

OFFICE OF THE CITY CLERK
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SPOKANE, WASHINGTON 99201-3342
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July 26, 2021

City Clerk File No.:
RES 2021-0062

COUNCIL ACTION MEMORANDUM

RE: RESOLUTION 2021-0062 ADOPTING THE CITY OF SPOKANE HOUSING ACTION PLAN

During the Spokane City Council's 3:30 p.m. virtual Administrative Session held Monday, July 26, 2021, upon review of the July 26 current Agenda, the following action was taken:

Motion by Council Member Kinnear, seconded by Council Member Burke, **to substitute** the Implementation Plan under Resolution 2021-0062 with the draft circulated this afternoon (July 26); **carried unanimously.**

At its 6:00 p.m. Legislative Session held July 26, 2021, Subsequent to an overview of Resolution 2021-0062 by Assistant Planner Maren Murphy, public testimony, and Council commentary, the following action occurred:


Motion by Council Member Cathcart, seconded by Council Member Burke, **to amend** Section II, the action Council can take without the Plan Commission, to include No. 1: "In accordance with RCW 36.70A.390, enact an emergency interim official control ordinance expressly allowing for up to four units attached in any residential zone along with necessary modifications to land use dimensional standards to accommodate these enhanced housing options." **Motion carried 4-3.**

Ayes: Burke, Cathcart, Stratton, and Wilkerson
Nays: Beggs, Kinnear, and Mumm
Abstain: None
Absent: None

Addition Council commentary was held, after which the following action was taken:

Upon Unanimous Roll Call Vote, the City Council **adopted Resolution 2021-0062** adopting the City of Spokane Housing Action Plan as a guide for future housing planning, policy development and regulatory and programmatic implementation measures, and to increase housing options that are affordable and accessible for people and families of all incomes.

Ayes: Beggs, Burke, Cathcart, Kinnear, Mumm, Stratton, and
Wilkerson
Nays: None
Abstain: None
Absent: None

DocuSigned by:


Terri L. Pfister, MMC
Spokane City Clerk


Agenda Sheet for City Council Meeting of:

07/26/2021

Date Rec'd

7/13/2021

Clerk's File #

RES 2021-0062

Renews #**Submitting Dept**

PLANNING & ECONOMIC

Cross Ref #**Contact Name/Phone**

MAREN 625-6737

Project #**Contact E-Mail**

MMURPHY@SPOKANECITY.ORG

Bid #**Agenda Item Type**

Resolutions

Requisition #**Agenda Item Name**

0650 - CITY OF SPOKANE HOUSING ACTION PLAN

Agenda Wording

A resolution adopting the City of Spokane Housing Action Plan (HAP) as a guide for future housing planning, policy development and potential regulatory and programmatic implementation measures,

Summary (Background)

The HAP provides policy guidance to help increase housing options that meet the needs of residents at all income levels. The City worked with stakeholders and partners to discuss concerns and feedback on housing, and invited community input through several opportunities, including surveys on housing experiences and issues, interviews, and roundtables. The HAP informs the City's goals and policies in the Shaping Spokane Comprehensive Plan related to housing, land use, and capital facilities.

Lease? YES

Grant related? YES

Public Works? NO

Fiscal Impact
Budget Account

Neutral \$

#

Select \$

#

Select \$

#

Select \$

#

Approvals
Council Notifications
Dept Head

BLACK, TIRRELL

Study Session\Other

Urban Experience – June

Division Director

BECKER, KRIS

Council Sponsor

CM Lori Kinnear & CP

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ORLOB, KIMBERLY

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ACCOUNTING -

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GRANTS,

STOPHER, SALLY

Approved by Spokane City Council
on: 7/26/2021

DocuSigned by:

CC56CBA4DCC84D65

City Clerk



Continuation of Wording, Summary, Budget, and Distribution

Agenda Wording

and to help increase housing options that are affordable and accessible for people and families of all incomes.

Summary (Background)

It also guides implementation by identifying strategies and actions to further meet the goals and achieve our community's housing needs. The work was funded through a grant from the Washington Department of Commerce.

Fiscal Impact

Select \$

Select \$

Budget Account

#

#

Distribution List

RESOLUTION NO. 2021-0062

A resolution adopting the City of Spokane Housing Action Plan as a guide for future housing planning, policy development and regulatory and programmatic implementation measures, and to increase housing options that are affordable and accessible for people and families of all incomes.

