



Housing Action Subcommittee

Thursday, January 15, 2026

9:30 AM-11:00 AM

Tribal Conference Room – City Hall Lobby

Virtual meeting information below

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Land Acknowledgement + Welcome	
9:30 AM	<ul style="list-style-type: none">➤ Land Acknowledgement➤ Introductions + Announcements
Public Comment	
3 MINS. PER SPEAKER	Members of the public are invited to speak on any topic related to the Housing Action Subcommittee
Housing Action Subcommittee Work Session:	
9:35AM – 9:50AM	Survey Questions for Council Resolution on 2026 Housing and Homelessness Priorities <ul style="list-style-type: none">➤ Brainstorming + Open Discussion
9:50AM – 10:20AM	Q+A with NEW District 1 Council Member Sarah Dixit
10:20AM – 10:40AM	DRAFT Ordinance Update on ADA Minimums in Multi-Family Tax Exempted Developments <ul style="list-style-type: none">➤ Presentation + Discussion with Michelle Pappas
10:40AM – 11:00AM	Washington State 2026 Legislative Session Updates <ul style="list-style-type: none">➤ Land Bank HB 1974 – Discussion with Ami Manning from SLIHC➤ Open Discussion + Updates on other City of Spokane and Community led Housing and Homelessness Legislative Priorities + Bills
VIRTUAL MEETING INFORMATION:	
MICROSOFT TEAMS VIRTUAL MEETING LINK: <u>CLICK HERE TO JOIN THE MEETING NOW</u> Meeting ID: 279 373 020 781 20 Passcode: 4fs3w88Y ----- Join on a video conferencing device Tenant key: cityofspokane@m.webex.com Video ID: 119 734 944 3	
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 Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6237, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or mpiccolo@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7 1 1. Please contact us forty-eight (48) hours before the meeting date.	
DIAL IN BY PHONE: <u>+1 424-566-7556</u> , <u>,787775630#</u> United States, Beverly Hills <u>Find a local number</u> Phone conference ID: 787 775 630#	

ORDINANCE NO. _____

An ordinance of the City of Spokane relating to building standards for multi-family tax-increment financing projects, amending Sections 08.15.010, 08.15.020, 08.15.040 and 08.15.110 and adopting a new section 08.15.150, all of the Spokane Municipal Code.

WHEREAS, in 1995 the Washington State Legislature adopted Senate Bill 5387, which created the exemptions in the state's ad valorem property taxation for qualifying multi-family housing in target areas and authorized local jurisdictions to adopt procedures for implementing the legislation, especially in urban centers; and

WHEREAS, in response to Senate Bill 5387, later codified as RCW 84.14, the City of Spokane enacted Ordinance C32575 in the year 2000, creating a new Chapter 08.15 in the Spokane Municipal Code to implement the multifamily housing program with the stated purpose of, among other goals, to encourage the construction of new multifamily housing and the conversion of vacant and underutilized structures for multifamily housing; and

WHEREAS, Chapter 08.15 was amended by the City Council in the year 2007 to include provisions to ensure exempt multifamily projects include affordable housing units; and

WHEREAS, Chapter 08.15 was again amended by the City Council in the year 2017 to expand the eligible target areas that qualified for multifamily exemptions and made other administrative and substantive changes; and

WHEREAS, Chapter 08.15 was amended by the City Council in the year 2022 to comport with E2SSB 5287, adopted by the Washington State Legislature in 2021, which further amended the program requirements for tax-exempt multifamily housing to include provisions for housing located near high capacity transit development as well as incentives for projects paying prevailing wages; and

WHEREAS, since its enactment, RCW 84.14 has included a provision that nothing in it "prevents a governing authority from adopting and implementing additional requirements to any exemption" granted under the program; and

