management and Ongoing Coordination

- **Objective:** Create shared project objectives and establish ongoing communication protocols.

In collaboration with the City staff, our team will design and facilitate an in-person project kick-off. This meeting will introduce core project team members, clarify key project questions, and develop a communication plan and project charter for Phase 1 and later Phase 2 and expanded Plan/EIS services. At the kick-off meeting, we suggest an agenda covering:

- Objectives for climate and environmental justice, community engagement, and tribal coordination (i.e., identifying key audiences, messages, and approaches to inform engagement plan);
- List of Inventory documents and plans for auditing in Step 3;
- A rhythm for regular project check-ins between staff and consultant team members;
- Expectations for quality assurance and control of deliverables and submittal process for internal reviews; and,
- Schedule of periodic work sessions with interdepartmental staff to identify assets and priorities in Step 2.
- Schedule of periodic study sessions for City Council at key points in Phase 1. This includes up to three (3) touchpoints: introduction to the project, discussion during the vulnerability assessment results, and next steps.

DELIVERABLES: Project Charter, kick-off meeting notes, inventory documents list, schedule of project check ins and interdepartmental team meetings, in Word and PDF format.

Task 1.1 Form Climate Policy Advisory Team

- **Objective:** Form an interdisciplinary body to share climate information and provide recommendations on areas of focus.

We will work with the City’s project management team as part of the kick-off and engagement plan development to recommend the membership and schedule for a Climate Policy Team (Task 1.2 below). This scope anticipates that the City of Spokane would establish both an internal technical team and an external community partners team. Members could include planners and public works professionals, community-based organizations, community members, and leaders within overburdened communities that are most impacted by the changing climate conditions. The scope assumes one in person and three virtual internal technical workshops and one in person and two virtual meetings of an external advisory team. We will utilize email updates and 1 on 1 meetings as additional touchpoints as determined by project needs and engagement strategy.

Task 1.2 Develop Engagement Strategy

- **Objective:** Integrate meaningful engagement in each phase fitting with the city motto “in Spokane we all belong.”

Together with City staff, we will create an engagement strategy, and track associated engagement results, so that community engagement can be adaptively managed over the life of the project, pivoting our approach as needed to help ensure that we are learning from all the necessary perspectives. The engagement strategy will include communication activities and promotional pathways (e.g., social media, City website updates, etc.) for activities that City staff would lead, as well as activities the consultant team will lead. The engagement strategy will also include key project messages to align the consultant team and City staff. We will coordinate with the City, including the Communications Team, to fulfill the City’s language access resolution. A graphic representation of objectives and example engagement methods is shared below.

Conceptual Engagement Process



Engagement, Climate and Environmental Justice

As part of the Climate Element planning effort, we will partner with City staff in developing and implementing an **engagement strategy** focused on public engagement requirements by the State grant. The engagement strategy would reflect all phases, but the focus of engagement activities themselves will

highlight Phase 1. This engagement could build on past climate efforts and natural hazards planning efforts, new/existing key issues, and city vulnerabilities.

Importantly, we will ensure that the engagement plan has a strategy to include **traditionally underserved and vulnerable populations**, disproportionately left out of planning processes and affected by climate impacts. Considerations include:

- Workshops or listening sessions in partnership with community and youth organizations.
- Interpretation and translation of engagement materials (e.g., surveys, 1-pagers).
- One-on-one meetings with tribal leaders in Spokane.

While the details of engagement will be determined during the planning process, it could include key engagement touchpoints with the community such as:

- Help identify and prioritize community assets of focus for the Resilience Sub-Element, such as through a survey;
- During the Vulnerability Assessment process help identify key vulnerabilities and risks, such as through listening sessions or focus groups;
- While drafting climate goals and policies to vet ideas and solicit feedback, such as through workshops, focus groups, or public events; and
- Upon release of the draft Climate Element and HB 1181 related element amendments to allow for public comment, such as through an online open house.

Tribal Engagement

Led by KAI, our team will coordinate with the City staff responsible for tribal consultation. KAI will:

- Lead engagement activities with Tribal community leaders, employees, and Tribal organizations.
 - KAI will establish a Tribal engagement workgroup consisting of 5-6 members from area Tribes, starting with the Spokane Tribe, and the tribal/urban Indian organizations in Spokane. KAI will establish, coordinate, and facilitate 8 virtual meetings with this workgroup over the course of the first year of the project. The purpose of the workgroup will be to guide the tribal engagement work to enable input on the development of the comprehensive plan.
 - Emphasis is on climate impacts & experiences around key sectors (i.e., health, infrastructure, etc.) and on ideas for resilience actions (either from existing, relevant plans or from folks through engagement).
- Provide or gather technical knowledge for climate impacts and policy considerations for Tribes (especially climate and health intersections). Can include things like:
 - Tribal document review to identify climate/health intersections.
 - Review project climate impacts and proposed policy approaches to make sure tribal perspectives identified via engagement and own expert knowledge are reflected.

DELIVERABLE: Community Engagement Plan with Tribal component and Program for continuous improvement, in Word and PDF format.

- Community survey raw data; final summary report in Word and PDF format; and public presentation materials in PPT and PDF format.
- Quarterly, or engagement phase-based, update reports on engagement activities, key takeaways, and major outcomes.
- Development of public presentation materials and practices for City staff to expand upon engagement with additional opportunities as appropriate.

Expenses and Assumptions: Expenses for Step 1 include:

- City will lead recruitment for listening sessions, partnering with community based organizations, advertising the survey with Consultant advice.
- Travel for Kick off (which may include tour with staff)
- Translation of a survey up to six languages and 1-2 social media posts or fact sheets.
- Stipends and incentives for participation and materials or refreshments for events.
- Consultant facilitation of one in person and three virtual internal technical workshops and one in person and two virtual meetings of an external advisory team.

Step 2 Explore Climate Impacts & Climate Justice

Our team will generate a list of 1) key climate hazards and impacts, 2) physical, social, and environmental assets, pulling from the City’s Comprehensive Plan, Hazard Mitigation/Emergency Plans, and other relevant plans, and 3) vulnerable communities and health disparities leveraging ongoing work by city, university, and other entities. This initial identification of hazards, assets, and vulnerable communities will be vetted by City of Spokane staff, key stakeholders, and tribal representatives.

Task 2.1 Review relevant plans and data sources on climate hazards

- **Objective:** Understand climate change trends and stressors relevant to Spokane. Leverage available plans, studies, and resources such as Natural Hazards Plans, health indicators, etc.

We will review and inventory relevant science-based climate change methodologies and data sources, including vulnerability assessments, modeling studies, and best practices to identify climate exposure and trend information relevant to Spokane. Data and available work from other entities (see spatial mapping in Step 4) would be leveraged where possible.

We will accomplish our review drawing upon our strong understanding of potential hazards and changes in the climate, having worked on dozens of local climate action and sustainability plans throughout the region. The team also recently authored the Northwest chapter of the Fifth National Climate Assessment, and supported Commerce in the piloting and development of its climate resilience guidance (including using the new statewide climate impacts mapping tool in collaboration with the University of Washington Climate Impacts Group).

Task 2.2 Identify social, economic, and environmental assets

- **Objective:** Identify community assets that Spokane community members value and want to protect.

Informed by city staff and community engagement, tribal engagement, and plan review (Task 2.1), we will identify community social (including cultural and heritage assets), economic, and environmental assets

in Spokane such as community groups, places, natural resources, infrastructure, and services. These can be added to spatial mapping in Step 4.

Task 2.3 Identify vulnerable communities and environmental health disparities

- **Objective:** Identify communities that are experiencing health disparities in Spokane and that may be more sensitive to climate stressors.

We will identify health and socioeconomic conditions, trends, and disparities based on available information (e.g. Washington Health Tracking Network, Gonzaga University Climate Resilience Project, City's Displacement Risk Analysis, CDC Places data, Clean Air Agency, CDC Social Vulnerability Index, historic redlining practices, displacement risk, other). We will vet the information with the advisory team in Step 1 and we will integrate relevant indicators in Step 4.

Task 2.4 Identify priority climate hazards and climate justice concerns

- **Objective:** Based on the assessment of exposure and consequences identify key exposures and priorities.

Considering early engagement results we will develop a community survey to identify community resilience goals and climate impacts and experiences to understand experiences of community members and hear stories that can add depth or meaning to other climate data explorations. We will deploy the survey online translated to multiple languages and work with community partners on its distribution. We will follow a Language Access Plan per SMC Ch18.11. We can use Survey Monkey either hosted by the consultant team or the City staff and we will provide a raffle incentive to help promote the community survey.

DELIVERABLE: Climate Analysis Impacts and Climate Justice Memo, in Word and PDF format, with accompanying background data as applicable.

Step 3 Audit Plans and Policies

Task 3.1 Review existing comprehensive plan policies for climate gaps and opportunities, climate justice

- **Objective:** Establish a strong planning foundation through auditing and summarizing existing climate-related City plans, policies, and regulations.

We will apply Commerce's Climate resilience guidance and audit plans for HB 1181 consistency. While we will confirm the list of relevant planning documents with the City, we anticipate the following plans would be considered:

- Spokane Comprehensive Plan
- Spokane Shoreline Master Program
- Spokane Sustainability Action Plan
- Spokane emergency and disaster planning and natural hazards mitigation planning
- Other system and master plans

Cascadia and BERK supported development of Commerce's Climate Resilience guidebook, streamlining this step and allowing for seamless integration into this planning process. We will organize the review

into a comprehensive database that clearly identifies all planning documents/resources and compiles key climate-related goals and policies of potential relevance to the City. The database will also collate key climate resilience considerations that existing measures address, such as climate indicators, potential hazards, anticipated impacts, and related community assets. The database will be used to perform a qualitative and quantitative analysis that identifies policy trends and gaps in the existing policy. Once gaps are determined, policy opportunities will be identified via state resources including Commerce's Menu of Measures and summarized in a Policy Audit Memorandum.

This policy audit process will also include consultant support of two to three key staff in completing a Climate Planning Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis. This simple tool will allow the project team to understand where Spokane is in their climate planning process and identify potential risks that can be mitigated early in the process and/or strengths that can be leveraged.

- **DELIVERABLE:** Policy Gap Analysis Memo, in Word and PDF format, with accompanying background data as applicable.

Step 4 Assess Climate Vulnerability and Risk

Task 4.1 Conduct Climate Vulnerability and Risk Assessment

- **Objective:** Provide the City and community with a baseline understanding of vulnerabilities as well as a preliminary ranking of the vulnerabilities' importance

Building from results of Climate Analysis Impacts and Climate Justice Memo (Step 2) and the Policy Gap Analysis Memo (Step 3) we will work with the City to determine which sectors (e.g., health, emergency services, stormwater, etc.) to dive deeper into in the vulnerability assessment. We anticipate using the vulnerability assessment framework outlined in the Climate Resilience Guidebook. We will work with the City to agree upon definitions for high, medium, and low climate exposure, sensitivity, and adaptive capacity. This ensures the project team has a shared understanding of climate impacts most relevant to the City of Spokane and can be used to prioritize specific climate hazards to be covered in the Resilience Sub-Element (Task 5.1).

We anticipate the vulnerability and risk assessment would address:

- Climate change trends and projections in a format that can be easily understood by the public, including graphics.
- Physical vulnerability of areas within Spokane more or less exposed to extreme precipitation and flooding, extreme heat events, drought, and air pollution/wildfire smoke due to climate change.
- Social and economic climate vulnerability/ sensitivity and adaptive capacity.
- Characterize vulnerability and risk on critical systems in Spokane. This could include physical infrastructure, health and community systems, natural systems, economic development, and growth and the built environment.
- Analysis of all 11 sectors that the Department of Commerce has defined in their guidance documentation to support later goal development in compliance with HB 1181.

The vulnerability and risk assessment could be broader and less detailed across more topics and sub-topics, which may set up the Phase 2 Comprehensive Plan policy evaluation to a greater degree, or

narrower but deeper on fewer subjects to focus on major priorities where the City has more needs or leverage. The approach can be discussed at the project Kick-off meeting.

Table 1. Example Broad Topics for Vulnerability and Risk Assessment

Major Topic	Sub-Topic
Human Well Being / Emergency Management	Public Health
	Social Services (including education & libraries)
	Emergency Management
Ecosystems & Water Resources	Critical Areas
	Surface water & Groundwater
	Stormwater
Infrastructure	Energy
	Waste Management
	Roads
	Pedestrian & Bicycle Systems
	Transit
	Water Supply
Community Design, Land Use, and Economic Development	Wastewater
	Building Design & Regulations
	Neighborhoods, Growth Strategy & Zoning
	Housing Affordability & Accessibility including relationship to City’s Racially Disparate Impacts evaluation
Cultural & Natural Resources	Businesses (location & employee access)
	Cultural Resources
	Shorelines
	Parks, Trails, Open Space
	Urban Forest
	Food Systems (Urban Agriculture, Farmers Markets, Food Banks)

In support of Steps 2 and 4, we will perform a spatial analysis focusing on climate vulnerability. Using available data highlighting the spatial variability of climate vulnerability, we will perform an analysis identifying key climate exposures, populations with high sensitivities to climate stressors, and communities with a lower capacity to adapt to climate stressors. We will integrate the findings of the engagement efforts as qualitative sources of analysis. Where possible, we will leverage existing local resources such as the CAPA Heat Watch data from Gonzaga, the City’s Displacement Risk Analysis, the Spokane Indicators Project, and other relevant sources identifying community assets and vulnerabilities. We will obtain secondary data directly to support this analysis from sources such as the Washington Health

Tracking Network, UW Climate Impacts Group's [Climate Mapping for a Resilient Washington Tool](#), US Census, and FEMA. The final list of indicators will be developed by the project team including City staff.

While the focus is on Vulnerability and Risk Assessment, we will identify Greenhouse Gas/Vehicle Miles Travelled reduction opportunities based on GHG inventory results in other City efforts and engagement results.

Note: Task 4.1 can start in parallel with Step 2 to inform impacts and risks.

- **Deliverable:** Climate Vulnerability and Risk Assessment methodology and GIS spatial evaluation, and list of indicators.

Task 4.2 Identify climate vulnerability priorities

- **Objective:** Guide future programming and investment in support of the City's equity and inclusion priorities.

In partnership with the climate advisory team in Task 1.1 and based on the evaluation in Task 4.1, we will develop climate vulnerability priorities. Steps are anticipated to include:

- Develop an approach to prioritizing system vulnerabilities.
- Analyze the potential climate change impacts on critical systems against the identified criteria.
- Prioritize effort to focus on topics that are most relevant / critical for overburdened communities.
- Summarize the vulnerability of critical systems and prioritizes the results into high, medium, and low vulnerability.

Using the findings from 4.1 we will work with the City to develop an approach to prioritizing system vulnerabilities. We will develop indices that focus on the sub-elements of climate vulnerability: exposure, sensitivity, and adaptive capacity. We will perform analysis highlighting the intersection between these elements, helping the City to understand possible priority areas for addressing climate vulnerability.

We also recommend conducting listening sessions and/or one-on-one meetings to incorporate expert knowledge from City staff across departments and partners (e.g., Department of Neighborhoods, Housing and Human Services, Public Works, Fire Department, Transportation Sub-Committee, etc.) and the broader community to identify information related to exposure, sensitivity, and adaptive capacity and aid in the prioritization process. Staff and community listening sessions can help identify what City functions, sectors, and communities are most vulnerable to climate change (e.g., from stormwater flooding, river flooding, heat events, etc.), based on current lived experiences and anticipated climate impacts. These listening sessions will help frame a resilience approach that is comprehensive, integrated with other City needs and goals, and broadly supported by the community.

DELIVERABLE: Climate Vulnerability and Risk Assessment Report with visually appealing infographics for public facing 2-page document in Word and PDF format, including:

- GIS layers created during the spatial analysis
- Accompanying data, spreadsheets, supporting materials
- Public presentation materials, in PPT and PDF format

Step 5 Multimodal Level of Service (MMLOS) Memo (Grant Deliverable B1)

Fehr & Peers will develop a background memo on four topics of interest to Spokane staff: MMLOS metrics, concurrency, impact fees and how project recommendations can include equity and safety in project identification consistent with environmental justice. This memo will summarize how peer communities are approaching these topics, identifying in a table how each approach might be applied in Spokane.

Topic 1: MMLOS Metrics

Fehr & Peers will summarize the approach to MMLOS applied by the following communities:

- Up to 5 Washington cities

Topic 2: Concurrency

Fehr & Peers will summarize the approach to concurrency applied by the following communities:

- Spokane – current approach
- Up to 3 other approaches applied by Washington cities

Topic 3: Impact Fees

Fehr & Peers will summarize the multimodal impact fee programs applied by the following communities:

- Spokane’s current program, plus:
- Up to 5 additional communities in Washington State

Topic 4: Incorporation of Equity and Safety in Project Identification

Fehr & Peers will summarize how Spokane and other communities have incorporated equity and safety into project identification consistent with environmental justice:

- Spokane’s current processes, plus:
- Up to 5 additional communities in Washington State

Fehr & Peers will deliver this memo to Spokane staff within eight weeks of notice to proceed.

Workshop with Staff

Following staff review of the memo, Fehr & Peers staff will join Spokane staff for a three-hour in-person workshop to discuss these topics. The workshop will include:

- Goals for the workshop: To narrow the range of options; make sure staff understand options presented; and ultimately identify options that are implementable and right sized for Spokane
- Presentation of the memo’s findings
- Gathering perspectives on each topic and those approaches that would be most applicable in Spokane.
- How these topics should be addressed in Comprehensive Plan update.

Deliverable: Fehr & Peers will document outcomes from the workshop in a summary memo, which will include maps and guidance for Spokane’s Comprehensive Plan update, in Word and PDF format.

- GIS layers created during the spatial analysis (see Task 4; maps of multimodal transportation system would be reflected through that task based on City and transit partner information).
- Accompanying data, spreadsheets, supporting materials

Phase 1 Cost Summary

Based on the scope the cost summary is shared below. The costs are aligned closely with the expected grant deliverables. A little more emphasis on the engagement, impacts/justice evaluation, and policy analysis is anticipated to ultimately support the vulnerability and risk assessment report.

Cost Summary Table

	Summary by Subtask (Labor)	Subtotals by Major Task (Labor + Expenses)
2024 Hourly Rate		
Phase 1		
Step 1 Project Start-up, Coordination, Engagement		
Tasks 1.0 Project Management and Ongoing Coordination	\$25,551	
Task 1.1 Form Climate Policy Advisory Team	\$41,840	
Task 1.2 Develop Engagement Strategy		
Strategy	\$11,480	
Engagement, Climate, and Environmental Justice	\$33,634	
Tribal Engagement	\$13,034	
	<i>Stipends and Expenses</i>	\$28,014
Subtotal Step 1		\$153,553
Step 2 Explore Climate Impacts & Climate Justice		
Task 2.1 Review relevant plans and data sources on climate hazards	\$15,835	
Task 2.2 Identify social, economic, and environmental assets	\$17,357	
Task 2.3 Identify vulnerable communities and environmental health disparities	\$9,700	
Task 2.4 Identify priority climate hazards and climate justice concerns	\$12,752	
Subtotal Step 2		\$55,643
Step 3 Audit Plans and Policies		
Task 3.1 Review existing comprehensive plan policies for climate gaps and opportunities,	\$38,314	
Subtotal Step 3		\$38,314
Step 4 Assess Climate Vulnerability and Risk		
Task 4.1 Conduct Climate Vulnerability and Risk Assessment	\$92,403	
GHG/VMT opportunities	\$15,575	
Task 4.2 Identify climate vulnerability priorities	\$29,561	
Subtotal Step 4		\$137,539
Step 5 Multimodel Level of Service Memo		
Background research & documentation	\$17,820	
Workshop	\$8,350	
Findings memo	\$8,780	
Subtotal Step 5		\$34,950
Hours	2156	
Labor Cost	\$391,986	

Subtotal Consultant Labor Cost	\$391,986
Project Expenses at ~2% of Project Budget	\$7,114
Translation, Stipends	\$20,900
Estimated Project Total	\$420,000
	Phase 1 Share
BERK	\$119,760
Cascadia	\$130,060
KAI	\$33,202
Parametrix	\$53,714
Fehr & Peers	\$55,250
Travel, Printing, Delivery	\$7,114
Translation, Stipends	\$20,900
Total	\$420,000

Phase 2 – Climate Policy

Phase 2 will integrate the findings of Phase 1. Phase 2 will be scoped prior to Phase 2 funding availability. BERK will lead Phase 2 particularly the Resilience sub-element policies and the HB 1181 amendment efforts. Cascadia will lead the GHG Sub-element. Team subject matter experts will address policy amendments for elements relevant to their expertise: BERK (land use, housing, economic development, capital facilities, parks and public services), Fehr & Peers (transportation), and Parametrix (utilities, natural environment). Cascadia and KAI will peer review team work and support integrating climate resilience strategies and co-benefits into the plan including ongoing engagement efforts.

Additional Work – Phase 2 Growth Alternatives and EIS

Having over 40% of the county's population, the City is anticipating responding to city-county coordination regarding growth targets and land quantity evaluations, and other countywide planning policies. Additional work, such as growth alternatives and environmental review, is anticipated as part of later Phase 2 work. This phase will be scoped prior to Phase 2 funding availability.

All Phases – Involvement by City staff

We anticipate working as an extension of City staff and will work collaboratively in interdepartmental work sessions and ongoing coordination throughout the project. Our team will seek existing city data and studies to begin our work. We will collaborate closely with staff on engagement strategies to deepen and leverage community partner relationships. We will prepare a detailed schedule of deliverables and critical paths, preliminary drafts of documents for city review, and draft notices for city distribution.

Project Schedule

We have developed a project schedule matching the RFP steps and tasks for Phases 1 and 2. We have also included potential additional Comprehensive Plan Alternatives and EIS efforts, which could overlap the climate resiliency and policy efforts. We can begin the EIS strategies and tasks sooner in fall 2024 or early 2025 depending on the City’s overall plan schedule.

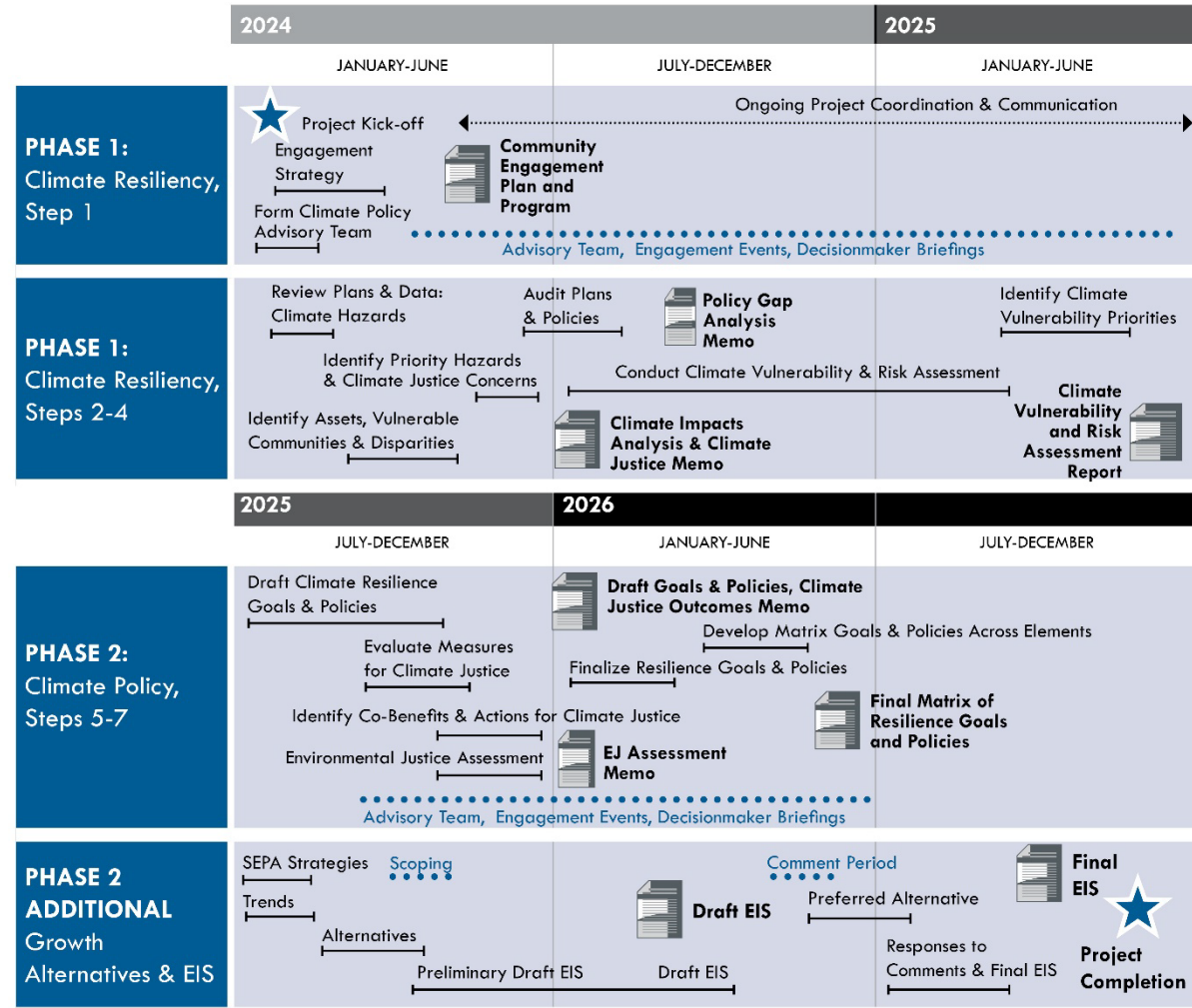


EXHIBIT C

Consultant's Proposal dated January 8, 2024 – BERK Consulting

3.2 Letter of Submittal

January 8, 2024

Attn: Connie Wahl, RFP Coordinator
City of Spokane Purchasing Department
SENT VIA PROCUREMENT PORTAL

RE: RFQu 6026-23

Spokane Climate Impact and Resiliency Planning with Comprehensive Plan Update | QUALIFICATIONS

Dear Connie and the Consultant Selection Panel:

BERK Consulting, Inc., along with our partners **Cascadia Consulting Group, Fehr & Peers, Parametrix Inc., and Kauffman & Associates, Inc.**, are pleased to submit our qualifications and proposals for the City of Spokane Climate Impact and Resiliency Planning with Comprehensive Plan Update Services. Our combined expertise in land use and comprehensive planning, climate vulnerability assessment and climate policies, programmatic environmental impact statements, and Tribal engagement make us ideally suited to support the City in this effort.

The primary point of contact for this project will be Lisa Grueter, AICP, a Principal at BERK and the proposed Project Manager. She has over 35 years of experience leading complex planning projects across the state. Our team, while covering many different subject areas, has experience working together both cohesively and collaboratively, and will provide a seamless experience for the City. Our shared project experience includes work with the Department of Commerce on the Model Climate Element, comprehensive plan updates for communities working on their 2024 updates, including the Climate Sub-Element, and other planning projects across the state and Eastern Washington.

As required in the RFQu Section 3.2, we have included the following information:

- a. **Firm Information.** BERK Consulting, Inc. 2200 Sixth Avenue #1000 Seattle, WA 98121, (206) 324-8760. Project Manager/Contract Signer: Lisa Grueter, AICP, Principal, lisa@berkconsulting.com
- b. **Legal Status.** BERK is an s-corporation incorporated in Washington State in 1988. We operate from our sole office location listed above.
- c. **Current or Former Employees Employed by Agency.** BERK has no current or former staff who were employed by the City of Spokane in the past 12 months.
- d. **Minimum Qualifications.** BERK confirms that our proposed team meets the Minimum Qualifications outlined in Paragraph 1.3 of the RFQu.
- e. **Acknowledgment of Terms.** We confirm that we will comply with all terms and conditions set forth in the RFQu.

We look forward to discussing this project with you in detail. In the interim, more information about our firm, approach, team, and client satisfaction can be found on our website: www.berkconsulting.com.

Sincerely,



Lisa Grueter, AICP, Principal
BERK Consulting, Inc.

3.3 Technical Proposal

A. Project Understanding

The City of Spokane, with a vision of “an exceptional sense of community, healthy environment, and high quality of life,” and the second largest city in Washington, is leading the state in ambitious community planning efforts. The City has:

- Created a clear and graphically rich 12-chapter Comprehensive Plan with an integrated environmental impact statement.
- Implemented its Housing Action Plan with an initiative of Building Opportunity for Housing and middle housing codes to address acute community needs for affordable and attainable housing.
- Adopted an urban forestry goal of 30% tree canopy cover by 2030 across all neighborhoods.
- Adopted a new Parks and Natural Lands Master Plan in 2022.
- Coordinated utility and transportation planning through Link Spokane and has created multimodal transportation plans.
- Prepared a new water system plan in 2023 including a climate assessment.
- Developed a community and operations greenhouse gas emissions inventory.

Now the City desires to address HB 1181 to integrate climate planning into the Comprehensive Plan.

- In **Phase 1** the team will evaluate climate impacts and climate justice, audit plans, and assess climate vulnerability and risk.
- The work in Phase 1 will lead to **Phase 2** Comprehensive Plan resilience goals and policies. Additionally, the City desires to address environmental justice in the Comprehensive Plan and to evaluate growth alternatives in an Environmental Impact Statement (EIS).

The BERK team is well suited to integrate climate resilience and environmental justice into the Comprehensive Plan and to support alternatives and strategies to prepare an EIS by 2026, with our experience in the following communities:

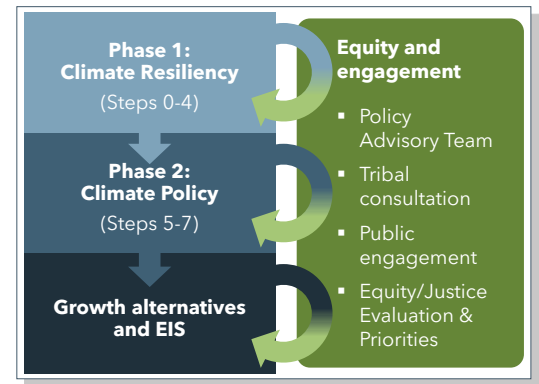
Qualification	Examples
Developing climate vulnerability assessments that provide an understanding of assets, risks, and strategies. (Cascadia and BERK)	Bellevue, Burien, Covington, Redmond, Renton, Seattle, Vancouver, Kitsap, Pierce, and Snohomish Counties
Developing and Testing Commerce’s Climate Resilience guidebook with pilot jurisdictions. (Cascadia and BERK)	Pullman, Woodland, Port Angeles
Creating Climate Change and Resilience Elements for communities using new state guidance (BERK and Cascadia)	Bothell, Burien, Covington, Kenmore, Lakewood, Renton, Sumner, Vancouver
Creating equitable engagement plans and conducting targeted engagement with long-term community relationships in mind. (Cascadia, KAI, and BERK)	Bellevue, Bothell, Burien, Kenmore, Lakewood, Port Angeles, Renton, Seattle, Shoreline, Spokane, Tacoma, Vancouver, and Clark, King, Kitsap, Snohomish, Thurston, and Whatcom Counties, and Bureau of Indian Affairs
Consulting with tribes in meaningful community planning efforts. (KAI, Cascadia)	Coeur D’Alene Tribe, Confederated Tribes of Grand Ronde, Jamestown S’Klallam Tribe, Makah Tribe, Port Gamble S’Klallam Tribe, Puyallup Tribe, Tulalip Tribes, and Yakama Nation
Integrating climate resilience and environmental justice objectives into the evaluation of growth alternatives and Environmental Impact Statements. (BERK, Fehr & Peers, Parametrix)	Redmond 2050 Comprehensive Plan, Seattle Comprehensive Plan EIS, Seattle Industrial and Maritime Strategy EIS, Snohomish County Comprehensive Plan 2024, Vancouver Comprehensive Plan Update, and Lower Green River Corridor Flood Hazard Management Plan
Working as an extension of staff to develop Comprehensive Plans, Subarea Plans, Housing and Economic Development Strategies, Transportation Master Plans, System Plans (Parks, Utilities), Urban Growth Area studies, Development Regulations, and more. (BERK, Fehr & Peers, Parametrix)	Battle Ground, Bothell, Burien, Chelan, Chelan County, Covington, Douglas County, East Wenatchee, Everett, Grant County, Kennewick, Lakewood, Leavenworth, Maple Valley, Moses Lake, Othello, Pasco, Richland, Pierce County, Pullman, Snohomish County, Sumner, Spokane, Spokane Valley, Tacoma, Walla Walla, Wenatchee, West Richland, Yakima

B. Work Plan

Our Work Plan addresses Phase 1 Climate Resiliency, Phase 2 Climate Policy, and additional Phase 2 Growth Alternatives and Environmental Review. Each phase will have engagement and evaluation feedback loops so each step builds on the other.

Phase 1 – Climate Resiliency

Cascadia will lead Phase 1. Cascadia will develop an overall climate community engagement plan and lead the climate vulnerability assessment. Tribal engagement will be led by KAI. Team subject matter experts will audit plans and assess climate vulnerability and risks for key subjects: BERK (climate vulnerability spatial evaluation, and land use, capital facilities, parks, and other public services), Fehr & Peers (transportation), and Parametrix (utilities, natural environment). This vulnerability and policy audit work will carry into Phase 2 with Comprehensive Plan policy and environmental justice recommendations, and the EIS evaluation of alternatives.



Step 1 Project Start-up

Task 1.0 Project Management and Ongoing Coordination

- **Objective:** Create shared project objectives and establish ongoing communication protocols.

In collaboration with the City staff, our team will design and facilitate a project kick-off. This meeting will introduce core project team members, clarify key project questions, and develop a communication plan and project charter for Steps 1 and 2 and expanded Plan/EIS services. At the kick-off meeting, we suggest an agenda covering:

- Objectives for climate and environmental justice, community engagement, and tribal coordination (i.e., identifying key audiences, messages, and approaches to inform engagement plan);
- List of Inventory documents and plans for auditing in Step 3;
- A rhythm for regular project check-ins between staff and consultant team members; and,
- Schedule of periodic work sessions with interdepartmental staff to identify assets and priorities in Step 2.

DELIVERABLES: Project Charter, kick-off meeting notes, inventory documents list, schedule of project check ins and interdepartmental team meetings.

Task 1.1 Form Climate Policy Advisory Team

- **Objective:** Form an interdisciplinary body to share climate information and provide recommendations on areas of focus.

We will work with the City’s project management team as part of the kick-off and engagement plan development to recommend the membership and schedule for a Climate Policy Team (Task 1.2 below). Depending on City preferences and needs, Spokane could form a single advisory team or establish both an internal technical team and an external community partners team. Members could include planners and public works professionals, community members, and leaders within overburdened communities that are most impacted by the changing climate conditions.

Task 1.2 Develop Engagement Strategy

- **Objective:** Integrate meaningful engagement in each phase fitting with the city motto “in Spokane we all belong.”

Together with City staff, we will create an engagement strategy that can be adaptively managed over the life of the project, pivoting our approach as needed to help ensure that we are learning from all the necessary perspectives. We will coordinate with the City to fulfill the City’s language access resolution. A graphic representation of objectives and example engagement methods is shared below.

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Engagement, Climate and Environmental Justice

As part of the Climate Element planning effort, we will partner with City staff in developing and implementing an **engagement strategy** focused on public engagement requirements by the State grant. This engagement could build on past climate efforts and natural hazards planning efforts, new/existing key issues, and city vulnerabilities.

Importantly, we will ensure that the engagement plan has a strategy to include **traditionally underserved and vulnerable populations**, disproportionately left out of planning processes and affected by climate impacts. Considerations include:

- Workshops or listening sessions in partnership with community organizations.
- Interpretation and translation of engagement materials (e.g., surveys, 1-pagers).
- One-on-one meetings with tribal leaders in Spokane.

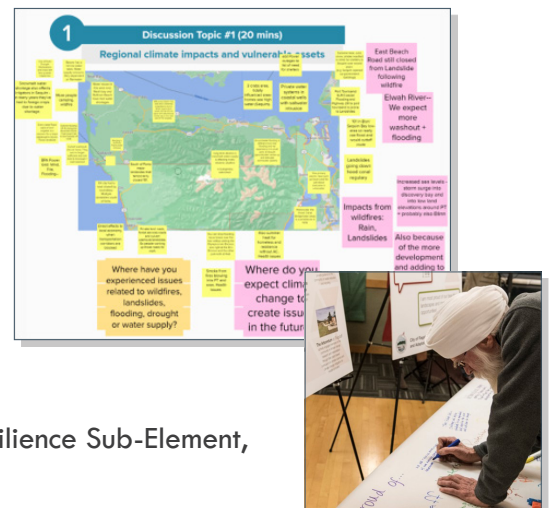
While the details of engagement will be determined during the planning process, it could include key engagement touchpoints with the community such as:

- Help identify and prioritize community assets of focus for the Resilience Sub-Element, such as through a survey;
- During the Vulnerability Assessment process help identify key vulnerabilities and risks, such as through listening sessions or focus groups;
- While drafting climate goals and policies to vet ideas and solicit feedback, such as through workshops, focus groups, or public events; and
- Upon release of the draft Climate Element and HB 1181 related element amendments to allow for public comment, such as through an online open house.

Tribal Engagement

Led by KAI, our team will coordinate with the City staff responsible for tribal consultation. KAI will:

- Lead engagement activities with Tribal community leaders, employees, and Tribal organizations.
 - Activities will range from one-on-one conversations to community forums and discussions, depending on community preferences.



- Emphasis is on climate impacts & experiences around key sectors (i.e., health, infrastructure, etc.) and on ideas for resilience actions (either from existing, relevant plans or from folks through engagement).
- Provide or gather technical knowledge for climate impacts and policy considerations for Tribes (especially climate and health intersections). Can include things like:
 - Tribal document review to identify climate/health intersections.
 - Review project climate impacts and proposed policy approaches to make sure tribal perspectives identified via engagement and own expert knowledge are reflected.

DELIVERABLE: Community Engagement Plan and Program for continuous improvement.

Step 2 Explore Climate Impacts & Climate Justice

Our team will generate a list of 1) key climate hazards and impacts, 2) physical, social, and environmental assets, pulling from the City’s Comprehensive Plan, Hazard Mitigation/Emergency Plans, and other relevant plans, and 3) vulnerable communities and health disparities leveraging ongoing work by city, university, and other entities. This initial identification of hazards, assets, and vulnerable communities will be vetted by City of Spokane staff, key stakeholders, and tribal representatives.

Task 2.1 Review relevant plans and data sources on climate hazards

- **Objective:** Understand climate change trends and stressors relevant to Spokane. Leverage available plans, studies, and resources such as Natural Hazards Plans, health indicators, etc.

We will review and inventory relevant science-based climate change methodologies and data sources, including vulnerability assessments, modeling studies, and best practices to identify climate exposure and trend information relevant to Spokane. Data and available work from other entities (see spatial mapping in Step 4) would be leveraged where possible.

We will accomplish our review drawing upon our strong understanding of potential hazards and changes in the climate, having worked on dozens of local climate action and sustainability plans throughout the region. The team also recently authored the Northwest chapter of the Fifth National Climate Assessment, and supported Commerce in the piloting and development of its climate resilience guidance (including using the new statewide climate impacts mapping tool in collaboration with the University of Washington Climate Impacts Group).

Task 2.2 Identify social, economic, and environmental assets

- **Objective:** Identify community assets that Spokane community members value and want to protect.

Informed by city staff and community engagement, tribal engagement, and plan review (Task 2.1), we will identify community social, economic, and environmental assets in Spokane such as community groups, places, natural resources, infrastructure, and services. These can be added to spatial mapping in Step 4.

Task 2.3 Identify vulnerable communities and environmental health disparities

- **Objective:** Identify communities that are experiencing health disparities in Spokane and that may be more sensitive to climate stressors.

We will identify health and socioeconomic conditions, trends, and disparities based on available information (e.g. Washington Health Tracking Network, Gonzaga University Northeast Community Center initiatives, City’s Displacement Risk Analysis, CDC Places data, Clean Air Agency, other). We will vet the information with the advisory team in Step 1 and we will integrate relevant indicators in Step 4.

Task 2.4 Identify priority climate hazards and climate justice concerns.

- **Objective:** Based on the assessment of exposure and consequences identify key exposures and priorities.

Considering early engagement results we will develop a community survey to identify community resilience goals and climate impacts and experiences to understand experiences of community members and hear stories that can add depth or meaning to other climate data explorations. We will deploy the survey online translated to multiple languages and work with community partners on its distribution. We will follow a Language Access Plan per SMC Ch18.11.

DELIVERABLE: Climate Analysis Impacts and Climate Justice Memo.

Step 3 Audit Plans and Policies

Task 3.1 Review existing comprehensive plan policies for climate gaps and opportunities, climate justice

- **Objective:** Establish a strong planning foundation through auditing and summarizing existing climate-related City plans, policies, and regulations.

