

Urban Experience: Economic Development Update

May 18, 2026

Steve MacDonald
Community & Economic
Development Director

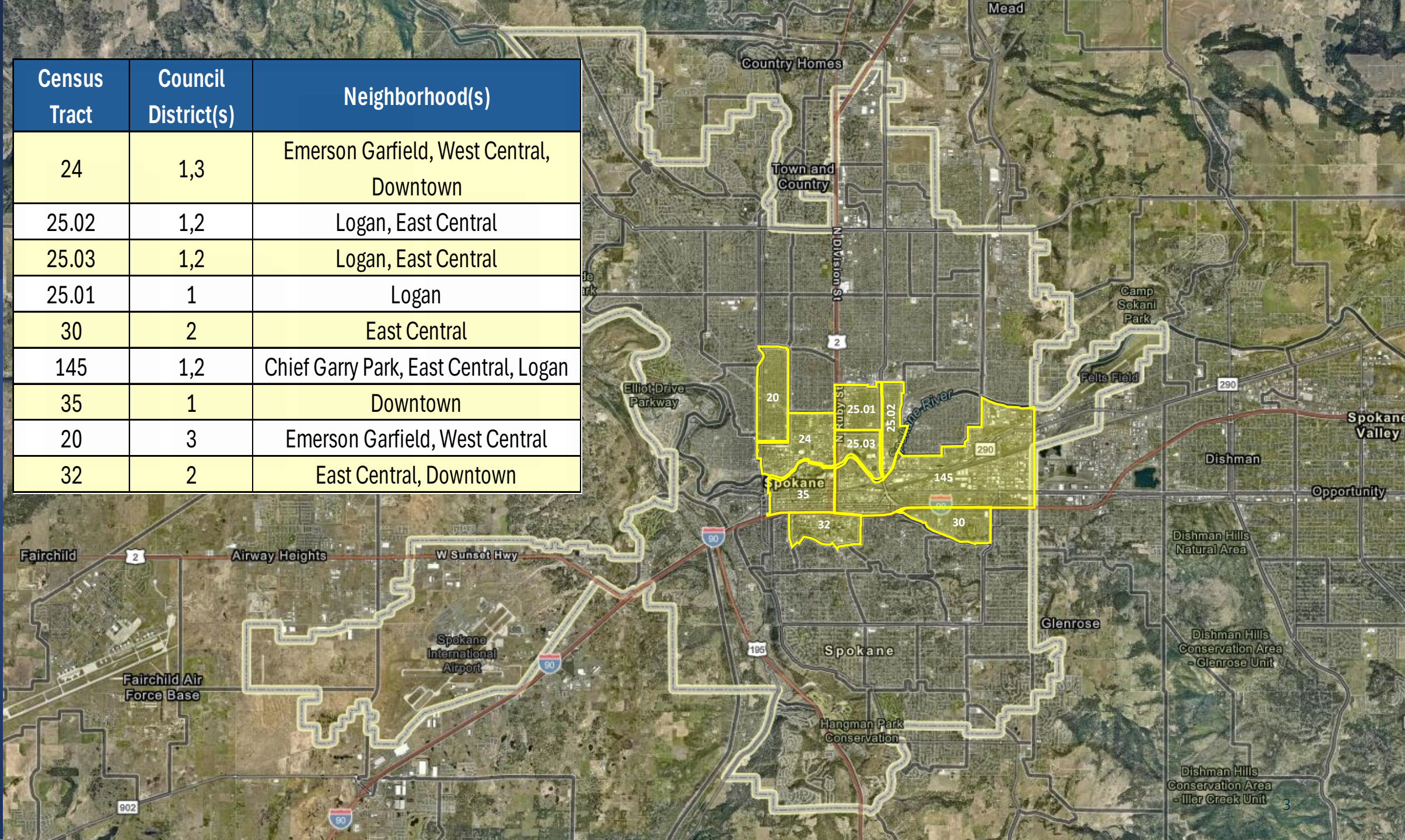


Opportunity Zone Applications

- Met today to determine remaining steps to completion
- Each census tract requires a separate online application to the WA State Department of Commerce
- Applications due May 28th
- Will be uploading our applications to Commerce ahead of the 28th deadline