WHEREAS, according to the U.S. Census Bureau's 2022 American Community Survey (ACS), about 16.3% of Spokane County residents have a disability of some kind, including hearing, vision, cognitive, ambulatory, self-care, or independent living

difficulties, among whom 7.4% of Spokane County residents experience an ambulatory or mobility disability (approximately 37,000 people) and 2.5% of residents have a vision disability (approximately 13,000 people), and that overall 10% of Spokane County residents (more than 50,000 individuals) may require ADA-accessible housing or environments to live safely and independently¹; and

WHEREAS, the 2025 Point In Time (PIT) report² shows the 33% of unsheltered homeless respondents in the Spokane area have a physical disability, and with scattered site shelters often not wheelchair accessible, the most vulnerable unhoused individuals with the greatest need for access to housing do not have access to ADA accessible facilities; and

WHEREAS, many disabled members of the Spokane community are among the population of individuals who potentially qualify for housing in tax-exempt multifamily units, but who are unable to avail themselves of such housing because the units are not ADA accessible; and

WHEREAS, the lack of ADA accessible units in tax-exempt multifamily housing forecloses the disabled community from benefitting from the program, and the City of Spokane, as a matter of policy, finds that it is essential that its multifamily housing program include minimum numbers of ADA-accessible units and common areas;

WHEREAS, the City of Spokane wishes to include in its program offering exemptions for multifamily housing a provision requiring that a minimum number of units are ADA accessible as well as common areas serving those units;

NOW, THEREFORE, the City of Spokane does ordain as follows:

Section 1. That Section 08.15.010 of the Spokane Municipal Code is amended to read as follows:

¹ Data Sources:

- *Spokane Counts 2022*, Spokane Regional Health District (SRHD)Spokane-Counts-2022.
- *Spokane County Community Health Needs Assessment 2024–2025*, Spokane Regional Health District
- U.S. Census Bureau, *2022 American Community Survey (ACS) Table S1810: Disability Characteristics*
- <https://rtc.ruralinstitute.umt.edu/geography/DataLookupTool.aspx#step1>

² <https://static.spokanecity.org/documents/chhs/hmis/reports/2025-point-in-time-count-report-the-broader-context.pdf>

Section 08.15.010 Purpose

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; and
8. to prioritize the construction of ADA-accessible units and common areas in multi-family housing.

B. Any one or a combination of these purposes may be furthered by the designation of a residential targeted area under this chapter.

Section 2. That Section 08.15.020 of the Spokane Municipal Code is amended to read as follows:

Section 08.15.020 Definitions

As used in this chapter:

A. "affordable housing" means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income.

1. For the purposes of housing intended for owner occupancy, "affordable housing" means residential housing that is within the means of low or moderate-income households;

B. "ADA accessible" means Type A dwelling units that comply with the most recent edition of the ANSI A117.1 standard developed by the International Code Council (ICC) for Dwelling Units and Sleeping Units, and which outlines accessibility requirements for multifamily structures to ensure they are useable by individuals with disabilities.

((B)) C. "assessor" means the Spokane county assessor;

((C)) D. "council" means the Spokane city council;

((D)) E. "director" means the director of the City's planning department or any other City office, department or agency that shall succeed to its functions with respect to this chapter, or their authorized designee;

((E)) F. "household" means a single person, family or unrelated persons living together;

((F)) G. "low-income household" means a single person, family or unrelated persons living together whose adjusted income is at or below eighty percent of the median family income adjusted for family size, for the county, city, or metropolitan statistical area where the project is located, as reported by the United States department of housing and urban development.

((G)) H. "moderate-income household" means a single person, family or unrelated persons living together whose adjusted income is more than eighty percent but is at or below one hundred fifteen percent of the median family income adjusted for family size, for the county, city, or metropolitan statistical area where the project is located, as reported by the United States department of housing and urban development.

((H)) I. "multi-family housing" means a building or group of buildings having four or more dwelling units designed for permanent residential occupancy resulting from new construction or rehabilitation or conversion of vacant, underutilized or substandard buildings to multi-family housing and does not include transient

accommodations, including hotels, motels or short-term rentals regulated under Chapter 10.52 SMC, Chapter 17C.316 SMC or other applicable regulations;

((I)) J. "owner" means the property owner of record;

((J)) K. "permanent residential occupancy" means multi-family housing that provides either rental or owner occupancy on a nontransient basis.