We will apply Commerce’s Climate resilience guidance and audit plans for HB 1181 consistency. While we will confirm the list of relevant planning documents with the City, we anticipate the following plans would be considered:

- Spokane Comprehensive Plan
- Spokane Shoreline Master Program
- Spokane emergency and disaster planning and natural hazards mitigation planning
- Other system and master plans

Cascadia and BERK supported development of Commerce’s Climate Resilience guidebook, streamlining this step and allowing for seamless integration into this planning process. We will organize the review into a comprehensive database that clearly identifies all planning documents/resources and compiles key climate-related goals and policies of potential relevance to the City. The database will also collate key climate resilience considerations that existing measures address, such as climate indicators, potential hazards, anticipated impacts, and related community assets. The database will be used to perform a qualitative and quantitative analysis that identifies policy trends and gaps in the existing policy. Once gaps are determined, policy opportunities will be identified via state resources including Commerce’s Menu of Measures and summarized in a Policy Audit Memorandum.

This policy audit process will also include consultant support of two to three key staff in completing a **Climate Planning Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis**. This simple tool will allow the project team to understand where Spokane is in their climate planning process and identify potential risks that can be mitigated early in the process and/or strengths that can be leveraged.

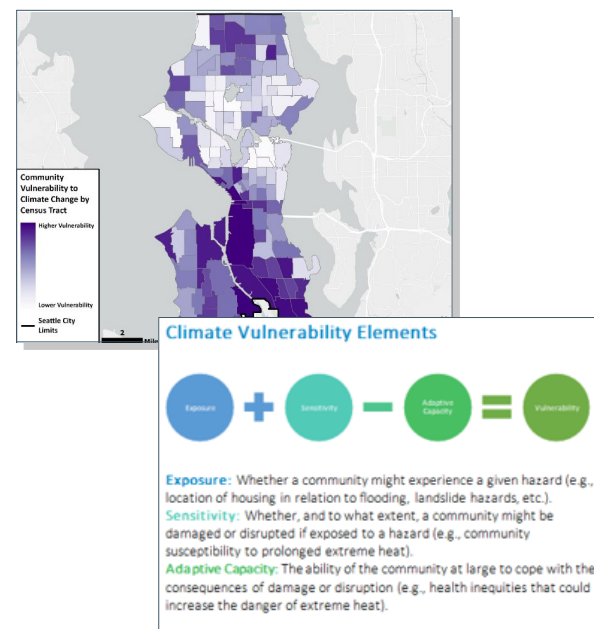
DELIVERABLE: Policy Gap Analysis Memo.

Step 4 Assess Climate Vulnerability and Risk

Task 4.1 Conduct Climate Vulnerability and Risk Assessment

- **Objective:** Provide the City and community with a baseline understanding of vulnerabilities as well as a preliminary ranking of the vulnerabilities’ importance

Building from results of Climate Analysis Impacts and Climate Justice Memo (Step 2) and the Policy Gap Analysis Memo (Step 3) we will work with the City to determine which sectors (e.g., health, emergency services, stormwater, etc.) to dive deeper into in the



vulnerability assessment. We anticipate using the vulnerability assessment framework outlined in the Climate Resilience Guidebook. We will work with the City to agree upon definitions for high, medium, and low climate exposure, sensitivity, and adaptive capacity (see figure on prior page). This ensures the project team has a shared understanding of climate impacts most relevant to the City of Spokane and can be used to prioritize specific climate hazards to be covered in the Resilience Sub-Element (Task 5.1).

We anticipate the vulnerability and risk assessment would address:

- Climate change trends and projections in a format that can be easily understood by the public, including graphics.
- Physical vulnerability of areas within Spokane more or less exposed to extreme precipitation and flooding, extreme heat events, drought, and air pollution/wildfire smoke due to climate change.
- Social and economic climate vulnerability/ sensitivity and adaptive capacity.
- Characterize vulnerability and risk on critical systems in Spokane. This could include physical infrastructure, health and community systems, natural systems, economic development, and growth and the built environment.

In support of Steps 2 and 4, we will perform a spatial analysis focusing on climate vulnerability. Using available data highlighting the spatial variability of climate vulnerability, we will perform an analysis identifying key climate exposures, populations with high sensitivities to climate stressors, and communities with a lower capacity to adapt to climate stressors. Where possible, we will leverage existing local resources such as the CAPA Heat Watch data from Gonzaga, the City’s Displacement Risk Analysis, the Spokane Indicators Project, and other relevant sources identifying community assets and vulnerabilities. We will obtain secondary data directly to support this analysis from sources such as the Washington Health Tracking Network, UW Climate Impacts Group’s [Climate Mapping for a Resilient Washington Tool](#), US Census, and FEMA. The final list of indicators will be developed by the project team including City staff.

Note: Task 4.1 can start in parallel with Step 2 to inform impacts and risks.

Example Climate Resiliency Assessments

[Commerce Climate Resilience Pilot Program](#) | [Seattle](#) | [NODC Climate Action Toolkit](#) | [Redmond](#) | [Burien](#) | [Chelan County](#) | [Snohomish County](#)

Task 4.2 Identify climate vulnerability priorities

- **Objective:** Guide future programming and investment in support of the City’s equity and inclusion priorities.

In partnership with the climate advisory team in Task 1.1 and based on the evaluation in Task 4.1, we will develop climate vulnerability priorities. Steps are anticipated to include:

- Develop an approach to prioritizing system vulnerabilities.
- Analyze the potential climate change impacts on critical systems against the identified criteria.
- Prioritize effort to focus on topics that are most relevant / critical for overburdened communities.
- Summarize the vulnerability of critical systems and prioritizes the results into high, medium, and low vulnerability.

Using the findings from 4.1 we will work with the City to develop an approach to prioritizing system vulnerabilities. We will develop indices that focus on the sub-elements of climate vulnerability: exposure, sensitivity, and adaptive capacity. We will perform analysis highlighting the intersection between these elements, helping the City to understand possible priority areas for addressing climate vulnerability.

We also recommend conducting listening sessions and/or one-on-one meetings to incorporate expert knowledge from City staff across departments and partners (e.g., Department of Neighborhoods, Housing and Human Services, Public Works, Fire Department, Transportation Sub-Committee, etc.) and

the broader community to identify information related to exposure, sensitivity, and adaptive capacity and aid in the prioritization process. Staff and community listening sessions can help identify what City functions, sectors, and communities are most vulnerable to climate change (e.g., from stormwater flooding, river flooding, heat events, etc.), based on current lived experiences and anticipated climate impacts. These listening sessions will help frame a resilience approach that is comprehensive, integrated with other City needs and goals, and broadly supported by the community.

DELIVERABLE: Climate Vulnerability and Risk Assessment Report with visually appealing infographics for public facing 2-page document.

Phase 2 – Climate Policy

BERK will lead Phase 2 to integrate the findings of Phase 1. BERK will lead the Resilience sub-element policies and the HB 1181 amendment efforts in Step 5. Cascadia will lead the GHG Sub-element. Team subject matter experts will address policy amendments for elements relevant to their expertise: BERK (land use, housing, economic development, capital facilities, parks and public services), Fehr & Peers (transportation), and Parametrix (utilities, natural environment). Cascadia and KAI will peer review team work and support integrating climate resilience strategies and co-benefits into the plan including ongoing engagement efforts.

Step 5 Develop Draft Resilience Goals and Policies

Task 5.1 Develop draft climate resilience goals and policies

- **Objective:** Develop a new climate element and associated element amendments consistent with HB 1181.

Climate Element

We will build from the City’s work to-date, policy audit gaps, potential effective strategies such as Commerce’s Menu of Measures, and SWOT exercise to begin development of a new Climate Element. The City’s task list focused on resilience but the RFP also references HB 1181 compliance; thus, we anticipate fleshing out resilience goals and policies in particular as well as integrating other existing or ongoing City and regional work on GHG mitigation.

In close collaboration with the City, this new Element (either single new chapter with tie-ins to existing chapters, or across several existing chapters) will include a Resilience Sub-Element drawing from Steps 1-4 in Phase 1 and a Greenhouse Gas (GHG) Emissions Reduction Sub-Element building off of the 2019 Community and Local Government Operations Greenhouse Gas Emissions Inventory Report prepared by Cascadia. In addition, we will integrate the work of Washington Department of Commerce for the 11 counties in Washington that are required to have a GHG Emissions Reduction Sub-Element, including Spokane County. This sub-element would also benefit from the potential integration of growth alternatives and environmental review such as the transportation system evaluation and VMT reduction opportunities (See Additional Work – Phase 2 Growth Alternatives and Environmental Review below).

Land Use Element

Consistent with HB 1181, we suggest addressing the evaluation of greenspace and wildland urban interface in Step 4 as part of climate vulnerability evaluations; we will develop goals and policies to address these new Land Use Element topics. The review of measures to reduce vehicle miles traveled can be dovetailed with the GHG reduction sub-element and potentially with the growth alternatives and environmental review optional process.

We will address environmental justice and environmental health disparities in Land Use and all elements as part of Phase 2, Step 6.

Transportation

This Comprehensive Plan Update is an opportunity to synthesize and update multimodal transportation planning in Spokane to meet HB 1181. The City of Spokane has a comprehensive transportation element supported by master plans for pedestrians (2015), bicycles (2017), and a draft ADA transition plan, as well as six-year comprehensive street program (2023-2028) updated annually. In support of GHG reduction efforts and multimodal requirements, the City has developed a Transit-Oriented Development (TOD) Framework Study (2022), and Spokane Transit has developed “Connect Spokane” Comprehensive Plan (2022) for transit services.

Fehr & Peers will lead this effort on behalf of the BERK Team and will review existing transportation-oriented policies in Comprehensive Plan for gaps and opportunities and linkages to the Climate Element. They will leverage their studies to develop a long-range transportation vision for the growing area of Spokane and Spokane County modeling growth and multimodal systems, and to understand shifts in demand and long-term transportation infrastructure needs for Spokane Transit Authority.

Parks

We will integrate Spokane’s recent Spokane Parks and Natural Lands Master Plan and the SpoCanopy tree canopy assessment and goals (30% by 2030) into the Comprehensive Plan to meet new HB 1181 requirements. The Climate Vulnerability Assessment may also result in other potential goals, policies, or strategies to integrate into the Parks Element. BERK’s experience preparing parks, recreation, and open space plans and implementing codes (impact fees, onsite open space, tree regulation amendments, other) can help us adapt Comprehensive Plan policies in conjunction with City staff.

Capital Facilities and Utilities

A Capital Facilities Elements brings together demand, levels of service, and funding and is a tangible implementation strategy for equity and justice efforts reflecting the priorities of the Climate, Transportation, Utilities, and Parks elements. A new requirement via HB 1181 is to inventory and address needs for green infrastructure, as well as to identify all public entities involved in capital facilities, particularly those supporting growth, which could include schools, transit, etc. This is an opportunity to integrate Spokane’s work on Clean Water, Low Impact Development, and outreach through the Lands Council.

Additionally, a new Utilities Element requirement for water system plans is to have a climate resilience element for updates after June 30, 2025. Spokane has already begun that process with a 2023 Water System Plan, and a climate assessment appendix.

BERK will support the Capital Facilities Element update bringing together our GMA policy and finance and economics teams. Parametrix will support the Utilities Element update using recent experience on stormwater planning and facilities for the City. Fehr & Peers will contribute knowledge of transportation system planning and funding with recent impact fee work.

Task 5.2 Evaluate measures for climate justice

- **Objective:** Vet resilience measures for ability to advance climate justice.

Our team will evaluate proposed resilience goals and policies for their ability to achieve climate justice. The evaluation will include screening criteria based on engagement results and priorities (Step 1, Step 2).

Example Parks and Tree Canopy Experience

[Everett](#) | [Pierce County](#) | [Lakewood](#)
| [Chelan County – Malaga](#)

Environmental Justice: The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, rules, and policies. Environmental justice includes addressing disproportionate environmental and health impacts in all laws, rules, and policies with environmental impacts by prioritizing vulnerable populations and overburdened communities, the equitable distribution of resources and benefits, and eliminating harm. (HEAL Act 2021)

Climate Justice: Communities with environmental justice concerns are typically under-supported and the least able to prepare for, respond to, or recover from climate change related environmental, health, and economic impacts. (Ecology June 2023, Publication 23-01-003) Climate Justice means to undo and mitigate these impacts.

Task 5.3 Identify policy co-benefits and recommended actions for climate justice

- **Objective:** Create policies that show interrelationships across sectors and meet multiple benefits for the community.

We will consider Commerce’s menu of measures for policy co-benefits that advance climate justice and develop recommended actions particularly where Spokane can leverage its own roles and responsibilities or partnerships with other entities.

DELIVERABLE: Draft Resilience Goals and Policies, updated elements, Climate Justice Outcomes Memo

Step 6 Environmental Justice Assessment

Task 6.1 Conduct environmental justice assessment of draft comprehensive plan

- **Objective:** Assess current plan for barriers and opportunities to advance environmental justice.

Our team will consider equity and climate priorities (Step 2), places and people vulnerable to climate stressors (Step 4), and non-climate factors (e.g. noise, hazardous materials, service gaps, etc.) to develop a summary of the affected environment and environmental justice (EJ) impacts. Sources of non-climate exposures could include Washington Department of Health, EJ Screen, and others.



We will review current/draft policies considering direct or indirect harms or benefits, with a focus on overburdened communities. The screening criteria will evaluate policies considering the framework of the HEAL Act, [Spokane Environmental Justice & Equity Workgroup](#) priorities, HB 1220 Racially Disparate Impacts evaluation, current Comprehensive Plan [vision statement](#), and results and priorities in Phase 1.

DELIVERABLE: Environmental Justice Assessment Memo.

Step 7 Integrate Resilience Goals and Policies

Task 7.1 Finalize resilience goals and policies

In coordination with City staff leading the Comprehensive Plan Update, our team will finalize resilience goals and policies and related element amendments fulfilling HB 1181 based on above tasks, and City decision maker input (appointed and elected officials).

Task 7.2 Develop integrated matrix of goals and policies across elements

We will document in a matrix climate resilience goals and policies that are in each Comprehensive Plan element as well as those in the Climate element.

DELIVERABLE: Final Matrix of Resilience Goals and Policies

Additional Work – Phase 2 Growth Alternatives and EIS

Having over 40% of the county’s population, the City is anticipating responding to city-county coordination regarding growth targets and land quantity evaluations, and other countywide planning policies. Additional work, such as growth alternatives and environmental review, is anticipated as part of phase 2 work.

The BERK team has over 35 years of experience developing growth alternatives and preparing programmatic EISs including for counties and cities in conjunction with Comprehensive Plans and subarea

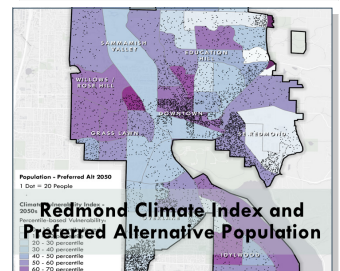
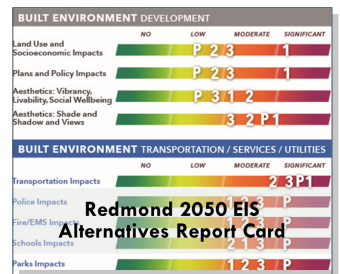
plans. We understand these tasks are not yet formalized but the City is committed to developing an EIS similar to its current integrated Plan/EIS.

BERK would lead this effort with support from Fehr & Peers (transportation) and Parametrix (utilities, natural environment). Cascadia and KAI would contribute to vetting the EIS thresholds of significance relevant to environmental justice and carrying forward the overall community and tribal engagement efforts.

Our approach to key tasks is highlighted below. We can scale our efforts to match the City’s needs and resources.

- **SEPA Strategies:** BERK suggests developing SEPA strategies for the City’s Comprehensive Plan SEPA evaluation in a memo. We would prepare pros/cons of different types of programmatic EISs such as continuing with an integrated EIS, supplemental versus full EIS, optional SEPA exemption/facilitation strategies for future infill housing, and others. We would compile and note recent SEPA documentation for non-project proposals from the City and other entities relevant to the City. We anticipate the EIS will address cumulative evaluations and area-specific evaluations based on the Comprehensive Plan proposals (e.g., breakouts for neighborhood planning areas or other). We would identify EIS topics and alternatives to be considered in scoping (see below).
- **Trends and Targets:** We will summarize key frameworks for the Comprehensive Plan EIS including growth targets, land capacity, relevant legislation that post-dates Spokane’s extensive housing policy work, and other factors.
- **Alternatives:** BERK will assist the City in developing growth alternatives, one of which is no action, that can demonstrate meeting growth targets and integrating new housing strategies among other major initiatives. We suggest developing alternatives through staff or interdepartmental workshops. We will advise different ways to ensure alternatives are distinct and illustrate different means to meet GMA requirements and the City’s values, and will address all elements of the plan prepared City and consultant team. If applicable, we can include dockets or amendment requests appropriate for the Comprehensive Plan periodic update. The BERK team will support City staff in sharing draft alternatives with the public or Planning Commission at workshops such as during the scoping process. We will coordinate the alternatives description efforts with the Land Use and Housing Element preparations.
- **Scoping:** For City review and distribution, we will prepare a draft Determination of Significance and Scoping Notice, together with a supporting SEPA checklist or fact sheet indicating which topics are identified for inclusion in the scoping process and which are addressed by other local or regional requirements and SEPA documents. The Scoping Notice will initiate a comment period that could be coordinated with other community engagement efforts and strategies from the engagement plan.
- **Draft EIS:** Our team will prepare a Preliminary Draft EIS for City review and comment and prepare revisions in a print-check document. Following City confirmation of the print check document, it will issue a public draft EIS. We will prepare a draft notice of availability for City finalization and issuance. While through scoping the topics will be finalized, based on our experience we anticipate the following environmental topics: natural environment (earth and water resources, plants and animals), air quality, land use and shoreline patterns, relationship to plans and policies, socioeconomics, public services, and utilities.
- **Final EIS:** Our team would prepare a Final EIS including evaluating a preferred alternative and responding to comments on the Draft EIS that are relevant to the EIS alternatives and technical evaluation. We would identify a Preferred Alternative in the range of the studied alternatives in conjunction with City staff

Examples from Redmond 2050



and advisory bodies. We would prepare the final EIS including a fact sheet, table of contents, draft EIS analysis, corrections as needed, description of the Preferred Alternative, and responses to comments.

We anticipate each section will be based on thresholds of significance defined by the team and City and will share a comparative analysis of environmental justice as well as the technical impact analysis.

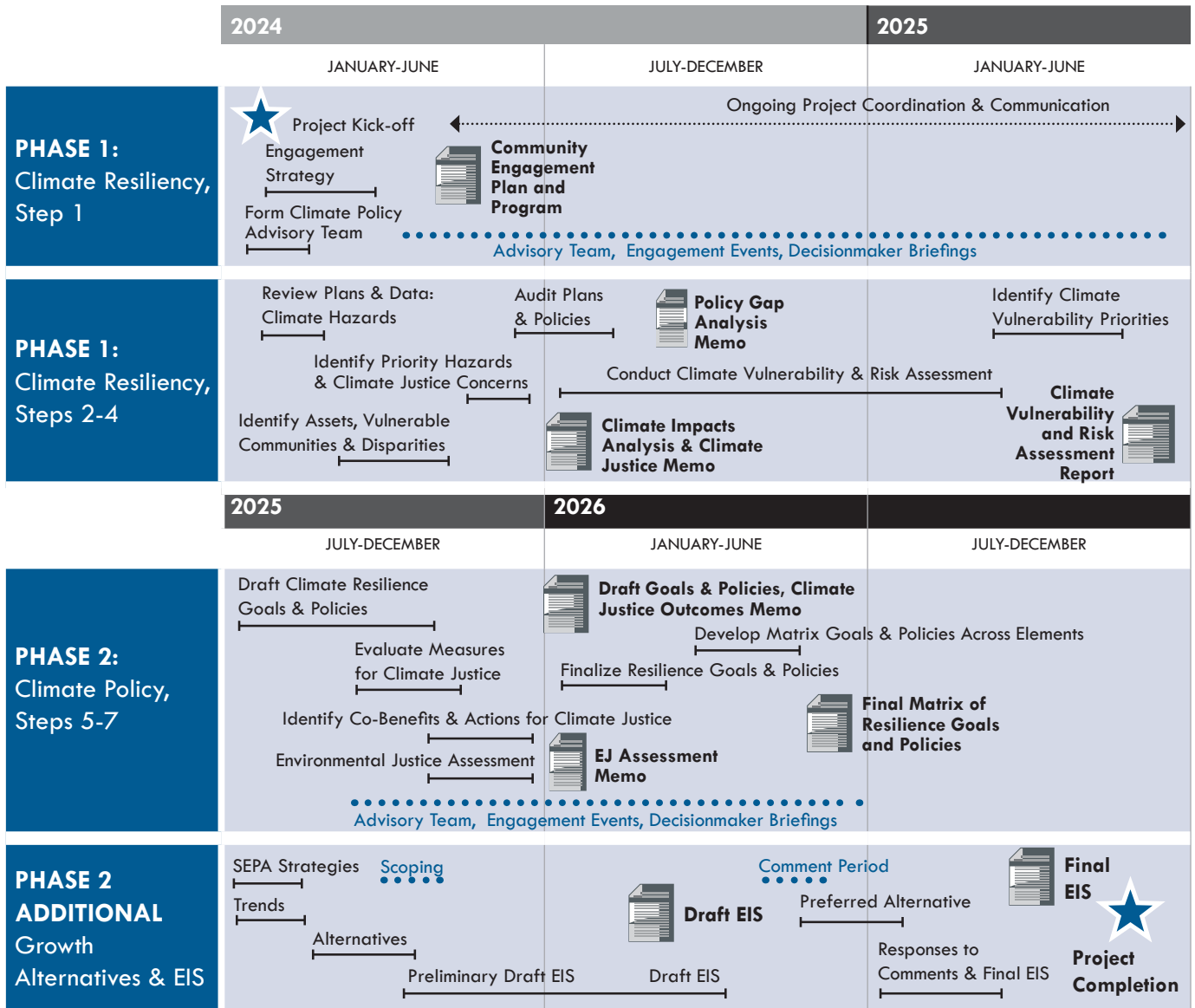
DELIVERABLE: Draft and Final EIS

All Phases – Involvement by City staff

We anticipate working as an extension of City staff and will work collaboratively in interdepartmental work sessions and ongoing coordination throughout the project. Our team will seek existing city data and studies to begin our work. We will work closely with staff on engagement strategies to deepen and leverage community partner relationships. We will prepare a detailed schedule of deliverables and critical paths, preliminary drafts of documents for city review, and draft notices for city distribution.

Project Schedule

We have developed a project schedule matching the RFP steps and tasks for Phases 1 and 2. We have also included potential additional Comprehensive Plan Alternatives and EIS efforts, which could overlap the climate resiliency and policy efforts. We can begin the EIS strategies and tasks sooner in 2025 depending on the City’s overall plan schedule.



3.4 Management Proposal

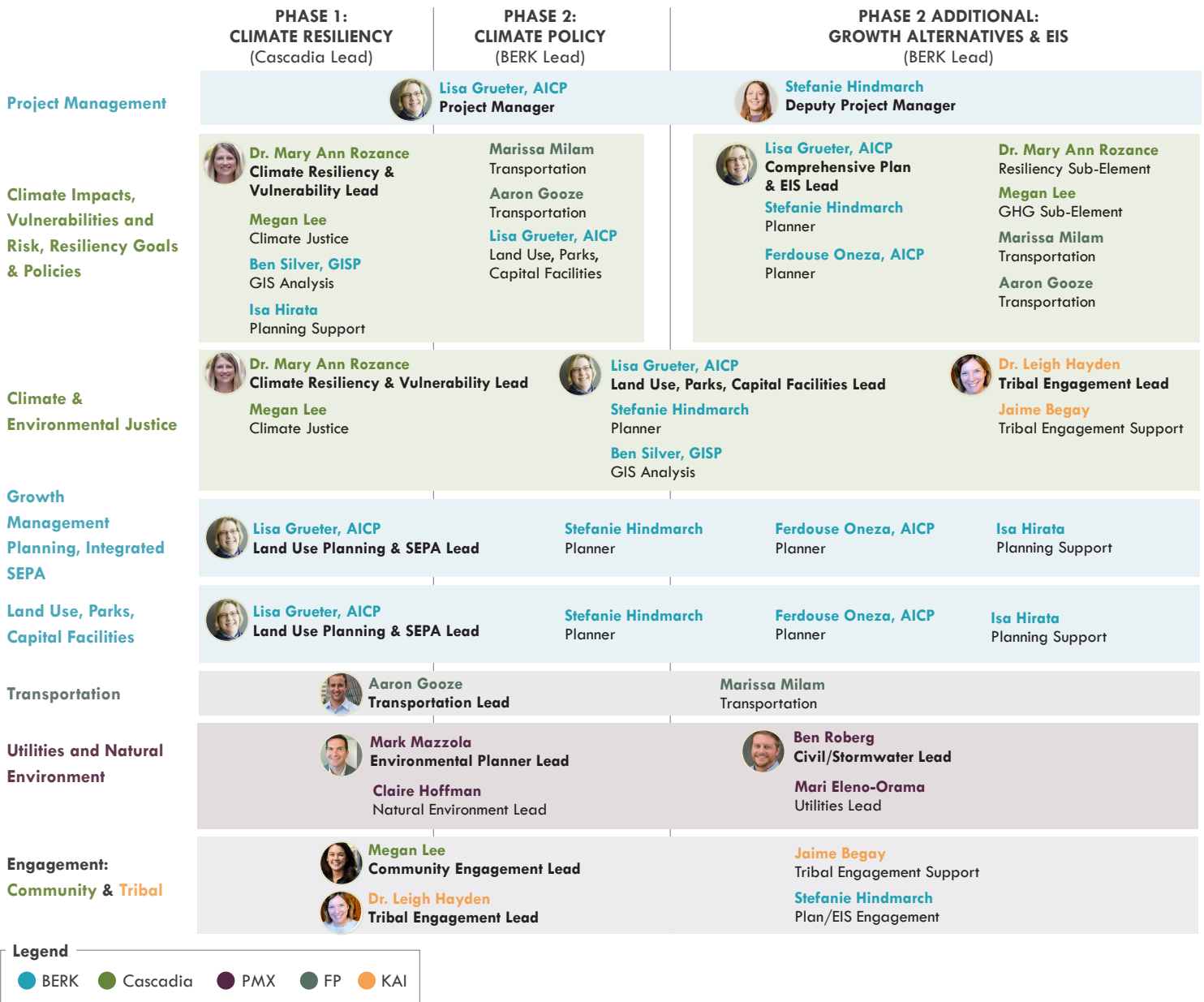
A. Team Experience

Based on the RFQ requirements, we have completed the following table of experience for our full project team. Additional project information for recent projects is included in Section 3.4B below.

	GMA Planning	Land Use	Transportation	Capital Facilities and Utilities and Parks Planning	Public Participation including environmental justice and tribal engagement	Assessing climate vulnerabilities and risk	Developing resiliency goals and policies	Developing environmental impact statements with applications of environmental justice
Firm Name - Years of Experience								
BERK Consulting, Inc. (BERK) - 35 years	●	●		●	●	●	●	●
Cascadia Consulting Group (Cascadia) - 30 years	●				●	●	●	
Fehr & Peers (FP) - 38 years	●		●	●		●	●	●
Parametrix, Inc. (PMX) - 54 years	●	●	●	●		●	●	●
Kauffman & Associates (KAI) - 34 years		●	●	●	●	●	●	●
Project Name (Team)								
Department of Commerce Model Element – Climate Resilience (Cascadia, BERK)	●					●	●	
City of Redmond 2050 EIS (BERK, FP) and Climate Vulnerability Risk Assessment and Strategy and Programmatic (BERK)	●	●	●		●	●	●	●
Chelan County Climate Change Resiliency Strategy (BERK)	●					●	●	
City of Burien Comprehensive Plan Update (BERK, FP)	●	●	●	●	●	●	●	●
City of Bothell Comprehensive Plan Update (BERK, FP)	●	●	●	●	●	●	●	●
City of Vancouver Comprehensive Plan Update: Climate, Health & Sustainability Element (BERK)	●				●	●	●	
Snohomish County Comprehensive Plan EIS 2024 (BERK, FP, PMX)	●	●		●	●			●
City of Seattle Comprehensive Plan Update EIS 2024 (BERK, FP, PMX)	●	●	●	●				●
King County Green River Corridor Flood Hazard Management Plan Programmatic EIS (BERK, PMX)	●	●		●		●	●	●
City of Pullman Comprehensive Plan (BERK)	●	●						
City of Everett Parks, Recreation, and Open Space Plan Update 2020 (BERK)	●	●		●	●			
Pierce County Parks, Recreation, and Open Space Plan Update 2016 and 2024 (BERK)	●			●	●		●	
Pierce County Capital Facilities Plan 2024 (BERK)				●				
City of Walla Walla Comprehensive Plan Update and EIS (BERK)	●	●						●
City of West Richland, Lewis and Clark Ranch Subarea Plan and Environmental Impact Statement (BERK)	●	●		●	●			●
City of East Wenatchee, Douglas County, Port: North End Wenatchi Landing Subarea Plan, Planned Action, Overlay Code	●	●		●	●			●
Department of Natural Resources Wildfire Protection Strategic Plan (Cascadia)						●	●	
Climate Vulnerability Assessment & Adaptation Plan (Cascadia)					●	●	●	
Tulalip Tribes Climate Change and Health Resilience Plan (Cascadia, KAI)					●	●	●	
North Olympic Development Council Climate Action & Resiliency Planning (Cascadia)					●	●	●	
City of Spokane Hillyard Subarea Plan (FP)	●	●	●	●				
City of Bainbridge Island Sustainable Transportation (FP)			●			●	●	
King County Metro Greenhouse Gas Reduction Strategies Assessment (FP)			●			●	●	

Team Organization

BERK will serve as prime consultant for this effort and contract directly with the City. We will have overall authority for the outcome of the project and will lead the Comprehensive Plan Update (Phase 2). BERK will support the Climate Resilience Plan (Phase 1) and be involved in all aspects of the project as a whole. **Cascadia** will lead the Climate Resilience Plan (Phase 1), engagement related to Phase 1, and support the related planning elements in Phase 2. **Fehr & Peers** (FP) will provide analysis related to transportation systems and planning on both phases. **Parametrix, Inc.** (PMX) will lead the utilities and natural environment elements of the Comprehensive Plan and provide any necessary support on the Climate Resilience Plan. **Kauffman & Associates, Inc.** (KAI) will lead Tribal engagement, which will be woven throughout the entire project and both phases. The organization chart below outlines our key staff, roles, responsibilities, and lines of authority for this project.



Legend

- BERK
- Cascadia
- PMX
- FP
- KAI

Firm Experience

BERK Consulting (BERK) is an interdisciplinary consultancy integrating strategy, planning, and policy development; financial and economic analysis; and facilitation, design, and communications. Founded in 1988, our passion is working in the public interest, helping public and nonprofit agencies address complex challenges and position themselves for success. BERK’s planners offer more than 35 years of experience in community planning. Our office includes senior and associate planners with municipal and private experience. We plan at all levels of detail— policies, regulations, permitting, and implementation. We support effective community planning with meaningful public engagement and communication design.

Cascadia Consulting Group (Cascadia) has worked with public, corporate, nonprofit, and tribal clients to advance projects that benefit their communities and the environment. Cascadia’s expertise cuts across all aspects of climate analysis and planning—and they have extensive experience applying these skills to help local governments implement measures to reduce their emissions while building resiliency to climate impacts. Cascadia has the expertise, context, and experience necessary to provide unparalleled guidance around upcoming Commerce’s requirements, help break down each new requirement, and provide capacity to support City decision-making, all while equipping the City with the tools it needs to implement these policies.

Fehr & Peers (FP) is passionate about transforming transportation consulting through innovation and creativity. Their engineers and planners specialize in climate and resilience, active transportation, data science, emerging technologies, equity in transportation, freight planning, land use and transportation, safety, transit planning, transportation engineering, and transportation forecasting and operations. Fehr & Peers provides expert advice to clients on the role of transportation infrastructure in climate change and energy use, particularly through their work developing climate policy, greenhouse gas emissions analyses, and electric vehicle (EV) planning and infrastructure design.

Parametrix (PMX) is widely recognized for its high-quality and innovative work on some of the region’s largest and most complex projects. Whether improving our region’s infrastructure, restoring natural habitat, or designing a vision for the future, Parametrix can be depended on for forward thinking solutions in planning, engineering, and environmental resources that make a positive, lasting difference. Parametrix provides multidisciplinary services including transportation, utility, and environmental planning.

Kauffman and Associates, Inc. (KAI) is a 100% American Indian– and woman-owned small business headquartered in Spokane, WA, with remote staff across the country. KAI has developed a strong national reputation for their work with tribal communities and American Indian/Alaska Native (AI/AN) populations. KAI regularly assists agencies working directly with elected tribal leaders, tribal programs, tribal communities, or intertribal consortia. KAI values the excellent reputation they have earned for their work with tribal communities.

Staff Availability

BERK and our subconsultants have additional staff capacity available to support this project as needed. We confirm that the staff included in this proposal are the staff intended to complete the scope of work. Any substitutions will require approval from the City. The table below indicates each key staff person’s anticipated commitment to this work.

Name	% assigned to project	Name	% assigned to project	Name	% assigned to project
L. Grueter	25%	M. Rozance	30%	M. Eleno-Orama	30%
S. Hindmarch	35%	M. Lee	25%	M. Mazzola	25%
B. Silver	25%	A. Gooze	30%	B. Roberg	30%
F. Oneza	20%	M. Milam	35%	L. Hayden	30%
I. Hirata	30%	C. Hoffman	30%	J. Begay	30%

Project Management

The BERK team confirms that it can complete this project on time and within the agreed upon budget, as outlined in our proposed scope of work. We believe that we have developed a scope of work that gives the City the best value for the allotted budget.

Our project team reviews budgets on a firmwide level, with project managers responsible for on-time and on-budget completion of individual projects. Time for project tasks is tracked daily, using time-tracking software that integrates with our accounting system and can deliver real-time progress and budget reports. A project manager may receive an up-to-date report of hours spent and budget remaining at any time. Monthly invoices detail hours spent by staff member and by task, and also provide summaries by task by billing period, year-to-date summaries, and project balance summaries.

BERK has a “do what it takes” culture focused on rigorous analysis, client collaboration, and production of the highest quality products, on time and on budget. Our project management approach is based on two key principles: (1) “no surprises” in project management; and (2) development of a sense of ownership on the part of clients and stakeholders. Our process design, working style, and project management approach are all oriented toward providing multiple opportunities for review and comment on materials as they are prepared. We have a proven track record of completing complex projects on time and on budget.

Staff Experience

Lisa Grueter, AICP (Project Manager + Environmental Planning Lead, BERK) is a land use planner with over 35 years of experience in policy planning for the public and private sectors. Her expertise includes comprehensive and subarea planning under GMA, customized programmatic and planned action environmental documentation under SEPA, and the integration of these laws into cohesive, implementable planning policies. Lisa is currently working with the cities of Vancouver, Redmond, Bellevue, Bothell, Burien, Covington, and Sumner and Pierce and Snohomish Counties to incorporate Climate Change Elements or vulnerability assessments into their periodic updates and she supported Cascadia on the Commerce Climate Change Element Pilot Program. Lisa has worked with counties and cities across Washington State and spent seven years as a senior planner for the cities of Sumner and Renton. She received a B.A. in Social Ecology from the University of California, Irvine and a Master of City Planning from the University of California, Berkeley.



Stefanie Hindmarch (Deputy Project Manager, BERK) is a planner with experience in government, consulting, and research. Her prior work includes projects in land use, environmental planning, community engagement, parks and recreation, active transportation, urban design, and community resilience planning. Stefanie has provided on-call planning support to Chelan and Douglas counties and is currently working on comprehensive plan updates for the cities of Battle Ground, Sumner, and Vancouver (WA). Stefanie has a Master of Urban Planning from the University of Washington and a Bachelor of Arts in Management from the University of St. Andrews. She is passionate about supporting sustainable, equitable, and healthy communities through planning.



Ben Silver, GISP (Spatial Lead, BERK) has a background in GIS, environmental planning, and sustainability management. He supported Chelan County on their Climate Resiliency Strategy, worked with Redmond on the Climate Vulnerability Risk Assessment and Strategy, and is currently working on the Puget Sound Partnership Smart Growth Indicator Study. Ben worked for the Thurston County Regional Planning Council where he assisted in developing the Climate Adaptation Plan. Ben has also held resource conservation management positions with both the UW Bothell and North Seattle College. Ben holds a BS in Environmental Science and a B.A. Urban Planning from the University of Washington. He is a certified Geographic Information Systems Professional.



Ferdouse Oneza, AICP (Comprehensive Planning Support, BERK) brings extensive experience in local government planning, policy and regulations development, implementation strategies, permit processing and public engagement. Oneza has more than 24 years of experience in public and private sector planning and project management. She also brings hands-on experience in working with the public and various stakeholders. She has expertise in working and supporting communities to navigate the State’s complex planning rules such as Growth Management Act, Shoreline Management Act, Critical Areas Regulations, and State Environmental Policy Act. Her diverse experience helps her view planning processes from a broader perspective of a community’s interest.



Isa Hirata (Climate Planning Support) is experienced in policy, sustainability, and community engagement. She has worked in these areas across private, public, and nonprofit agencies, and enjoys working at the intersection of environmental policy and equity. While working at the City of Shoreline, she supported program development and implementation of their Climate Action Plan. Isa holds a Master of Public Administration with a focus on Environmental Policy from the University of Washington and a Bachelor of Arts in Environmental Analysis from Pitzer College. She is deeply passionate about environmental justice, especially when it comes to engaging communities who’ve been underrepresented in climate planning.



Dr. Mary Ann Rozance (Climate Resilience Lead, Cascadia) expertise sits at the nexus of climate policy, resilience, and community co-development, with a focus on rural communities. She brings 10 years of experience including developing and testing climate element guidelines for the Department of Commerce and developing climate vulnerability assessments and resilience plans for several rural Washington communities including Issaquah, Port Townsend, Puyallup, and the North Olympic region. Previously, Mary Ann was a Postdoctoral Fellow with the Climate Impacts Group and the Northwest Climate Adaptation Science Center at the University of Washington where she led collaborative efforts with scientists, federal and state governments, and tribes to advance climate change awareness and action.



Megan Lee (Climate Plan Support, Cascadia) brings 4 years of experience in climate and equity—she specializes in climate strategy development, vulnerability assessments, and equitable engagement. She has led recent climate projects for the cities of Spokane, Burien, Renton, Kenmore, Port Angeles, Mercer Island, Vancouver (WA), as well as the North Olympic Development Council. Across these projects, she’s led the development of multiple engagement plans, conducted in-depth analyses ground-truthing anticipated climate impacts with engagement findings, and incorporated key climate insights into final plans. Megan is a graduate of the University of Washington with a B.A. in Environmental Studies.



Dr. Leigh Hayden (Engagement Lead, KAI) has over 15 years of experience working in public health and community research, including qualitative and mix-methods research, with extensive experience working with underserved populations and communities. She specializes in the development and evaluation of interventions to support wellness and has expertise in a wide range of research approaches, from conducting numerous knowledge syntheses, to ethnographic studies, to realist evaluations. She has published in international peer-reviewed journals and presented papers and conducted workshops at international conferences.



Jaime Begay (Project Support, KAI) has more than 10 years of experience working in partnership with tribal communities to address public health priorities and to elevate the health of Indigenous peoples. She is a member of the Navajo Nation. She has primarily worked in behavioral health research supporting initiatives focused on American Indian youth, teen pregnancy prevention, an evidence-based home visiting program, and a strength-based culturally grounded program to improve the health of female youth and their caregivers.



Aaron Gooze, AICP (Transportation Advisor, FP) has over 14 years of experience in the transportation and transit industries. He specializes in transportation data analysis, specifically in transit planning, non-motorized accessibility, and multimodal transportation operations. Aaron has led a variety transit planning and GHG emissions modeling projects for agencies throughout the Pacific Northwest. As the Data Science Discipline Group Lead at Fehr & Peers, Aaron brings a data-driven approach to develop information in support of an objective decision-making process. Aaron recently worked on a Strategic Plan for the Spokane Transit Authority.



Marissa Milam (Transportation Technical Lead, FP) is passionate about transportation planning and has experience in multimodal planning, traffic operations, travel demand forecasting, and transit planning. She is proficient in ArcGIS, Python, traffic operation analysis using Synchro and SimTraffic, Visum, and Emme travel demand forecasting. Marissa is adept at technical analysis and using data to solve complex issues and deliver meaningful project recommendations. Marissa has worked extensively in the region, as well as direct experience working on a project for Spokane Transit Authority.