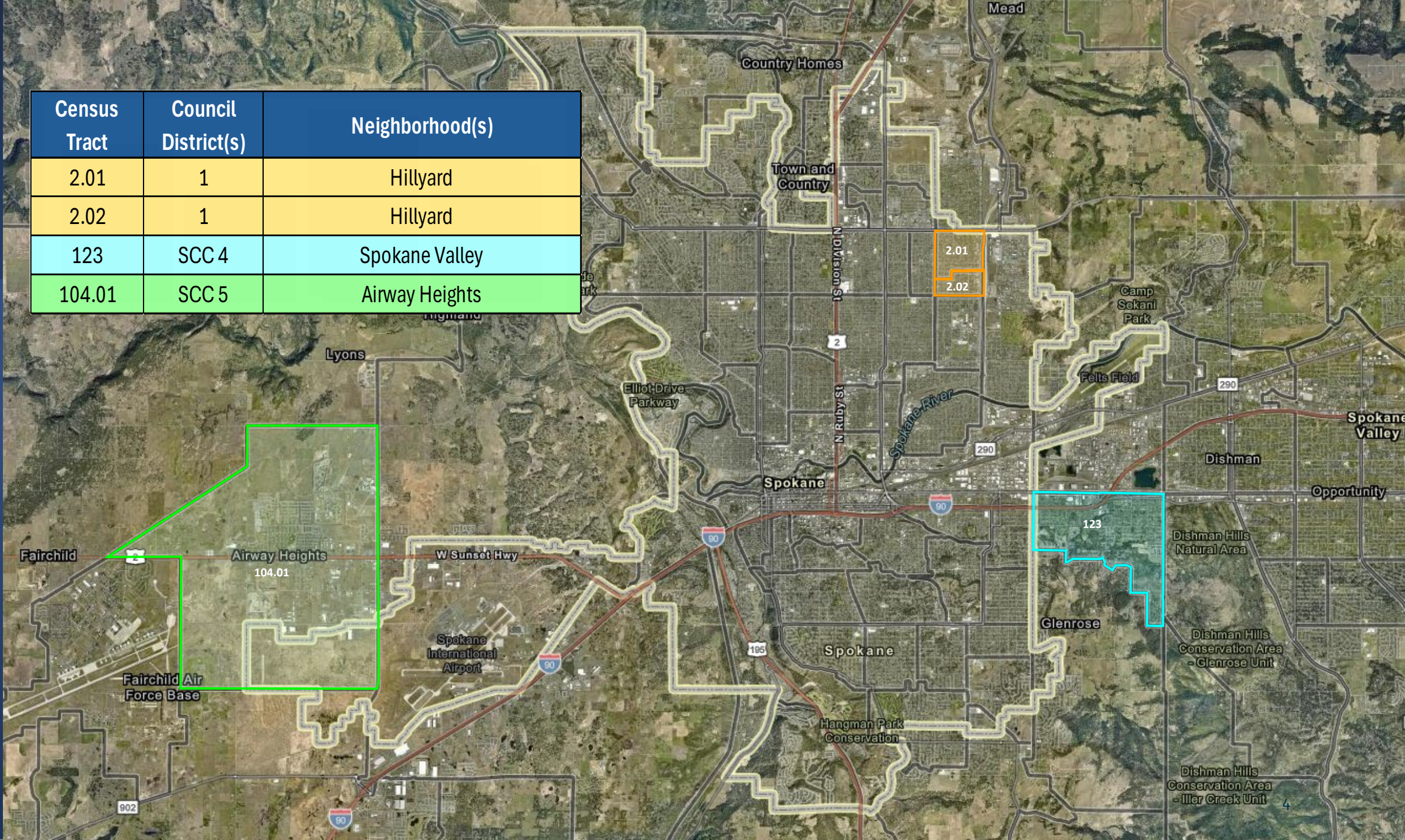
Proposed Spokane Opportunity Zones

Census Tract	Council District(s)	Neighborhood(s)
24	1,3	Emerson Garfield, West Central, Downtown
25.02	1,2	Logan, East Central
25.03	1,2	Logan, East Central
25.01	1	Logan
30	2	East Central
145	1,2	Chief Garry Park, East Central, Logan
35	1	Downtown
20	3	Emerson Garfield, West Central
32	2	East Central, Downtown