1. This includes owner-occupied or rental accommodation that is leased for a period of at least one month.
2. This excludes hotels and motels that predominately offer rental accommodation on a daily or weekly basis and short-term rentals regulated under Chapter 10.52 SMC, Chapter 17C.316 SMC or other applicable regulations.

((K)) L. "rehabilitation improvements" means modifications to an existing:

1. structure the residential portion of which has been vacant for at least twelve months prior to application for exemption under this chapter, that are made to achieve a condition of substantial compliance with the applicable building and construction codes contained in Title 11 SMC and all applicable uniform codes adopted pursuant to Title 11 SMC; or
2. occupied residential structure or mixed use structure that contains occupied residential units, that add at least four multifamily housing units;

((L)) M. "residential targeted area" means an area within an urban center that has been so designated by the council pursuant to this chapter;

((M)) N. "substantial compliance" means compliance with the applicable building and construction codes contained in Title 11 SMC and all applicable uniform codes adopted pursuant to Title 11 SMC that is typically required for rehabilitation as opposed to new construction;

((N)) O. "urban center" means a compact identifiable district where urban residents may obtain a variety of products and services and which must contain:

1. several existing or previous, or both, business establishments that may include but are not limited to shops, offices, banks, restaurants, governmental agencies;
2. adequate public facilities including streets, sidewalks, lighting, transit, domestic water and sanitary sewer systems; and
3. a mixture of uses and activities that may include housing, recreation and cultural activities in association with either commercial or office, or both, use.

Section 3. That Section 08.15.040 of the Spokane Municipal Code is amended to read as follows:

Section 08.15.040 Project Eligibility

To be eligible for exemption from property taxation under this chapter, the property must satisfy all of the following requirements:

- A. The property must be located in a residential targeted area of an urban center.
- B. The project must be multifamily housing consisting of at least four dwelling units within a residential structure or group of structures or as part of a mixed-use development in which at least fifty percent of the space within such residential structure or mixed-use development is intended for permanent residential occupancy.
- C. For new construction, a minimum of four new dwelling units must be created; for rehabilitation or conversion of existing occupied structures, a minimum of four additional dwelling units must be added. Existing multifamily vacant housing that has been vacant for twelve months or more does not have to provide additional multifamily units.
- D. For rehabilitation or conversion of an existing building: the residential portion of the building fails to comply with one or more standards of the applicable building or housing codes, and the rehabilitation improvements shall achieve a condition of compliance with the applicable building and construction codes, or the building has been vacant for at least a year. If the property proposed to be rehabilitated is not vacant, an applicant shall provide each existing tenant housing of comparable size, quality and price and a reasonable opportunity to relocate.

At the time of application for a [MFTE Conditional Agreement](#), the applicant will provide a letter attesting and documenting how the existing tenant(s) were/will be provided comparable housing and opportunities to relocate. The comparable housing requirements to be included in the MFTE Conditional Agreement:

1. 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.

E. Commencing March 1, 2026, ten percent (10%) of all residential multifamily units in new, rehabilitated, and conversions of an existing building must be ADA accessible as defined in this chapter; provided, multifamily structures with between 1 and 4 units must have at least one ADA-accessible unit.

((E)) E. The project must comply with all applicable zoning requirements, land use regulations, design review requirements and building and housing code requirements contained in the Spokane Municipal Code at the time of new construction, rehabilitation or conversion.

Section 4. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

Section 5. Clerical Errors. Upon approval by the city attorney, the city clerk is authorized to make necessary corrections to this ordinance, including scrivener’s errors or clerical mistakes; references to other local, state, or federal laws, rules, or regulations; or numbering or referencing of ordinances or their sections and subsections.

PASSED by the City Council on _____

Council President

Attest:

City Clerk

Mayor

Approved as to form:

City Attorney

Date

Effective Date