Claire Hoffman, PWS (Natural Environment Lead, PMX) is an experienced biologist and environmental planner in Washington. Her experience includes assisting cities and counties in amending and updating their comprehensive plans, critical areas codes and shoreline master programs to meet the requirements of the Growth Management Act. Additionally, her regulatory experience includes ensuring agreement with local comprehensive plans, preparing and obtaining necessary permits or approvals from local, state and federal agencies. As a professional wetlands scientist with 20 years of experience she has a solid understanding of critical areas and the regulatory environment in Washington.



Mari Eleno-Orama, EDD, PE, PMP (Utilities Lead, PMX) is a senior engineer and is experienced in the evaluation, planning, and design of water, wastewater, and stormwater facilities and utilities. She is currently the Collections, Conveyance, and Storage Group Lead within the Greater Washington Water Division at Parametrix. Mari approaches projects from a system-wide perspective and actively participates in a wide variety of utility design projects. Mari's EdD in Organizational Leadership and experience in higher education was focused on creating new initiatives, managing, and influencing change to facilitate equitable practices in support of historically underrepresented communities of color within organizations and institutions.



Mark Mazzola (Environmental Planner, PMX) is a senior environmental planner with over two decades of experience in public policy, land use planning, and environmental assessments. Mark leads the SEPA environmental review for a variety of project and planning actions for clients such as King County, Snohomish County, the City of Seattle, and Sound Transit. Mark is adept at taking a holistic approach in evaluating how various aspects of projects and programs interact to evaluate their impacts on environmental and social justice populations in addition to the natural and built environment.



Ben Roberg (Civil/Stormwater Lead, PMX) has experience in planning, design, and construction administration for small- and large- scale projects in the Spokane regional area. He is well-versed in stormwater mitigation criterion, alternatives and BMPs listed in the Stormwater Management Manual for Eastern Washington, Spokane Regional Stormwater Manual and Eastern Washington Low Impact Development Guidance Manual. Ben has also provided XPSWMM hydraulic modeling, system-wide and basin specific model calibration and storm event evaluation for numerous City of Spokane Combined Sewer Overflow (CSO) reports and technical memorandums.



B. Relevant Contracts

Reference Projects

Redmond 2050 Programmatic SEPA and Climate Vulnerability Risk Assessment and Strategy | City of Redmond | 2021- current

Contact info: Beckye Frey, Long Range Planner, City of Redmond, (425) 556-2750, bfrey@redmond.gov

Redmond is planning for its future with the Redmond 2050 Comprehensive Plan Update, which includes the themes of equity and inclusion, sustainability, and resiliency. BERK is leading an interdisciplinary team including Fehr & Peers to guide the Redmond 2050 Programmatic Environmental Impact Statement (EIS) and create infill development and planned action ordinances. The EIS helped the City test its growth scenarios. BERK also partnered with the University of Washington Climate Impacts Group and other biologists and engineers to conduct a community-wide climate vulnerability assessment to identify and implement resilience-building actions. The effort included developing a 30-indicator index map tool to determine vulnerability and a subsequent report on findings. The results of the study are intended to fulfill a key strategy of Redmond's Environmental Sustainability Action Plan (ESAP) and a Climate Emergency Declaration. The review of vulnerabilities and adaptation efforts was integrated into the EIS to create more resilient communities and neighborhoods. This project won a Mayors' Climate Protection Award - Honorable Mention Small City Category in 2022.

City of Burien | Comprehensive Plan Update | 2022 – current

Contact info: Alex Hunt, Senior Planner, City of Burien, (206) 439-3152, alexh@burienwa.gov

BERK is leading a team to update the Comprehensive Plan with a focus on housing, land use, climate change and resiliency, and environmental justice. BERK and team are conducting visioning and engagement efforts, facilitating the work of an Advisory Committee, updating all elements, developing targeted code amendments, and preparing an EIS, including a planned action or infill exemption for the Urban Center. Based on a middle housing grant, BERK developed an assessment of racially disparate impacts and developed an engagement plan with community-based organizations and others to hear housing stories, and Fulfilling a climate vulnerability and resilience grant, BERK led development of a climate vulnerability assessment, climate vulnerability index, and policy evaluation using the Commerce Climate guidance. The EIS is addressing natural environment, land use and socioeconomics, aesthetics, air and noise emissions/GHG, transportation, and public services and utilities. Fehr & Peers is working side by side on a Transportation Master Plan that is dovetailing the evaluation of EIS alternatives and equitable investments in mobility.

Climate Change Element Pilot Program 2022 | Washington State Department of Commerce | 2022

Contact info: Michael Burnham, Resilience Lead, Department of Commerce, (360) 725-2741, michael.burnham@commerce.wa.gov

Cascadia and BERK co-led a pilot program with the Department of Commerce to develop and test guidance and tools to assist local governments in integrating climate change into their comprehensive plans. We coordinated direct assistance to several communities (Pullman, Port Angeles, Woodland) to implement the draft Climate Change Element and evaluated the effectiveness of the current program. This pilot served as an essential test run of the draft guidance and will help Commerce optimize available tools to ensure their usefulness and effectiveness as well as build relationships between Commerce and local jurisdictions as they provide feedback on the pilot.

Additional Relevant Contracts

Chelan County Climate Resilience Strategy | Chelan County | 2020-22

BERK stewarded the strategic development and creation of the Chelan County Climate Resiliency Strategy. To support the City's goals, BERK coordinated a project team with the University of Washington Climate Impacts Group, the Washington State Department of Natural Resources, and the Chelan County Public Utility District to synthesize the necessary content and themes. The document addressed current conditions, best projections for future conditions, Chelan County vulnerability (risks and impacts), and planning for resiliency and implementing adaptation strategies in Chelan County. BERK assisted in the facilitation of stakeholder workshops to develop the climate strategy. In 2021-2022, BERK extended the work through a Commerce grant to develop amendments to the County Comprehensive Plan to integrate resilience strategies; these were adopted in 2022.

Strategic Planning Services | Spokane Transit Authority | 2022-23

Spokane Transit worked with Fehr & Peers to develop a multi-year strategic plan that advanced urban and regional mobility, integrated public transportation into existing and future development and furthered STA's vision to be a source of pride for the region. The development of the plan came as STA nears the completion of the most significant investments within its current ten-year plan, STA Moving Forward. Fehr & Peers supported the project team by providing technical modeling analysis to assess the impacts of the COVID-19 pandemic on transit ridership, future route alignments, impacts on equitable outcomes, ridership forecasts, and speed & reliability outcomes.

Vancouver Comprehensive Plan 2025 Climate, Environment, Community Health, Sustainability & Resiliency Element | 2023-Current

As part of a team, BERK is leading the development of a multidisciplinary element considering climate, health, sustainability, and resiliency, which includes evaluation, strategies development, and implementation. BERK has developed exposure indices integrating Vancouver's equity and displacement work. BERK is also auditing the current comprehensive plan policies to meet new Commerce Climate element guidance and preparing a vulnerability evaluation. The new element will incorporate recent Vancouver Climate Action Framework and GHG inventories into the element along with resiliency efforts. Land Use Alternatives developed for an EIS will be screened based on climate vulnerability and health impacts. Element components are shared and vetted with an equity partners team.

Climate Change and Health Resilience Plan | Tulalip Tribes | 2020-22

Cascadia, working closely with KAI, led the Climate Change and Health Resilience Plan for the Tulalip Tribes, including specific considerations around how tribal health systems are susceptible to the impacts of climate change, and how the Tulalip health system can be a tool to support climate resilience. Cascadia has facilitated several workshops with staff from multiple departments—including Natural Resources, Health Systems, Treaty Rights Protection, Public Works, Emergency Management, Youth Education and Engagement, and Museum and Cultural Resources—to identify key health risks and vulnerabilities to climate change, develop a climate and health resilience

Selected Planning Experience

BERK has managed planning projects for communities throughout the state.

- Burien Comprehensive Plan Update 2024*
- Chelan County Planning On-call Services, Ongoing
- Chelan and Yakima Counties, Voluntary Stewardship Program, Ongoing
- East Wenatchee & Douglas County, North End Subarea Plan & Planned Action EIS, 2016, North End Wenatchi Landing Overlay Zone, 2021
- Everett Parks, Recreation, and Open Space (PROS) Plan and Impact Fees, 2022
- Lakewood Comprehensive Plan Update 2024
- Moses Lake Comprehensive Plan Update + Housing Action Plan 2021
- Pierce County CFP Update 2024, PROS Plan Update, 2025
- Pullman Comprehensive Plan Update 2021
- Renton Comprehensive Plan Update 2024*
- Snohomish County Comprehensive Plan 2024*
- Spokane Regional Transportation Council, Metropolitan Transportation Plan Financial Forecast 2021 Update
- Spokane Valley, UGA and Annexation Analysis, Ongoing
- Sumner Comprehensive Plan Update 2024*
- Walla Walla Comprehensive Plan Update 2018
- West Richland Lewis & Clark Ranch Subarea Plan and EIS, Ongoing
- Yakima Comprehensive Plan Update 2017 & Housing Action Plan 2021

*projects with partner team members

strategy, and identify climate and health indicators to monitor and evaluate long-term progress. Throughout this process, we are engaging with key community groups, including elders and youth, and ensuring that there is broad buy-in from knowledge holders and the future generation.

Climate Action & Resiliency Planning | North Olympic Development Council | 2021-22

Cascadia recently supported the North Olympic Development Council's regional climate planning efforts, which integrate recommendations from previous climate action plans across several jurisdictions and develop specific local climate action plans for the region. At the same time, we worked with NODC to help coordinate emergency management jurisdictions across the North Olympic Peninsula to identify potential gaps in Hazard Mitigation and Emergency Management Plans and specific hazards that will worsen due to climate change, coordinate with local agencies to identify funding and implementation support to address these needs, and consolidate findings and recommendations into a final report.

Our team facilitated 6 region-wide strategy meetings with local governments, tribal representatives, and NGOs to develop meaningful strategies that address regional climate issues while advancing community goals in areas such as public health and economic resilience. Additionally, we collaborated with four local governments to develop final plans tailored to each of their communities, including alignment with existing community outreach efforts. Our work resulted in a series of coordinated climate action plans and a regional climate planning toolkit—complete with a decision-making checklist, sample code and regulations, educational materials, and communications collateral—that positions the North Olympic Peninsula to strategically reduce emissions and improve its climate resiliency. Cascadia also provided climate change technical assistance for Clallam County, the cities of Port Townsend and Port Angeles, and the Jamestown S'Klallam Tribe through this contract.

Snohomish County Comprehensive Plan Update EIS & Planning Support 2024 | 2023 - Current

BERK is leading an interdisciplinary team including Parametrix and Fehr & Peers in the preparation of a programmatic EIS evaluating Snohomish County's 2024 Comprehensive Plan Update. BERK developed a SEPA engagement plan, climate and equity thresholds metrics, scoping notice and virtual public workshops, alternatives descriptions, and a Draft EIS. We presented comparative results and supported public open houses. The evaluation addressed a full range of natural and built environment topics and a range of Council initiatives and docket applications. Additional task orders included developing an urban parks level of service analysis and a climate change vulnerability and risk assessment.

Example Environmental Impact Statements and Environmental Justice

[One Seattle Comprehensive Plan EIS, Equity & Climate Metrics | Snohomish County Comprehensive Plan 2024 DEIS Chapter 1 | Lower Green River Flood Hazard Management Plan Programmatic EIS and Equity and Social Justice Evaluation](#)

Consulting Services for the Renewable Energy Accelerated Deployment Initiative for Indian Country | U.S. Department of the Interior (DOI), Bureau of Indian Affairs (BIA) | 2023-Current

KAI is working with the BIA to engage tribal nations and their stakeholders surrounding the development and deployment of renewable energy resources on tribal lands. BIA is seeking to understand (1) what tribes need from the BIA to promote the development of renewable energy resources and (2) what should the BIA do to address tribal needs for renewable energy development. To underpin the tribal engagement efforts, KAI is conducting a literature review and providing a summary of findings, coordinating with nationally recognized experts, facilitating technical work group (TWG) meetings and collaboration, and planning and conducting outreach for in-person, virtual, and hybrid tribal engagement sessions across the country. KAI's will summarize findings in a comprehensive report, including recommendations and cost-benefit analyses.

C. Contract Termination

BERK has never had a contract terminated for default in our 35-year history.

Appendix A: Staff Resumes



Lisa Grueter, AICP

Principal

Lisa Grueter, AICP is a land use planner with more than thirty years of experience in policy planning for the public and private sectors. Her expertise includes comprehensive and subarea planning under the state's Growth Management Act, customized programmatic and planned action environmental documentation under the State Environmental Policy Act, shoreline master programs under the Shoreline Management Act, and the integration of these laws into cohesive, implementable planning policies.

Lisa is currently working with the cities of Vancouver, Redmond, Bellevue, Bothell, Burien, Covington, Sumner and Pierce and Snohomish Counties to conduct resiliency assessments or incorporate Climate Change Elements into their periodic updates and she supported Cascadia on the Commerce Climate Change Element Pilot Program.

Lisa has worked with counties and cities across Washington State and spent seven years as a senior planner for the cities of Sumner and Renton.

Education + Certifications

- Master of City Planning, University of California, Berkeley
- B.A. Social Ecology, University of California, Irvine
- American Institute of Certified Planners

Years of Experience: 35+

Relevant Project Experience

- Chelan County Climate Resilience Strategy & Policies 2020-22
- City of Bellevue Climate Vulnerability Assessment 2022-23
- City of Bothell Comprehensive Plan Update 2024
- City of Burien Comprehensive Plan Update 2024
- City of Everett Parks, Recreation, and Open Space (PROS) Plan and Impact Fees, 2022
- City of Pullman Comprehensive Plan Update 2021
- City of Redmond 2050 Programmatic SEPA and Climate Vulnerability Risk Assessment and Strategy
- City of Renton Comprehensive Plan Update 2024
- City of Sumner Comprehensive Plan Update 2024
- City of Vancouver Comprehensive Plan 2025 Climate, Environment, Community Health, Sustainability & Resiliency Element
- City of Walla Walla Comprehensive Plan Update 2018
- City of West Richland Lewis & Clark Ranch Subarea Plan and EIS, Ongoing
- City of Yakima Comprehensive Plan Update 2017 & Housing Action Plan 2021
- Department of Commerce Climate Resilience Guidance Pilot Program 2022-23
- Pierce County Capital Facilities Plan Update (2024), Climate Vulnerability Assessment (2023), PROS Plan Update (2020 and 2025)
- Snohomish County Comprehensive Plan 2024



Stefanie Hindmarch

Senior Associate

Stefanie Hindmarch is a planner with experience in government, consulting, and research. Her prior work includes projects in land use, environmental planning, community engagement, parks and recreation, active transportation, urban design, and community resilience planning.

She is a collaborative, proactive, and detail-oriented team member with proven data analysis, project management, and communication skills.

Stefanie has provided on-call planning support to Chelan and Douglas counties and is currently working on comprehensive plan updates for the cities of Battle Ground, Sumner, and Vancouver (WA).

Stefanie has a Master of Urban Planning from the University of Washington and a Bachelor of Arts in Management from the University of St. Andrews. She is passionate about supporting sustainable, equitable, and healthy communities through planning.

Education + Certifications

- M.U.P., University of Washington (2020)
- B.A., Management, University of St. Andrews (2015)

Years of Experience: 5

Relevant Project Experience

- Chelan County Malaga Park Master Plan
- Chelan County Planning On-call Services
- City of Battle Ground Comprehensive Plan Update
- City of Bellevue Comprehensive Plan Update 2024 and EIS
- City of Sumner Comprehensive Plan Update
- City of Vancouver Comprehensive Plan 2025 Climate, Environment, Community Health, Sustainability & Resiliency Element
- Douglas County Planning On-Call Services
- Pierce County Capital Facilities Plan Update 2024
- Snohomish County Comprehensive Plan 2024
- South Sound Housing Affordability Partners Middle Housing Grant



Ben Silver, GISP

Senior Associate

Ben Silver, GISP has a background in GIS, environmental planning, and sustainability management. He enjoys using mapping and geospatial analysis to empower communities, and to lend understanding to complex data and systems that would otherwise be inaccessible. He supported Chelan County on their Climate Resiliency Strategy, developed spatial models of climate vulnerability for the Redmond 2050 Climate Vulnerability Risk Assessment and Strategy, and is currently working with Cascadia on the Puget Sound Partnership Smart Growth Indicator Study.

Prior to joining BERK in 2017, Ben worked for the Thurston County Regional Planning Council where he assisted in developing the Adaptation Plan. Ben has also held resource conservation management positions with both the University of Washington Bothell and North Seattle College, where he helped each organization better manage campus resources through the lens of environmental sustainability.

Education + Certifications

- B.S. Environmental Science & Resource Management, University of Washington, Cum Laude
- B.A. Community, Environment, & Planning, University of Washington, Cum Laude
- Certified Geographic Information Systems Professional (GISP)

Years of Experience: 9

Relevant Project Experience

- Benton County Voluntary Stewardship Plan
- Chelan County Voluntary Stewardship Plan
- City of Bellevue Climate Vulnerability Assessment 2022-23
- City of Redmond 2050 Programmatic SEPA and Climate Vulnerability Risk Assessment and Strategy
- City of Spokane Valley Annexation & UGA Study
- City of Bothell Comprehensive Plan Update 2024
- City of Vancouver Comprehensive Plan 2025 Climate, Environment, Community Health, Sustainability & Resiliency Element
- Department of Commerce Climate Resilience Guidance Pilot Program 2022-23
- Pierce County Climate Vulnerability Assessment 2022-23
- Puget Sound Partnership Smart Growth Indicators
- Snohomish County Comprehensive Plan 2024
- Yakima County Voluntary Stewardship Program



Ferdouse Oneza, AICP

Associate Principal

Ferdouse Oneza, AICP brings extensive experience in local government planning, policy and regulations development, implementation strategies, permit processing and public engagement.

Oneza has more than 24 years of experience in public and private sector planning and project management. She also brings hands-on experience in working with the public and various stakeholders. She has expertise in working and supporting communities to navigate the State's complex planning rules such as Growth Management Act, Shoreline Management Act, Critical Areas Regulations, and State Environmental Policy Act. Her diverse experience helps her view planning processes from a broader perspective of a community's interest.

In addition to managing her own consultancy and serving as CEO for a local non-profit organization, Oneza was the Planning Manager for the City of Kennewick. With a background and formal education in architecture, she also worked as an urban planner at LMN Architects before moving to land use planning in the public sector.

Education + Certifications

- Master of City Planning, Georgia Institute of Technology
- M. Arch., Bangladesh University of Engineering and Technology
- BArch., Bangladesh University of Engineering and Technology
- Certificate - Public Leadership, Harvard Kennedy School
- Certificate - Accelerating Social Transformation, University of Washington, Evans School of Public Policy & Governance
- American Planning Association Member

Years of Experience: 24

Relevant Project Experience (prior to BERK)

- City of Richland Comprehensive Plan Update and EIS
- City of Pasco Comprehensive Plan Update and EIS
- Grant County Comprehensive Plan Update
- Benton County Comprehensive Plan Updates
- City of Pasco Housing Action Plan
- City of Pasco Broadmoor Master Plan and EIS
- Grant County Shoreline Master Program
- Department of Ecology Model Code Development on Historic Orchard Sites



Isa Hirata

Associate

Isa Hirata is experienced in policy, sustainability, and community engagement. She has worked in these areas across private, public, and nonprofit agencies, and enjoys working at the intersection of environmental policy and equity.

While working at the City of Shoreline, she supported program development and implementation of their Climate Action Plan. Isa holds a Master of Public Administration with a focus on Environmental Policy from the University of Washington and a Bachelor of Arts in Environmental Analysis from Pitzer College.

She is deeply passionate about environmental justice, especially when it comes to engaging communities who've been underrepresented in climate planning.

Education + Certifications

- M.P.A., University of Washington, Evans School of Public Policy and Governance (2023)
- B.A., Pitzer College, Environmental Analysis

Years of Experience: 3

Relevant Project Experience (prior to BERK)

- City of Burien Comprehensive Plan Update 2024
- City of Lakewood Subarea Plans Review
- City of Maple Valley Comprehensive Plan Update
- City of Seattle Nihonmachi Alley Design
- City of Shoreline Human Services Needs Assessment
- City of Sumner Comprehensive Plan Update
- Pike Place Market Development Authority Redevelopment Master Plan



Mary Ann Rozance, PhD

Senior Associate

Mary Ann brings leadership in research, development, and planning actionable strategies to address complex challenges to projects across Cascadia’s portfolio. She has supported climate- and sustainability-related projects across many contexts, including working on climate integration into Comprehensive Plans through a statewide Commerce program and direct support to local jurisdictions. Prior to Cascadia, Mary Ann was a Postdoctoral Fellow with the Climate Impacts Group and the Northwest Climate Adaptation Science Center at the University of Washington, where she led collaborative efforts with scientists, managers, and stakeholders from universities, federal and state governments, tribes, and

independent organizations to advance climate change awareness and action. She has published work in ten peer-reviewed publications and is a regular contributor to climate action conferences.

Education	<ul style="list-style-type: none"> • Ph.D. Urban Studies, Portland State University • M.S. Forest Resources, University of Washington • B.S. Natural Resources Conservation, University of British Columbia
Other Credentials	<ul style="list-style-type: none"> • National Science Foundation IGERT Fellow, 2013-2018 • Association of Collegiate Schools of Planning and Lincoln Institute of Land Policy Curriculum Innovation Award, 2020

SELECTED PROJECT EXPERIENCE

2022-Present. Department of Commerce (WA). Comprehensive Plan Climate Element Pilot.

Climate Analyst. Supporting the development of a tool to streamline integrating climate into Comprehensive Plans for jurisdictions throughout Washington. The element is being tested on several jurisdictions and will be refined based on feedback and experience with these pilot programs.

2022–Present. City of Kent Parks, Recreation and Community Services Department (WA). Climate Resiliency and Sustainability Plan.

Strategy Analyst & Engagement Support. Supporting internal and external engagement to gather feedback on strategies to be included in the plan. Analyzing and prioritizing strategies and actions based on multi-criteria analysis including feasibility, impact, and potential co-benefits.

2022-Present. City of Issaquah (WA). Vulnerability Assessment.

Climate Analyst. Supporting all aspects of a vulnerability assessment and climate risk analysis and integration of this assessment into the City’s Comprehensive Plan. Includes a detailed assessment of existing policies, a gap assessment, and recommendations for integration.

2022-2023. Joint Transportation Committee (WA). Nondrivers Study.

Data Analyst and Engagement Support. Supported survey design, distribution, and analysis of nondrivers across Washington. Supported focus groups with nondrivers to better understand the barriers and motivators to driving, as well as the challenges and opportunities associated with nondriving.

2021-2023. North Olympic Development Council (WA). Climate Change Preparedness Plan for the North Olympic Peninsula.

Engagement & Writing Support. Supported climate action planning across four local governments, including developing strategies and actions for achieving GHG emissions reductions, providing a vulnerability assessment to sea level rise, and creating an implementation strategy.

2021-Present. City of Renton (WA). Clean Economy Strategy Update.

Project Manager and Engagement Lead. Developing a citywide sustainability strategy for Renton. Engages multiple stakeholder and community groups to support strategy and action development for GHG emissions reductions and climate resilience goals.



Megan Lee

Associate

Megan joined Cascadia in 2021 to support projects in the firm's Planning and Facilitation line of business. She currently specializes in climate action plan writing, vulnerability assessments, and equitable engagement. As such, she provides writing and in-person and virtual engagement support to numerous Climate Action Plans, Vulnerability Assessment, and equity strategic plans, across Washington State. Megan recently helped facilitate four sessions of the Washington Climate Assembly, which brought Washington residents together to discuss potential climate solutions to propose to the state legislature. During her time at Cascadia,

Megan has developed and deployed over 30+ surveys across diverse platforms, facilitated 15+ community workshops, lead the development of multiple engagement plans, conducted in-depth analyses of engagement findings, and authored key insights in our final Plans. Prior to Cascadia, Megan served as an Environmental Intern with the King County Solid Waste Division, where she worked closely with community-based organizations and pioneered an equity and social justice initiative for a Green Building capital project. Megan graduated from the University of Washington with a B.A. in Environmental Studies and double minor in French and International Studies.

Education

- B.A. Environmental Studies, University of Washington

SELECTED PROJECT EXPERIENCE

2023-Present. WA Department of Commerce. Statewide Climate Planning Engagement.

Deputy Project Manager; Leading engagement for Washington Department of Commerce's Climate Pollution Reduction Program's (CPRG) Priority Climate Action Plan (PCAP) and Comprehensive Climate Action Plan (CCAP), ensuring a wide range of tribal partners and community groups are equitably involved in the planning and decision-making process.

2023. City of Spokane (WA). GHG Inventory and Analysis.

Project Manager; Oversaw the re-baselining of Spokane's 2016 inventory and ABAU wedge analysis.

2023-Present. University of Puget Sound (WA). Climate Action Plan.

Project Manager; Leading engagement and equity analysis for the University of Puget Sound Climate Action Plan. Ensuring that equity is incorporated into planning and decision-making processes, and that a wide range of campus communities are engaged with to have a plan that represents community priorities.

2022. City of Issaquah (WA). Vulnerability Assessment.

Vulnerability Lead; Led multiple sections of the Vulnerability Assessment, including the climate impacts section, Built Environment, and Public Health & Community Wellbeing.

2021-Present. City of Renton (WA). Clean Economy Plan; Electric Vehicle Charging Plan.

Research & Writing Support; Engagement Lead. Supports the development of criteria for an in-depth vulnerability assessment focused on community health impacts, through research, engagement, and chapter writing. Developed and implemented engagement plan, including piloting a new place-based engagement tool, Social Pinpoint and leading a community workshop. Led analysis of findings to inform the Plans priority EV location sites across Renton.

2022-Present. King Conservation District (WA). Diversity, Equity, and Inclusion Strategic Plan.

Project Support. Supporting DEIJ and capacity building training for KCD leadership and internal programs to inform strategic planning process. Leading the equity recommendations of the strategic plan.



Aaron Gooze, AICP

Transportation Modeling/Advanced Technology Concepts Expert

EDUCATION

- M.S., Civil Engineering, Georgia Institute of Technology
- Masters, City and Regional Planning, Georgia Institute of Technology
- B.S., Industrial Engineering, Northwestern University

REGISTRATIONS

American Institute of Certified Planners (AICP)

AFFILIATIONS

American Planning Association (APA)

RELEVANT WORK HISTORY

ClearPointt Logistics (2005 – 2012)

ABOUT

Aaron has over 14 years of experience in the transportation and transit industries. He specializes in transportation data analysis, specifically in transit planning, non-motorized accessibility, and multimodal transportation operations. Aaron has led a variety transit planning and GHG emissions modeling projects for agencies throughout the Pacific Northwest. As the Data Science Discipline Group Lead at Fehr & Peers, Aaron brings a data-driven approach to develop information in support of an objective decision-making process.

RELEVANT EXPERIENCE

Spokane Transit Authority Strategic Planning Services Spokane, WA

Aaron was a technical lead for several elements that supported Spokane Transit Authority's short-range and long-range planning efforts. He led an analysis of pre-COVID and post-COVID travel demand patterns using Big Data sources to understand how patterns had shifted and how transit service could be adapted to better serve current and future demand in the region. Additionally, the study evaluated broader ridership patterns, speed & reliability, and customer experience trends to provide a framework for how to evaluate and service changes to advance equity and sustainability-based outcomes.

SDOT/C40 Zero Emissions Freight Feasibility Study, Seattle, WA

Aaron led a multidisciplinary effort to support the City of Seattle in identifying the feasibility of enacting zero emission delivery zones while pursuing an overall goal of 30 percent of freight deliveries being zero emissions by 2030. With the support from C40 Cities Climate Leadership Group, the study leveraged innovative data sources such as StreetLight Data, UberMedia, and vehicle cordon counts to establish a baseline understanding of truck and freight movements within the region. The work identified the scale of freight activity in order to identify reasonable strategies to achieve established climate action goals. Aaron provided strategic oversight and task management to develop materials that shared lessons learned with other C40 city partners.

King County Metro Greenhouse Gas Reduction Strategies Assessment

As part of King County Metro's Mobility Framework and Long Range Plan update, Aaron led an analysis to estimate the impact of different transit, land use, and vehicle pricing strategies in reducing vehicle-miles travelled and greenhouse gas emissions within the region. This included a data-driven modeling approach to develop scenarios, scalable solutions, and relevant evaluation criteria to compare strategies against their ability to achieve the countywide targets established through recent climate action plans. The focus also centered on equity, specifically evaluating how different strategies could provide benefits to improving access to "priority populations" while also reducing adjacent air pollution and regional emissions.



Marissa Milam

Transportation Modeling Expert

EDUCATION

B.S., Civil Engineering, University of California, Berkeley

AFFILIATIONS

Institute of Transportation Engineers (ITE)

ABOUT

Marissa is passionate about transportation planning and has experience in multimodal planning, traffic operations, travel demand forecasting, and transit planning. She is proficient in ArcGIS, Python, traffic operation analysis using Synchro and SimTraffic, Visum, and Emme travel demand forecasting.

Marissa is adept at technical analysis and using data to solve complex issues and deliver meaningful project recommendations.

RELEVANT EXPERIENCE

Spokane Transit Authority Strategic Planning Services, Spokane, WA

Marissa led the Big Data analysis for the Spokane Transit Authority Strategic Planning Services project, and used StreetLight Data to summarize key changes in travel patterns pre- and post-COVID within the Spokane Transit Authority service area.

King County Metro Mobility Framework, King County, WA

Marissa played a pivotal role in analyzing different scenarios needed to meet King County's GHG reduction goals through a reduction in Vehicle Miles Traveled (VMT). She was involved in creating a methodology to model VMT reductions through land use changes, road usage charges, and additional transit service. After finalizing a methodology, she modeled all scenarios using Emme Travel Demand Forecasting software to compare the VMT reductions across scenarios and quantify the change in transit service that King County Metro would need to provide by 2040 in order to meet the County's GHG reduction goals.

King County GHG Inventory and Analysis, Puget Sound Region, WA

Marissa was a lead analyst for the King County project that inventoried GHG emissions for the Puget Sound Region and developed a wedge analysis to forecast future emissions. Marissa developed a methodology to convert Vehicle-Miles-Traveled data into GHG emissions by jurisdiction using vehicle ownership data, emissions rates by vehicle class, and speed profiles. She also researched the impact of electric vehicle policies in Washington to develop recommendations for the forecasted transportation emissions in the wedge analysis.

Bainbridge Island Sustainable Transportation, Bainbridge Island, WA

Marissa was the project manager for Bainbridge Island's project to inventory post-pandemic VMT and GHG emissions. The project used StreetLight Data to categorize VMT on the island by travel market, including residents, employees, and visitors. Specific VMT reduction measures were developed for each travel market, and Marissa developed future GHG emissions forecasts based on the impact of the VMT reduction strategies.



CLAIRE HOFFMAN, PWS

ENVIRONMENTAL QUALITY/CRITICAL AREAS

Claire is an experienced biologist and environmental planner in Washington. Her experience includes assisting cities and counties amend and update their comprehensive plans, critical areas codes and shoreline master programs to meet the requirements of the Growth Management Act. Additionally, her regulatory experience includes ensuring agreement with local comprehensive plans, preparing and obtaining necessary permits or approvals from local, state and federal agencies. As a professional wetlands scientist with 20 years of experience she has a solid understanding of critical areas and the regulatory environment in Washington.

EXPERIENCE

Years of Experience: 20

Years with Parametrix: 6

EDUCATION

MS, Environmental Sciences, 2013

Certification, Wetland Science & Management, 2005

BS, Biology & Environmental Studies, 1997

REGISTRATIONS

Professional Wetland Scientist, WA #2752

Selected Project Experience

2024 Comprehensive Plan Update | Maple Valley, WA

Berk Consulting /City of Maple Valley
Maple Valley is updating its comprehensive plan and Critical Areas Ordinance (CAO) in accordance with the requirements of the Growth Management Act. Claire made the comprehensive plan revisions for the natural environment section and is drafting the update to the critical areas code to consider best available science (BAS). She has worked cooperatively with the city and presented to the Planning Commission. Claire has completed a first draft of the natural environment section of the EIS.

2024 Comprehensive Plan Update | Sumner, WA

Berk Consulting /City of Sumner
The City of Sumner is updating its Comprehensive Plan and CAO in accordance with the requirements of the Growth Management Act. Claire updated the natural environment section and critical areas code for the city. She made recommendations based on BAS and is working with the city and planning commission on the final updates. She is also writing the natural environment sections of the EIS.

2024 Comprehensive Plan Periodic Update | Puyallup, WA

MIG/City of Puyallup
Claire conducted a high level review of wetlands and streams to update mapped critical areas in the City. She will work with the city to update the natural environment section and critical area code.

Shoreline Master Program Update | Clallam County, WA

Clallam County
While with another firm, Claire worked as part of a team to address outstanding issues to enable the County to receive approval from Ecology for their SMP update.

Central Business District Subarea Plan and EIS | Lakewood, WA

Berk/City of Lakewood
The Downtown Lakewood Plan allowed the City and community to develop an aspirational yet realistic vision for the downtown. The scope of work includes a subarea plan, SEPA, EIS, and public outreach. While with another firm, Claire provided expertise in air quality and the natural environment. She wrote the natural environment sections of the exiting conditions report and SEPA EIS.



MARI ELENO-ORAMA, EDD, PE, PMP

UTILITIES

Mari is a senior engineer and is experienced in the evaluation, planning, and design of water, wastewater, and stormwater facilities and utilities. She is currently the Collections, Conveyance, and Storage Group Lead within the Greater Washington Water Division at Parametrix. Mari approaches projects from a system-wide perspective and actively participates in a wide variety of utility design projects. Mari's EdD in Organizational Leadership and experience in higher education was focused on creating new initiatives, managing, and influencing change to facilitate equitable practices in support of historically underrepresented communities of color within organizations and institutions.

EXPERIENCE

Years of Experience: 17

Years with Parametrix: 1

EDUCATION

Doctor of Education,
Organizational Leadership, 2016

MS, Civil Engineering, 2008

BS & BA, Environmental
Engineering; Minor: Chemistry,
2006

REGISTRATIONS

Professional Engineer –
Environmental: WA #48367

Project Management Professional
– WA #3421641

Selected Project Experience

2024 Comprehensive Plan Update | Maple Valley, WA

BERK Consulting/City of Maple Valley
The Parametrix Team is responsible for updating the Maple Valley comprehensive plan for 2024. This effort also includes creating the new Climate Element, associated code and development regulation updates, and SEPA review and documentation. Mari is updating the Utilities Element, which includes two new sections moved from the Capital Facilities Element – Solid Waste and Surface and Stormwater Management, as part of this project.

2024 Comprehensive Plan Update | Sumner, WA

BERK Consulting/City of Sumner
The Parametrix Team is currently updating the 2024 comprehensive plan for the City of Sumner. This effort also includes updating the Capital Facilities Plans, preparation of a Supplemental Environmental Impact Statement, and development and updates of city codes and regulations. Mari is updating the Utilities Element and Water and Sanitary Sewer Sections of the Capital Facilities Element as part of this effort.

Water System Plan Update with Risk & Resilience (RRA) Study and Emergency Response Plan (ERP) | Lacey, WA

City of Lacey
Building on prior planning work for the City, Mari worked with a team to complete the City's RRA and ERP while with a previous employer. Mari was the technical lead for the RRA, which included conducting a detailed gap analysis and developing several potential countermeasure projects to support the City with their long-term resilience goals using the Environmental Protection Agency-developed software, VSAT. Mari also took the lead for the ERP effort, which included updating the City's ERP to meet Department of Health and America's Water Infrastructure Act requirements. Mari and the team helped the City certify its RRA and ERP with the EPA before the mandated deadlines.



MARK MAZZOLA

SENIOR ENVIRONMENTAL PLANNER

Mark is a senior environmental planner with over two decades of experience in public policy, planning, and environmental assessments. Prior to joining Parametrix, Mark served as the environmental manager and SEPA Responsible Official for the Seattle Department of Transportation. Mark now leads the SEPA environmental review for a variety of project and planning actions for clients such as King County, Snohomish County, the City of Seattle, and Sound Transit. Mark is adept at taking a holistic approach in evaluating how various aspects of projects and programs interact to evaluate their impacts on environmental and social justice populations in addition to the natural and built environment.

EXPERIENCE

Years of Experience: 25

Years with Parametrix: 4

EDUCATION

MS, Community and Regional Planning, 2003

BS, Biology, 1995

Selected Project Experience

2024 King County Comprehensive Plan Update SEPA Review | Seattle, WA

King County

Mark is the project manager for a multi-firm consultant team for the 2024 King County Comprehensive Plan Update EIS. The EIS evaluates plan alternatives based on different plan policies, in lieu of growth targets or land use scenarios, that would help the County meet its plan update objectives around equity, housing affordability, and climate change and the environment. The EIS evaluates the environmental impacts of making limited changes to existing policies to meet these goals and making extensive changes to existing policies to meet these goals. Mark is the primary point of contact to the client and manages the scope, schedule, and budget for the project. The Draft EIS was published in December 2023 with the Final EIS expected in late 2024.

Comprehensive Plan Update –SEPA EIS | Snohomish County, WA

Berk Consulting/Snohomish County

Mark leads the Parametrix team in support of BERK for the 2024 Snohomish County Comprehensive Plan EIS. The EIS evaluates no-action, medium-growth, and higher-growth alternatives that each identify different

policies and plans to meet Snohomish County’s forecasted population and employment. Parametrix is responsible for writing the air quality/climate, water resources, utilities, energy, and public services sections, which evaluate how the plan goals and policies could potentially impact these elements of the environment. Mark is the primary point of contact to the client and manages the scope, schedule, and budget for Parametrix. The Draft EIS was published in September 2023 and the Final EIS is expected to be published in 2024.

Preliminary Engineering Study for Fluoridation | Spokane, WA

Murraysmith, Inc. (now Consor)/City of Spokane

Mark is the environmental task lead for this effort to support the City of Spokane in studying the potential addition of fluoride to the city’s drinking water supply. The environmental tasks include the development of an environmental permitting strategy along with a SEPA review to evaluate the likely impacts to the natural and built environment from the storage and use of fluoride, as well as from any capital projects and upgrades to drinking water facilities needed to support the program.



BEN ROBERG, PE

CIVIL/STORMWATER

Ben has experience in planning, design, and construction administration for small- and largescale projects in the Spokane regional area. He has excellent communications skills, and he is well-versed in stormwater mitigation criterion, alternatives and BMPs listed in the Stormwater Management Manual for Eastern Washington, Spokane Regional Stormwater Manual and Eastern Washington Low Impact Development Guidance Manual. Ben has also provided XPSWMM hydraulic modeling, system-wide and basin specific model calibration and storm event evaluation for numerous City of Spokane Combined Sewer Overflow (CSO) reports and technical memorandums.

EXPERIENCE

Years of Experience: 9

Years with Parametrix: 6

EDUCATION

BS, Civil Engineering, 2014

REGISTRATIONS

Professional Engineer – Civil: WA
#20100442

Selected Project Experience

CSO Program Planning and Design Support Services | Spokane, WA

City of Spokane

Ben was involved at various levels of planning and design efforts in support of the City's CSO mitigation program. Ben provided hydraulic modeling and civil engineering services during preliminary design and final design phases of the CSO program. Work included building and calibrating collection system hydraulic models to reflect the latest design conditions, analyzing models, reporting results, and providing construction plans, specifications and reports in support of final design. Specific projects include the interceptor protection tanks I03, I04, I07c, and CSO basins 24, 25, 26, 33-1, 34-1, and 41 control facilities.

CSO Basin 24 Modeling Support | Spokane, WA

City of Spokane

Ben provided the City of Spokane with results from an updated combined sewer collection system hydraulic model that would reflect recently installed green stormwater infrastructure (GSI) technologies. Work included estimating the runoff removed from the combined sewer system by implementation of each GSI, updating and calibrating the existing models, and generating a technical memorandum summarizing the revisions and results.

CSO Joint Control Facilities | Spokane, WA

City of Spokane

Ben provided technical assistance to produce an optimization plan for the City's existing CSO storage and collection system. Assisted with identifying optimized flow control settings, hydraulic modeling of the proposed improvements and developing a summary of recommendations.

Utility Update | Pullman, WA

Avista

Ben reviewed record utility information and stitched in previous topographic survey data to generate a survey base map to be used by Avista's landscaping consultants for improvements to their site

Southern Expansion | Spokane County, WA

UTC Aerospace Systems

This project has included analysis of an existing evaporation pond and an existing detention pond with outlet control in addition to analysis of existing onsite drainage. This work has required review of previous drainage reports and addenda and development of a new addendum showing stormwater control for review by Spokane County.