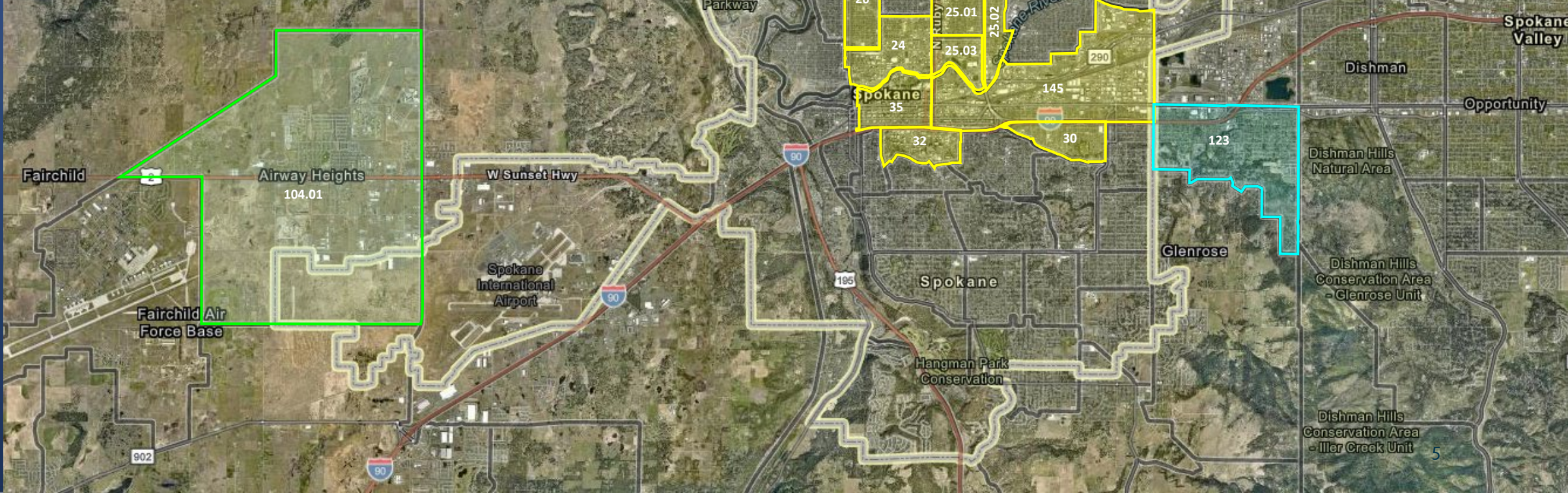
Other Proposed Opportunity Zones

Census Tract	Council District(s)	Neighborhood(s)
2.01	1	Hillyard
2.02	1	Hillyard
123	SCC 4	Spokane Valley
104.01	SCC 5	Airway Heights



Proposed Opportunity Zones

Census Tract	Council District(s)	Neighborhood(s)
24	1,3	Emerson Garfield, West Central, Downtown
25.02	1,2	Logan, East Central
25.03	1,2	Logan, East Central
25.01	1	Logan
30	2	East Central
145	1,2	Chief Garry Park, East Central, Logan
35	1	Downtown
20	3	Emerson Garfield, West Central
32	2	East Central, Downtown
2.01	1	Hillyard
2.02	1	Hillyard
123	BOCC 4	Spokane Valley
104.01	BOCC 5	Airway Heights



New Markets Tax Credits (NMTCs)

- The Salish School
 - Several weeks into the closing process – early June closing
 - Craft3 is the CDE providing the tax credits
 - USBank is the tax credit investor
- Attended the CohnReznick Conference, last week, with the NMTC consultant who has been hired by two Spokane projects (NEPDA Mixed Use/Childcare Project and Maddie's Place) to meet with CDEs, lenders and tax credit investors

NMTCs (continued)

- Meetings with 8 CDEs/NMTC debt providers & 3 tax credit investors (USBank, Capital One, & Chase) where we discussed
 - Maddie's Place and the NEPDA Mixed-Use project
 - Frontier Behavioral Health/CHAS project and the SCC/SPS/Parks project for potential NMTCs
- Additional info from Conference:
 - Next NMTC application to be released by US Treasury in 1-2 months
 - Possible changes to the upcoming application focus the program more on housing, including homeownership

Department of Commerce Housing Allocation for Spokane

- Commerce's housing unit allocation for Spokane is 22,400 units (not housing units for 22,400 people) for the years 2020-2046
- To meet this goal, Spokane must approve an average of 861 housing units per year ($22.4K/26 \text{ yrs} = 861$)
- Since 2020, through April of 2026, the City has issued permits for 6,792 housing units which equals an average 1,072 units per year ($6,792/6.33 = 1,072$)...125% of goal
- Numbers will continue to fluctuate due to economic factors (interest rates, inflation, labor availability, etc.)