

Urban Experience

Community & Economic Development Division Update

August 18, 2026

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- **BuildSpokane Meeting**

- Was set for September 23rd, but is now being postponed to a date to be determined...after we have more clarity on the rebuilding process related to the fires
- Sharing financial incentives for development in Spokane
- Giving update on development reform process highlighted by Tim Thompson at the June 23rd meeting

- **Opportunity Zones 2.0**

- Roughly 150 applications vetted by WA State Dept of Commerce
- Commerce forwarded about 90 of them to the Governor's Office for final review and selection
- Governor's selections will be forwarded to the US Treasury by September 28th

City of Spokane Housing Units (2000-July 2026)

Housing Type	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Single Family Detached Houses	244	313	363	484	532	653	457	374	180	150	165	154	186	251	212
Single Family -Townhouse		2		9	6	11	26	7	2	20	31	21	21	69	11
Duplex	16	38	28	44	70	58	78	32	4	16	6	20	14	26	8
3-4 Unit Apartments	4	15	19	19	27	24		9	22	21				11	3
5+ Unit Apartments	35	309	307	325	329	229	493	147	169	50	14	433	123	83	261
Mixed Use Dwellings									3		2		37	24	24
Change of Use				5	8	27	79	8	2	5		12	8	39	16
Total	299	677	717	886	972	1002	1133	577	382	262	218	640	389	503	535

Housing Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 YTD	Total Housing Units Issued
Single Family Detached Houses	300	345	304	267	281	243	383	260	233	281	141	90	7846
Single Family -Townhouse	36	17	24	59		4	2	6	5	35	5	10	439
Duplex	15	10	14	58	24	4	16	10	74	54	64	32	833
3-4 Unit Apartments		14	27	12	9	17	28	11	22	51	57	27	449
5+ Unit Apartments	354	421	463	191	147	189	454	459	944	825	422	534	8710
Mixed Use Dwellings	57	21	3	52	60	253	8		18	119			681
Change of Use	6	5	335	30	18	70	191	289	46	29	57	7	1292
Total	768	833	1170	669	539	780	1082	1035	1342	1394	746	700	20250

Department of Commerce Housing Allocation for Spokane

- Commerce's housing unit allocation for Spokane is 22,400 housing units for the years 2020-2046 (housing units, not people)
- To meet this goal, Spokane must permit an average of 861 housing units per year ($22.4K/26 \text{ yrs} = 861$)
- Since 2020, through July of 2026, the City has issued permits for 7,079 housing units which equals an average 1,066 units per year ($7,079/6.58 = 1,076$)...125% of goal
- Numbers will continue to fluctuate due to economic factors (interest rates, inflation, labor availability, etc.)

New Markets Tax Credits (NMTCs)

- **Latest from the NMTC Coalition** – The 2026 Notice of Allocation Application should be released by August 31st for the CY 2026 round, with \$5B in allocation authority
- **Status on area NMTC Projects**
 - *Salish Language School (West Hills, near SFCC)* – The target NMTC close is this Friday. There have been delays with the contractor and Dept. of Commerce; CDE is Craft3.
 - *Frontier Behavioral Health/CHAS (East Central)* – Being actively marketed by NMTC consultant

NMTCs (continued)

- ***Wellesley Mixed-Use/Child Care (Hillyard)*** - Being actively marketed by NMTC consultant
- ***Maddie's Place (East Central)*** – Held meetings with potential funders, including WATrust Bank, Heritage Bank, & Avista Foundation
- ***American Indian Community Center (AICC) Forever Home (Latah/Hangman)*** – Connected with NMTC consultant. AICC was given previous information that led them to believe their project would not likely attract NMTCs.
- ***Kalispel Camas Clinic (Cusick)*** – Renovating existing medical center
- \$21M NMTC transaction; CDE is Craft3 with closing date of 8/25/26