Leigh Hayden, PhD

Dr. Hayden serves on KAI's research, evaluation, and planning team as a project manager III, bringing almost 15 years of experience working in health and community research, including qualitative and mix-methods research, with extensive experience working with underserved populations, including Indigenous communities. She has worked in a number of therapeutic areas, including women's health, diabetes, breast cancer, prostate cancer, osteoarthritis, dementia, primary care, and multimorbidity. Dr. Hayden specializes in the development and evaluation of interventions to support wellness and has expertise in a wide range of research approaches, from conducting numerous knowledge syntheses, to ethnographic studies, to realist evaluations. She has published in international peer-reviewed journals and presented papers and conducted workshops at international conferences. As a researcher, she has worked in a number of settings, including institutes of higher education, medical facilities, and private organizations, prior to joining KAI. As a senior healthcare strategist for a private firm, Dr. Hayden conducted primary and secondary research to address U.S. healthcare industry needs, including understanding the motivations and needs of patients and providers. She was responsible for all research and project management activities, including client engagement and supervising/mentoring junior staff. Working as project coordinator for a college research center, Dr. Hayden collaborated with industry and community partners to design, implement, and scale applied research to benefit older adults. Specific research topics included food security among older adults during COVID-19, experiences of older adults during the pandemic and implementation of virtual reality in long-term care settings and the evaluation of socially assistive robots in retirement homes. Dr. Hayden has also investigated primary care models in India and Kenya, supporting the diffusion of innovations and standardization of healthcare metrics to support investment. Dr. Hayden earned her doctor of philosophy degree in anthropology from McMaster University and a master of arts degree in anthropology from the University of Manitoba.



Education

- Doctor of Philosophy, Anthropology, McMaster University, 2009
- Master of Art, Anthropology, University of Manitoba, 2004
- Bachelor of Science, Chemical Engineering, University of Alberta, 1997

Project Experience

- State of North Dakota, Department of Human Services (DHS), "Tribal Community Readiness and Adult Substance Use Survey"
- U.S. Department of Education (ED), Southeast Alaska Education Resource Center (SERRC), "Region 16 Comprehensive Center"
- Yakima Valley Farm Workers Clinic (YVFWC), Northwest Community Action Center (NCAC), "Evaluation of the NCAC 21st CCLC Grant"
- U.S. Department of Health and Human Services, Indian Health Service (IHS), "Community Opioid Intervention Pilot Projects (COIPP) Evaluation"
- Native Action Network (NAN), "Program Evaluation for NAN/Logistical Support/Urban Indian Plan 2022"
- U.S. Department of the Interior (DOI), Bureau of Indian Affairs (BIA), "National Plan on Native Language Revitalization Technical Support"



Jaime Begay, MPH

Jaime (Navajo) serves on KAI's research, evaluation, and planning team as a Project Specialist III. For more than 10 years, she has worked in partnership with tribal communities to address public health priorities and to elevate the health of Indigenous peoples. She has primarily worked in behavioral health research supporting initiatives focused on American Indian youth, teen pregnancy prevention, an evidence-based home visiting program, and a strength-based culturally grounded program to improve the health of female youth and their caregivers. As a graduate student, she assisted in the development of an academic pathway for undergraduate students to expand the public health workforce on the Navajo Nation. Jaime's research philosophy stems from her upbringing and the role she has within her community, and she believes that to achieve optimal health it requires a holistic and community approach. Jaime graduated from Northern Arizona University with a masters of public health degree, with a focus on Indigenous health, and a bachelor of university studies degree, with minors in community health and Indigenous health studies.



Education

- Master of Public Health, Indigenous health focus, Northern Arizona University, 2021
- Bachelor of University Studies, Minors: Community Health & Indigenous Health Studies, Northern Arizona University, 2016

Professional Affiliations

- National Academies-Sciences, Engineering, & Medicine, Board Associate, May 2023
- Phi Kappa Phi, Member, Dec 2021
- American Public Health Association, Member, Dec 2021
- Society for Advancement of Chicano/Hispanics and Native Americans in Science (SACNAS), Member, Oct 2021

Project Experience

- U.S. Department of the Interior (DOI), Bureau of Indian Affairs (BIA), Office of Trust Services (OTS), "Consulting Services for Renewable Energy Accelerated Deployment Initiative (READI) for Indian Country"
- Washington State Department of Children, Youth and Families (DCYF) "Cultural Services Landscape Analysis"
- U.S. Department of the Interior (DOI), Bureau of Indian Affairs (BIA), "National Plan on Native Language Revitalization Technical Support"
- U.S. Department of Health and Human Services, Indian Health Service (IHS), "Community Opioid Intervention Pilot Projects (COIPP) Evaluation"
- Architect of the Capitol (AOC), "Indian Nation and Pueblo Flag Study, Capitol Campus"
- Margaret A. Cargill Philanthropies (MACP), Native Arts and Cultures (NAC) Program, "Evaluation Consultation for Grantee Evaluation Design, Data Collection, and Analysis"



Agenda Sheet for City Council:

Committee: Urban Experience **Date:** 04/08/2024

Committee Agenda type: Consent

Date Rec'd

3/26/2024

Clerk's File #

Renews #

Cross Ref #

Council Meeting Date: 04/22/2024

Submitting Dept

HISTORIC PRESERVATION

Project #

Contact Name/Phone

MEGAN X6543

Bid #

Contact E-Mail

MDUVALL@SPOKANECITY.ORG

Requisition #

Agenda Item Type

Contract Item

Council Sponsor(s)

JBINGLE KKLITZKE ZZAPPONE

Agenda Item Name

0470 - AMERICAN LEGION CENOTAPH NOMINATION TO THE SRHP

Agenda Wording

Recommendation to list the American Legion Cenotaph located at 508 N Government Way, on the Spokane Register of Historic Places.

Summary (Background)

SMC #17D.100.040 provides that the City/County Historic Landmark Commission can recommend to the City Council that certain properties be placed on the Spokane Register of Historic Places. The American Legion Cenotaph has been found to meet the criteria set forth for such designation, and a management agreement has been signed by the owners.

Lease? NO

Grant related? NO

Public Works? NO

Fiscal Impact

Approved in Current Year Budget? N/A

Total Cost \$ 0

Current Year Cost \$ 0

Subsequent Year(s) Cost \$ 0

Narrative

Amount

Budget Account

Neutral \$

#

Select \$

#

Select \$

#

Select \$

#

\$

#

\$

#



Continuation of Wording, Summary, Approvals, and Distribution

Agenda Wording

Summary (Background)

Approvals

Dept Head

DUVALL, MEGAN

Division Director

MACDONALD, STEVEN

Accounting Manager

ORLOB, KIMBERLY

Legal

SZAMBELAN, TIMOTHY

For the Mayor

PICCOLO, MIKE

Additional Approvals

Distribution List

Eva Clark - ecunicorn@comcast.net

smacdonald@spokanecity.org

mduvall@spokanecity.org

lcamporeale@spokanecity.org

rbenzie@spokanecity.org

Committee Agenda Sheet

Urban Experience Committee

Committee Date	April 8, 2024
Submitting Department	Historic Preservation
Contact Name	Megan Duvall
Contact Email & Phone	mduvall@spokanecity.org – 509-625-6543
Council Sponsor(s)	<u>Kitty Klitzke, Jonathan Bingle, and Zack Zappone</u>
Select Agenda Item Type	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion Time Requested: 5 minutes
Agenda Item Name	American Legion Cenotaph Nomination to the Spokane Register of Historic Places
Proposed Council Action	<input checked="" type="checkbox"/> Approval to proceed to Legislative Agenda <input type="checkbox"/> Information Only
Summary (Background)	<p>SMC #17D.100.040 provides that the City/County Historic Landmark Commission can recommend to the City Council that certain properties be placed on the Spokane Register of Historic Places. The American Legion Cenotaph has been found to meet the criteria set forth for such designation, and a management agreement has been signed by the owners.</p>
Summary (Background)	<p>*use the Fiscal Impact box below for relevant financial information</p>
Fiscal Impact	
Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Total Cost: <u>\$0</u> Current year cost: Subsequent year(s) cost:	
Narrative: <u>Property listing on the Spokane Register of Historic Places does not have a direct impact on City revenues or expenses.</u>	
Funding Source <input type="checkbox"/> One-time <input type="checkbox"/> Recurring <input checked="" type="checkbox"/> N/A Specify funding source: Select Funding Source* Is this funding source sustainable for future years, months, etc? N/A	
Expense Occurrence <input type="checkbox"/> One-time <input type="checkbox"/> Recurring <input checked="" type="checkbox"/> N/A	
Other budget impacts: (revenue generating, match requirements, etc.) Properties listed on the Spokane Register are subject to design review in the future which does generate revenue through small fees. Not particularly applicable to the Cenotaph, but tax incentives are available to listed properties and also can generate future revenue.	
Operations Impacts (If N/A, please give a brief description as to why)	
What impacts would the proposal have on historically excluded communities? This contract would have no meaningful impact on historically excluded communities.	

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

That specific data is not something that is collected by the Historic Preservation Department.

How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?

The Historic Preservation Office's primary responsibility is to protect historic properties and neighborhoods in Spokane. The more properties that are listed on the Spokane Register, the more ability we have to offer incentives that help keep those properties viable and in use. As we list additional properties, we increase our ability to protect Spokane's historic resources.

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

SMC 04.35.010 Spokane Historic Landmarks Commission Findings and Purpose:

The City and Spokane County find that the establishment of a landmarks commission with specific duties to recognize, protect, enhance and preserve those buildings, districts, objects, sites and structures which serve as visible reminders of the historical, archaeological, architectural, educational and cultural heritage of the City and County is a public necessity.

Comprehensive Plan Goals

DP 1.1: Landmark Structures, Buildings, and Sites

Recognize and preserve unique or outstanding landmark structures, buildings, and sites.

DP 3.3: Identification and Protection of Resources

Identify historic resources to guide decision making in planning.

DP 3.11: Rehabilitation of Historic Properties

Assist and cooperate with owners of historic properties to identify, recognize, and plan for the use of their property to ensure compatibility with preservation objectives.

N 2.4: Neighborhood Improvement

Encourage revitalization and improvement programs to conserve and upgrade existing properties and buildings.

Findings of Fact and Decision for Council Review

Nomination to the Spokane Register of Historic Places

American Legion Cenotaph – 508 N Government Way

FINDINGS OF FACT

1. SMC 17D.100.020: "Generally a building, structure, object, site, or district which is more than fifty years old may be designated an historic landmark or historic district if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, county, state, or nation."

- Originally built in 1930; the American Legion Cenotaph meets the age criteria for listing on the Spokane Register of Historic Places.

2. SMC 17D.100.020: The property must qualify under one or more categories for the Spokane Register (A, B, C, D, E).

- The American Legion Cenotaph was constructed in 1930 by Spokane Post No. 9 in the Riverside Park Cemetery. The cenotaph was built to honor fallen soldiers in war as well as to provide a place for reflection for those left behind. Architect and American Legion member Henry Bertelsen designed the cenotaph and Julian Simonson was the builder.
- The American Legion Cenotaph is historically significant under the Spokane Register of Historic Places **Category A** as a structure that is directly associated with memorial events that originally centered around the recognition of soldiers who served in WWI. At the time of its construction in 1930, the citizens of Spokane were still reeling from the impact of the war and the significant loss of life and wanted a place to honor and remember those who served.
 - The cenotaph is constructed of concrete and granite and contains benches along the U-shaped sides. The back wall boasts a taller arched stone panel (approx. 8' tall at its highest point from ground level) which is etched with the wording, *"In Memory of Those Who Gave their Lives for their Country in the World Wars."*

3. SMC17D.100.090: "The property must also possess integrity of location, design, materials, workmanship, and association." From NPS Bulletin 15: "Integrity is the ability of a property to convey its significance...it is not necessary for a property to retain all its historic physical features...the property must retain, however, the essential physical features that enable it to convey its historic identity."

- The American Legion Cenotaph retains excellent integrity in all aspects: location, design, materials, workmanship and association. While more burials have taken place around the Cenotaph over the years, the association has not changed meaningfully since it was built.

4. Once listed, this property will be eligible to apply for incentives, including:

- Special Valuation (property tax abatement), Façade Improvement Grants, Spokane Register historical plaque, and special code considerations.

RECOMMENDATION

The Spokane Historic Landmarks Commission evaluated the American Legion Cenotaph according to the appropriate criteria at a public hearing on 3/20/24 and recommends that the American Legion Cenotaph be listed on the Spokane Register of Historic Places under Category A.

After Recording Return to:
City of Spokane Clerk
808 W Spokane Falls Blvd
Spokane, WA 99201

NOTICE OF MANAGEMENT AGREEMENT

NOTICE IS HEREBY GIVEN that the property legally described as:

Plots 1-5 in Lot 19 North, Range 6 East; Plots 13-16 and 5-8 in Lot 20 North, Range 7 East; and Plots 1-16 in Lot 19 North, Range 7 East, all in Section Geranium of Block 1 of the Riverside Cemetery as shown on the cemetery plat filed with Spokane County 8/28/1915. The plots all combined total an area of approximately 1100 square feet.

Parcel Number(s) 25144.0036, is governed by a Management Agreement between the City of Spokane and the Owner(s), The American Legion, of the subject property.

The Management Agreement is intended to constitute a covenant that runs with the land and is entered into pursuant to Spokane Municipal Code Chapter 6.05. The Management Agreement requires the Owner of the property to abide by the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (36 CFR Part 67) and other standards promulgated by the Historic Landmarks Commission.

Said Management Agreement was approved by the Spokane City Council on _____. I certify that the original Management Agreement is on file in the Office of the City Clerk under File No. _____.

I certify that the above is true and correct.

Spokane City Clerk

Historic Preservation Officer

Dated: _____

Dated: _____

MANAGEMENT AGREEMENT

The Management Agreement is entered into this **20th** day of **March 2024**, by and between the City of Spokane (hereinafter “City”), acting through its Historic Landmarks Commission (“Commission”), and **The American Legion** (hereinafter “Owner(s)”), the owner of the property located at **508 N Government Way** commonly known as the **American Legion Cenotaph** in the City of Spokane.

WHEREAS, the City of Spokane has enacted Chapter 4.35 of the Spokane Municipal Code (SMC) and Spokane has enacted Chapter 1.48 of the Spokane County Code (SCC), both regarding the establishment of the Historic Landmarks Commission with specific duties to recognize, protect, enhance and preserve those buildings, districts, objects, sites and structures which serve as visible reminders of the historical, archaeological, architectural, educational and cultural heritage of the city and county is a public necessity and.

WHEREAS, both Ch. 17D.100 SMC and Ch. 1.48 SCC provide that the City/County Historic Landmarks Commission (hereinafter “Commission”) is responsible for the stewardship of historic and architecturally significant properties in the City of Spokane and Spokane County; and

WHEREAS, the City has authority to contract with property owners to assure that any owner who directly benefits by action taken pursuant to City ordinance will bind her/his benefited property to mutually agreeable management standards assuring the property will retain those characteristics which make it architecturally or historically significant;

NOW THEREFORE, -- the City and the Owner(s), for mutual consideration hereby agree to the following covenants and conditions:

1. CONSIDERATION. The City agrees to designate the Owner’s property an Historic Landmark on the Spokane Register of Historic Places, with all the rights, duties, and privileges attendant thereto. In return, the Owner(s) agrees to abide by the below referenced Management Standards for his/her property.

2. COVENANT. This Agreement shall be filed as a public record. The parties intend this Agreement to constitute a covenant that runs with the land, and that the land is bound by this Agreement. Owner intends his/her successors and assigns to be bound by this instrument. This covenant benefits and burdens the property of both parties.

3. ALTERATION OR EXTINGUISHMENT. The covenant and servitude and all attendant rights and obligations created by this Agreement may be altered or extinguished by mutual agreement of the parties or their successors or assigns. In the event Owner(s) fails to comply with the Management Standards or any City ordinances governing historic landmarks, the Commission may revoke, after notice and an opportunity for a hearing, this Agreement.

4. PROMISE OF OWNERS. The Owner(s) agrees to and promises to fulfill the following Management Standards for his/her property which is the subject of the Agreement. Owner intends to bind his/her land and all successors and assigns. The Management Standards are: "THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS (36 CFR Part 67)." Compliance with the Management Standards shall be monitored by the Historic Landmarks Commission.

5. HISTORIC LANDMARKS COMMISSION. The Owner(s) must first obtain from the Commission a "Certificate of Appropriateness" for any action which would affect any of the following:

- (A) demolition;
- (B) relocation;
- (C) change in use;
- (D) any work that affects the exterior appearance of the historic landmark; or
- (E) any work affecting items described in Exhibit A.

6. In the case of an application for a "Certificate of Appropriateness" for the demolition of a landmark, the Owner(s) agrees to meet with the Commission to seek alternatives to demolition. These negotiations may last no longer than forty-five (45) days. If no alternative is found within that time, the Commission may take up to forty-five (45) additional days to attempt to develop alternatives, and/or to arrange for the salvage of architectural artifacts and structural recording. Additional and supplemental provisions are found in City ordinances governing historic landmarks.

This Agreement is entered into the year and date first above written.

Eva J Clark
President, American Legion Post #9

CITY OF SPOKANE

HISTORIC PRESERVATION OFFICER

MAYOR

Megan M.K. Duvall
Megan M.K. Duvall

Lisa Brown

ATTEST:

City Clerk

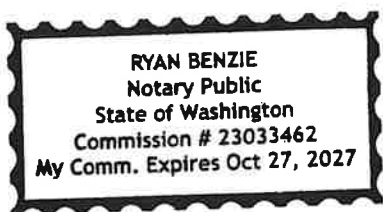
Approved as to form:

Assistant City Attorney

STATE OF Washington)
County of Spokane) ss.

On this 20th day of March, 2024, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared Eva Clark, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that she (he/she/they) signed the same as her (his/her/their) free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 20th day of March, 2024.



Ryan Benzie
Notary Public in and for the State of WA, residing at SPOKANE
My commission expires 10/27/27

STATE OF WASHINGTON)
County of Spokane) ss.

On this _____ day of _____, 2024, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared LISA BROWN, MAYOR and TERRI L. PFISTER, to me known to be the Mayor and the City Clerk, respectively, of the CITY OF SPOKANE, the municipal corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 2024.

Notary Public in and for the State of Washington, residing at Spokane
My commission expires _____

Attachment A

Secretary of The Interior's Standards

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color,

texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Third Floor
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

1. Name of Property

Historic Name: American Legion Cenotaph – Riverside Park Cemetery

And/Or Common Name: Riverside Memorial Park Cemetery – American Legion Memorial

2. Location

Street & Number: 508 N Government Way

City, State, Zip Code: Spokane, WA 99224

Parcel Number: 25144.0036

3. Classification

Category

building

site

structure

object

Ownership

public both

private

Public Acquisition

in process

being considered

Status

occupied

work in progress

Accessible

yes, restricted

yes, unrestricted

no

Present Use

agricultural museum

commercial park

educational residential

entertainment religious

government scientific

industrial transportation

military other: Funerary

4. Owner of Property

Name: American Legion Post 9

Street & Number: 300 W Mission Avenue

City, State, Zip Code: Spokane, WA 99201

Telephone Number/E-mail: spokaneamericanlegionpost9@gmail.com

5. Location of Legal Description

Courthouse, Registry of Deeds

Spokane County Courthouse

Street Number:

1116 West Broadway

City, State, Zip Code:

Spokane, WA 99260

County:

Spokane

6. Representation in Existing Surveys

Title: American Legion Post 9 Historian Report, Darrel Maddux

Date: September 23, 2019

Federal

State

County

Local

Depository for Survey Records:

Spokane Historic Preservation Office

7. Description

Architectural Classification

Condition

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

Check One

- unaltered
- altered

Check One

- original site
- moved & date _____

Narrative statement of description is found on one or more continuation sheets.

8. Spokane Register Categories and Statement of Significance

Applicable Spokane Register of Historic Places category: Mark "x" on one or more for the categories that qualify the property for the Spokane Register listing:

- A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory history.
- E Property represents the culture and heritage of the city of Spokane in ways not adequately addressed in the other criteria, as in its visual prominence, reference to intangible heritage, or any range of cultural practices.

Narrative statement of significance is found on one or more continuation sheets.

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property:

Less than one acre

Verbal Boundary Description:

Plots 1-5 in Lot 19 North, Range 6 East; Plots 13-16 and 5-8 in Lot 20 North, Range 7 East; and Plots 1-16 in Lot 19 North, Range 7 East, all in Section Geranium of Block 1 of the Riverside Cemetery as shown on the cemetery plat filed with Spokane County 8/28/1915. The plots all combined total an area of approximately 1100 square feet.

Verbal Boundary Justification:

See above

11. Form Prepared By

Name and Title: RaeAnna Victor (edited by DAHP/Spokane HPO staff)

Organization: National Society Daughters of the American Revolution

Street, City, State, Zip Code: 504 S Skipworth Ct, Spokane Valley, WA 99206

Telephone Number: 509-892-6945

E-mail Address: raeannav@comcast.net

Date Final Nomination Heard: March 20, 2024

12. Additional Documentation

Additional documentation is found on one or more continuation sheets.

13. Signature of Owner(s)

Eva Clark

14. For Official Use Only:

Date nomination application filed: 2/15/24

Date of Landmarks Commission Hearing: 3/20/24

Landmarks Commission decision: Approved

Date of City Council hearing: _____

City Council decision: _____

I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of the Spokane City Council as set forth above.

Megan Duvall
City/County Historic Preservation Officer
City/County Historic Preservation Office
Third Floor – City Hall
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Date

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

SUMMARY STATEMENT

The American Legion Cenotaph was constructed in 1930 by Spokane Post No. 9 in the Riverside Park Cemetery. The cenotaph was built to honor fallen soldiers in war as well as to provide a place for reflection for those left behind. Architect and American Legion member Henry Bertelsen designed the cenotaph and Julian Simonson was the builder. The cenotaph is constructed of concrete and granite and contains benches along the U-shaped sides. The back wall boasts a taller arched stone panel (approx. 8' tall at its highest point from ground level) which is etched with the wording, "*In Memory of Those Who Gave their Lives for their Country in the World Wars.*"

DESCRIPTION OF PROPERTY

The American Legion Cenotaph is located within Riverside Memorial Park (a cemetery) in Spokane, Washington. It is sited in a grove of pine trees directly north of the Heritage Funeral Home and about 500 yards from the National Society Daughters of the American Revolution (NSDAR) Never Forget Garden. The cenotaph sits on the southern edge, near the road, of the Geranium Lawn, which is where the American Legion Post 9 purchased 300 plots to bury military members and their families. They designated 18 plots on which the cenotaph was to be located.

The site immediately surrounding the cenotaph is flat and grass covered. Access to the cenotaph from the road is via a recently installed paved sidewalk area. This replaced a smaller concrete pad and exposed grass area which was originally used for the placement of a wreath on an easel stand. On each side approximately 2' from the walkway are concrete bases, flush with the ground, that hold ceremonial flags.

The cenotaph itself is a low-lying, rectangular, granite stone memorial designed as a focal point of the various military burial plots. It measures 19' x 26' and was designed as an open U-shape (open to the south) structure of three granite walls and a granite floor.



Figure 1: American Legion Cenotaph, 2024

The cenotaph itself faces inward and has a stone floor platform 18" or three steps above grade. The steps are defined by square plinths and end walls which contain round bronze plaques. The plinths have a hole drilled in the center for the installation of a flagpole during ceremonies. The northwest end wall boasts the logo for the American Legion, while the southeast wall holds a plaque with the logo of the American Legion Auxiliary.

Integrated within the memorial are stone benches on the east and west sidewalls which rise approximately four feet above the floor. The benches face inward. These lower stone walls are adorned with a banding of five pointed stars just carved in relief on the interior of the U-shaped monument.

Symbolizing the grave of an unknown soldier, the back wall (or bottom of the U), features a taller arched stone panel (approx. 8' tall at its highest point from ground level) which is etched with the wording, "*In Memory of Those Who Gave their Lives for their Country in the World Wars*". This panel is highlighted by slightly shorter side piers which are engraved with a decorative cornice of Art Deco inspired triangular motifs on three of the four sides.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The site remains much the same today as it did upon completion. One change that was observed upon physical inspection during the site visit is that it appears an "S" was added to the word "WAR" at some point after the Cenotaph was constructed.



Figure 2: Close-up of the inscription showing what appears to be a later added "S" to the end of World Wars

SECTION 8: STATEMENT OF SIGNIFICANCE

<i>Area of Significance:</i>	<i>Category A, Broad Patterns of Spokane History; Funerary; Military</i>
<i>Period of Significance:</i>	<i>1930</i>
<i>Built Date:</i>	<i>1930</i>
<i>Architect:</i>	<i>Henry Bertelsen</i>
<i>Builder:</i>	<i>Julian Simonson</i>

HISTORIC CONTEXT

CENOTAPH

Derived from the Greek word *kenos taphos*, meaning “empty tomb” a cenotaph is a monument, sometimes in the form of a tomb, to a person or group of persons who are buried elsewhere. While there may be a plaque symbolizing the loss it memorializes, the main purpose of a cenotaph is to honor the dead. There are no names inscribed on a cenotaph, which allows individuals to assign their own meaning to the memorial. Such memorials can be found scattered across the United States.

The American Legion Cenotaph at Riverside Park Cemetery in Spokane is historically significant under Category “A” for its direct association to memorial events that originally centered around the recognition of soldiers who served in WWI. At the time of its construction in 1930, the citizens of Spokane were still reeling from the impact of the war and the significant loss of life and wanted a place to honor and remember those who served. The period of significance begins and ends in 1930, the year the monument was erected and dedicated.

During WWI, Spokane had sent about a tenth of their population to serve in the military. Reportedly a total of 4,551 Spokane County men had been drafted into the service and more than 11,000 had enlisted in Spokane’s various recruiting stations. Before the war ended, 164 Spokane men would lose



Figure 3: The Cenotaph in Great Britain, constructed in 1919 under Prime Minister David Lloyd George.

their lives. After the war, with the help of the newly formed American Legion, grieving mothers and soldiers began to look for ways to memorialize those who were lost in the war.

Before the construction of Spokane’s cenotaph, Great Britain had recently built a cenotaph which had garnered much press around the world. Soon the local chapter of the American Legion decided to erect their own cenotaph. The cost at the time seemed impossible - \$6,000 – 7,000 for the construction. Seeking to reduce costs, the Legion scaled back their initial design ideas and most of the work on the monument was done by the members themselves.

AMERICAN LEGION

The American Legion is a non-profit organization comprised of U.S. war veterans. It is made up of state, U.S. territory, and overseas departments, which are then divided into local posts. The organization was formed on March 15, 1919, in Paris, France, by a thousand officers and men of the American Expeditionary Forces (A. E. F.) who were stationed in France shortly after the ending of WWI. At the meeting, they adopted a tentative constitution. The action of the Paris caucus was then confirmed and endorsed by a similar meeting of troops in the United States held in St. Louis, Missouri a few months later from May 8-10th. At both caucuses a committee of seventeen officers was elected to represent the troops. These two national executive committees were then amalgamated and formed the initial governing body of the American Legion. The temporary headquarters was located in New York City.

Officially chartered by Congress on September 16, 1919, the American Legion focused on service to veterans, servicemembers and communities. Its primary activity was (and still is) to lobby on behalf of the interests of its members to support pensions and health care benefits. They also promote Americanism, individual obligation to the community, state, and nation; as well as general peace and good will.

Since its establishment, the Legion has evolved from a group of war-weary veterans of World War I into one of the most influential nonprofit groups in the United States today. Membership swiftly grew to over 1 million, and local posts quickly sprang up across the country, including several in the Spokane area. Today, membership stands at nearly 2 million with more than 13,000 posts worldwide.

Initially membership in the American Legion was restricted to soldiers, sailors, and marines who served honorably between April 6, 1917, and November 11, 1918. Eligibility has since been expanded to include personnel who served at least one day of active-duty service in the Armed Forces since December 7, 1941. Honorary, associate, social, or guest memberships in the Legion is not permitted. Members must be U.S. citizens and are eligible through the nature and timing of their military service.

Spokane's American Legion Post No. 9 was formed on June 9, 1919, and was officially chartered in August 1920. By June 25, 1920, membership had grown to 3,600 and held the distinction of being the 7th largest post in the nation and the largest in the state.

Post No. 9 started after a group of 300+ World War I veterans met in the Chamber of Commerce Hall in the Metals Building (today known as the Legion Building) in downtown Spokane. Reportedly many members of the "Sons of Democracy," a similar organization with a membership of 750 veterans, were present at the meeting and took a prominent part in the organization of the Legion post.

After raising \$4,000 from local businessmen, the Post moved to their first home at 518 W. Riverside Ave, above the Hill Brother's Shoe Store. Post 9 met at this location from 1919 through 1922. Annual dues were initially \$3.00 after a \$1.00 initiation fee. For the next 40+ years, the Post No. 9 moved several times. This included offices at 408 W. Sprague Ave (1923); 115 ½ N. Wall (1924); 220 Columbia Building - 107 S. Howard (1925); Spokane Hotel Building (1926-27 demolished); the Dessert Hotel Building (1928-36 demolished); 610 W. Sprague (1937-1946); Metals (Legion) Building (1946-55); Police Guild Building (1973-75); 1212 W. Sharp Ave; 808 W. 1st; 16 S. Post; 1719 W. Garland Ave (1977-89); 9515 N. Division Street (1990); 119 E. Boone Ave (1991-92); 315 W. Mission Ave (1993-2001) and 300 W. Mission Ave (2001-present).

While membership had dropped to 1,800 people by 1931, by 1938, 19 full-time employees worked at the Legion Club. Membership grew slowly and rose to 1,948 by 1944. At that time, Spokane's Post No. 9 was still Washington's largest Post and the 10th largest in the world, with an annual budget of over \$40,000. Today, Post No. 9 is still active in the community and sponsors a variety of programs. Currently Post No. 9's membership is 590 members.

AMERICAN LEGION CEMETERY AT RIVERSIDE PARK CEMETERY

Post No. 9's effort to honor and recognize those who had lost their lives in war began shortly after their establishment. The first such event was held on May 31, 1920, at a ceremony at Riverside Park Cemetery. Reportedly an audience of over 2,000 gathered in tribute to the 164 sons of Spokane who gave their lives in World War I. Colonel Charles Albert, Commander of the post delivered the memorial address, with much of it directed to the Gold Star Mothers ~ women who gave their sons for the safety of the world. Each mother was presented with poppy flowers. The event quickly spurred discussion to create a permanent memorial to lost soldiers, and preferably a dedicated burial ground at the cemetery.



Figure 4: American Legion Cenotaph at Riverside Park Cemetery, 2024

By June 1920 Colonel Albert had made an announcement that the Legion had decided to purchase 300 burial plots at Riverside Park Cemetery which would then be resold by the Legion to individual families. The plots were purchased for sole use by the ex-service men and women and for the first time, would create a dedicated military-only cemetery in Spokane. Lots were to be sold for \$40 for an individual lot, or \$125 for family plots. Newspaper articles reported that efforts were also being made to acquire captured artillery and other equipment that could be used as "decoration for the cemetery."

Formal dedication of the plots was held on November 14, 1920 under the direction of Chaplain Dean W.C. Hicks with speakers

Bishop Augustine Schinner and Rabbi Julius Leibert. Colonel C.C. Ballou, the commanding officer of Fort Wright, served as the keynote speaker. Special sections were set aside for Jewish, Protestant, and Catholic veterans. The first servicemen to be buried in the new cemetery took place before the official dedication. Lt. Edward Stephens (1891-1918) was laid to rest on November 6, 1920. Days later, Corporal Theodore W. Altman (1894-1918), one of two brothers to lose their lives in the war, was interred at the site as well.

Within a year work began on the idea of creating some type of monument in the cemetery. While no definitive action was taken, a sketch was reportedly introduced at a Post meeting in August of 1921. In presenting the matter to the military committee of the chamber of commerce, Chamber President George Phillips said: "It would be most fitting to erect some sort of a monument to our hero dead that could be dedicated when Marshal Foch visits Spokane. The idea has been presented that a monument costing about \$1,000 be erected at this time."

The first structure at the American Legion Cemetery site was the erection of a flagpole by the

Washington National Guard Society in 1922. The pole, located at the center of the Legion plot, was originally an 80' cedar pole and was dedicated on March 30, 1922. By June of the next year, the Legion sought to establish a more substantial memorial at the site. At a Legion Post meeting it was decided to create a separate "cemeteries and graves decoration fund" and allocated \$300 from the recent sales of poppy flowers to go into the fund. With seed money in hand, on May 25, 1924, the Spokane Chronicle announced that Legion Post 9 would be erecting a \$10,000 memorial to Spokane's heroes at the American Legion plot in the Riverside Park Cemetery.

According to chairman Fabian Smith, *"The American Legion guarantees to spend this money for the memorial and for the upkeep of the plot, and for nothing else. Spokane's poppy sales have been unusually successful because we have expended these funds as the donors intended them to be spent. I'm going to see a \$10,000 memorial erected if I never accomplish anything else. The present plan is for a monolithic cenotaph of beautiful marble and backed by rich evergreens. There are many wealthy citizens who might help us, but I'd rather obtain the funds from the nickels and dimes of everybody."*

Unfortunately, poppy sales that year were not strong (only \$800). Low sales were attributed to the Legion supporting a congressional bill which would have given bonuses to servicemen. Not dissuaded, Smith said in the Spokesman-Review on May 26, 1924, *"I am on the whole well satisfied that we shall raise our \$10,000 for a monolithic cenotaph to Spokane's dead eventually. There are more than 200 who will be honored by such a monument."* He concluded that he would appreciate any constructive suggestions to raise the whole sum and estimated that the fund contained \$1,000 at that time.

Fundraising efforts in 1925 were better. That year the poppy sales set a record with the assistance of screen actress and Spokane native, Lucille Carlisle, Princess Columbia Mrs. George Hoffman, and dozens of society matrons and maids. Proceeds were three times those of the previous year with twenty thousand poppies sold by 400 volunteers. The sales netted nearly \$3,000 for the cenotaph and the grave and decorations fund. In the Spokane Chronicle on May 30, 1925, Commander William Berry thanked all those who supported the sale and said, *"At this time we assure those who supported the day that every cent of the money will be used in a fitting memorial and decorations to Spokane's World War dead."*

AMERICAN LEGION CENOTAPH

For the next several years the funds for the memorial slowly increased. By 1927 the cenotaph fund had reached \$3,500. As early as 1925, cemetery committee member Henry Bertelsen (a Legion member and architect) met with a group of the Gold Star Mothers. By the next year he had shown the group a rough model of the proposed cenotaph seeking their support and approval. Funds were finally adequate to begin to nail down the details of the proposal in 1929.

In the October 7, 1929 Legion meeting minutes, Comrade Rosenthal moved to name a specific committee to investigate ways and means to erect a cenotaph in the Legion Plot in Riverside Park Cemetery. Comrade Henry Bertelsen was named chairman and Fabian Smith and Charles S. Albert were added to the committee.

Bertelsen stated that he would begin specific plans as soon as possible, so that work could be started and bids procured. Reportedly there was some discussion as the type of memorial. Bertelsen noted that his initial design idea was for a speaker's platform instead of a straight monument. Discussion followed and it was suggested that monument be made of granite and that, if possible, the cost should be reduced to around \$6,000.

After studying the needs of the site and conferring with the others, Bertelsen settled on a combination of speaker's platform and memorial. Shortly thereafter the Legion began to call the memorial a "cenotaph." The plans were approved on January 20, 1930 and the call for construction bids went out shortly thereafter.

Bids were received from the Washington Monumental & Cut Stone and Empire Granite. They differed by only a little over \$100.00. Empire Granite, whose quarry was in Dishman, was chosen as the supplier. The final cost of the cenotaph was estimated at \$7,500.

To build the cenotaph, the Legion also hired one of its own, Julian Mosfelt Simonson. He was born February 21, 1888, Jackson County, Minnesota. During WWI Simonson served as an Army Corporal. In the mid-1920s he became a skilled stonecutter while working for the Empire Granite Production Co. and he later worked as a general carpenter. While it is assumed that Simonson was involved in numerous other stone carving ventures across the Inland Northwest, the cenotaph is the only verified project associated with him. Simonson passed away in Spokane on January 29, 1968 at the age of 79, and is buried in the American Legion plot in Riverside Cemetery.

**Big Celebration
Is Planned Here**

**Business Houses to Be Closed All Tuesday
for Huge Parade, Dedications and Grid
Classic at Gonzaga Stadium**

ARMISTICE DAY PROGRAM

Dedication American Legion cenotaph at Riverside cemetery, 10:30 a. m.
Armistice day parade starts at Monroe and Riverside, 11:45 a. m.
Unveiling Lincoln monument, Main and Monroe, 12:30 p. m.
Gonzaga-Haskell Indian football game, 2:15 p. m.
Legion banquet, Silver Grill, 6:30 p. m.
Chain dances at Garden, Moose hall and Davenport, 9 p. m.

* * *

Figure 5: Spokane Press, November 7, 1930

At the urging of Bertelsen, he suggested that the dedication of the cenotaph be part of the Armistice Day ceremonies in 1930. While the city had celebrated Armistice every year since the end of the war, 1930 was shaping up to be a special year for the Legion. A variety of events from 10:30 am to 10:30 pm were planned for November 11th. As the months grew closer, on October 23, 1930, it was announced that Wings of Aviation would carry 7,000 invitations to people throughout the Inland Empire to join the City of Spokane in celebrating the greatest Armistice Day program since the war.

While newspaper photos show that by the end of October the cenotaph had still not been completed, the builders promised it would be ready for the celebrations on November 11th. The day's events started with the dedication of the American Legion Cenotaph at 10:30, followed by the

Armistice Day parade at 11:45, and then a dedication of a new Lincoln Memorial downtown at 12:30. This was to be followed by the Gonzaga-Haskell Indian football game, after which a banquet was held at the Silver Grill starting at 6:30. Chain dances flowed that evening at various locations throughout the city including rooms at the Garden, Moose Hall, and Davenport Hotel. Reportedly the activities of the day were filmed by Pathe News Corp. and were eventually shown throughout the United States. The total attendance for the day was estimated to be over 20,000. Pilots of the local National Guard flying

unit spent a large portion of the day in overhead formation flights.

The parade, celebrating the 13th anniversary of the end of the war, featured 3,000 marchers and 180 automobiles and floats. The event was touted as the biggest and most colorful Armistice celebration since the war in the city's history. All downtown businesses were closed, and thousands came to attend the parade. The parade line which began at Main and Monroe would march past the site of the shrouded Lincoln Memorial. At 12:30 pm an electrical impulse set in motion by President Hoover pressing a golden key at the White House, released a set of balloons which pulled the cover off the memorial. As other balloons soared aloft amid fluttering flags, fireworks burst into the air and roaring airplanes flew over in tribute.

At the cenotaph, a more subdued and respectful celebration formally dedicated the completed monument. Over 500 attended the dedication which featured eighteen Gold Star Mothers and Commander Charles Casey who presided over the ceremony. Past Department Commander Edward Robertson delivered the dedicatory address, stating, *"The words we speak die with their own echoes, we have carved from our native hills these flawless stones, and we have here now a memorial which is beautiful, and which will last until the end of time."* The 4th Infantry Band from Fort George Wright played "Nearer My God To Thee" and the Rt. Rev. Edward M. Cross, Episcopal Bishop of Spokane, gave the invocation. The American Legion double quartet, directed by Anthony Plastino, also performed during the ceremony. Mrs. Dan McCadam, a Gold Star Mother, unveiled the monument and said that the living had kept faith and remembered the sacrifice of those who gave their lives. The 4th Infantry Band played "The Star-Spangled Banner" and Rev. F. W. Osborn, Legion Chaplain, gave the benediction.

HENRY C. BERTELSEN - ARCHITECT

To design the cenotaph, the Legion turned to one of its own members, local architect Henry C. Bertelsen (who served as a corporal in Comp A, 60 Engineers during WWI). According to the minutes, he was paid \$20 for his original drawing of the cenotaph. At the time he was one of the more prominent architects in the community, having taken over the offices of Kirtland Cutter.

Born in Varde, Denmark in 1888, Henry Christian Bertelsen came to Spokane as a young child at the turn-of-the-century. His father, a brick mason, likely brought the family to Spokane seeking stable work and to capitalize on the rapid growth of the city. The family had previously lived in Troy, New York; Chicago, Illinois; and Baltimore, Maryland.

While details about Bertelsen's early life are unknown, by the age of 18 he had begun his architectural career as apprentice with Spokane architect Howard Hals (1906). Like many architects of his day, this hands-on education training was a typical way to enter the profession. By the next year he was listed in Spokane City directories as a draftsman for architect Alfred Jones (1907). Seeking further experience, he moved to Omaha, Nebraska and took a job as a draftsman for architect J.H. Craddock, who was rapidly becoming one of the most prominent architects in that city. With experience at hand, by 1910 Bertelsen had moved back to Spokane and at the age of 22 began working as a draftsman for the prominent architectural firm of Cutter & Malmgren. Rising quickly through the ranks of the office, he became the chief draftsman within a few short years. Notable projects under his leadership included the Davenport Hotel (1914), the Symons Building (1917) and Camp Lewis entry gates (1916). After Cutter moved to California in 1923, Bertelsen assumed Cutter's practice in Spokane in lieu of unpaid back wages.

Projects continued to flood the office and over the course of his career he would design more than 100 commercial and residential buildings in and around the Spokane area. Notable projects in Spokane include the Shriners Hospital for Crippled Children (1924), National Guard Headquarters at Felts Field (1927), the United Hillyard Bank (1920), Lincoln School (1930 demolished), Mt. Spokane's Vista House (1933), the Spokane Coliseum (1954 demolished), the Inland Automobile Association Building (1963), as well as several buildings at Gonzaga University. Many of his designs received both local and nationwide press. The Bertelsen designed Solby House at 1325 E 20th was showcased with a multi-page spread in the May 1927 issue of *Good Housekeeping Magazine*.

Like many architects of the day, Bertelsen was active in a variety of social and civic groups. Among them was the Rotary Club, the Spokane Club, Associated Engineers, the American Institute of Architects, the Press Club, the Athletic Round Table, American Legion, the Sons of Norway, and the Inland Empire Automobile Association. He also served on the Salvation Army Advisory Board and was a trustee on the Fairmount Cemetery Board.

Bertelsen passed away in Spokane on August 23, 1963 at the age of 75. Today, many of his drawings and papers are housed at the Northwest Museum of Arts & Culture (NW MAC) in Spokane. The collection includes 5 linear feet of materials from 1906 to 1968 and includes 150 sets of architectural drawings. The cenotaph is not included in the collection.

LATER HISTORY

Since its completion, the cenotaph has become an important part of local Armistice Day celebrations each year (changed to Veterans Day in 1954). Often members of the drum and bugle corps perform, as the American Legion Auxiliary places a wreath on the cenotaph. One notable service was the 1936 program which hosted 10 German veterans who came to the site to pay homage to the American soldiers. They laid a wreath of red and white carnations at the site. That same year 25 Canadian veterans also came to visit the cenotaph and laid a wreath as well.



Figure 6: Spokane Chronicle - November 10, 1936

BIBLIOGRAPHY

<https://www.legion.org/memorials/255589/american-legion-cenotaph>, Bertelsen Collection, Ms57 and R37. Northwest Museum of Arts & Culture, Spokane, WA.

American Legion meeting minutes 1923 – 1933

“All Veterans of War in One Body” Spokesman Review

“Marines Lost Lives in War” Spokane Chronicle, 23 March 1920.

“Men Who Gave Up Their All That We May Live in Peace Paid a Memorial Tribute” Spokane Chronicle, 23 March 1920.

“Will Dedicate Legion Cemetery to Veterans on Sunday, November 14, Spokane Chronicle, November 6, 1920.

“Armistice Day Parade Draws Many Thousands” Spokane Chronicle, 11 November 1922.

“Vets’ Poppy Day Returns are \$800” Spokesman Review, 25 May 1924.

“Foes of Bonus Hit Poppy Sale” Spokesman Review, 26 May 1924.

“Poppy Day Sale Sets Record” Spokesman Review, 30 May 1925.

“Legion to Erect Beautiful War Memorial at Riverside Park Cemetery” Spokane Chronicle, 2 April 1930.

“Armistice Day Program Ready” Spokane Chronicle, 9 September 1930.

“Use Spokane Valley Granite for American Legion Memorial” Spokane Chronicle, 9 September 1930.

“Legionnaires Inspect Their New Memorial” Spokane Chronicle, 29 October 1930.

“Mothers Unveil Legion Memorial Armistice Day” Spokane Chronicle, 4 November 1930.

“Finest Armistice Celebration in History Planned by Legion” Spokesman Review, 9 November 1930.

“Dedicate Cenotaph in Riverside Park” Spokesman Review, 12 November 1930.

“Canadians Pay Respect to War Dead” Spokane Chronicle, 10 November 1936.

“German Veterans Join in Armistice” Spokane Chronicle, 11 November 1936.

” Large Crowds Gather at Cemetery for Memorial Day Services” Spokesman Review, 31 May 1939. “Trumpeters Pay Tribute to War Dead” Spokane Chronicle, 31 May 1940.

“Legion Memorial Service at Riverside Draws Many” Spokesman Review, 31 May 1941.

“Death Claims Civic Leader H. Bertelsen.” Spokane Daily Chronicle, 24 August 1963.

American Legion Post 9 Historian Report, Darrel Maddux, 23 September 2019.

**Photo Pages and Maps are from
the National Register of Historic
Places Registration Form**

AMERICAN LEGION CENOTAPH – RIVERSIDE PARK CEMETERY
Name of Property

SPOKANE CO., WA
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location. A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)



American Legion Cenotaph

Google Map
Riverside Memorial Park Cemetery
Spokane, WA

1 47.662296° -117.463617°
Latitude Longitude

2 _____
Latitude Longitude

3 _____
Latitude Longitude

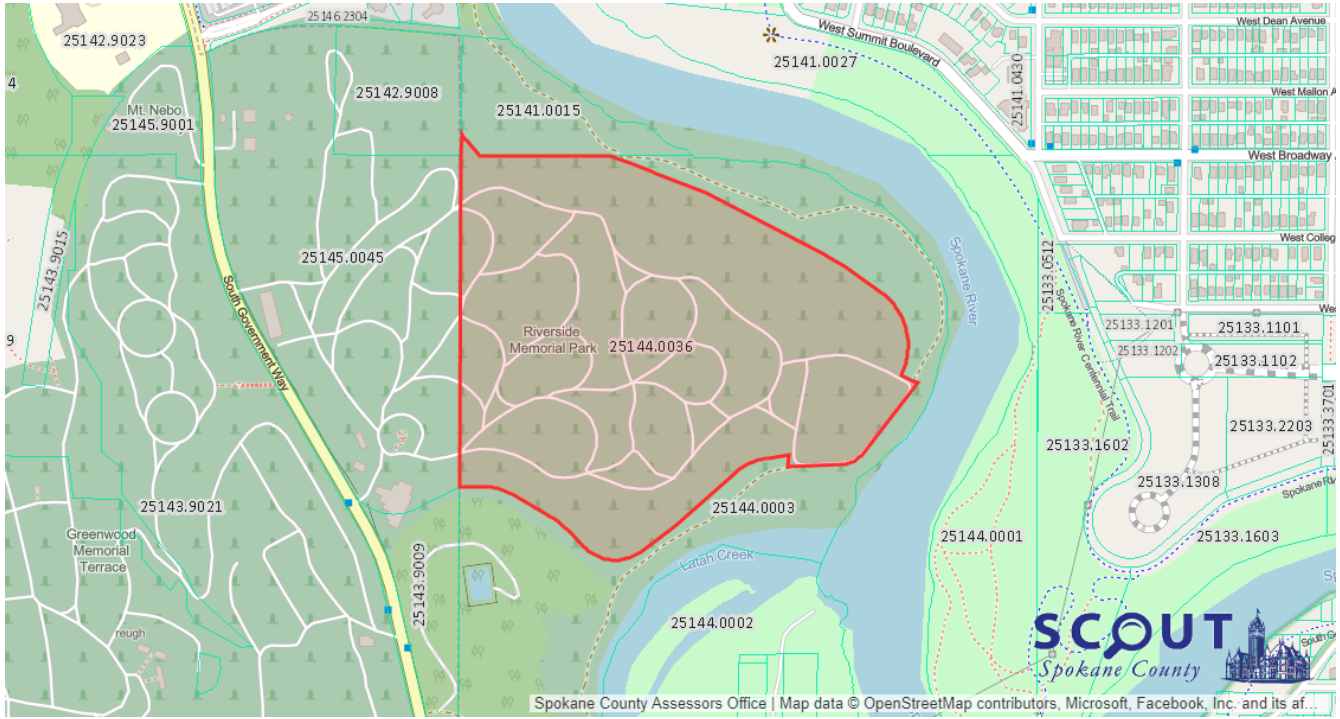
4 _____
Latitude Longitude

AMERICAN LEGION CENOTAPH – RIVERSIDE PARK CEMETERY

SPOKANE CO., WA

Name of Property

County and State



American Legion Cenotaph

Assessor Map

Riverside Memorial Park Cemetery
Spokane, WA

Parcel Number: 25144.0036 – *Note nomination boundaries contain only a portion of the existing parcel.*

AMERICAN LEGION CENOTAPH – RIVERSIDE PARK CEMETERY
Name of Property

SPOKANE CO., WA
County and State



American Legion Cenotaph

Site Plan

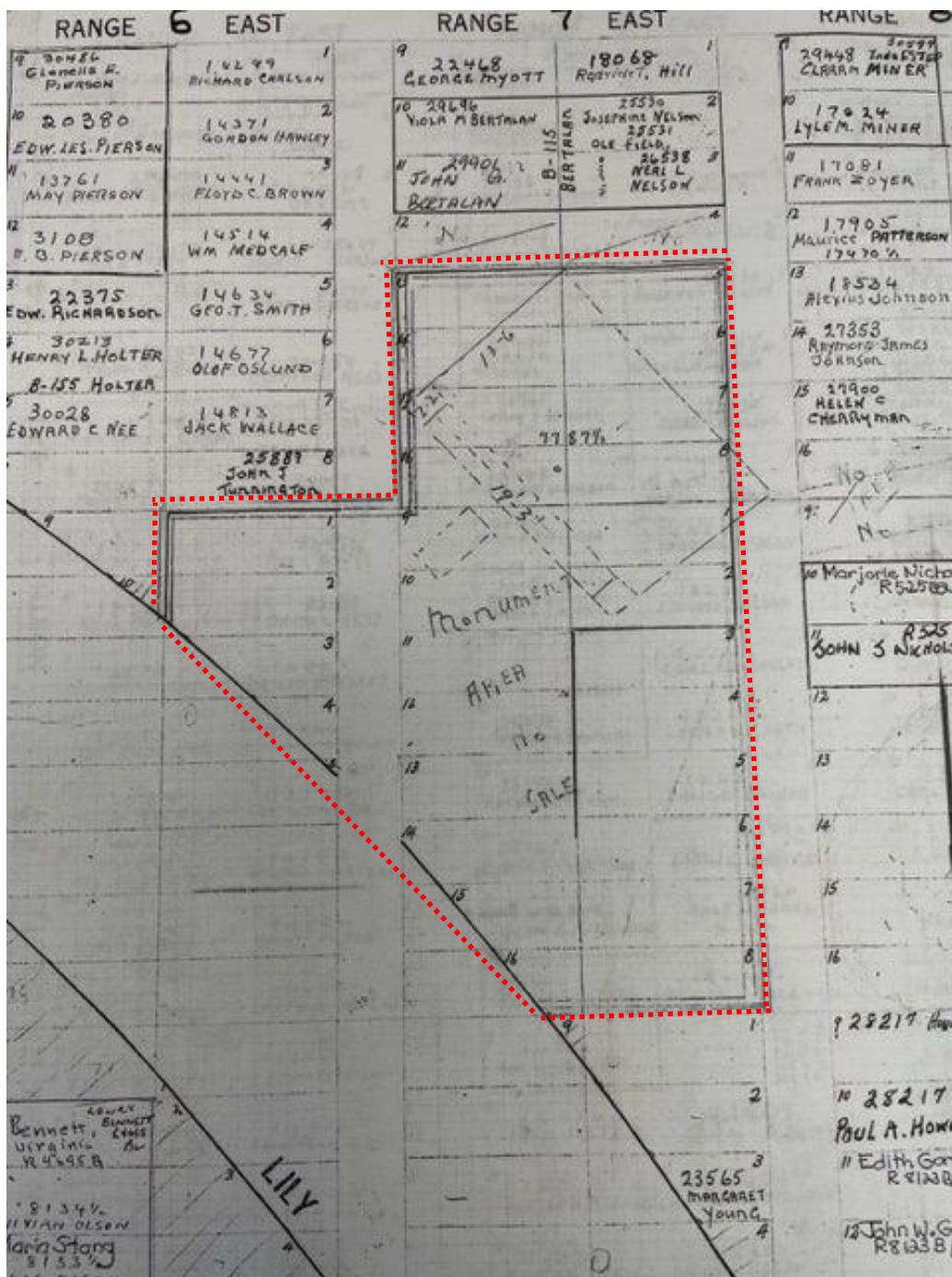
Riverside Memorial Park Cemetery
Spokane, WA

AMERICAN LEGION CENOTAPH – RIVERSIDE PARK CEMETERY

SPOKANE CO., WA

Name of Property

County and State



American Legion Cenotaph

Plot Plan

Riverside Memorial Park Cemetery
 Spokane, WA

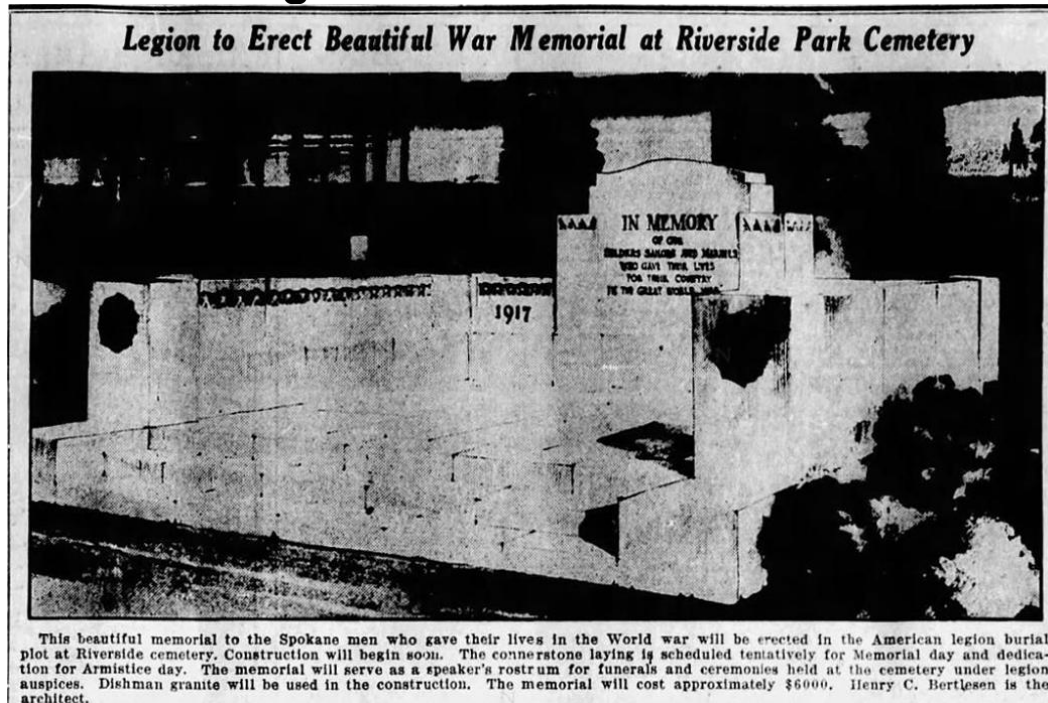
AMERICAN LEGION CENOTAPH – RIVERSIDE PARK CEMETERY

SPOKANE CO., WA

Name of Property

County and State

Historic Images



Spokane Chronicle – April 2, 1930 – *Architectural rendering of proposed monument.*



Spokane Chronicle – October 29, 1930 – *Monument under construction.*

AMERICAN LEGION CENOTAPH – RIVERSIDE PARK CEMETERY

SPOKANE CO., WA

Name of Property

County and State

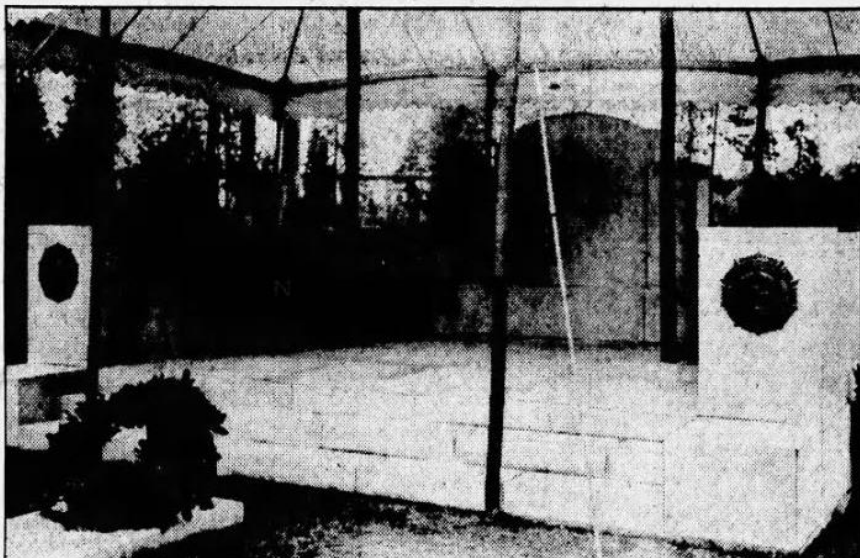
Use Spokane Valley Granite for American Legion Memorial



Spokane valley granite, prepared by American legion workmen, sold by a legion salesman, cut to the designs of a legion architect, will go into construction of the legion memorial to be dedicated at Riverside cemetery on Armistice day. In the picture Henry Bertelson, architect, is explaining to C. W. Manson, vice president of the Empire Granite works which furnished the stone, just how the emblem is to be cut into one of the massive slabs of Dishman granite. J. M. Simonson, legion stone cutter, stands back of the slab. John R. Cassin, in the background, is secretary-treasurer of the granite works. .

Spokane Chronicle – September 9, 1930 – *Monument under construction.*

Gold Star Mothers Dedicate Legion Memorial



Here's where Spokane's observance of Armistice day began at 10:30 o'clock this morning—the new American legion memorial in Riverside cemetery. Gold Star mothers who lost sons in battle overseas were seated about the inside of the native granite enclosure, facing the wreath-crowned slab in the foreground which symbolizes the grave of the Unknown Soldier, when the memorial was formally dedicated. The memorial represents an expenditure of \$7500, a fund built by the legion through eight tedious years.

Spokane Chronicle – November 9, 1930 – *Monument under construction.*

AMERICAN LEGION CENOTAPH – RIVERSIDE PARK CEMETERY

SPOKANE CO., WA

Name of Property

County and State



1930 Dedication Ceremony of cenotaph

KEMP & HEBERT

In Observance of
Armistice Day

The Kemp & Hebert Store Will Be
Closed All Day Tomorrow, Tuesday
Nov. 11th

Armistice Day Program

Dedication American Legion Cenotaph at Riverside Cemetery at
10:30 A. M.

Armistice Day Parade starts at Monroe and Riverside at 11:45
A. M.

Unveiling Abraham Lincoln Memorial Statue—Main and Mon-
roe at 12:30 P. M.

Gonzaga-Haskell Indian Football game, 2:15

Legion Banquet, Silver Grill, 6:30

Chain Dances at Garden, Moose Hall and Davenport Hotel at
9 P. M.

**MOTHERS UNVEIL
LEGION MEMORIAL
ARMISTICE DAY**

Beneath branches of stalwart pines that guard the graves of World war veterans in the American legion burial plot at Riverside park cemetery will gather a group of Gold Star Mothers at 10:30 o'clock Armistice morning to unveil the \$7000 legion memorial to its dead.

Final plans for an impressive dedication of the memorial were announced last night by C. A. Padgett, chairman of the committee, at the legion meeting at the Dessert hotel.

Casey Will Preside.

Commander Charles Casey will preside over the ceremonies, which will open with music by the Fourth Infantry regimental band.

Bishop Cross will offer prayer and the American legion double quartet will sing "Kindly Light." Mrs. D. McCadan, a Gold Star Mother, will unveil the monument and speak for members of her organization.

Attorney Edward W. Robertson, past state commander, will deliver the dedicatory address. The Rev. Fred W. Osborne, post chaplain, will close the ceremonies with benediction.

The Armistic parade at 11:45 o'clock and dedication of the Lincoln memorial at 12:30 o'clock will follow the legion dedication.

Spokane Chronicle –
November 4, 1930 –
Mothers Unveil
Legion Memorial
Armistice Day

Spokane Chronicle – November 10, 1930 – Armistice Day Program

AMERICAN LEGION CENOTAPH – RIVERSIDE PARK CEMETERY
Name of Property

SPOKANE CO., WA
County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: American Legion Cenotaph – Riverside Park Cemetery

City or Vicinity: Spokane

County: Spokane **State:** WA

Photographer: Jeronimo Roldan, DAHP

Date Photographed: April 3, 2023

Description of Photograph(s) and number:



1 of 10. View of NW corner of Cenotaph. - WA_SpokaneCounty_AmericanLegionCenotaph_0001

AMERICAN LEGION CENOTAPH – RIVERSIDE PARK CEMETERY

SPOKANE CO., WA

Name of Property

County and State



2 of 10. Front view of Cenotaph. - WA_SpokaneCounty_AmericanLegionCenotaph_0002



3 of 10. North side view of Cenotaph. - WA_SpokaneCounty_AmericanLegionCenotaph_0003

AMERICAN LEGION CENOTAPH – RIVERSIDE PARK CEMETERY

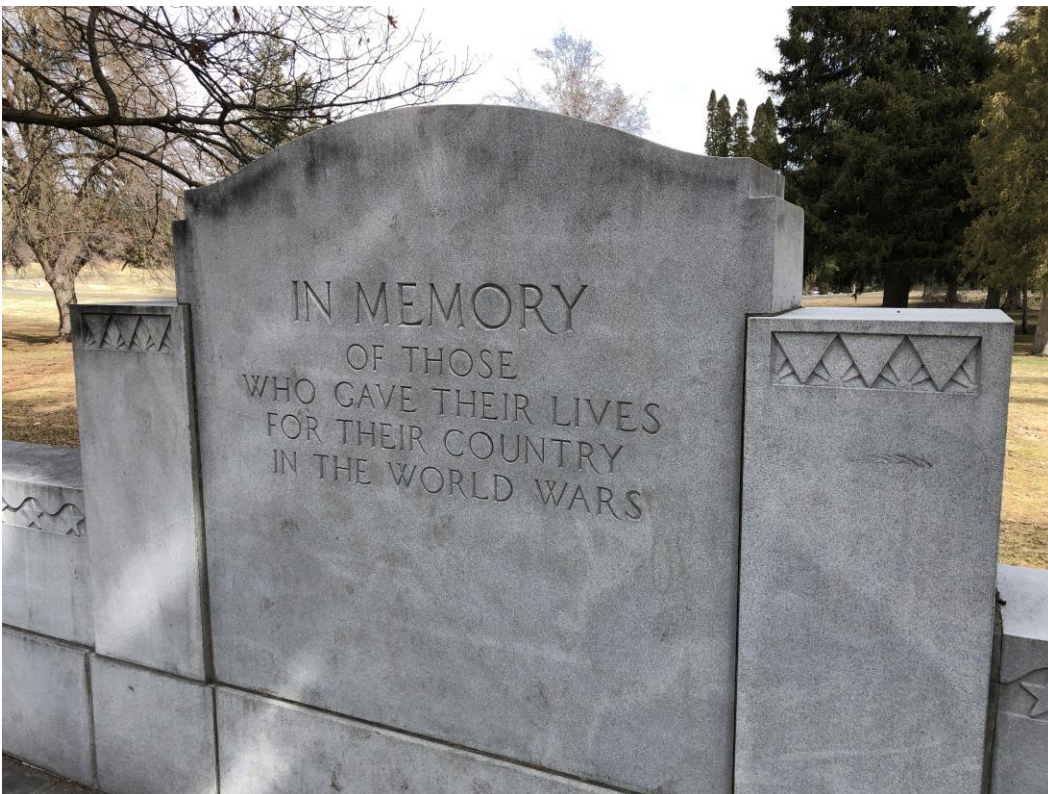
SPOKANE CO., WA

Name of Property

County and State



4 of 10. Rear view of Cenotaph. - WA_SpokaneCounty_AmericanLegionCenotaph_0004



5 of 10. Detail of main inscription on Cenotaph. - WA_SpokaneCounty_AmericanLegionCenotaph_0005

AMERICAN LEGION CENOTAPH – RIVERSIDE PARK CEMETERY

SPOKANE CO., WA

Name of Property

County and State



6 of 10. Detail of side seating area showing carved sculptural relief. -
WA_SpokaneCounty_AmericanLegionCenotaph_0006



7 of 10. Detail of bronze plaque, south wing wall. WA_SpokaneCounty_AmericanLegionCenotaph_0007

AMERICAN LEGION CENOTAPH – RIVERSIDE PARK CEMETERY

SPOKANE CO., WA

Name of Property

County and State



8 of 10. Detail of bronze plaque, south wing wall. WA_SpokaneCounty_AmericanLegionCenotaph_0008



9 of 10. Cenotaph southwest corner. WA_SpokaneCounty_AmericanLegionCenotaph_0009

AMERICAN LEGION CENOTAPH – RIVERSIDE PARK CEMETERY

SPOKANE CO., WA

Name of Property

County and State



10 of 10. Detail of Cenotaph walkway and flag pole holder.
WA_SpokaneCounty_AmericanLegionCenotaph_0010



Agenda Sheet for City Council:

Committee: Urban Experience **Date:** 04/08/2024

Committee Agenda type: Consent

Date Rec'd

3/26/2024

Clerk's File #

Renews #

Cross Ref #

Council Meeting Date: 04/22/2024

Submitting Dept

PLANNING & ECONOMIC

Project #

Contact Name/Phone

AMANDA BECK X6414

Bid #

Contact E-Mail

ABECK@SPOKANECITY.ORG

Requisition #

Agenda Item Type

Contract Item

Council Sponsor(s)

JBINGLE KKLITZKE ZZAPPONE

Agenda Item Name

0650 - MFTE CONDITIONAL AGREEMENT FOR 717 W SPOFFORD

Agenda Wording

Multiple Family Housing Property Tax Exemption Conditional Agreement with Jeffrey Utecht and Daneah Galloway, for the future construction/renovation of approximately 4 units, at Parcel Number(s) 35073.3605 commonly known as 717 W Spofford Ave.

Summary (Background)

Chapter 84.14 RCW authorizes the City to create a multiple family housing property tax exemption program and to certify qualified property owners for that property tax exemption. SMC 08.15 Multiple-family Housing Property Tax Exemption outlines the City of Spokane MFTE Program and project eligibility.

Lease? NO Grant related? NO Public Works? NO

Fiscal Impact

Approved in Current Year Budget? N/A

Total Cost \$ 0

Current Year Cost \$ 0

Subsequent Year(s) Cost \$ 0

Narrative

Amount

Budget Account

Select	\$	#
Select	\$	#
Select	\$	#
Select	\$	#
	\$	#
	\$	#



Continuation of Wording, Summary, Approvals, and Distribution

Agenda Wording

Summary (Background)

Approvals

Dept Head

GARDNER, SPENCER

Division Director

MACDONALD, STEVEN

Accounting Manager

ORLOB, KIMBERLY

Legal

BEATTIE, LAUREN

For the Mayor

PICCOLO, MIKE

Additional Approvals

Distribution List

Daneah Galloway - daneah@g3-homes.com

smacdonald@spokanecity.org

sgardner@spokanecity.org

tstripes@spokanecity.org

abeck@spokanecity.org

rbenzie@spokanecity.org



PLANNING & ECONOMIC DEVELOPMENT

MFTE Committee Briefing Paper

Urban Experience

Submitting Department	Planning and Economic Development
Contact Name & Phone	Amanda Beck, 509-625-6414
Contact Email	abeck@spokanecity.org
Council Sponsor(s)	<u>Kitty Klitzke, Zack Zappone, and Jonathan Bingle</u>
Select Agenda Item Type	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion Time Requested: _____
Agenda Item Name	0650 – Multi-Family Tax Exemption (MFTE) Conditional Agreement
Summary (Background)	<p>Chapter 84.14 RCW authorizes the City to create a multiple family housing property tax exemption program and to certify qualified property owners for that property tax exemption. SMC <u>08.15</u> Multiple-family Housing Property Tax Exemption outlines the City of Spokane MFTE Program and project eligibility.</p> <p>Staff has determined that the <u>Spofford Conversion/Addition</u> Conditional application meets the Project Eligibility defined in SMC <u>08.15.040</u> and is located in a previously adopted Residential Target Areas identified in SMC <u>08.15.030</u>.</p> <p>Once the project is constructed, the applicant intends to finalize as a <u>12-yr Affordable Rentals of 4-11 Units</u>.</p> <p>This Conditional Agreement authorizes the appropriate city official to enter into the Multiple Family Housing Property Tax Exemption Conditional Agreement, which will ultimately result in the issuance of a final certificate of tax exemption to be filed with the Spokane County Assessor's Office post construction.</p>
Proposed Council Action & Date:	<p>Approve the MFTE Conditional Agreement for the <u>Spofford Conversion/Addition</u> at the April 22, 2024 City Council Meeting.</p> <p>Project Details: The applicant applied for a Conditional MFTE Agreement for 4 units, at <u>717 W SPOFFORD AVE SPOKANE, WA</u></p> <ul style="list-style-type: none"> Property is zoned <u>RHD-55</u> and the proposed use is allowed. Estimated Construction Costs: <u>750000</u> Located in the <u>Emerson/Garfield</u> neighborhood.
Fiscal Impact:	
Approved in current year budget?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Total Cost: <u>\$0</u>	
Current year cost:	
Subsequent year(s) cost:	
Narrative:	<u>The Mutli-Family Tax Exemption program has no direct impact on City revenues or expenses.</u>
Funding Source	<input type="checkbox"/> One-time <input type="checkbox"/> Recurring <input checked="" type="checkbox"/> N/A
Specify funding source:	
Is this funding source sustainable for future years, months, etc? N/A	

Expense Occurrence	<input type="checkbox"/> One-time	<input type="checkbox"/> Recurring	<input checked="" type="checkbox"/> N/A
--------------------	-----------------------------------	------------------------------------	---

Other budget impacts: (revenue generating, match requirements, etc.)

Operation Impacts

What impacts would the proposal have on historically excluded communities?

SMC 08.15 Multi- Family Housing Property Tax Exemption

A. The purposes of this chapter are to:

1. encourage more multi-family housing opportunities, including affordable housing opportunities, within the City;
2. stimulate the construction of new multifamily housing and the rehabilitation of existing vacant and underutilized buildings for multi-family housing;
3. increase the supply of mixed-income multifamily housing opportunities within the City;
4. accomplish the planning goals required under the Growth Management Act, chapter 36.70A RCW, as implemented from time to time by the City's current and future comprehensive plans;
5. promote community development, neighborhood revitalization, and availability of affordable housing;
6. preserve and protect buildings, objects, sites and neighborhoods with historic, cultural, architectural, engineering or geographic significance located within the City; and
7. encourage additional housing in areas that are consistent with planning for public transit systems.

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

RCW 84.14.100

Report—Filing—Department of commerce audit or review—Guidance to cities and counties. (Expires January 1, 2058.)

(1) Thirty days after the anniversary of the date of the certificate of tax exemption and each year for the tax exemption period, the owner of the rehabilitated or newly constructed property, or the qualified nonprofit or local government that will assure permanent affordable homeownership for at least 25 percent of the units for properties receiving an exemption under RCW 84.14.021, must file with a designated authorized representative of the city or county an annual report indicating the following:

- (a) A statement of occupancy and vacancy of the rehabilitated or newly constructed property during the twelve months ending with the anniversary date;
- (b) A certification by the owner that the property has not changed use and, if applicable, that the property has been in compliance with the affordable housing requirements as described in RCW 84.14.020 since the date of the certificate approved by the city or county;
- (c) A description of changes or improvements constructed after issuance of the certificate of tax exemption; and
- (d) Any additional information requested by the city or county in regards to the units receiving a tax exemption.

(2) **All cities or counties, which issue certificates of tax exemption for multiunit housing that conform to the requirements of this chapter, must report annually by April 1st of each year, beginning in 2007, to the department of commerce. A city or county must be in compliance with the reporting requirements of this section to offer certificates of tax exemption for multiunit housing authorized in this chapter. The report must include the following information:**

- (a) The number of tax exemption certificates granted;
- (b) The total number and type of units produced or to be produced;
- (c) The number, size, and type of units produced or to be produced meeting affordable housing requirements;
- (d) The actual development cost of each unit produced;
- (e) The total monthly rent or total sale amount of each unit produced;
- (f) The annual household income and household size for each of the affordable units receiving a tax exemption and a summary of these figures for the city or county; and
- (g) The value of the tax exemption for each project receiving a tax exemption and the total value of tax exemptions granted.

(3)(a) The department of commerce must adopt and implement a program to effectively audit or review that the owner or operator of each property for which a certificate of tax exemption has been issued, except for those properties receiving an exemption that are owned or operated by a nonprofit or for those properties receiving an exemption from a city or county that operates an independent audit or review program, is offering the number of units at rents as committed to in the approved application for an exemption and that the tenants are being properly screened to be qualified for an income-restricted unit. The audit or review program must be adopted in consultation with local governments and other stakeholders and may be based on auditing a percentage of income-restricted units or properties annually. A private owner or operator of a property for which a certificate of tax exemption has been issued under this chapter, must be audited at least once every five years.

(b) If the review or audit required under (a) of this subsection for a given property finds that the owner or operator is not offering the number of units at rents as committed to in the approved application or is not properly screening tenants for income-restricted units, the department of commerce must notify the city or county and the city or county must impose and collect a sliding scale penalty not to exceed an amount calculated by subtracting the amount of rents that would have been collected had the owner or operator complied with their commitment from the amount of rents collected by the owner or operator for the income-restricted units, with consideration of the severity of the noncompliance. If a subsequent review or audit required under (a) of this subsection for a given property finds continued substantial noncompliance with the program requirements, the exemption certificate must be canceled pursuant to **RCW 84.14.110**.

(c) The department of commerce may impose and collect a fee, not to exceed the costs of the audit or review, from the owner or operator of any property subject to an audit or review required under (a) of this subsection.

(4) The department of commerce must provide guidance to cities and counties, which issue certificates of tax exemption for multiunit housing that conform to the requirements of this chapter, on best practices in managing and reporting for the exemption programs authorized under this chapter, including guidance for cities and counties to collect and report demographic information for tenants of units receiving a tax exemption under this chapter.

(5) This section expires January 1, 2058.

[2021 c 187 § 5; 2012 c 194 § 9; 2007 c 430 § 10; 1995 c 375 § 13.]

How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?

Title 08 Taxation and Revenue

Chapter 08.15 Multiple-family Housing Property Tax Exemption

Section 08.15.100 Annual Certification and Affordability Certification

Within thirty days of the anniversary of the date the final certificate of tax exemption was recorded at the County and each year thereafter, for the tax exemption period, the property owner shall file a certification with the director, verified upon oath or affirmation, which shall contain such information as the director may deem necessary or useful, and shall include the following information:

1. A statement of occupancy and vacancy of the multi-family units during the previous year.
2. A certification that the property has not changed use and, if applicable, that the property has been in compliance with the affordable housing requirements as described in **SMC 8.15.090** since the date of filing of the final certificate of tax exemption, and continues to be in compliance with the contract with the City and the requirements of this chapter; and

3. If the property owner rents the affordable multi-family housing units, the property owner shall file with the City a report indicating the household income of each initial tenant qualifying as low and moderate-income in order to comply with the twenty percent requirement of **SMC 8.15.090(A)(2)(b)** and RCW 84.14.020(1)(ii)(B).

a. The reports shall be on a form provided by the City and shall be signed by the tenants.

b. Information on the incomes of occupants of affordable units shall be included with the application for the final certificate of tax exemption, and shall continue to be included with the annual report for each property during the exemption period.

4. A description of any improvements or changes to the property made after the filing of the final certificate or last declaration, as applicable.

B. Failure to submit the annual declaration may result in cancellation of the tax exemption.

Date Passed: Monday, August 21, 2017
Effective Date: Saturday, October 7, 2017
ORD C35524 Section 8

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

Comprehensive Plan Land Use Policies:

- LU 1.4 Higher Density Residential Uses
- LU 3.5 Mix of Uses in Centers
- LU 4.2 Land Uses That Support Travel Options and Active Transportation
- LU 4.6 Transit-Supported Development

Comprehensive Plan Housing Policies:

- H 1.9 Mixed-Income Housing
- H 1.4 Use of Existing Infrastructure
- H 1.10 Lower-Income Housing Development Incentives
- H 1.11 Access to Transportation
- H 1.18 Distribution of Housing Options

Comprehensive Plan Economic Development Policies:

- ED 2.4 Mixed-Use
- ED 7.4 Tax Incentives for Land Improvement

Council Subcommittee Review:

Please provide a summary of council subcommittee review. If not reviewed by council subcommittee, please explain why not.

All Mutli-Family Tax Exemption conditional agreement applications appear before the Urban Experience committee on the consent agengda for approval to appear on the next available legislative consent agenda.



PLANNING & ECONOMIC DEVELOPMENT MULTIPLE FAMILY HOUSING PROPERTY TAX EXEMPTION AGREEMENT

THIS CONDITIONAL AGREEMENT is between the City of Spokane, a Washington State municipal corporation, as “City”, and UTECHT, JEFFREY/GALLOWAY, DANEAH, as “Owner/Taxpayer” whose business address is 1949 8TH AVE W SEATTLE, WA 98119.

WITNESSETH:

WHEREAS, the City has, pursuant to the authority granted to it by Chapter 84.14 RCW, designated various residential targeted areas for the provision of a limited property tax exemption for new and rehabilitated multiple family residential housing; and

WHEREAS, the City has, through Chapter 8.15 SMC, enacted a program whereby property owner/taxpayers may qualify for a Final Certificate of Tax Exemption which certifies to the Spokane County Assessor that the Owner/Taxpayer is eligible to receive the multiple family housing property tax exemption; and

WHEREAS, the Owner/Taxpayer is interested in receiving the multiple family property tax exemption for new multiple family residential housing units in a residential targeted area; and

WHEREAS, the Owner/Taxpayer has submitted to the City a complete conditional application form for no fewer than a total of four new multiple family permanent residential housing units to be constructed on property legally described as:

MOUNTAIN VU ADD L4 B1

Assessor’s Parcel Number(s) **35073.3605**,

commonly known as

717 W SPOFFORD AVE SPOKANE, WA.

WHEREAS, this property is located in the **Spokane Targeted Investment Area** and is eligible to seek a Final Certificate of Tax Exemption post construction under the **12-yr Affordable Rentals of 4-11 Units**, as defined in SMC 08.15.090.

WHEREAS, the City has determined that the improvements will, if completed as proposed, satisfy the requirements for a Final Certificate of Tax Exemption; -- NOW, THEREFORE,

The City and the Owner/Taxpayer do mutually agree as follows:

1. The City agrees to issue the Owner/Taxpayer a Conditional Agreement subsequent to the City Council’s approval of this agreement.
2. The project must comply with all applicable zoning requirements, land use

requirements, design review recommendations and all building, fire, and housing code requirements contained in the Spokane Municipal Code at the time a complete application for a building permit is received. However, if the proposal includes rehabilitation or demolition in preparation for new construction, the residential portion of the building shall fail to comply with one or more standards of applicable building or housing codes, and the rehabilitation improvements shall achieve compliance with the applicable building and construction codes.

3. If the property proposed to be rehabilitated is not vacant, the Owner/Taxpayer shall provide each existing tenant with housing of comparable size, quality and price and a reasonable opportunity to relocate. At the time of an application for a Conditional Agreement, the applicant provided a letter attesting and documenting how the existing tenant(s) were/will be provided comparable housing and opportunities to relocate.

(a). The existing residential tenant(s) are to be provided housing of a comparable size and quality at a rent level meeting the Washington State definition of affordable to their income level. Specifically, RCW 84.14.010 defines "affordable housing" as residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty (30) percent of the household's monthly income. The duration of this requirement will be the length of the tenant's current lease plus one year.

4. The Owner/Taxpayer intends to construct on the site, approximately 4 new multiple family residential housing units substantially as described in their application filed with and approved by the City. In no event shall such construction provide fewer than a total of four multiple family permanent residential housing units.

5. The Owner/Taxpayer agrees to complete construction of the agreed-upon improvements within three years from the date the City issues this Conditional Agreement or within any extension granted by the City.

6. The Owner/Taxpayer agrees, upon completion of the improvements and upon issuance by the City of a temporary or permanent certificate of occupancy, to file an application for a Final Certificate of Tax Exemption with the City's Planning and Economic Development Department, which will require the following:

(a) a statement of the actual development cost of each multiple family housing unit, and the total expenditures made in the rehabilitation or construction of the entire property;

(b) a description of the completed work and a statement that the rehabilitation improvements or new construction of the Owner/Taxpayer's property qualifies the property for the exemption;

(c) a statement that the project meets the affordable housing requirements, if applicable; and

(d) a statement that the work was completed within the required three-year period or any authorized extension of the issuance of the conditional certificate of tax exemption.

7. The City agrees, conditioned on the Owner/Taxpayer's successful completion of the improvements in accordance with the terms of this Conditional Agreement and on the

Owner/Taxpayer's filing of application for the Final Certificate of Exemption with the materials described in Paragraph 6 above, to file a Final Certificate of Tax Exemption with the Spokane County Assessor indicating that the Owner/Taxpayer is qualified for the limited tax exemption under Chapter 84.14 RCW.

8. The Owner/Taxpayer agrees, that once a Final Certificate of Tax Exemption is issued, to comply with all Annual Reporting requirements set forth in SMC 8.15.100 and contained in the annual report form provided by the City. Thirteen (13) months following the first year of the exemption beginning and every year thereafter, the Owner/Taxpayer will complete and file the appropriate Annual Report required by the terms of their Final Certificate of Tax Exemption with the City's Planning and Economic Development Department. The Annual Report is a declaration verifying upon oath and indicating the following:

(a) a statement of occupancy, use of the property/unit, income and rents for qualifying 12-year and 20-year and vacancy of the multi-family units during the previous year;

(b) a certification that the property has not changed to a commercial use or been used as a transient (short-term rental) basis and, if applicable, that the property has been in compliance with the affordable housing income and rent requirements as described in SMC 8.15.090 since the date of the filing of the Final Certificate of Tax Exemption, and continues to be in compliance with this Agreement and the requirements of SMC Chapter 8.15;

(c) for affordable multi-family housing units, information providing the household income, rent and utility cost, of each qualifying as low and moderate-income, which shall be reported on a form provided by the City and signed by the tenants; and

(d) a description of any improvements or changes to the property made after the filing of the final certificate or last declaration.

9. The parties acknowledge that the units, including any owner-occupied units are to be used and occupied for multifamily permanent residential occupancy and use. The parties further acknowledge that the certificate of occupancy issued by the City is for multifamily residential units. The Owner/Taxpayer acknowledges and agrees that the units shall be used primarily for multi-family housing for permanent residential occupancy as defined in SMC 8.15.020 and RCW 84.14.010 and any business activities shall only be incidental and ancillary to the residential occupancy. Any units that are converted from multi-family housing for permanent residential occupancy shall be reported to the City of Spokane's Planning and Economic Development Department and the Spokane County Assessor's Office and removed from eligibility for the tax exemption within 60 days. If the removal of the ineligible unit or units causes the number of units to drop below the number of units required for tax exemption eligibility, the remaining units shall be removed from eligibility pursuant to state law.

10. To qualify for the twelve-year tax exemption, the Owner/Taxpayer will be required to rent or sell at least **25%** of the multiple family housing units as affordable housing units to low and moderate-income households and will ensure that the units within the 12-yr program are dispersed throughout the building and distributed proportionally among the buildings; not be clustered in certain sections of the building or stacked; comparable to market-rate units in terms of unit size and leasing terms; and are comparable to market-rate units in terms of functionality and building amenities and access in addition to the other requirements set forth

in the Agreement. The Owner/Taxpayer is further required to comply with the rental relocation assistance requirements set forth in RCW 84.14.020 (7) and (8) and in SMC 8.15.090 (D).

11. The City agrees the Wastewater General Facilities Charges under SMC 13.03.0732 and the Water General Facilities Charges under SMC 13.04.2042 shall be deferred for the life of the property tax exemption issued under this agreement. If the Owner/Taxpayer maintains qualifying status for the entire exemption period, the wastewater and water general facilities charges set out above shall be waived at the end of the exemption period. If the Owner/Taxpayer fails to maintain qualifying status for the entire exemption period, the wastewater and water general facilities charges will have to be paid in the amounts set forth in SMC 13.03.0734 Appendix A and SMC 13.04.2044 Appendix A within three months of the Owner/Taxpayer receiving notice that the exemption has been terminated.

12. The City reserves the right to cancel the Final Certificate of Tax Exemption should the Owner/Taxpayer, its successors and assigns, fail to comply with any of the terms and conditions of this Agreement or of SMC Chapter 8.15.

13. No modifications of this Conditional Agreement shall be made unless mutually agreed upon by the parties in writing.

14. The Owner/Taxpayer acknowledges its awareness of the potential tax liability involved if and when the property ceases to be eligible for the incentive provided pursuant to this agreement. Such liability may include additional real property tax, penalties and interest imposed pursuant to RCW 84.14.110. The Owner/Taxpayer further acknowledges its awareness and understanding of the process implemented by the Spokane County Assessor's Office for the appraisal and assessment of property taxes. The Owner/Taxpayer agrees that the City is not responsible for the property value assessment imposed by Spokane County at any time during the exemption period.

15. In the event that any term or clause of this Conditional Agreement conflicts with applicable law, such conflict shall not affect other terms of this Agreement, which can be given effect without the conflicting term or clause, and to this end, the terms of this Conditional Agreement are declared to be severable.

16. The parties agree that this Conditional Agreement, requires the applicant to file an application for the Final Certificate of Tax Exemption post the construction of the multiple family residential housing units referenced above and that the Final Certificate of Tax Exemption shall be subject to the applicable provisions of Chapter 84.14 RCW and Chapter 8.15 SMC that exist at the time this agreement is signed by the parties. The parties may agree to amend this Conditional Agreement requirements as set forth when the applicant applies for the Final Certificate of Tax Exemption based upon applicable amendments and additions to Chapter 84.14 RCW or Chapter 8.15 SMC if the requirements change between the issuance of the Conditional Agreement and the Application for Final Tax Exemption has been submitted.

17. Nothing in this Agreement shall permit or be interpreted to permit either party to violate any provision of Chapter 84.14 RCW or Chapter 8.15 SMC

18 This Agreement is subject to approval by the City Council.

DATED this _____ day of _____ 20 _____

CITY OF SPOKANE

UTECHT, JEFFREY/GALLOWAY, DANEAH

By:

By:

Mayor, Lisa Brown

Its:

Attest:

Approved as to form:

City Clerk

Assistant City Attorney



Agenda Sheet for City Council:

Committee: Urban Experience **Date:** 04/08/2024

Committee Agenda type: Consent

Date Rec'd 3/26/2024

Clerk's File #

Renews #

Cross Ref # 26184

Council Meeting Date: 04/15/2024

Submitting Dept HOUSING & HUMAN SERVICES

Project #

Contact Name/Phone ADAM 6053

Bid # 2019-0649

Contact E-Mail ASCHOOLEY@SPOKANECITY.ORG

Requisition #

Agenda Item Type Contract Item

Council Sponsor(s) ZZAPPONE JBINGLE KKLITZKE

Agenda Item Name 1680- BUDGET AMENDMENT TOT HE HEN CONTRACT PY2024 WITH

Agenda Wording

Requesting approval to add HEN FCS PY2024 award to the contract for HEN subrecipient Goodwill Industries of the Inland Northwest and a budget shift of \$42,241.92 from admin to operations.

Summary (Background)

We are requesting approval to add the HEN FCS PY2024 award to the contract for our current HEN subrecipient, Goodwill Industries of the Inland Northwest. This funding is only eligible for HEN providers who are also Foundational Community Supports (FCS) providers. This leaves Goodwill Industries of the Inland Northwest as our only eligible recipient. We are also asking for approval for a budget shift of \$42,241.92 from admin to operations.

Lease? NO Grant related? YES Public Works? NO

Fiscal Impact

Approved in Current Year Budget? YES

Total Cost \$

Current Year Cost \$

Subsequent Year(s) Cost \$

Narrative

Amount

Budget Account

Neutral \$ 42,241.92 # 1540-95658-65410-54201-99999

Select \$ #

Select \$ #

Select \$ #

\$ #

\$ #



Continuation of Wording, Summary, Approvals, and Distribution

Agenda Wording

Summary (Background)

Approvals

<u>Dept Head</u>	CULTON, RICHARD
<u>Division Director</u>	KINDER, DAWN
<u>Accounting Manager</u>	MURRAY, MICHELLE
<u>Legal</u>	HARRINGTON,
<u>For the Mayor</u>	PICCOLO, MIKE

Additional Approvals

<u>ACCOUNTING -</u>	MURRAY, MICHELLE
<u>PURCHASING</u>	NECHANICKY, JASON

Distribution List

Halie Akre, haliea@giin.org	aschooley@spokanecity.org
rculton@spokanecity.org	dkinder@spokanecity.org
sbrown@spokanecity.org	dnorman@spokanecity.org
aduffet@spokanecity.org	kcederquist@spokanecity.org
pgrinder@spokanecity.org	

Committee Agenda Sheet

Urban Experience Committee

Committee Date	4.8.24
Submitting Department	CHHS
Contact Name	Adam Schooley
Contact Email & Phone	aschooley@spokanecity.org , 6053
Council Sponsor(s)	<u>Zappone, Bingle, Klitze</u>
Select Agenda Item Type	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion Time Requested:
Agenda Item Name	Budget Amendment to the HEN contract PY2024 with Goodwill Industries of the Inland Northwest.
Proposed Council Action	<input checked="" type="checkbox"/> Approval to proceed to Legislative Agenda <input type="checkbox"/> Information Only
Summary (Background) *use the Fiscal Impact box below for relevant financial information	<p>The Washington State Department of Commerce has awarded the city of Spokane Housing and Essential Needs - Foundational Community Supports (HEN FCS) Bridge funding. This funding is only available for current HEN providers. FOUNDATIONAL COMMUNITY SUPPORTS (FCS) program, developed under Washington State's 1115 Medicaid Waiver provides supported employment and supportive housing services to Medicaid beneficiaries with behavioral health needs and other risk factors. These services are designed to promote self-sufficiency by helping beneficiaries obtain and maintain housing and/or competitive employment.</p> <p>We are also asking for approval for a budget shift of \$42,241.92 from admin, as well as \$200,000.00 from operations to help add additional funding for HEN Rent/Facility support cost. With these shifts Goodwill will be able to better serve the community. Goodwill is requesting this budget shift amendment in hopes they can spend down the additional funding within the allotted time frame.</p>
<p>Fiscal Impact</p> <p>Approved in current year budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Total Cost: <u>No costs</u></p> <p> Current year cost:</p> <p> Subsequent year(s) cost:</p> <p>Narrative: We are requesting approval to add the HEN FCS PY2024 award to the contract for our current HEN subrecipient, Goodwill Industries of the Inland Northwest. This funding is only eligible for HEN providers who are also Foundational Community Supports (FCS) providers. This leaves Goodwill Industries of the Inland Northwest as our only eligible recipient. We also asking for approval for a budget shift of \$42,241.92 from admin, as well as \$200,000.00 from operations to help add additional funding for HEN Rent/Facility support cost. With these shifts Goodwill will be able to better serve the community. Goodwill is requesting this budget shift amendment in hopes they can spend down the additional funding within the allotted time frame.</p> <p>Funding Source <input type="checkbox"/> One-time <input checked="" type="checkbox"/> Recurring <input type="checkbox"/> N/A</p> <p>Specify funding source: Grant</p> <p>Is this funding source sustainable for future years, months, etc? This funding source was made available to the City of Spokane by the Washington State Department of Commerce.</p> <p>Expense Occurrence <input type="checkbox"/> One-time <input checked="" type="checkbox"/> Recurring <input type="checkbox"/> N/A</p>	

Other budget impacts: (revenue generating, match requirements, etc.) This amendment will add \$199,555.50 in available funding for HEN FCS eligible programs and clients. There are not Match requirements. There is also funding available for the 2025 program year once a HEN subrecipient has been identified.

Operations Impacts

What impacts would the proposal have on historically excluded communities? **Before our HEN clients needed to be referred to FCS support programs. They will now be able to offer them.**

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

The Shelter will track number of individuals residing per CHHS request.

How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?

Data on bed and unit inventory is collected at least annually and is entered into CMIS. This data is used in several reports such as the Housing Inventory Count, System Performance Measures, the Longitudinal System Analysis report, and the Annual Homeless Assessment Report.

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

Aligns with the 5-year strategy to end homelessness



City of Spokane

AGREEMENT AMENDMENT I

Title: Housing and Essential Needs Program

This Agreement Amendment is made and entered into by and between the **City of Spokane** as (“City”), a Washington municipal corporation, and **Goodwill Industries of the Inland Northwest**, whose address is 130 East Third Avenue, Spokane, Washington 99202 as (“GRANTEE”).

WHEREAS, the parties entered into an Agreement wherein the GRANTEE agreed to administer for the Housing and Essential Needs Program; and

WHEREAS, a change or revision of the Work has been requested, thus the original Agreement needs to be formally Amended by this written document; and

WHEREAS, the parties desire to increase funding and modify the corresponding Project budget and to supplant the original Agreement billing form Attachment referenced as part of the original Agreement documents; and

-- NOW, THEREFORE, in consideration of these terms, the parties mutually agree as follows:

1. CONTRACT DOCUMENTS.

The original Agreement, dated August 8, 2019, any previous amendments, addendums and / or extensions / renewals thereto, are incorporated by reference into this document as though written in full and shall remain in full force and effect except as provided herein.

2. EFFECTIVE DATE.

This Agreement Amendment shall become effective on January 1, 2024.

3. AMENDMENT.

SECTION NO. 3 – BUDGET. The total amount City shall pay GRANTEE is increased by **ONE HUNDRED NINETY-NINE THOUSAND FIVE HUNDRED FIFTY-FIVE AND 50/100 DOLLARS (\$199,555.50)** for everything furnished and done under this Amendment which equates to a new total Agreement amount not to exceed **FIFTEEN MILLION SEVEN HUNDRED SEVENTY-NINE THOUSAND FOUR HUNDRED EIGHTY-ONE AND 72/100 DOLLARS (\$15,779,481.72)** for everything furnished and done under the original Agreement and this Amendment. This is the maximum amount to be paid under this Amendment and original Agreement, and shall not be exceeded without the prior written authorization of the City, memorialized with the same formality as the original Agreement and this Amendment document. The original Agreement BUDGET chart is modified as follows (this budget chart entirely replaces the budget chart portrayed in SECTION NO. 3 {page 3} of the original Agreement):

Category	Amount
SFY 2019 – 2023	\$12,078,826.22
SFY 2024	
Rent and Housing Costs	\$ 1,877,174.92
Operations	\$ 1,534,406.00
Administration	\$ 89,519.08
FCS Bridge Admin	\$ 7,543.50
FCS Bridge Rent	\$ 68,452.00

Out of Cycle Contract Amendment / Budget Shift Request

Date Requested: 2/9/2024
 Agency Requesting: Goodwill Industries
 Contact Person: Halie Akre
 Email: HalieA@giin.org
 Phone: 509-321-3353
 OPR: 2019-0649

Type of Revision Requested Budget Revision Performance Other

Please Describe your Request

We are requesting approval to add the HEN FCS 2024 award to the contract for our current HEN subrecipient, Goodwill Industries of the Inland Northwest. This funding is only meant for HEN providers who are also Foundational Community Supports (FCS) providers. This leaves Goodwill Industries of the Inland Northwest as our only eligible recipient. We are hoping to backdate this funding availability to 7/1/2023. This is so we can cover any eligible costs the program may have accrued during the funding availability. This will help the service provider to recuperate costs that have yet to be covered.

We are also asking for approval for a budget shift of **\$42,241.92** from admin, as well as **\$200,000.00** from operations to help add additional funding for HEN Rent/Facility support cost. With these shifts Goodwill will be able to better serve the community. Goodwill is requesting this budget shift amendment in hopes they can spend down the additional funding within the allotted time frame.

If this is a budget revision please update the budget chart below

HEN FCS budget impact

Budget Category	Original Budget	Adjustment Request mm.dd.yy	Budget After Adjustment	Expenses through 2/29/24	Balance Remaining
Admin	\$ 140,760.00	\$ 7,543.50	\$ 148,303.50	\$ 42,241.83	\$ 106,061.67
Bridge Rent		\$ 68,452.00	\$ 68,452.00		\$ 68,452.00
Operations	\$ 1,852,858.00	\$ 123,560.00	\$ 1,976,418.00	\$ 685,186.83	\$ 1,291,231.17
HEN Rent/Fac Support	\$ 1,746,591.00		\$ 1,746,591.00	\$ 136,763.61	\$ 1,609,827.39
			\$ -		\$ -
			\$ -		\$ -
			\$ -		\$ -
			\$ -		\$ -
			\$ -		\$ -
			\$ -		\$ -
TOTAL	\$ 3,740,209.00	\$ 199,555.50	\$ 3,939,764.50	\$ 864,192.27	\$ 3,075,572.23

The amount adjusted represents 0% of the total budget.

Budget shift request

Budget Category	NEW Budget	Adjustment Request mm.dd.yy	Budget After Adjustment	Expenses through mm.dd.yy	Balance Remaining
Admin	\$ 148,303.50	\$ (42,241.92)	\$ 106,061.58	\$ 42,241.83	\$ 63,819.75
Bridge Rent	\$ 95,692.00		\$ 95,692.00		\$ 95,692.00
Operations	\$ 1,949,178.00	\$ (200,000.00)	\$ 1,749,178.00	\$ 685,186.83	\$ 1,063,991.17
HEN Rent/Fac Support	\$ 1,746,591.00	\$ 242,241.92	\$ 1,988,832.92	\$ 136,763.61	\$ 1,852,069.31
			\$ -		\$ -
			\$ -		\$ -
			\$ -		\$ -
			\$ -		\$ -
			\$ -		\$ -
			\$ -		\$ -
TOTAL	\$ 3,939,764.50	\$ -	\$ 3,939,764.50	\$ 864,192.27	\$ 3,075,572.23

The amount adjusted represents 0% of the total budget.

RECEIVED

AUG 15 2019

OPR # 2019-01049
Cross Ref OPR 2019-0271
Destruct Date 1-1-2020
Clerk's Dist. 0-10-2019



City of Spokane

Minor Contract Summary

CITY CLERK'S OFFICE

Incomplete submissions will be returned to the Department until all requirements are met.
(Summary to be printed on blue paper)

Department Name CHHS
Department Project # HHOS 2019-2024

New Contract
CR # 20798000
Date: 8/7/2019
Vendor ID: 035532

Contractor/Consultant

Name: Goodwill Industries of the Inland Northwest
Address: 130 E. 3rd Ave.
City, State, Zip: Spokane, WA 99202

Remittance Address: _____
City, State, Zip: _____

Summary of Services

The attached 2019-2024 HHOS CHG Agreement provides funding for the Housing and Essential Needs Program. This project was approved by City Council on 04/15/2019.

Amount: \$1,052,282.00 Budget Code: 1540.95572.65410.6420.73903
Maximum Amount: \$1,052,282.00
Beginning Date: 07/01/2019 Expiration Date: 12/31/2019 Open-Ended:

- Quotes (per Purchasing Policy to be kept on file in Dept.)
- Insurance Certificate (attach to the contract)
- City Business Registration (attach verification that a current business license number exists)
- If Public Works Contract, Contractor has been notified of State Law requirements.
- Grant Related (if the contract is grant related, the Grants Management Department must sign below)
- Vendor is already set up for ACH payments or the *Accounts Payable Vendor ACH Enrollment Form* has been submitted to Accounting. Do not attach ACH form to the contract documents.

Department Verification Statement: My signature below verifies that all documentation has been completed.

Requestor/Verifier/Contact: _____
Funds are available in the appropriate budget account

Accountant: _____
Signature: _____

Department Head: _____
Signature: _____

Other: _____
Signature: _____

Grants Mgt. (if applicable): _____
Signature: _____

8.8.2019
Date: _____

8/8/19
Date: _____

8/15/19
Date: _____

Distribution List

Contractor E-mail: bradenf@giin.org; darlenem@giin.org; kristinew@giin.org

Dept. Contact E-mail: mrDavis; tdanzig; cbrown; kburnett;
chhsaccounting@spokanecity.org; hmis@spokanecity.org;

Contract Accounting

Taxes and Licenses

Sally Stopher sstopher@spokanecity.org

aduffey;

AGREEMENT BETWEEN

CITY OF SPOKANE ("CITY") AND GOODWILL INDUSTRIES OF THE INLAND NORTHWEST ("GRANTEE") IN CONJUNCTION WITH 2019 – 2024 HOMELESS HOUSING, OPERATIONS, AND SERVICES PROGRAM (HHOS) CONSOLIDATED HOMELESS GRANT ("CHG")

1. Grantee Goodwill Industries of the Inland Northwest 130 East Third Avenue Spokane, Washington 99202		2. Contract Amount \$1,052,282.00	3. Tax ID# 91-0597006	4. DUNS# 076636745
5. Grantee's Program Representative Braden Fish, General Manager 130 E. 3 rd Ave. Spokane, WA 99202 (509) 444-4374 bradenf@giin.org		6. City's Program Representative Tija Danzig, Homeless Program Manager 808 W. Spokane Falls Blvd. Spokane, WA 99201 (509) 625-6052 tdanzig@spokanecity.org		
7. Grantee's Financial Representative Darlene Morrison, Contracts Manager 130 E. 3 rd Ave. Spokane, WA 99202 (509) 444-2392 darlenem@giin.org		8. City's Contract Representative Matt Davis, Homeless Program Specialist 808 W. Spokane Falls Blvd. Spokane, WA 99201 (509) 625-6815 mrdavis@spokanecity.org		
9. Grantor Award # 20-46108-30	10. Start Date 07/01/2019		11. End Date 12/31/2019	
12. Federal Funds N/A	CFDA # N/A	Federal Agency N/A		
13. Total Federal Award N/A	14. Federal Award Date N/A	15. Research & Development? No	16. Indirect Cost Rate 10% MTDC	
17. Grantee Selection Process: (check all that apply or qualify) <input type="checkbox"/> Sole Source <input type="checkbox"/> A/E Services <input checked="" type="checkbox"/> Competitive Bidding/RFP <input type="checkbox"/> Pre-approved by Funder		18. Grantee Type: (check all that apply) <input type="checkbox"/> Private Organization/Individual <input type="checkbox"/> Public Organization/Jurisdiction <input type="checkbox"/> CONTRACTOR <input checked="" type="checkbox"/> SUBRECIPIENT <input checked="" type="checkbox"/> Non-Profit <input type="checkbox"/> For-Profit		
19. Grant Purpose: This grant is designed to support an integrated system of housing assistance that can immediately address the need of a household or individual experiencing homelessness, in turn connecting them with the resources needed to end that homeless episode. Funded projects will support Spokane's Strategic Plan to End Homelessness through innovative practices that limit barriers to entry and focus on permanent housing options for clients.				
20. CITY and the GRANTEE, as identified above, acknowledge and accept the terms of this Agreement and attachments and have executed this Agreement on the date signed, to start as of the date and year referenced above. The rights and obligations of both parties to this Agreement are governed by this Agreement and the following other documents incorporated by reference: (1) Terms and Conditions, (2) CITY Guidelines for HHOS Grants, (3) Spokane City/County Continuum of Care 5-Year Performance Management Plan, (4) Homeless Services and Rehousing Programs Project Monitoring Guide for Sub-Recipients, (5) Data Quality Plan, (6) CITY's Grant Agreement with the Department of Commerce, (7) Attachment "A" – Debarment Certification, and (8) Attachment "B" – Grantee Billing Form.				

(FACE SHEET)

AGREEMENT BETWEEN

CITY OF SPOKANE ("CITY") AND GOODWILL INDUSTRIES OF THE INLAND NORTHWEST ("GRANTEE") IN CONJUNCTION WITH 2019 – 2024 HOMELESS HOUSING, OPERATIONS, AND SERVICES PROGRAM (HHOS) CONSOLIDATED HOMELESS GRANT ("CHG")

1. Grantee Goodwill Industries of the Inland Northwest 130 East Third Avenue Spokane, Washington 99202		2. Contract Amount \$1,052,282.00	3. Tax ID# 91-0597006
			4. DUNS# 076636745
5. Grantee's Program Representative Braden Fish, General Manager 130 E. 3 rd Ave. Spokane, WA 99202 (509) 444-4374 bradenf@giin.org		6. City's Program Representative Tija Danzig, Homeless Program Manager 808 W. Spokane Falls Blvd. Spokane, WA 99201 (509) 625-6052 tdanzig@spokanecity.org	
7. Grantee's Financial Representative Darlene Morrison, Contracts Manager 130 E. 3 rd Ave. Spokane, WA 99202 (509) 444-2392 darlenem@giin.org		8. City's Contract Representative Matt Davis, Homeless Program Specialist 808 W. Spokane Falls Blvd. Spokane, WA 99201 (509) 625-6815 mrdavis@spokanecity.org	
9. Grantor Award # 20-46108-30	10. Start Date 07/01/2019	11. End Date 12/31/2019	
12. Federal Funds N/A	CFDA # N/A	Federal Agency N/A	
13. Total Federal Award N/A	14. Federal Award Date N/A	15. Research & Development? No	16. Indirect Cost Rate 10% MTDC
17. Grantee Selection Process: (check all that apply or qualify) <input type="checkbox"/> Sole Source <input type="checkbox"/> A/E Services <input checked="" type="checkbox"/> Competitive Bidding/RFP <input type="checkbox"/> Pre-approved by Funder		18. Grantee Type: (check all that apply) <input type="checkbox"/> Private Organization/Individual <input type="checkbox"/> Public Organization/Jurisdiction <input type="checkbox"/> CONTRACTOR <input checked="" type="checkbox"/> SUBRECIPIENT <input checked="" type="checkbox"/> Non-Profit <input type="checkbox"/> For-Profit	
19. Grant Purpose: This grant is designed to support an integrated system of housing assistance that can immediately address the need of a household or individual experiencing homelessness, in turn connecting them with the resources needed to end that homeless episode. Funded projects will support Spokane's Strategic Plan to End Homelessness through innovative practices that limit barriers to entry and focus on permanent housing options for clients.			
20. CITY and the GRANTEE, as identified above, acknowledge and accept the terms of this Agreement and attachments and have executed this Agreement on the date signed, to start as of the date and year referenced above. The rights and obligations of both parties to this Agreement are governed by this Agreement and the following other documents incorporated by reference: (1) Terms and Conditions, (2) CITY Guidelines for HHOS Grants, (3) Spokane City/County Continuum of Care 5-Year Performance Management Plan, (4) Homeless Services and Rehousing Programs Project Monitoring Guide for Sub-Recipients, (5) Data Quality Plan, (6) CITY's Grant Agreement with the Department of Commerce, (7) Attachment "A" – Debarment Certification, and (8) Attachment "B" – Grantee Billing Form.			

(FACE SHEET)

TERMS AND CONDITIONS

SECTION NO. 1: SCOPE OF SERVICE

A. ACTIVITIES.

The GRANTEE will be responsible for administering a Housing and Essential Needs Program (“Program”) in a manner satisfactory to the CITY, and in accordance with the CITY Guidelines for Homeless Housing, Operations, and Services Grants, the Homeless Services and Rehousing Programs Project Monitoring Guide for Sub-Recipients, and the Spokane City/County Continuum of Care 5-Year Performance Management Plan (incorporated herein by reference), and consistent with any standards required as a condition of providing these funds. The CITY and GRANTEE are hereinafter jointly referenced as the “PARTIES”, and individually a “PARTY”.

For Programs funded with Consolidated Homeless Grant (“CHG”) funds, the GRANTEE shall also comply with the General Terms and Conditions as specified in the CITY’s Grant Agreement with the Washington State Department of Commerce (incorporated herein by reference).

B. PROGRAM DELIVERY.

The GRANTEE agrees to provide the following Program services:

HMIS Project Name(s):	GI—HP—HEN Prevention / GI—RRH-HEN Rapid Rehousing
Population(s) Served:	Single Men + Single Women
# of Units in Inventory:	N/A
# of Beds in Inventory:	N/A
Projected # of Households Served	900

Performance Measure	2016 Calendar Year Baseline	2017 – 2019 Program Target	Change from Baseline
Metric 4.4: % of adult leavers with income growth (earned income only).	8.0%	12.0%	4.0%
Metric 4.5: % of adult leavers with income growth (non-employment income only).	31.9%	35.0%	3.1%
Metric 4.6: % of adult leavers with income growth, including earned income and non-employment cash.	38.9%	47.0%	8.1%

Metric 7b.1: % of exits to permanent housing destinations.	42.6%	45.5%	2.9%
Local Measure: average # of days from enrollment to housing placement.	44.2	39.5	-4.7

It is the intent of the CITY to continue funding for this Program for the term of this Agreement based upon performance and funding availability, but continuation of the Program is solely based upon the discretion of the CITY and entirely contingent upon receipt of state and local grant funds specifically allowed for this Program.

C. COORDINATED ASSESSMENT.

The GRANTEE shall participate in the Spokane Continuum of Care Coordinated Assessment system.

D. RENTAL ASSISTANCE.

The GRANTEE shall employ a progressive engagement approach if the GRANTEE will provide rental assistance under this Agreement.

E. CHILDREN'S SERVICES.

If the project provides housing or services to families, GRANTEE shall designate a staff person to be responsible for ensuring that children being served through the project are enrolled in school and connected to appropriate services in the community, including early childhood programs such as Head Start

F. PROGRAM PARTICIPANT ELIGIBILITY REVIEW.

The GRANTEE is responsible for re-evaluating the program participant's eligibility in accordance with the CITY's Guidelines for the Homeless Housing, Operations, and Services Grants.

G. PERFORMANCE MONITORING.

The CITY will monitor the performance of the GRANTEE on a risk-based approach against the performance goals as stated above, timely submittal of performance data, spend down of grant funds, and all other terms and conditions of this Agreement in accordance with the Homeless Services and Rehousing Programs Project Monitoring Guide for Sub-Recipients. Substandard performance as determined by the CITY will constitute noncompliance with this Agreement and shall result in action which may include, but is not limited to: the GRANTEE being required to submit and implement a corrective action plan, payment suspension, funding reduction, or grant termination. If action to correct such substandard performance is not timely undertaken by the GRANTEE within a reasonable period of time after being notified by the CITY, Agreement suspension or termination procedures will be initiated.

SECTION NO. 2: PERIOD OF PERFORMANCE

The term of this Agreement shall commence as of the date printed on the FACE SHEET, and shall terminate on the date printed on the FACE SHEET, unless terminated sooner upon mutual

agreement of the PARTIES or upon termination of the CITY's Homeless Housing, Operations, and Services Program. The term of this Agreement and the provisions herein shall be extended to cover any additional time period during which the GRANTEE remains in control of Program funds or other Program assets, including program income.

SECTION NO. 3: BUDGET

<u>Category</u>	<u>Amount</u>
Rent and Housing Costs	\$736,596
Operations	\$295,286
Administration	\$20,400
TOTAL	\$1,052,282

Any amendments to the budget, including additions or deletions of eligible costs or activities, must be requested in writing by the GRANTEE and shall be submitted to the CITY's Contract Representative. If approved, the CITY will notify the GRANTEE in writing. **Budgeted amounts shall not be shifted between categories or programs without written approval by the CITY** and any costs for over and above the amount awarded by the CITY shall be the responsibility of the GRANTEE. Requests for amendments to the budget must be submitted in writing as set forth in Section No. 7, paragraph H of this Agreement.

SECTION NO. 4: PAYMENT

CITY shall reimburse GRANTEE an amount not to exceed the amount set forth on the FACE SHEET of this Agreement for all things necessary, or incidental to the performance of services as set forth in Section No. 1 of this Agreement.

GRANTEE's reimbursement for services set forth in Section No. 1 of this Agreement shall be in accordance with the terms and conditions outlined in the BUDGET chart located in Section No. 3 of this Agreement (above), as well as in accordance with the Program performance requirements. The CITY reserves the right to revise this amount in any manner which the CITY may deem appropriate in order to account for any future fiscal limitations affecting the CITY.

SECTION NO. 5: NOTICES

- A. Notices required by this Agreement shall be in writing and delivered via mail (postage prepaid), commercial courier, or personal delivery or sent by facsimile or other electronic means. Any notice delivered or sent as aforesaid shall be effective on the date of delivery. All notices and other written communications under this Agreement shall be addressed to the individuals in the capacities indicated below, unless otherwise modified by subsequent written notice between the PARTIES.
- B. Communication and details concerning this Agreement shall be directed to the Agreement representatives as identified on the FACE SHEET.

SECTION NO. 6: SPECIAL CONDITIONS

The GRANTEE shall send essential staff to all mandatory CITY training and information meetings.

The GRANTEE shall notify CITY in writing of any changes in the Key Personnel assigned to the Program within thirty (30) days.

The GRANTEE shall not subaward any funds included in this Agreement.

SECTION NO. 7: GENERAL CONDITIONS

A. "INDEPENDENT CONTRACTOR".

Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the PARTIES. The GRANTEE shall at all times remain an "independent contractor" with respect to the services performed under this Agreement. The CITY shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance, as the GRANTEE is an independent contractor, and thus GRANTEE is solely responsible.

B. HOLD HARMLESS.

The GRANTEE shall hold harmless, defend and indemnify the CITY from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the GRANTEE's performance or nonperformance of the Program, activities, services or subject matter called for in this Agreement.

C. WORKERS' COMPENSATION.

The GRANTEE shall provide statutorily sufficient Workers' Compensation Insurance coverage for all subject employees involved in the performance of this Agreement in accordance with RCW 51.12.020, which requires subject employers to provide workers' compensation coverage for all their subject workers and Employer's Liability Insurance in the amount of \$1,000,000.

D. INSURANCE AND BONDING.

During the term of the Agreement, the GRANTEE shall maintain in force, solely at its own expense, the following types and amounts of insurance:

- 1) General Liability Insurance on an occurrence basis with a combined single limit of not less than \$1,000,000 each occurrence for Bodily Injury and Property Damage. Supplemental Umbrella insurance coverage combined with the General Liability Insurance of not less than \$1,000,000 each occurrence for Bodily Injury and Property Damage is also acceptable. It shall provide that the CITY, its agents, officers and employees are Additional Insureds, but only with respect to the GRANTEE's services to be provided under this Agreement; and

- 2) Automobile Liability Insurance with a combined single limit, or the equivalent of not less than \$1,000,000 each accident for Bodily Injury and Property Damage, including coverage for owned, hired or non-owned vehicles.

There shall be no cancellation, material change, reduction of limits or intent not to renew the insurance coverage(s) without thirty (30) days written notice from the GRANTEE or its insurer(s) to the CITY. As evidence of the insurance coverages required by this Agreement, the GRANTEE shall furnish an acceptable insurance certificate to the CITY at the time the GRANTEE returns this signed Agreement.

F. CITY RECOGNITION.

The GRANTEE shall ensure recognition of the role of the CITY in providing services through this Agreement. All activities, facilities and items utilized pursuant to this Agreement shall be prominently labeled as to the funding source. In addition, the GRANTEE will include a reference to the support provided herein in all publications which are made possible via the funds made available under this Agreement.

G. AMENDMENTS/MODIFICATION.

The CITY or GRANTEE may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing and signed by a duly authorized representative of each organization. Such amendments shall not invalidate this Agreement, nor relieve or release the CITY or GRANTEE from its obligations under this Agreement. **All amendments to this agreement must be requested in writing by the GRANTEE and shall be submitted to the CITY's Contract Representative at least ninety (90) days prior to the end date of this Agreement as listed on the FACE SHEET. Requests submitted within the final ninety days of the period of performance of this Agreement shall be denied unless an extenuating circumstance exists which will be reviewed on a case by case basis.** Requests for amendments to the budget must be submitted in writing as set forth in Section No. 3 of this Agreement.

The CITY may, in its discretion, amend this Agreement to conform with Federal, state or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of the Program/activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both PARTIES.

H. SUSPENSION OR TERMINATION.

The CITY may suspend or terminate this Agreement if the GRANTEE materially fails to comply with any terms of this Agreement, which include (but are not limited to) the following:

- a. Failure to comply with any of the rules, regulations or provisions referred to herein, or such statutes, regulations, executive orders, and policies or directives as may become applicable at any time; and
- b. Failure, for any reason, of the GRANTEE to fulfill in a timely and proper manner its obligations under this Agreement; and

- c. Ineffective or improper use of funds provided under this Agreement; and/or
- d. Submission by the GRANTEE to the CITY reports that are incorrect or incomplete in any material respect.

This Agreement may also be terminated for convenience by either the CITY or the GRANTEE, in whole or in part, by setting forth the reasons for such termination, the effective date, and, in the case of partial termination, the portion to be terminated. However, if in the case of a partial termination, the CITY determines that the remaining portion of the award will not accomplish the purpose for which the award was made, the CITY may terminate the award in its entirety.

I. BUSINESS REGISTRATION REQUIREMENT

Section 8.01.070 of the Spokane Municipal Code states that no person may engage in business with the CITY without first having obtained a valid annual business registration. The GRANTEE shall be responsible for contacting the State of Washington Business License Services at <http://bls.dor.wa.gov> or 1-800-451-7985 to obtain a business registration. If the GRANTEE does not believe it is required to obtain a business registration, it may contact the CITY's Taxes and Licenses Division at (509) 625-6070 to request an exemption status determination.

J. DEBARMENT AND SUSPENSION

The GRANTEE has provided its certification using the form provided by the CITY as Attachment A that is in compliance with and shall not contract with individuals or organizations which are debarred, suspended, or otherwise excluded from or ineligible from participation in Federal Assistance Programs under Executive Order 12549 and "Debarment and Suspension", codified at 29 CFR part 98.

SECTION NO. 8: ADMINISTRATIVE REQUIREMENTS

A. DOCUMENTATION AND RECORD KEEPING.

1) Records to be Maintained.

The GRANTEE shall maintain all records pertinent to the Program and activities to be funded under this Agreement. Such records shall include and show compliance with the following as applicable, but not be limited to:

- a. Records documenting homeless status, or at risk of homeless status;
- b. Records documenting reasonable belief of imminent threat of harm;
- c. Records documenting annual income;
- d. Program participant records, housing standards and services provided;
- e. Conflict of interest and confidentiality requirements;
- f. Records documenting compliance with housing standards and Fair Housing; and

- g. Other records necessary to properly and thoroughly document Program compliance.

2) Retention

The GRANTEE shall retain all financial records, supporting documents, statistical records, and all other records pertinent to this Agreement for a period of three (3) years. The retention period begins following the date of final payment. Notwithstanding the above, if there is litigation, claims, audits, negotiations or other actions that involve any of the records cited and have commenced before the expiration of the three-year period, then such records must be retained until completion of the actions and resolution of all issues, or the expiration of the six-year period, whichever occurs later.

3) Client Data

The GRANTEE shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to: client name, address, income level or other basis for determining eligibility, and description of service(s) provided. Such information shall be made available to CITY monitors or their designees for review upon request, during regular business hours.

4) Disclosure

a. "Confidential Information" as used in this section includes:

- i. All material provided to the GRANTEE by CITY that is designated as "confidential" by CITY;
- ii. All material produced by the GRANTEE that is designated as "confidential" by CITY; and
- iii. All personal information, and Personally Identifiable Information (PII) in the possession of the GRANTEE that may not be disclosed under state or Federal law. "Personal information" includes but is not limited to: information related to a person's name, health, finances, education, business, use of government services, addresses, telephone numbers, social security number, driver's license number and other identifying numbers, and "Protected Health Information" (PHI) under the Federal Health Insurance Portability and Accountability Act of 1996 (HIPAA).

b. The GRANTEE shall comply with all state and Federal laws related to the use, sharing, transfer, sale, or disclosure of Confidential Information. The GRANTEE shall use Confidential Information solely for the purposes of this Grant and shall not use, share, transfer, sell or disclose any Confidential Information to any third party, except with the prior written consent of CITY or as may be required by law. The GRANTEE shall take all necessary steps to assure that Confidential Information is safeguarded to prevent unauthorized use, sharing, transfer, sale or disclosure of Confidential Information, or violation of any state or Federal laws related thereto. Upon request, the GRANTEE shall provide CITY with its policies and procedures on confidentiality. CITY may require changes to such policies and procedures as they apply to this Agreement, whenever CITY reasonably determines that changes are necessary to prevent unauthorized disclosures

of Confidential Information. The GRANTEE shall make the changes within the time period specified by CITY. Upon request, the GRANTEE shall immediately return to CITY any Confidential Information that CITY reasonably determines has not been adequately protected by the GRANTEE against unauthorized disclosure.

- c. Unauthorized Use or Disclosure. The GRANTEE shall notify CITY within five (5) working days of any unauthorized use or disclosure of any Confidential Information, and shall take necessary steps to mitigate the harmful effects of such use or disclosure.
- d. GRANTEE shall maintain the confidentiality of records pertaining to any individual or family that was provided family violence prevention or treatment services through the Program.
- e. GRANTEE certifies that the address or location of any family violence project will not be made public, except with written authorization of the person responsible for the operation of such project.

5) Close-outs

The GRANTEE's obligation to the CITY shall not end until all close-out requirements are completed. Activities during this close-out period shall include, but are not limited to: making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to the CITY), and determining the custodianship of records. Notwithstanding the foregoing, the terms of this Agreement shall remain in effect during any period that the GRANTEE has control over HSG funds, including program income.

6) Audits & Inspections

The GRANTEE shall maintain accurate records to account for its expenditures and performance. The CITY has the right to monitor and audit the finances of the GRANTEE to ensure actual expenditures remain consistent with the spirit and intent of this Agreement.

The GRANTEE shall establish and maintain a system of internal accounting control which complies with applicable Generally Accepted Accounting Principles (GAAP). All GRANTEE records with respect to any matters covered by this Agreement shall be made available to the CITY, or other authorized officials, at any time during normal business hours, as often as deemed necessary, to audit, examine, and make excerpts or transcripts of all relevant data.

If this Agreement is funded by Federal sources as identified on the FACE SHEET, the GRANTEE shall comply with Federal audit requirements for agencies who expend in excess of \$750,000 of federal funds. The CITY reserves the right to require special procedures which are more limited in scope than a full audit for those agencies expending less than \$750,000 in federal funds.

The GRANTEE must send a copy of its audit report, corrective action plan for any audit finding(s), and Management Letter to the CITY's Contract Representative (designated on the Face Sheet of this Agreement), 808 West Spokane Falls Boulevard, Spokane, Washington 99201, or to chhsreports@spokanecity.org, within the earlier of thirty (30) calendar days after receipt of the auditor's report(s), or no later than nine (9) months after the end of the audit period. Corrective action plans are to be submitted for all findings and Management Letters, not only those related to funding received from the CITY.

The GRANTEE that expends less than \$750,000 in a fiscal year in federal funds from all sources shall submit a copy of the GRANTEE's most recent Audited Financial Statement to the CITY's Contract Representative (designated on the Face Sheet of this Agreement), 808 West Spokane Falls Boulevard, Spokane, Washington 99201, or to chhsreports@spokanecity.org, within the earlier of thirty (30) calendar days after receipt of the auditor's report(s), or no later than nine (9) months after the end of the audit period. The GRANTEE that does not receive a financial audit shall submit financial statements within ninety (90) calendar days of GRANTEE's fiscal year end to the CITY's Contract Representative by mail to the address listed above, or to chhsreports@spokanecity.org.

The GRANTEE is responsible for any audit exceptions or expenses incurred by its own organization or that of its Subcontractors and the CITY reserves the right to recover from the GRANTEE all disallowed costs resulting from the audit.

Failure of the GRANTEE to comply with the audit requirements will constitute a violation of this Agreement and may result in the withholding of future payments.

B. REPORTING AND PAYMENT PROCEDURES.

1) Program Income

The GRANTEE shall report monthly utilizing the Program Income Report form included in Attachment B on all program income generated by activities carried out with funds made available under this Agreement. By way of further limitations, the GRANTEE may use such income during the Agreement period for activities permitted under this Agreement and shall reduce requests for additional funds by the amount of any such program income balances on hand. All unexpended program income shall be returned to the CITY at the end of the Agreement period.

2) Indirect Costs

If indirect costs are charged using a methodology other than a Federally negotiated indirect cost rate or ten percent (10%) Modified Total Direct Costs (MTDC), the GRANTEE shall submit an indirect cost allocation plan in compliance with 2 CFR Part 200, Subpart E and Appendix IV, including a cost policy statement, to the CITY's Contract Representative for review prior to charging indirect costs to the Program. The CITY's approval of the use of the rate shall be made in writing and the plan and cost policy statement must be updated and submitted annually. Indirect costs shall be applied in accordance with 2 CFR Part 200 Subpart E.

3) Payment Procedures

The CITY shall reimburse the GRANTEE only for actual incurred costs upon presentation of accurate and complete reimbursement forms as provided by the CITY in Attachment B and approved by the CITY. Only those allowable costs directly related to this Agreement shall be paid. The amount of each request must be limited to the amount needed for payment of eligible costs.

Requests for reimbursement by GRANTEE shall be submitted no more than once per month on or before the 15th of each month for the previous month's expenditures as directed below, using the forms provided by the CITY in Attachment B. For expenses incurred during the month of December, the reimbursement request shall be submitted on or before the 10th of January, and for expenses incurred during the month of June, the reimbursement request shall be submitted on or before the 10th of July. In conjunction with each reimbursement request, GRANTEE shall certify that services to be performed under this Agreement do not duplicate any services to be charged against any other grant, subgrant or other founding source. **GRANTEE shall submit reimbursement requests to the CITY's Contract Representative designated on the FACE SHEET of this Agreement either by mail to the address listed above or by e-mail to chhsreports@spokanecity.org.**

a. Reimbursement Requests

The GRANTEE shall submit comprehensive invoice packets for the first and last months of the period of performance as identified on the FACE SHEET of this Agreement. Comprehensive invoices must include the billing form, sub-reports, general ledger, and complete supporting documentation. The CITY may request a comprehensive invoice in lieu of a monthly invoice for monitoring purposes throughout the period of performance of this Agreement.

With the exception of the invoices for the first and last months of the project, the GRANTEE shall submit monthly invoices that include the billing form, appropriate sub-reports (e.g. payee expense detail, staff expense detail, housing assistance detail report, program income), and the general ledger report for the applicable month. The GRANTEE shall maintain appropriate supporting documentation, including copies of receipts, time and effort tracking, and proof of payment.

b. Payment

Payment will be made via direct deposit/ACH within thirty (30) days after receipt of the GRANTEE's application except as provided by state law. If the CITY objects to all or any portion of the invoice, it shall notify the GRANTEE and reserves the right to only pay that portion of the invoice not in dispute. In that event, the parties shall immediately make every effort to settle the disputed amount.

In the event that the CITY determines that any funds were expended by the GRANTEE for unauthorized or ineligible purposes or the expenditures constitute disallowed costs in any other way, the CITY may order repayment of

the same. The GRANTEE shall remit the disallowed amount to the CITY within thirty (30) days of written notice of the disallowance.

- i. The GRANTEE agrees that funds determined by the CITY to be surplus upon completion of the Agreement will be subject to cancellation by the CITY.
- ii. The CITY shall be relieved of any obligation for payments if funds allocated to the CITY cease to be available for any cause other than misfeasance of the CITY itself.
- iii. The CITY reserves the right to withhold payments pending timely delivery of program reports or documents as may be required under this Agreement.

4) Homeless Management Information System ("HMIS")

GRANTEE shall abide by all stipulated guidelines, rules, and/or directions, as specified in the HMIS Policies and Procedures, the Agency Partnership Agreement, the Data Quality Plan, and any subsequent agreements, entered into before, or during, the term of this Agreement.

If the GRANTEE is a designated Victim Service Provider, as defined under the Violence Against Women Act "VAWA" or the Victims of Crime Act "VOCA", the GRANTEE must establish a comparable database that follows all HUD requirements. Upon request, the GRANTEE must provide aggregated data to fulfill contractual performance measures and validation of overall data quality within the comparable database. The HMIS Program Manager is responsible for certifying a database as 'comparable'.

The GRANTEE shall enter data into the CITY Homeless Management Information System for every client served under this Agreement in accordance with current HUD/HMIS Data Standards, the Data Quality Plan, and other quality/completeness standards as established by the local Continuum of Care. Client records shall be submitted and updated, as required, **no less frequently than monthly on or before the 5th day of each month.** HMIS required data elements are determined by the funder and the HMIS Committee of the Continuum of Care Board.

GRANTEE shall submit a notice in the form of an email communication to City of Spokane HMIS, HMIS@spokanecity.org, on or before the 5th of the month. The email must contain the names of the projects for which data has been entered and must include a statement verifying that the data is both complete and accurate and a list of all projects reviewed for the month. All issues preventing accurate and complete data submissions in the HMIS shall be communicated through the HMIS support ticket system.

GRANTEE shall utilize the HMIS housing inventory tool to manage the occupancy of units and update unit information as occupancy, or housing inventory, changes. All unit information shall be updated within forty eight (48) hours of an occupancy change, or at whatever frequency is determined by mutual agreement between the GRANTEE and

CITY. GRANTEE staff that are responsible for maintaining and/or updating the housing inventory shall attend offered training on the use and operation of the HMIS-based housing tool and will respond promptly to questions regarding housing inventory posed by the CITY. Guidance regarding the information needed to accurately account for housing inventory for the annual submission of the Housing Inventory Count Report and for local planning purposes can be found on the HMIS website at www.spokanehmis.org.

The GRANTEE shall ensure that all applicable staff are fully trained to operate in the HMIS and the Service Prioritization Decision Assistant Tool (SPDAT) and Vulnerability Index – Service Prioritization Decision Assistant Tool (VI-SPDAT) prior to using these systems within ninety (90) days of providing services under this Agreement. GRANTEES providing permanent supportive housing and transitional will complete a SPDAT on all program participants at program entry, program exit, and if applicable, annually.

CITY HMIS staff will post the most current versions of all applicable documents, reports, and operational guidelines to www.spokanehmis.org. Communications regarding updates to the website will be distributed via e-mail to current HMIS users or those that opt-in to the HMIS listserv (those wishing to opt-in to the HMIS listserv should submit a request to HMIS@spokanecity.org).

GRANTEE will submit questions regarding participation in the HMIS, including data collection responsibilities, via the support request tool in the HMIS. Those without access to the HMIS should submit their question(s) to HMIS@spokanecity.org.

5) Quarterly Performance Report (“QPR”)

The GRANTEE shall submit a Quarterly Performance Report generated from the HMIS to the CITY Contract Representative for the respective reporting period in accordance with the Spokane City/County Continuum of Care 5-Year Performance Management Plan.

6) Other Reporting Requirements

GRANTEE shall submit data required for the Annual Homeless Assessment Report, Commerce Annual Report, Housing Inventory Count, the Annual Point-in-Time Count, the System Performance Measures Report, and other reporting obligations as identified by the CITY or the HMIS Committee of the CoC Board.

SECTION NO. 9: PERSONNEL AND PARTICIPANT CONDITIONS

A. NONDISCRIMINATION.

No individual shall be excluded from participation in, denied the benefit of, subjected to discrimination under, or denied employment in the administration of or in connection with this Agreement because of age, sex, race, color, religion, creed, marital status, familial status, sexual orientation, including gender expression or gender identity, national origin, honorably discharged veteran or military status, the presence of any sensory, mental or physical disability, or use of a service animal by a person with disabilities. The GRANTEE agrees to comply with, and to require that all subcontractors comply with, Section 504 of

the Rehabilitation Act of 1973 and the Americans with Disabilities Act, as applicable to the GRANTEE.

Discrimination shall not include GRANTEE's selection of certain individuals to serve as Board members or managers on the basis of membership in a protected class provided that the selection is based on a bona fide occupational qualification.

B. COMPLIANCE WITH LAWS.

Each PARTY shall comply with all applicable federal, state and local laws, regulations, and Executive Orders applicable to the subject matter of this Agreement, which are incorporated by reference into this Agreement.

C. ASSIGNMENTS.

This Agreement is binding on the PARTIES and their heirs, successors, and assigns. The GRANTEE may not assign, transfer or subcontract its interest, in whole or in part, without the prior written consent of the authorizing official for the City of Spokane.

D. NON-WAIVER.

No delay or waiver by either party to exercise any contractual right shall be considered as a waiver of such right or any other right currently or in the future.

E. ANTI-KICKBACK

No officer or employee of the City of Spokane, having the power or duty to perform an official act or action related to this Agreement shall have or acquire any interest in the Agreement, or have solicited, accepted or granted a present or future gift, favor, service or other thing of value from or to any person involved in the Agreement.

SECTION NO. 10: SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby, and all other parts of this Agreement shall nevertheless remain in full force and effect.

SECTION NO. 11: SECTION HEADINGS AND SUBHEADINGS

The section headings and subheadings contained in this Agreement are included for convenience only, and shall not limit or otherwise affect the terms of this Agreement.

SECTION NO. 12: ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the CITY and the GRANTEE for the use of funds received under this Agreement, and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the CITY and the GRANTEE with respect to the subject matter of this Agreement.


SECTION NO. 13: CONSTRUAL

The GRANTEE acknowledges receipt of a copy of the Agreement documents and agrees to comply with them. The silence or omission in the Agreement documents concerning any detail


required for the proper execution and completion of the performance means that only the best general practice is to prevail, and that only material and workmanship of the best quality are to be used. This Agreement shall be construed neither in favor of, nor against either PARTY, and is intended to benefit only the PARTIES to this Agreement, there are no third-party beneficiaries.

IN WITNESS WHEREOF, in consideration of the terms, conditions, and covenants contained, or attached and incorporated and made a part, the parties have executed this Agreement by having legally-binding representatives affix their signature below. The undersigned certifies compliance with all Agreement provisions as listed above.

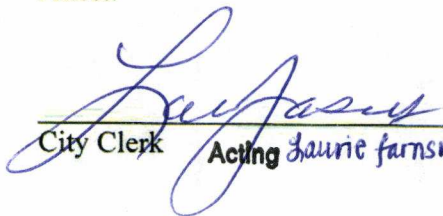
GOODWILL INDUSTRIES OF THE INLAND NORTHWEST

By: 
Print Name: Clark M. Brekke
Title: President / CEO
Date: 8/5/2019

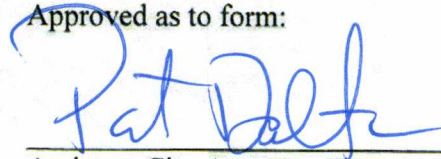
CITY OF SPOKANE

By: 
Print Name: Theresa M. Sanders
Title: CITY ADMINISTRATOR
Date: 8/14/19

Attest:


City Clerk **Acting** Laurie Farnsworth

Approved as to form:


Assistant City Attorney




ATTACHMENT A - DEBARMENT CERTIFICATION

**CERTIFICATION REGARDING DEBARMENT, SUSPENSION,
INELIGIBILITY AND VOLUNTARY EXCLUSION**

1. The undersigned (i.e., signatory for the Subrecipient / Grantee / Contractor / Consultant) certifies, to the best of its knowledge and belief, that it and its principals:
 - a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
 - b. Have not within a three-year period preceding this contract been convicted or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, receiving stolen property, making false claims, or obstruction of justice;
 - c. Are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and,
 - d. Have not within a three-year period preceding this contract had one or more public transactions (federal, state, or local) terminated for cause or default.
2. The undersigned agrees by signing this contract that it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the City.
3. The undersigned further agrees by signing this contract that it will include the following clause, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions:

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – Lower Tier Covered Transactions

 1. The lower tier contractor certified, by signing this contract that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.
4. The undersigned shall notify the City immediately that if it or a lower tier contractor become debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency during the period of performance of this Agreement.
5. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, person, primary covered transaction, principal, and voluntarily excluded, as used in this exhibit, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. The undersigned may contact the City for assistance in obtaining a copy of these regulations.
6. I understand that a false statement of this certification may be grounds for termination of the Agreement.

<p>Goodwill Industries of the Inland Northwest</p> <hr/> <p>Name of Subrecipient / Grantee / Contractor / Consultant (Type or Print)</p>	<p>Housing and Essential Needs Program</p> <hr/> <p>Program Title (Type or Print)</p>
<p><i>Clark Bretke</i></p> <hr/> <p>Name of Certifying Official (Type or Print)</p>	 <hr/> <p>Signature</p>
<p><i>President/CEO</i></p> <hr/> <p>Title of Certifying Official (Type or Print)</p>	<p><i>8/5/2019</i></p> <hr/> <p>Date (Type or Print)</p>

Information & Instructions for Completing Grantee Billing Form & Itemized Expense Reports

A reimbursement request, otherwise known as a bill or invoice, consists of a Grantee Billing Form, Payee Expense Report, Staff Expense Report and detailed documentation of the expenses. The billing form includes the approved budget categories and amounts during the active performance period of the Agreement. The Payee Expense Report and Staff Expense Report should be completed to detail each itemized expense being requested on the billing form in the Current Expense Request in Column B in aggregate value for each Approved Budget Category for the current expense period.

You should bill monthly for expenditures. If there have been no expenditures paid for the previous month, an invoice is not required. Please submit a final reimbursement request with all required documentation by the identified date in your Agreement. A final program report will be required to be submitted as well. You will not be paid until all documentation and final reports are received. HMIS Data MUST be electronically posted in the HMIS database before invoices will be paid.

Complete the Staff Expense Report for each employee you are requesting reimbursement of salary and fringe benefits based on the allowed activity and amount of actual time spent performing that activity. Record the employee Name, allowed Activity being funded, the Expense Category of the approved budget applicable to the activity, Total Hours Worked, Hours Worked on Listed Activity, and Total Salary & Fringe paid during the Expense Period. If you are claiming indirect costs, indicate whether or not each expense is included in your indirect cost base. Total Salary and Fringe should be reflected as the monthly amount. If your grant supports more than one project, complete the Project Name column to clearly associate each expense with a single project.

Complete the Payee Expense Report for the project expenses that are not staff salary/benefits or housing assistance. Record the Payee (who you paid), Expense Category (Rapid Re-Housing, Emergency Shelter or Administration), Expenditure Type (Rent, Housing Stabilization, Program Operations, etc.), Total Bill (total amount of expense). If you are claiming indirect costs, indicate whether or not each expense is included in your indirect cost base. If your grant supports more than one project, complete the Project Name column to clearly associate each expense with a

Complete the Housing Assistance Detail Report for each housing assistance expense (rental application fees, rental assistance, security deposits, etc.) you are claiming reimbursement for. Record the HMIS client ID number, housing assistance expense type (application fee, security deposit, rent assistance, etc.) unit/FMR info if known, client lease information if known, and reimbursement information. If your grant is providing housing assistance through two or more projects, complete a Housing Assistance Detail Report for each one. If needed, complete the Housing Assistance Adjustment Report to explain changes to previously reported housing assistance expenses charged to the grant including Adjustment Reason.

Complete the Match Report for any project requiring a match contribution in accordance with the Agreement. Record the expense, match type, and cost information and submit it in conjunction with the reimbursement request on the schedule as listed in the Agreement. Do not submit the Match Report if you are not claiming match.

Complete the Program Income Report for any program income earned by the project. Record the expense information, amount, and any notes in the report and submit it in conjunction with the reimbursement request. Do not submit the Program Income Report if the project did not earn program income.

The billing form and itemized expense reports MUST be signed in ink. The formulas should not be changed or adjusted in the form(s).

Completing the Grantee Billing Form:

- Name and address of your organization requesting reimbursement.

- Expense Period (should bill as monthly expenses. January, February, etc.)

- Enter total amount of Monthly Actual in Column B to represent the amount requested for reimbursement for the current period in the line item category of the approved budget (i.e. - Rapid Re-Housing, Emergency Shelter and Administration) and should reflect the total of itemized expenses on the Payee Expense and Staff Expense Reports. The Payee Expense and Staff Expense Reports must be completed and submitted with the billing form. You may not transfer funds between approved categories without written preapproval from the City.

- Enter Total Previously Requested in Column C, as applicable to each line item in the approved category of the budget. The

- Ensure all back up documentation is included for payment processing if you are using any type of the allocation for direct or

- Sign in ink, provide title, date, email address and telephone number before sending for approval and payment processing to City of Spokane Community, Housing, and Human Services Department.

Documentation Required for Billing Forms:

All requests for reimbursement must be supported by documentation necessary to show that the costs charged to the grant funds were incurred during the active performance period of the Agreement, were actually paid out, were allowable items and have been approved by the responsible official within the organization. For example:

Salary and Fringe – receipts, payroll reports, timesheets signed by the employee and the immediate supervisor, letters of employment that include rate of pay, benefits and employee withholdings. For staff directly charged to a grant funded program or project time and attendance records should be included as well. Other sources of documentation might include, canceled checks from employees, insurance provider, etc. or evidence of direct deposits which document outlay of expenses. **100% of the time daily must be recorded for all hours worked by activity performed. This is required for all federally funded grant positions.**

Rent/Utilities – proof of payment to vendor, rental or lease agreement, utility bills. If the cost of the space or utilities is split between grant funded and other sources, there must be a reasonable method in place to allocate the charges fairly among the sources and the method provided.

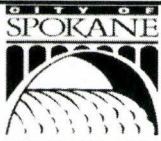
Supplies and Materials (all Goods) – proof of payment to vendor, purchase orders, requisition forms, receipts, and invoices from vendors. It's also helpful to keep information regarding where the supplies are stored and for what program or project are they being used in the organizations' internal file.

Equipment – proof of payment to vendor, purchase orders, requisition forms, receipts, and invoices from vendors. Packing slips are only proof of delivery and do not act as an invoice from the vendor. If the item received is an inventorial piece of equipment, the serial number, model, and inventory tag should be noted on the purchase order or invoice from the vendor.

Other – proof of payment, receipts, invoices from vendor. Please contact the City for specific questions on required documentation.

Admin/Indirect Costs – methodology of application applied in accordance with Federal Guidance on allocation of direct costs for non-profits using the base most appropriate (for federally funded agreements) or applied in accordance with a methodology that the City has approved the use of (for agreements funded with non-federal sources).

If you are allocating either direct expenses or indirect expenses using a rate other than a federally negotiated rate or the de minimis rate (10% MTDC) the use of your allocation plan must be approved by the City prior to you charging the grant program. The allocation should consist of your pooled costs or cost basis and the narrative for the methodology applied to determining the calculated rate or percentage. Direct expenses allocated usually include utilities, rent, agency liability insurance, and may include staff paid time allocated as well.



City of Spokane
Grantee Billing Form
 2019-2024 HHOS Program

City Clerk #

Vendor ID #

FMS Acct #

SUBMIT BILLING TO:

City of Spokane
 Community, Housing, and Human Services Dept.
 808 W. Spokane Falls Blvd, 6th Floor
 Spokane, WA 99201

Submit this form to claim payment for materials, merchandise, and/or services. Show complete detail for each item. Vendor/Claimant Certificate: I hereby certify under perjury that the items and totals listed herein are proper charges for materials, merchandise and/or services furnished, and that all goods furnished and/or services rendered have been provided without discrimination because of age, sex, marital status, race, creed, color, national origin, handicap, religion or Vietnam era or disabled veteran status. By signing this report, I certify to the best of my knowledge and belief that the report is true, complete, and accurate, and the expenditures, disbursements and cash receipts are for the purposes and objectives set forth in the terms and conditions of the award. I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims or otherwise. (U.S. Code Title 18, Section 1001 and Title 31, Sections 3729-3730 and 3801-3812). Services performed under this Agreement do not duplicate any services to be charged against any other grant, subgrant or other funding source.

GRANTEE (Warrant is to be payable to:)

Goodwill Industries of the Inland Northwest
 130 E. 3rd Ave
 Spokane, WA 99202

Grantee Certification

Project/Program:	Housing and Essential Needs (HEN)	By:	
Award Number:	20-46108-30	(SIGN IN INK)	
Grant Term:	07/01/2019 - 12/31/2019	(TITLE)	(DATE)
Indirect Cost Rate:	10% MTDC	(EMAIL ADDRESS)	(TELEPHONE NUMBER)
Expense Period:			
Billing Date			

	<u>A</u> Grant Budget	<u>B</u> Current Expense Request	<u>C</u> Total Previously Requested	<u>D</u> Grant Balance (A-B-C)
EXPENSE Categories:				
ASSISTANCE FOR HEN HOUSEHOLDS				
Rent and Housing Costs	\$ 736,596.00	\$ -	\$ -	\$ 736,596.00
Operations	\$ 295,286.00	\$ -	\$ -	\$ 295,286.00
Administration	\$ 20,400.00	\$ -	\$ -	\$ 20,400.00
GRAND TOTAL	\$ 1,052,282.00	\$ -	\$ -	\$ 1,052,282.00

Contract Amount (auto populated)	\$ 1,052,282.00	% Expended:	0.00%
Total Expended to Date (auto populated)	\$ -		
Contract Remaining Balance	\$ 1,052,282.00	% Remaining:	100.00%

← Check box if final request.

CHHS Approval:

Staff Expense Report

Organization: Goodwill	Grant #: 20-46108-30	City Clerk #:
Prepared By:	Title:	Date:

Please complete the table for all STAFF expenses for the reported period. Signed timesheets MUST be attached.

Name	Activity Funded	Total Hours Worked (100% of time on ALL activities)	Hours Worked on Listed Activity	Total Salary and Fringe paid to Employee	Direct Amount Billed to Grant	Indirect Amount Billed to Grant	Total Billed to this Grant	Match Contribution this Period
Example: Doe, John	Case Management	80.00	60.00	\$ 1,200.00	\$ 818.00	\$ 82.00	\$ 900.00	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -
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				\$ -	\$ -	\$ -	\$ -	\$ -
Total Staff Expenses Requested this Period					\$ -	\$ -	\$ -	\$ -

Washington State Department of Revenue

[Services](#)

[Business Lookup](#)

GOODWILL INDUSTRIES OF THE INLAND NORTHWEST

License Information:

[New search](#) [Back to results](#)

Entity name: GOODWILL INDUSTRIES OF THE INLAND NORTHWEST

Business name: GOODWILL INDUSTRIES OF THE INLAND NORTHWEST

Entity type: Nonprofit Corporation

UBI #: 328-010-997

Business ID: 001

Location ID: 0005

Location: Active

Location address: 202 E 3RD AVE
SPOKANE WA 99202-1400

Mailing address: 130 E 3RD AVE
SPOKANE WA 99202-1410

Excise tax and reseller permit status: [Click here](#)

Secretary of State status: [Click here](#)

Endorsements

Endorsements held at this location	License #	Count	Details	Status	Expiration date	First issuance
Minor Work Permit				Active	Apr-30-2020	Oct-29-1991
Spokane Nonprofit Business	T11049705BUS			Active	Apr-30-2020	Oct-15-2012

Governing People *May include governing people not registered with Secretary of State*

Governing people Title

ADDITIONAL NAMES ON FILE,

BOMBINO, LORETTA

BREKKE, CLARK

CHURCH, MIKE

CURRYER, ALAN

MAICHEL, JEFF

[View Additional Locations](#)

The Business Lookup information is updated nightly. Search date and time: 8/7/2019 2:38:53 PM

Working together to fund Washington's future

**Agenda Sheet for City Council:****Committee:** Urban Experience **Date:** 04/08/2024**Committee Agenda type:** Consent**Date Rec'd**

3/29/2024

Clerk's File #**Renews #****Cross Ref #****Council Meeting Date:** 04/22/2024**Submitting Dept**

HOUSING & HUMAN SERVICES

Project #**Contact Name/Phone**

RICHARD 6327

Bid #**Contact E-Mail**

RCULTON@SPOKANECITY.ORG

Requisition #**Agenda Item Type**

Resolutions

Council Sponsor(s)

ZZAPPONE JBINGLE KKLITZKE

Agenda Item Name

1680- 2024 ANNUAL ACTION PLAN COMPONENT OF THE 2020-2024

Agenda Wording

CHHS is requesting adoption of this resolution and approval of the 2024 Annual Action Plan component of the 2020-2024 Consolidated Plan for CDBG, HOME, and ESG grant programs and approval to enter into agreement with HUD and awarded organizations.

Summary (Background)

CHHS completed the process of preparing the 2024 Annual Action Plan. Public Service, Housing Activity, Public Facility Improvement, and Economic Development projects were awarded through a competitive process through the CHHS Board. HUD will issue a grant agreement after submission of the plan.

Lease? NO

Grant related? YES

Public Works? NO

Fiscal Impact

Approved in Current Year Budget? YES

Total Cost

\$

Current Year Cost

\$

Subsequent Year(s) Cost

\$

Narrative**Amount****Budget Account**

Neutral \$ 3,539,780

1690-95576-99999-33114-99999

Neutral \$ 1,594,280

1710-95579-99999-331144-99999

Neutral \$ 277,996

1540-95573-99999-33114-99999

Select \$

#

\$

#

\$

#

Committee Agenda Sheet

Urban Experience Committee

Committee Date	4/9/2024
Submitting Department	Community, Housing, and Human Services
Contact Name	Richard Culton, Tessa Jilot
Contact Email & Phone	rculton@spokanecity.org ; tjilot@spokanecity.org , 509-625-6327
Council Sponsor(s)	<u>Zack Zappone, Jonathan Bingle, Kitty Klitzke</u>
Select Agenda Item Type	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion Time Requested:
Agenda Item Name	2024 Annual Action Plan component of the 2020-2024 Consolidated Plan for Community Development
Proposed Council Action	<input checked="" type="checkbox"/> Approval to proceed to Legislative Agenda <input type="checkbox"/> Information Only
Summary (Background) *use the Fiscal Impact box below for relevant financial information	<p>The Department of Housing and Urban Development requires grantees (City of Spokane) to submit an Annual Action Plan every year to receive CDBG, HOME, and ESG funds. The Annual Action Plan includes sections that outline expected resources, and funding priorities for the program year 7/1/2024 - 6/30/25.</p> <p>CHHS completed the process of preparing the 2024 Annual Action Plan. Public Service, Housing Activity, Public Facility Improvement, and Economic Development projects were awarded through a competitive process through the CHHS Board. HUD will issue a grant agreement after submission of the plan. Amounts listed in the attached Resolution are HUD entitlement amounts and do not include program income.</p> <p>The 2024 Annual Action Plan will fund activities that support the needs and goals outline in the 2020 – 2024 Consolidated Plan.</p> <ol style="list-style-type: none"> 1. Improve affordable housing access & availability <ol style="list-style-type: none"> a. Expand the number of affordable housing options for low- and moderate-income individuals and households. The City will fund proposals that address the needs of target populations including, but not limited to homeownership, rental housing, communal living, etc. Additionally, the City will prioritize proposals that integrate services that help stabilize permeant housing for high barrier populations. The goal of housing stability is to prevent and divert individuals and families from entering the homeless response system. 2. Urgent public health & safety response <ol style="list-style-type: none"> a. Adaptive response to changing community needs related to sheltering homeless populations, natural disasters, and public health pandemics. 3. Community based social service programming <ol style="list-style-type: none"> a. Community based services that address the following areas <ol style="list-style-type: none"> i. Food Security ii. Housing Stability iii. Childcare iv. Behavior and victim services v. Micro Enterprise activities

2024 PY CDBG final funding recommendations and a copy of the draft 2024 Annual Action Plan are posted on the CHHS Webpage:
<https://my.spokanecity.org/chhs/documents/>

Fiscal Impact

Approved in current year budget? Yes No N/A

Total Cost: N/A

Current year cost:

Subsequent year(s) cost:

Narrative:

Total anticipated revenue (grants) \$5,412,056.

- \$3,539,780 (CDBG)
- \$1,594,280 (HOME)
- \$277,996 (ESG)

Funding Source One-time Recurring N/A

Specify funding source: Grant

Is this funding source sustainable for future years, months, etc? Yes, HUD entitlement funding.

Expense Occurrence One-time Recurring N/A

Other budget impacts: (revenue generating, match requirements, etc.) N/A

Operations Impacts (If N/A, please give a brief description as to why)

What impacts would the proposal have on historically excluded communities?

HUD entitlement funds are primarily used to support low-and moderate-income households via community services, housing, and public facility improvements.

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

Subrecipient agencies are required to submit monthly reports that show beneficiary information.

How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?

Funded activities and projects are required to provide demographic information about the people they serve (unduplicated beneficiaries). ESG agencies report in the City of Spokane CMIS system and HUD's "SAGE" reporting system. HOME and CDBG report in HUD's Integrated Data and Information System (IDIS). The Consolidated Annual Report Evaluation Report (CAPER) is provided annually to report progress to the community, with a comment period, and it is submitted in IDIS for HUD approval.

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

The 2024 Annual Action Plan aligns with HUD's entitlement amount for the 2024 PY and the 2020-2024 Consolidated Plan and 2020-2025 Spokane City/County Strategic Plan to End Homelessness.

RESOLUTION 2024-xxxx

WHEREAS, the Congress of the United States of America has found that the Nation's cities and urban communities face social, economic, and environmental problems resulting from the growth and concentration of population in metropolitan areas; and

WHEREAS, in order to assist local governments in meeting these problems, the Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act, as amended, were enacted, which provided for a program of community development and housing assistance; and

WHEREAS, under the Housing and Community Development Act and the National Affordable Housing Act, the City of Spokane is "entitled" upon proper application to receive funds for the program year 2024 of approximately \$3,126,340 – Community Development Block Grant (CDBG), \$1,409,280 – HOME Investments Partnership Program (HOME), \$277,996 – Emergency Solutions Grant (ESG); and

WHEREAS, the Community, Housing, and Human Services Department of the City of Spokane has prepared a report describing the nature of the application and the process and procedures followed in its preparation; and

WHEREAS, during the application process, and plan for citizen participation was developed and implemented which permitted citizens to participate in the preparation of the program and to articulate their needs, preferences, and priorities; and

WHEREAS, citizens were given full information concerning funds available for proposed community development and housing assistance, the range of activities that may be undertaken, the estimated amount of CDBG, HOME, and ESG funds proposed to be used for activities that will benefit persons of low and moderate income, and other important program requirements; and

WHEREAS, citizen participation was extensive throughout the public meetings and hearings which were held to obtain the view of Spokane citizens on community development and housing needs; and

WHEREAS, as a result of citizen's effort and City staff assistance, the Community, Housing, and Human Services Department and the Community, Housing, and Human Services Board has prepared an application for funds under the Housing and Community Development Act of 1974, as amended, the National Affordable Housing Act, as amended, and recommended to the City Council its adoption and approval;

Now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL:

1. The City Council finds:
 - a) that in preparing the 2024 Action Plan Component of the 2020-2024 Consolidated Community Development and Housing Plan (Action Plan) and for Title I CDBG funds, HOME funds, and ESG funds, all rules and regulations as promulgated under the Housing and Community Development Act of 1974, as

amended, and the National Affordable Housing Act, as amended, have been complied with;

- b) the Community, Housing, and Human Services Department, the Community, Housing, and Human Services Board, and the program participation with citizen/government participation are in the public interest and beneficial to the physical environment of our community and quality of life therein;
- c) the certifications have been reviewed and the commitment of this City are understood.

2. That the 2024 Action Plan and for CDBG, HOME, and ESG funds is hereby approved. The Mayor is authorized to sign and directed to file the same on or after _____, to execute such additional documents as required, to request and secure the release of Community Development Title I funds, to provide such other information as may be required to obtain the funds and execute the projects, and to proceed with project execution upon HUD approval of the Action Plan with the Community, Housing, and Human Services Department and the Community, Housing, and Human Services Board acting for the City Council as the policy body guiding project execution including executing contracts for the projects identified in the Community, Housing, and Human Services Department Action Plan.

Proposed 2024 Annual Action Plan (updates will be posted throughout the comment period)

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Spokane’s mission is to deliver efficient and effective services that facilitate economic opportunity and enhance the quality of life for its citizens. The Spokane Five-Year Consolidated Plan and individual Annual Plans provide a roadmap for allocating resources to achieve those objectives. The 2020-2024 Consolidated Plan established local goals and priorities consistent with national objectives established by HUD (US Department of Housing and Urban Development) to utilize funds allocated by the Community Development Block Grant (CDBG), the Emergency Solutions Grant (ESG), and the HOME Investment Partnership Program.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The 2024 Annual Action Plan provides an overview of the activities that the City of Spokane will fund to achieve the goals and outcomes as outlined in the 2020-2024 Consolidated plan, and to meet the priority needs of the Spokane community.

Please refer to AP-35, AP-38 for additional information related to priority projects funded during program year 2024 (7/1/24 – 6/30/25).

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects. In 2023, the City of Spokane served 718 individuals from 716 households with ESG funds through the Catholic Charities, House of Charity shelter project. Additionally, Catholic Charities served 89 clients from 31 households with ESG funds through their Rapid Rehousing program.

The HOME Program ran a successful RFP and identified two new construction projects to fund with several years of accumulated HOME funds in 2023. CHHS staff is engaged in the underwriting process for these projects and anticipates development of the new construction projects in late 2024.

CDBG results for 2023 are pending and will be added to the final draft.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizens are encouraged to offer public comments at any time. To do so, citizens may contact CHHS Department directly by emailing spokanechhs@spokanecity.org or calling (509)625-6325. Citizens may also request a meeting directly with staff through the same email and telephone number.

Citizens are encouraged to attend CHHS Board meetings held on the first Wednesday of every month from 4 to 6 PM (Spokane City Hall: City Council Briefing Center). The Board allows for public comment on items relevant to the CHHS Board during the first ten (10) minutes of each meeting.

CHHS hosts regular Public Hearings to initiate a formal public comment process. Public Hearings will be held prior to the approval of each Consolidated Plan, Assessment of Fair Housing, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report (CAPER).

Public Hearings may be held at Spokane City Hall or in other community facilities throughout the City of Spokane. Generally, CHHS will host one public hearing prior to the submission of each Consolidated Plan, Annual Action Plan, and Assessment of Fair Housing (AFH). The second public hearing will occur prior to the submission of the Consolidated Annual Performance and Evaluation Report (CAPER). CHHS will publish a notice prior to each public hearing according to the adopted Citizen Participation Plan. Notice may appear in the Spokesman Review, CHHS website, through neighborhood councils, email distribution, and City of Spokane social media.

Citizens will have 30 calendar days (15 calendar days for the CAPER) to submit public comment to CHHS for review and consideration. All public comments will be reviewed and considered prior to publishing the final plan.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

To be completed following close of public comment period.

6. Summary of comments or views not accepted and the reasons for not accepting them

To be completed following close of public comment period.

7. Summary

To be completed following close of public comment period.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	SPOKANE	
CDBG Administrator	SPOKANE	Community, Housing and Human Services Department
HOPWA Administrator		NA
HOME Administrator	SPOKANE	Community, Housing and Human Services Department
ESG Administrator	SPOKANE	Community, Housing and Human Services Department
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

The City of Spokane’s Community, Housing and Human Services Department (CHHS) is responsible for administering the CDBG, HOME, and ESG programs in the City of Spokane’s jurisdiction. CHHS is responsible for the development, implementation and administration of the consolidated plan and annual action plans.

All documents are available for public review on the City of Spokane’s Website. Administration of CDBG and HOME Programs will continue regardless of the grant status and agreement with HUD for 2024 PY, to comply with federal regulations and requirements. The start date for PY 2024 will be July 1, 2024, for program administration of CDBG, HOME and ESG.

Consolidated Plan Public Contact Information

Please submit comments to the Community, Housing and Human Services Department via phone, email, or in-person.

3.11.24 DRAFT

Physical Location:

808 W. Spokane Falls Blvd

Spokane, WA 99201

Phone: (509) 625-6325

Email: spokanechhs@spokanecity.org

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

CHHS partners with local service provider agencies, non-profit organizations, developers, emergency services entities, Spokane Housing Authority, healthcare organizations, local businesses, educational institutions, other local government entities, and with the Homeless Intervention Team to achieve the goals outlined in the consolidated plan. Community engagement and consultation are provided through conversations and meetings with stakeholders and members of the CHHS Board and Spokane Regional CoC.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

Spokane City/County offers numerous emergency hotlines for people seeking resources. Washington 211 is a free and confidential service via an easy access phone number which individuals can call or text to receive information about health and human services from a trained Referral Specialist. Washington 211 can provide information about food subsidy applications, homeless housing pre-screenings, health and wellness support, utility/energy assistance, veteran services, legal resources, disaster and crisis support, transportation, free tax preparation, and veterinarian services. If an individual has a specific issue for which they need assistance, there are specialized hotlines for that assistance.

The YWCA offers a 24-hour domestic violence helpline where an advocate located at their safe shelter is prepared to help to discuss options, safety plans, and other community resources. Lutheran Community Services offers a 24-hour crisis line for survivors of sexual assault to seek out information about their options for medical care, healing, and legal services. Frontier Behavioral Health (FBH) offers a mental health or substance use condition disorder hotline called the 24-Hour Regional Crisis Line, which gives assessments to those in crisis whose health and/or safety are in crisis.

Frontier Behavioral Health has created a Behavioral Response Unit that responds exclusively to mental health calls. The Co-responders program pairs mental health professionals with first responders (Spokane Police Department, Spokane Fire Department, and the Spokane County Sheriff’s Office) to provide immediate intervention and stabilization services to individuals with mental health and substance use disorders. Once it has been established that there is a behavioral health case, the mental health counselor and first responder approach the individual to determine the circumstances and discuss the best way that each co-responder can support the individual.

For more information, please review the Spokane Regional CoC 5-Year Strategic Plan to Prevent and End Homelessness. <https://static.spokanecity.org/documents/ending-homelessness/about/2020-2025-strategic-plan-to-prevent-and-end-homelessness.pdf>

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The current CoC governance structure was implemented in 2017 and was designed to connect a variety of sectors that intersect with homelessness with the intent of leveraging available resources and establishing common regional goals to decrease homelessness in the CoC's geographic region. The Governance Charter was updated in September 2022 to further broaden the experiences and resources brought to the CoC Board, and to clarify the role and responsibilities of Board members.

The CoC Board is comprised of more than 26 representatives, including people with lived homeless experience, homeless service providers, public housing, behavioral health and chemical dependency, workforce, healthcare, law and justice, advocates, veteran service providers, education, funders, landlords, child welfare, local business, and regional government. These representatives are system leaders who can make decisions that quickly change the way we address key challenges and be responsive to changing needs. There are also four standing committees (Executive, Planning and Implementation, CMIS and Evaluation, Funding and RFP), four workgroups (Communications, Data and Performance, Community Outreach, and Racial Equity), and seven population- and intervention-specific sub-committees: Youth Lived Experience, Youth Advisory Board, Veterans Lived Experience, Families Lived Experience, Single Adults Lived Experience, Equity and Diversion. These committees, workgroups, and sub-committees consist of board members, front-line staff, people with lived homeless experience, and experts that advise the CoC Board and help to guide the homeless crisis response system. While ESG program staff are not voting members of the Board, they attend the CoC Board meetings and actively participate in standing committee and subcommittee meetings.

Through the five-year strategic planning process for the CoC, the CoC Board and ESG program staff identified the funding priority for ESG funding in the Spokane Regional CoC. The ESG funding directly addresses the needs of homeless persons through the work of the Catholic Charities House of Charities project which receives no more than 40% of the ESG award granted to the City of Spokane. This project provides night-by-night housing and essential services for individuals experiencing homelessness. The project collaborates with the CoC's coordinated entry programs to identify long-term solutions for individuals engaged with the House of Charity. The second project funded through the ESG award is Catholic Charities Rapid Re-Housing Program for families. This program works with the CoC's coordinated entry program to rapidly re-house families who are experiencing homelessness or are at immediate risk of homelessness. Both projects address the needs of homeless individuals and families, or individuals and families at risk of homelessness.

For more information, please review the Spokane Regional CoC 5-Year Strategic Plan to Prevent and End Homelessness. <https://static.spokanecity.org/documents/ending-homelessness/about/2020-2025-strategic-plan-to-prevent-and-end-homelessness.pdf>

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Spokane is the Collaborative Applicant (CA) and the CMIS Lead for the Spokane Regional Continuum of Care. The CA/ESG program staff are the same staff and regularly work with the CoC on the plan to allocate ESG funds, and to report/evaluate ESG project performance. CMIS staff within the City of Spokane provide CoC/ESG staff with relevant data related to program performance and community need. The data provided by the CMIS Lead helps the CoC and ESG programs identify priority needs, make funding recommendations, and develop Consolidated Plan goals that guide investment of ESG funds. Through this process, ESG activities remain consistent with CoC homeless planning and the Consolidated Plan.

The CoC collaborates with the CoC Data and Analysis Committee to set performance measures and evaluate ESG outcomes to ensure compliance and identify poor performers. CoC and ESG funded projects are awarded and renewed using objective scoring criteria that includes project performance and outcomes (e.g. % exits to/retention of permanent housing, income growth, % returns to homelessness), utilization, spenddown rates, average vulnerability of households served, subpopulation served (i.e., veterans, chronic, family, youth) and projects' ability to provide specialized services for these subpopulations, using a housing first/low-barrier approach, and cost-effectiveness. Scoring criteria also includes consideration of results from ongoing monitoring of CoC and ESG projects, including a review of quarterly and annual performance, and compliance with applicable regulations, grant guidelines, and contractual requirements. Scores are based on CoC approved system and project level performance measures that include benchmarks which are specific to both project type and subpopulation.

Due to the close relationship between ESG and CA/CoC program staff, the ESG program is represented in CoC decision-making regarding the funding, policies and procedures and administration of the HMIS system in the Spokane Regional CoC. ESG/CA/CoC program staff meet regularly with the CMIS Lead and contribute to the yearly and long-term priorities of the CMIS Team.

For more information, please review the Spokane Regional CoC 5-Year Strategic Plan to Prevent and End Homelessness. <https://static.spokanecity.org/documents/ending-homelessness/about/2020-2025-strategic-plan-to-prevent-and-end-homelessness.pdf>

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Community, Housing, and Human Services Board
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The CHHS Board approves funding priorities and provides funding recommendations to the Spokane City Council. CHHS staff work closely with the Board to discuss community needs for low- and moderate-income individuals.
2	Agency/Group/Organization	SPOKANE HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHA assisted with the public housing sections of the Consolidated Plan and the 2024 Annual Action Plan. SHA works with the City to provide Tenant Based Rental Assistance and builds housing for previously homeless individuals.
3	Agency/Group/Organization	WA 502 Spokane Regional Continuum of Care Board
	Agency/Group/Organization Type	Regional organization

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Consolidated Plan's strategy for addressing homelessness was co-developed with the CoC Staff as the CoC developed the 5-Year Strategic Plan to Prevent and End Homelessness. CDBG funding is awarded to projects in support of the priorities identified in the Consolidated plan that was developed in consultation with the CoC. For more information, please review the Spokane Regional CoC 5-Year Strategic Plan to Prevent and End Homelessness. https://static.spokanecity.org/documents/ending-homelessness/about/2020-2025-strategic-plan-to-prevent-and-end-homelessness.pdf</p>
4	<p>Agency/Group/Organization</p>	<p>Spokane County Housing and Community Development Department</p>
	<p>Agency/Group/Organization Type</p>	<p>Other government - County</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy</p>

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>A member of Spokane County HCD Department serves as a voting member of the Spokane Regional CoC Board with the CHHS staff. Spokane County also participates in the City of Spokane CHHS Board. The CHHS Board is consulted regularly regarding the Consolidated Plan and the Annual Action Plan. The City of Spokane is part of the Spokane County Broadband Action Team and will be completing an ILA with the County to be on the board of BROADLINC, the County-wide PDA focused on broadband.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

CHHS consults with numerous community stakeholders to ensure resources are provided to citizens in need of public assistance. The list of organization listed above are representative of government agencies, service providers, educators, veteran services, schools, and public health. CHHS provides an inclusive opportunity for citizen engagement in all planning processes.

No major agencies involved in housing or community development were intentionally excluded from consultation. Every effort was made to ensure advance publication of meetings and opportunities to contribute.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Spokane Community, Housing and Human Services	<p>The Consolidated Plan's strategy for addressing homelessness was co-developed with the CoC Staff as the CoC developed the 5-Year Strategic Plan to Prevent and End Homelessness. CDBG funding is awarded to projects in support of the priorities identified in the Consolidated plan that was developed in consultation with the CoC. For more information, please review the Spokane Regional CoC 5-Year Strategic Plan to Prevent and End Homelessness.</p> <p>https://static.spokanecity.org/documents/ending-homelessness/about/2020-2025-strategic-plan-to-prevent-and-end-homelessness.pdf</p>

Table 3 – Other local / regional / federal planning efforts

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Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Spokane is designated as an entitlement community by the Department of Housing and Urban Development (HUD). As such, the Community, Housing and Human Services (CHHS) Department is responsible for conducting administrative responsibilities related to the Community Development Block Grant Program (CDBG), Home Investment Partnership Program (HOME) and the Emergency Solutions Grant (ESG). Federal regulations mandate that each entitlement community must develop and adhere to a Citizen Participation Plan (24 CFR 91.105). The following document represents the process by which the CHHS Department will facilitate public involvement and communication relating to entitlement programs (CDBG, HOME and ESG).

OBJECTIVES

1. Provide guidance to the Spokane community that will promote and expand citizen participation in the Consolidated Planning Process
2. Provide citizens with an avenue for making public comment
3. Support transparent communication between CHHS and the Spokane community

CONTACT INFORMATION:

Citizens are encouraged to offer public comments at any time. To do so, please contact CHHS Department directly by emailing spokanechhs@spokanecity.org or calling (509)625-6325. If requesting a staff meeting, please allow two working days advance notice.

Citizens are encouraged to attend CHHS Board meetings held on the first Wednesday of every month from 4 to 6 PM (Spokane City Hall: City Council Briefing Center). The Board allows for public comment on items relevant to the CHHS Board during the first ten (10) minutes of each meeting.

CHHS will host regular Public Hearings to initiate a formal public comment process. Public Hearings will be held prior to the approval of each Consolidated Plan, Assessment of Fair Housing, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report (CAPER).

Public Hearings may be held at Spokane City Hall or in other community facilities throughout the City of Spokane. Generally, CHHS will host one public hearing prior to the submission of each Consolidated Plan, Annual Action Plan, and Assessment of Fair Housing (AFH). The second public

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hearing will occur prior to the submission of the Consolidated Annual Performance and Evaluation Report (CAPER). CHHS will publish a notice prior to each public hearing according to the adopted Citizen Participation Plan. Notice may appear in the Spokesman Review, CHHS website, through neighborhood councils, email distribution, and City of Spokane social media.

Citizens will have 30 calendar days (15 calendar days for the CAPER) to submit public comment to CHHS for review and consideration. All public comments will be reviewed and considered prior to publishing the final plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community				
2	Newspaper Ad	Non-targeted/broad community				
3	Internet Outreach	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,126,340	413,440	0	3,539,780	0	These are estimates at the time of public comment. Actual annual allocation and Program Income is unknown at this time.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,409,280	185,000	0	1,594,280	0	These are estimates at the time of public comment. Actual annual allocation and Program Income is unknown at this time.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	277,996	0	0	277,996	0	These are estimates at the time of public comment. Actual annual allocation and Program Income is unknown at this time. ESG has separate public notice procedures.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The HOME Program will meet basic match requirements at a program level for tenant-based rental assistance, and development of affordable rental units. Match is generated when affordable rental unit development is financed with permanent investments of non-federal, non-owner funds. Additionally, the City of Spokane will utilize local revenue from the Sales and Use Tax for Affordable Housing and Supportive Services to meet the federally required HOME match requirements.

The City of Spokane partners with the Washington State Department of Commerce for funding to address homelessness. Washington State Department of Commerce funding sources are used to leverage goals outlined in the WA 502 CoC 5-Year Strategic Plan to Prevent and End Homelessness.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Spokane supports multiple partner agencies operating in publicly owned facilities. Support for these facilities will remain throughout the duration of this Annual Action Plan. The City of Spokane will continue to seek out partnerships with new and experienced affordable housing developers, and provide technical assistance, so that developers may acquire or rehabilitate properties that expand affordable housing within our community.

The CHHS Department owns several parcels which are currently being scrutinized for sale or programming into affordable housing projects.

Discussion

All funding allocations will meet basic eligibility requirements as noted in the Code of Federal Regulations. Funds will support activities that serve the needs of low- and moderate-income individuals and families. For more information regarding the eligible use of these funds, please contact the Community, Housing and Human Services Department at spokanechhs@spokanecity.org.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Stability	2020	2024	Affordable Housing		Improve affordable housing access & availability	CDBG: \$1,424,021	Homeowner Housing Rehabilitated: 230 Household Housing Unit
2	Community Based Social Services	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Community based social service programming	CDBG: \$1,758,512	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5 Persons Assisted Businesses assisted: 180 Businesses Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Stability
	Goal Description	This goal will fund the following Housing Stability activities: Single Family Rehabilitation: \$1,624,021 (Allocation: \$924,021, Revolving Loan Fund: \$700,000) Minor Home Repair: \$500,000 Grand total for this goal: \$2,124,021

2	<p>Goal Name</p> <p>Community Based Social Services</p>
	<p>Goal Description</p> <p>This goal will fund the following Public Service activities: CHAS - Dental Voucher Clinic: \$75,000 West Central Community Center - Youth Development: \$35,000 YWCA – Behavioral Health Services: \$58,935 Northeast Youth Center – Youth Program: \$55,541 Women & Children Free Restaurant – Food Bank: \$65,000 Partners with Families and Children: \$86,574 Our Place – Food Bank: \$70,402 Lutheran Community Services Northwest – Social Services: \$84,515 Sub total: \$530,967</p> <p>This goal will fund the following Public Facility Improvements: Northeast Community Center – Walkway Cover: \$120,000 The Salvation Army Food Bank – Facility Expansion: \$456,000 Family Promise – Facility Improvements: \$51,921 Catholic Charities - St. Margaret's Shelter Improvements: \$102,943 Excelsior – Roof Replacement: \$253,500 Sub total: \$984,364</p> <p>This goal will fund the following Economic Development projects: Hispanic Business & Professionals Association/Nuestras Raices Centro Community - Sin Miedo al Exito! (Success with Confidence) \$66,181 Spokane Neighborhood Action Partners – Financial Access: \$150,000 Sub total: \$216,181</p> <p>Grand total for this goal: \$1,731,512</p>

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name
1	Public Services for 2024 Program Year
2	Public Facility Improvements 2024 PY
3	Homeowner Housing Affordability Programs
4	Economic Development - Micro Enterprise

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

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AP-38 Project Summary
Project Summary Information

1	Project Name	Public Services for 2024 Program Year
	Target Area	
	Goals Supported	Community Based Social Services
	Needs Addressed	Community based social service programming
	Funding	CDBG: \$530,967
	Description	<p>Public Service Activities to include:</p> <p>CHAS - Dental Voucher Clinic West Central Community Center - Youth Development YWCA – Behavioral Health Services Northeast Youth Center – Youth Program Women & Children Free Restaurant – Food Bank Partners with Families and Children Our Place – Food Bank Lutheran Community Services Northwest – Social Services</p> <p>Names and addresses below.</p>
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 13,802 low- and moderate-income persons will benefit from Public Service Activities that provide for: health services, youth services, victim services, childcare services, and food banks.

<p>Location Description</p>	<p>Organization Addresses are provided below (services may not be at the same address if they are mobile):</p> <p>CHAS Dental Health 611 N Iron Bridge Way Spokane, WA 99202</p> <p>West Central Community Center Youth Development & Recreation Program 1603 N Belt St Spokane, WA 99201</p> <p>YWCA 930 N Monroe St Spokane, WA 99201</p> <p>Northeast Youth Center 3004 E Queen Ave Spokane, WA 99217</p> <p>Women & Children Free Restaurant 1408 N Washington St Spokane, WA 99201</p> <p>Partners with Families and Children 106 W Mission Ave Spokane, WA 99201</p> <p>Our Place Food Bank 1509 E College Ave Spokane, WA 99201</p> <p>Lutheran Community Services Northwest 210 W Sprague Ave Spokane, WA 99201</p>
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	Planned Activities	<p>Serving low- and moderate-income people and households with the following services:</p> <p>Food security: Our Place, Women & Children Free Restaurant Victim Services: Lutheran Community Services Northwest, YWCS, Partners with Families & Children Community Center programs: West Central Community Center, Northeast Youth Center Dental vouchers: CHAS</p>
2	Project Name	Public Facility Improvements 2024 PY
	Target Area	
	Goals Supported	Community Based Social Services
	Needs Addressed	Community based social service programming
	Funding	CDBG: \$984,364
	Description	<p>Public Facility improvements to include: Northeast Community Center – Walkway Cover The Salvation Army Food Bank – Facility Expansion Family Promise – Facility Improvements Catholic Charities – St. Margaret’s Shelter Improvements Excelsior – Roof Replacement</p> <p>Names and addresses below.</p>
	Target Date	6/30/2025
Estimate the number and type of families that will benefit from the proposed activities	No applicable to Public Facility Projects. Area-wide benefit is used rather than beneficiary counts to gain eligibility.	

	Location Description	<p>Location of Public Facility Improvements::</p> <p>Northeast Community Center 4001 N Cook St Spokane, WA 99207</p> <p>The Salvation Army Food Bank 222 E Indiana Ave Spokane, WA 99207</p> <p>Family Promise 2002 E Mission Ave Spokane, WA 99202</p> <p>Catholic Charities – St. Margaret’s Shelter 12 E 5th Ave Spokane, WA 99202</p> <p>Excelsior Wellness 3754 W Indian Trail Rd Spokane, WA 99208</p>
	Planned Activities	Improvements to these Public Facilities varies. Included are ADA improvements, Food Bank expansion, HVAC improvements, and roof replacement.
3	Project Name	Homeowner Housing Affordability Programs
	Target Area	
	Goals Supported	Housing Stability
	Needs Addressed	Improve affordable housing access & availability
	Funding	CDBG: \$1,424,021
	Description	Homeowners will gain housing stability through grants for Minor Home Repairs or low-interest loans for Single Family Rehabilitation projects.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 low- and moderate- income households will gain Minor Home Repair grants and 30 low- and moderate-income households will gain Single Family Rehab loans.

	Location Description	Various locations throughout the City of Spokane. Program Management Spokane Neighborhood Action Partners (SNAP) 3102 W Whistalks Way Spokane, WA 99224
	Planned Activities	Minor Home repair grants will be provided to qualified households. Single Family Rehab loans will be provided to qualified households who are able to enter into a loan agreement.
4	Project Name	Economic Development - Micro Enterprise
	Target Area	
	Goals Supported	Community Based Social Services
	Needs Addressed	Community based social service programming
	Funding	CDBG: \$216,181
	Description	Micro Enterprise assists low- and moderate-income entrepreneurs to do a business plan and may provide loans for start-up or expansion.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 180 low- and moderate-income people will gain access to services
	Location Description	Hispanic Business & Professionals Association/Nuestras Raices Centro Community 1214 E Sprague Ave Spokane, WA 99202 Spokane Neighborhood Action Partners – Financial Access 500 S Stone St Spokane, WA 99202
	Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Spokane has identified six separate target investment areas. These areas are: Downtown, Sprague Union, Kendall Yards/North Bank, West Plains/Airport, The YARD, and University District. While the City of Spokane is not specifically targeting any of these areas for entitlement funding, residents in all of these target investment areas may see benefits resulting from projects funded in this Action Plan.

Interested individuals may learn more about the City of Spokane Target Investment Areas by following this link: <https://my.spokanecity.org/economicdevelopment/target-areas/>

The City of Spokane offers multiple incentive programs that promote economic vitality and the development of housing for all levels of income. To learn more about these incentives, please visit: <https://my.spokanecity.org/economicdevelopment/incentives/>

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

NA

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The HOME Program supports affordable housing development. HOME projects that provide new units is preferred, however rehab of existing rental units is eligible, as is acquisition of existing rental units. Projects may include set aside units for homeless, seniors, and special needs populations. Tenant based rental assistance will be provided by HOME ARP funds to one or more organizations to assist low- and moderate-income renters who qualify. CDBG also contributes to rehab of existing units through the Single-Family Rehab Program. Estimated numbers of households will be updated prior to submission of the 2024 Annual Action Plan to HUD.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	10
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Applicants for CDBG and HOME will provide details on their development applications to inform CHHS, and then CHHS will set goals for households to be supported.

AP-60 Public Housing – 91.220(h)

Introduction

Spokane Housing Authority (SHA), which began in 1972 as the Housing Authority of the City of Spokane, is now a multi-jurisdictional agency serving many cities and six counties in Eastern Washington. The partnership between SHA and the City of Spokane continues to provide affordable housing for thousands of households. SHA is governed by a seven-member Board of Commissioners to include one “directly assisted Commissioner” and six commissioners appointed by the following: Two (2) individuals appointed by the mayor of the city of Spokane, two (2) individuals appointed by the City Council of the City of Spokane Valley, and two (2) individuals appointed by the Spokane County Commissioners. Each member serves a five-year term of office, with terms rotating in such a manner that one appointment is made each year. The Board has full authority in the establishment of SHA policies, long-term direction, and oversight of programs that accomplish the Agency’s mission.

Actions planned during the next year to address the needs to public housing

Spokane Housing Authority has always had an extremely small public housing program. Initially, just 125 total public housing units were in SHA’s inventory. In 2015, SHA was given permission to move forward with a Rental Assistance Demonstration (RAD) Program portfolio project to divest its public housing inventory.

As of November 1, 2019, the Spokane Housing Authority (SHA) no longer owns or operates Public Housing units. SHA has utilized HUD’s Rental Demonstration Program (RAD) to convert all Public Housing units to project-based housing vouchers under the Housing Choice Voucher program. This process began in 2016 with the conversion of 50 public housing units at the Parsons Apartments and was completed in November of 2019 with the conversion of 74 scattered site properties that represented the remaining public housing units operated by the Housing Authority.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Spokane Housing Authority has no remaining public housing units.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable. The Spokane Housing Authority is designated as a high performer.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Spokane City/County Continuum of Care, in support of the 2020-2025 Strategic Plan to End Homelessness, will focus on action steps aimed at obtaining the following objectives: quickly identifying and engaging people experiencing homelessness; prioritization of homeless housing for people with the highest needs; effective and efficient homeless crisis response housing and services that swiftly move people into stable permanent housing; a projection of the impact of the fully implemented local plan on the number of households housed and the number of households left unsheltered, assuming existing resources and state policies; and address racial disparities among people experiencing homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

In an effort to reach out to the unsheltered population, the community has implemented a number of street outreach initiatives. The City of Spokane's CHHS Department works with other City entities such as Code Enforcement and Police to support the Homeless Street Outreach Team, a collaboration between homeless housing providers, coordinated assessment, and mental health providers to identify and provide outreach to individuals occupying homeless encampments. This interagency collaboration includes both city-funded street outreach teams and a PATH-funded outreach team for homeless individuals with mental illness and provides a pipeline for housing and support services to the chronically homeless unsheltered population in our community.

The City of Spokane has identified the need for additional investment in street outreach in the next year and has targeted these funds to both expand the capacity of existing efforts and to facilitate better alignment of services between City-, PATH-, SSVF-, RHY-, and STR Opioid Crisis-funded Street outreach teams. This new street outreach collaborative meets on a bi-weekly basis to case conference common clients and coordinate outreach services to ensure 100% geographic coverage of the jurisdiction and that clients are matched to the appropriate service provider. **Addressing the emergency shelter and transitional housing needs of homeless persons**

The CoC identified the need to provide emergency response to families and individuals who are homeless, and recognized the continued need for shelter beds to be available when a person is unsheltered. Although the CoC is moving towards providing permanent, rather than temporary, housing options, there are some subpopulations, such as youth, pregnant/parenting young adults, households fleeing domestic violence, clients exiting institutions, and families with children involved with the child

welfare system, who continue to benefit from a supportive transitional housing program.

The jurisdiction's goal is to operate a comprehensive shelter system that meet the needs of all households regardless of composition and quickly transition households from homelessness back into permanent housing. Currently the shelter system includes programs to serve the specific needs of homeless adult men, adult women, unaccompanied youth, and households with children.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The jurisdiction's coordinated entry process includes access to diversion programs to prevent individuals and families with children from entering the crisis response system. Prevention of homelessness is achieved through diversion interventions by assisting households with gaining access to personal and community resources, and when applicable, providing small grants to households to cover expenses that when unpaid would lead to homelessness.

ESG is funding rapid re-housing for families and emergency shelter operations for individuals. Households who present as chronically homeless with very high barriers are placed directly into available PSH units or available bridge housing currently available for families. The Way-Out Center was opened in 2021 to include emergency shelter and transitional/bridge housing for chronic single adults.

The Supportive Services for Veteran Families (SSVF) program provides an essential resource for Veterans and their families who are homeless or at risk of homelessness. SSVF provides intensive outreach, housing search and placement, and continued case management for this population. For Veterans who need more intensive housing services, Spokane Housing Authority (SHA) has a successful partnership with the Veterans Administration to provide VASH vouchers to homeless veterans. All referrals are made through the VA, who also provides complete wrap-around supportive services. Veterans that are not eligible for these programs are prioritized for placement in PSH dedicated to chronically homeless veterans.

The Youth Homelessness Demonstration Project (YHDP) from provided the jurisdiction with an essential new resource for the provision of rent assistance, transitional housing, street outreach, and case management for young adults ages 18 through 24. YHDP provides young adults with housing search assistance, temporary rental assistance, and case management as well as access to transitional or interim housing during the housing search process for youth with the highest barriers. The Youth Subcommittee of the CoC and the Youth Advisory Board evaluated the effectiveness of the joint TH-RRH project under YHDP and determined that both components need to be operated by the same agency.

These efforts shorten the time families and singles are homeless and increase their stability for permanent housing.

HOME Tenant-Based Rental Assistance, granted to Spokane Housing Authority, continues to be a critical tool in achieving permanent housing for families and individuals experiencing homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The jurisdiction works with the following housing and health care partners on the implementation of an integrated care program: Empire Health Foundation, Providence Health Care, Community Health Association of Spokane, and Volunteers of America. The program strives to ensure eligible homeless clients are not discharged from in-patient hospital care or emergency room visits onto the streets. The Spokane County Regional Behavioral Health Division (SCRBH) is responsible for all community-based mental health services for inpatient and outpatient care services. Eastern State Hospital works in conjunction with Frontier Behavioral Health Outreach Team, Spokane County Supportive Living Program, and Behavioral Health Options. These programs work with the clients and the outpatient mental health provider to create a plan for housing and continued services.

The CoC has ensured that its members have written procedures to address discharge planning of youth exiting foster care. The Department of Children, Youth, and Families procedures provide for Independent Living Services and require an Independent Living Plan to assist the youth toward a successful transition to adulthood. Local DCYF Social Workers and other community stakeholders work with youth as they near 18 to establish an Independent Living Program (ILP) to guide the services and housing assistance until they are 21.

Airway Heights Corrections facility and the local jail works with Pioneer Human Services who operates a 55-bed work release facility for women and an 80-bed work release facility for men. A formalized discharge plan, in which housing is a requirement, is created for each client as they discharge from these facilities.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Spokane is facing growing housing challenges that include low vacancy and increasing prices. Housing affordability is critical for all residents to thrive and is the foundation of a vibrant and resilient community. The City of Spokane is working to address barriers to affordable housing by implementing a plan to address all aspects of housing choice. The City partners with the Washington State Department of Commerce, Spokane County, to increase access to housing within the region.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In 2019, the Washington Legislature passed E2SHB 1923 to increase residential capacity in cities across Washington. The bill emphasizes the need to increase housing supply for all income levels, and encourages cities to prioritize the creation of affordable, inclusive neighborhoods. The City of Spokane received a grant from the Washington Department of Commerce to develop a local housing action plan focused on infill housing and housing choice, safe and quality housing, affordable housing construction, and re-housing for those experiencing homelessness.

In July 2021, the City adopted its Housing Action Plan (HAP) to help increase housing options that are affordable and accessible for people and families of all incomes. The HAP provides a strategic approach to address current and future housing needs of the Spokane community and builds upon previous initiatives around infill development, housing quality, and affordable housing funding.

Priorities of Spokane's Housing Action Plan:

- Increase housing supply, options, and affordability for all incomes. This includes strategies to support the availability of housing options and encourage the construction of both affordable and market-rate housing.
- Preserve housing affordability and quality to help people thrive where they live. This priority highlights the connections between housing affordability and quality to preserve and enhance existing housing throughout Spokane and support residents in every neighborhood.
- Enhance equitable access to housing and homeownership. This priority seeks to understand and consider the historic context that has contributed to patterns of inequity and encourages the City to break down barriers to accessible housing.
- Leverage and grow partnerships to support housing initiatives across the region. This priority encourages local and regional partnerships to address the many housing challenges faced by the

community and across the greater region.

Following its adoption in 2021, the Spokane City Council identified potential steps in the HAP and developed a commitment for action. The summary of strategies below outlines Council's intentions to move forward with an understanding of the critical shortage of residential housing.

Summary of Strategies:

- Land use changes to support increased density using infrastructure priorities
- Support for rapid development of accessory dwelling units using infrastructure priorities
- Financial incentives for rapid development of attainable housing using infrastructure priorities
- Administrative reform and resources for rapid development of housing
- Additional support of rental housing market
- Housing equity strategies

For more information regarding the Housing Action Plan and other planning efforts related to housing, please visit: <https://my.spokanecity.org/housing/spokane-housing-action-plan/>

Discussion:

Citizens are encouraged to participate in the planning efforts as the City of Spokane responds to the growing housing needs within our community. For more information about how citizens can participate in this discussion, please visit: <https://my.spokanecity.org/housing/spokane-housing-action-plan/>

AP-85 Other Actions – 91.220(k)

Introduction:

The following actions are intended to align with the needs and goals identified in the 2020 – 2024 Consolidated Plan. The Community, Housing and Human Services Department will remain adaptive and ready to serve as needs arise and the response system must be tailored to meet community needs.

Actions planned to address obstacles to meeting underserved needs

The City of Spokane will continue to engage with partner and local agencies to ensure unmet and changing needs within our community are addressed. Citizens are encouraged to engage in public processes to support the needs and goals identified in this Annual Action Plan.

1. Improve affordable housing access & availability.
2. Community based social service programming.

Actions planned to foster and maintain affordable housing

Given the high demand for affordable housing, the City of Spokane recognizes the importance of fostering affordable housing development and maintaining existing affordable housing stock. The City of Spokane also provides Tenant Based Rental Assistance, when possible, to extremely low-income/homeless families to create affordable housing options at market rate rental housing located across the City of Spokane. The City of Spokane fosters relationships with both for-profit and nonprofit housing developers when soliciting HOME Multifamily Housing Program funding proposals. The City of Spokane offers developers the opportunity to leverage limited City of Spokane HOME funding with Low-Income Housing Tax Credits, housing bonds, Washington State Housing Trust Fund dollars, and Federal Home Loan Bank grants. Typically, City of Spokane HOME funds account for only a fraction of the total cost but deliver large projects providing many long-term affordable rental housing units.

The City of Spokane maintains its HOME investment in affordable housing by monitoring rental housing occupancy and physical condition over HUD's minimum compliance periods required by 24 CFR 92.254. The City of Spokane reserves the right to impose an additional 10-year local compliance period to retain these rental units as affordable housing available to low-income households. The City of Spokane grants and loans CDBG funds to repair low-income owner-occupied homes enabling existing homeowners to enjoy a safe and healthy home that they can afford to operate and maintain. The City of Spokane plans to address foreclosed, abandoned, and derelict properties by acquisition and/or renovation to create affordable homeownership opportunities.

The CHHS Department has set a goal to utilize the Community Housing Development Organization (CHDO) set asides from 2018 through 2023 to encourage the development of a CHDO agreement and funding of affordable housing using CHDO reserves as soon as possible. Those projects will provide an

additional opportunity to comment, outside of the annual action plan and will become substantial amendments, to be announced in the following year.

Actions planned to reduce lead-based paint hazards

Spokane’s Single-Family Rehabilitation and Multifamily Housing programs are active in identifying and repairing lead-based paint hazards in eligible owner and renter housing. HUD Title X and EPA Renovator (RRP) requirements are integrated into CDBG and HOME funded programs that rehabilitate housing units constructed prior to 1978. Typical lead hazard control begins with an XRF lead inspection to guide the scope of work. Certified workers complete lead hazard control work in compliance with HUD’s Title X and EPA RRP regulations. These projects typically include wet scraping, painting, eliminating friction/impact surfaces, mulching bare soil, and cleaning to Clearance. Each rehabilitated housing unit will achieve clearance as part of project completion, as proscribed by HUD’s Title X regulation.

Actions planned to reduce the number of poverty-level families

The City’s anti-poverty strategies are implemented through the following established goals of the Consolidated Plan. The CDBG and HOME program are the principal funding sources targeted at reducing the number of poverty-level families, but the ESG program also seeks to stabilize families and individuals at-risk of becoming homeless or experiencing homelessness. Importantly, the resource management responsibilities of these programs provide staff of the Department of Community, Housing and Human Services an opportunity to facilitate coordination among a range of social and housing programs, operated by other City of Spokane departments, governmental agencies, and the nonprofit community, that together enhance the opportunities to reduce poverty for families.

CDBG program resources are targeted to meet the community development, infrastructure and economic opportunities needs in the community. Public services activities include programs for stabilizing families, while the housing rehabilitation program reduces and stabilizes low- and moderate-income homeowner’s housing expenses. CDBG public services activities, such as the housing counseling program and the rental assistance case management program, assist low- and moderate-income families on the edge of poverty to help them to economic security.

HOME program resources are allocated to address the needs for safe, affordable housing. Program activities that are designed to reduce housing expenses and offer the opportunity to help move families out of poverty are tenant-based-rental assistance and the multifamily development program, which maintains and expands affordable housing. These rental support programs help provide economic stability to the households assisted and are key to the goal of reducing the number of families facing poverty.

Actions planned to develop institutional structure

New leadership at the City of Spokane is focused on developing the institutional structure to administer

CDBG and HOME Programs. Consistent applicant workshops and consistent timelines are being produced to provide predictability and encourage public participation on all plans and funding recommendations. The Department of Equity and Inclusion has developed a tool for departments to use to ensure there is no implicit bias within plans or funding recommendations. Compliance with regulations is high priority, along with timeline expenditures and reporting.

Actions planned to enhance coordination between public and private housing and social service agencies

The City has established several cooperative partnerships and collaborations with public and supportive housing providers, private and government health, local government, mental health and social service agencies to address its priority needs and will continue to do so.

Examples include:

- **Multi-family Housing:** the City of Spokane works closely with Spokane County, the WA State Department of Commerce, and the WA State Housing Finance Commission to coordinate the funding, development and monitoring of multi-family housing units funded through the HOME program.
- **Tenant-Based Rental Assistance:** the City is seeking partners to administer TBRA with the HOME ARP Program.

The City of Spokane is the lead agency and the Collaborative Applicant for the Spokane/Regional Continuum of Care. The City of Spokane coordinates a number of homelessness reduction system-wide strategies involving both public and private agencies such as Coordinated Assessment, Housing First, Permanent Supportive Housing, Transitional Housing, and Rapid Re-housing through the Continuum of Care.

Discussion:

The City of Spokane affirmatively furthers fair housing in all funded projects and activities. CHHS is trained in fair housing to assist with understanding, identifying, and reporting fair housing concerns to Northwest Fair Housing Alliance, The Washington State Human Rights Commission and HUD Fair Housing and Equal Opportunity Department. The City of Spokane has a Human Rights Commission that provides oversight to any concerns brought to them, assisting with referrals to agencies who can assist people concerned about equal rights and fair housing in City programs. Northwest Fair Housing Alliance is updating the City's Fair Housing Plan and it will be adopted prior to the beginning of the 2024 Program Year.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

See narratives below for additional information about the Community Development Block Grant Program (CDBG), HOME Program, and Emergency Solutions Grant Program (ESG).

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

Spokane does not plan to directly use other forms of investment beyond those listed in 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

HOME regulation 92.254 describes qualifications of homeownership activities as affordable housing. City of Spokane has not budgeted HOME funds for homeownership activities. The City of Spokane retains written agreements used in a previous homeownership program. These agreements include a recapture provision triggered if a borrower sells, transfers, refinances, or changes the use of the property during the HOME period of affordability. This loan provision limits recaptured funds to net proceeds available from the sale rather than the entire HOME investment. The City's Single Family Rehabilitation program uses this same loan recapture provision which limits recaptured funds to net proceeds of a sale. Consequently, the City is not required to repay HUD should any sale, short sale, foreclosure, involuntary sale, etc. of a program-assisted home provide insufficient funds to fully repay the amount of loaned HUD funding.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

HOME regulation 92.254(a)(4) describes the minimum HOME period of affordability based upon the amount of HOME homeownership assistance. The City of Spokane has not budgeted HOME funds for homeownership activities. The City previously established maximum HOME assistance for each homebuyer transaction and that HOME assistance required a 10-year period of affordability. Earlier homeownership assistance loan documents provided some debt forgiveness over the 10-year HOME affordability period. All City homeownership assistance written agreements included a recapture provision that triggered repayment if a borrower sells, transfers, refinances, or changes the use of the property during the HOME period of affordability. This recapture provision limits recaptured funds to any net proceeds available from the sale rather than the entire HOME investment.

Similarly, HOME-funded affordable rental housing projects include acquisition, new construction, and/or renovation trigger minimum periods of affordability per 24 CFR 92.252(e). New construction projects are always subject to the regulation's 20-year affordability period but acquisition and/or rehab projects commonly trigger a 5, 10, or 15-year HOME affordability period. The City of Spokane reserves the right to impose additional years of affordability that will run concurrently with the HOME affordability period. These City-imposed affordability periods are described further in the HOME Multifamily Housing Program Description and agreements.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is

rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME funds will not be used to refinance existing debt secured by housing that is being rehabilitated with HOME funds under 24 CFR 92.206(b). However, HOME funds may be used to pay off principal and interest of a construction loan, bridge financing loan, or guaranteed loan as provided under 24 CFR 92.206(g).

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

A portion of HOME ARP funds will be used to provide TBRA and will be available to all qualified populations as required by HOME ARP regulations.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

HOME ARP does not allow preference for the use of TBRA.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

The Emergency Solutions Grant funds, in conjunction with additional funding sources, are currently funding Coordinated Assessment Initiatives through rapid re-housing, and shelter activities. The attached program standards have been developed with community feedback, based on the feedback from CoC programs administering these funded activities. The standards continue to consider the smaller resources and even greater targeting needed for ESG. These standards are included in program specific guidelines for all ESG funded programs.

2. If the Continuum of Care has established centralized or coordinated assessment system that

meets HUD requirements, describe that centralized or coordinated assessment system.

Households seeking homeless assistance can access services through the Spokane Continuum of Care's Coordinated Assessment (CA) system. The local CA system operates two portals to better meet the disparate needs of different household types. Households with minor children are served through Homeless Families Coordinated Assessment (HFCA) system, which coordinates all family homeless service programs to provide prevention and rapid re-housing assistance in addition to placement in interim, transitional, and permanent supportive housing, if applicable. The program utilizes the Service Prioritization Decision Assistance Tool (VI SPDAT) to assess families for appropriate housing and service interventions based on vulnerability rather than a first come first serve model. The VI SPDAT provide a consistent way of assessing households across the Continuum of Care and assists HFCA in connecting families with an appropriate housing intervention based on their level of need.

Households without children can access services through the Singles Homeless Coordinated Assessment (SHCA) System. SHCA operates as a decentralized assessment system with a lead agency to facilitate the training and coordination of assessment sites. SHCA also uses the SPDAT tool to provide common outcome data and measurable results. Once the appropriate assessment is completed in HMIS, a housing referral can be made to the appropriate housing track based on the household's vulnerability and desired housing intervention.

Households may access the program through one of two entry points:

1. By walking into either the HFCA or SHCA program offices for an assessment; or
2. Through targeted outreach and screening with a partnering service provider such as an emergency shelter or street outreach program.

Providers primarily serving victims of domestic violence, dating violence, sexual assault, and stalking are required to comply with the VAWA final rule and the locally adopted VAWA Written Standards, including Emergency Transfer Plan.

The CA system has been developed in accordance with the HUD Continuum of Care Regulations. Participation in this system is mandatory for ESG and CoC grantees.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

As the CoC Collaborative Applicant, the City of Spokane works with the Continuum of Care Governance Board and Community Housing and Human Services Board (CHHS), to determine priorities for homeless funding. The Request for Proposals (RFP) for ESG funding is published on the City of Spokane's website, in the local newspaper, is sent to an email distribution list of private non-profit organizations, homeless provider groups and to faith-based groups, and to the Homeless

Coalition. During the application process for homeless funding, the RFP and Evaluation Committee of CoC reviews applications and makes funding recommendations to CoC Governance Board. The CoC Governance Board then makes funding recommendations to the Spokane City Council. Once the City Council reviews and approves the recommendations, CHHS begins the contracting process with subrecipients. Following the execution of contracts, CHHS continues to monitor and support the subrecipients through the end of the contract term.

Applicants eligible to apply for ESG funds include:

- City or County governments
 - Public and private nonprofit organizations (501(c)(3))
 - Private for-profit organizations or individuals may implement certain economic development, low-income housing rehabilitation and microenterprise activities
 - Faith based organizations
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City of Spokane currently meets the homeless participation requirement detailed in 24 CFR 576.405(1) through formerly homeless individuals' membership on the Community, Housing and Human Services Board subcommittees, Continuum of Care Governance Board, and the CoC RFP and Evaluation Committee. These committees are responsible for recommending policies and making funding decisions.

5. Describe performance standards for evaluating ESG.

All programs funded through ESG are evaluated for performance quarterly. Data for these evaluations is pulled from the Community Management Information System. In addition, all ESG funded programs are required to ensure CMIS data quality by the 5th of each month. Programs funded for rapid re-housing are measured by the percentage of households exiting to permanent housing, the percentage of households with increased income at exit, and the average length of time from identified eligibility to being housed. Programs funded for emergency shelter operations are required to enter universal data into the CMIS system and record entry and exit dates. In addition, these programs are measured by the percentage of households who exit from the emergency shelter into permanent housing, the average length of time individuals are homeless in emergency shelter, average length of time between enrollment and clients' date of engagement.

Citizens with additional questions regarding the CDBG, HOME and ESG Programs are encouraged to contact the Community, Housing and Human Services Department (CHHS) for additional information.

CHHS Contact Information:

- Email to CHHS at spokanechhs@spokanecity.org
- Phone CHHS at 625-6325
- Attend a Public Hearing and make comment directly to the CHHS Board
- Visit CHHS at Spokane City Hall at 808 W. Spokane Falls Blvd, Spokane, WA 99201