WHEREAS, the City of Spokane has an adopted a Comprehensive Plan that complies with the requirements of the Washington state Growth Management Act, including a Housing Element meeting the requirements set forth in RCW 36.70A.070(2); and

WHEREAS, the City of Spokane's Comprehensive Plan Housing Element adopts a vision and values for housing in Spokane, and twenty-nine policies that fall under one of two adopted goals:

- Provide opportunities for a variety of housing types that is safe and affordable for all income levels to meet the diverse housing needs of future and current residents; and
- Improve the overall quality of Spokane's housing; and

WHEREAS, to achieve these goals, the City of Spokane has adopted various official housing policies of the City, and these policies have been reiterated throughout various planning and stakeholder processes; and

WHEREAS, the Washington State Legislature created a new grant program under Engrossed Second Substitute House Bill (E2SHB) 1923 (Chapter 348, Laws of 2019; in part RCW 36.70A.600), which provided a number of eligible land use planning activities for cities to consider implementing increases to housing capacity, including the creation of a Housing Action Plan; and

WHEREAS, the City of Spokane applied for and received grant funding in April 2020 from the Washington Department of Commerce in the amount of \$100,000 to develop a Housing Action Plan; and

WHEREAS, the goal of the Housing Action Plan is to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes, including strategies aimed at the for-profit single-family home market; and

WHEREAS, ECONorthwest, a consulting firm specializing in economics, finance, and planning prepared a Housing Needs Assessment for the City of Spokane that analyzes population and employment trends, documents projections, and quantifies existing and projected housing needs for all income levels, including extremely low-income

households for the 2017-2037 time period based on the Growth Management Act 20-year growth target; and

WHEREAS, a Housing Action Plan Working Group was formed consisting of over 70 participants from community organizations, builders, nonprofit housing advocates, realtors, faith-based organizations, community members, agency partners and others to help guide discussions and provide feedback on the planning process and development of the draft plan;

WHEREAS, the Housing Action Plan included a wide-ranging public engagement process, including input from the Housing Action Plan Working Group; the Community, Health, and Human Services (CHHS) Board; the CHHS Affordable Housing Committee; the Human Rights Commission; the Community Assembly; stakeholder interviews and meetings; online open houses, roundtables, workshops, and community surveys; online videos and social media; and other presentations; and

WHEREAS, during the planning process, a wide range of community stakeholders shared and discussed a variety of approaches to increasing housing supply and variety of housing types affordable to all income levels, as well as potential implementation methods; and

WHEREAS, the Housing Action Plan was developed by evaluating the City's ongoing efforts, reviewing local housing policy, analyzing Spokane's current and future housing needs, and collaborating with the community; and

WHEREAS, the Housing Action Plan included a displacement risk assessment to consider the risk of residential displacement, and considered strategies to minimize displacement of low-income residents resulting from redevelopment;

WHEREAS, the Housing Action Plan is consistent with the requirements set forth in RCW 36.70A.600(2)(a) through (e), as well as the overall goal of encouraging construction of additional affordable and market rate housing types; and

WHEREAS, on May 12, 2021, the responsible official issued a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance for the proposed Housing Action Plan, with comments due on May 26, 2021, pursuant to RCW 43.21C and WAC 197-11; and

WHEREAS, the Spokane City Plan Commission held workshops in a virtual online format to study the draft Housing Action Plan and various components of the draft plan on July 22, 2020; September 9, 2020; September 23, 2020; November 11, 2020; January 27, 2021; February 10, 2021; February 24, 2021; May 12, 2021; and May 19, 2021; and

WHEREAS, on May 26, 2021, the Spokane City Plan Commission held a duly advertised public hearing to consider public comment and staff recommendation; and

WHEREAS, the Plan Commission continued the public hearing to June 9, 2021 to continue deliberations, before making recommendation to the City Council in favor of adopting the Housing Action Plan; and

WHEREAS, the City Council, Urban Experience Committee, or other City Council subcommittees or working groups received briefings or updates on the planning process on June 8, 2020; June 24, 2020; October 15, 2020; October 28, 2020; November 24, 2020; January 7, 2021; February 11, 2021; February 18, 2021; February 25, 2021; June 10, 2021; and July 1, 2021; and

WHEREAS, the initial strategies and actions identified in the Housing Action Plan are recommendations, and if each action is undertaken, it will be subject to its own public process of review and adoption; and

WHEREAS, the City Council, after fully considering the draft Housing Action Plan and public comment, has created an Implementation Plan that will be incorporated into the Housing Action Plan; and

WHEREAS, as prescribed in SMC 04.12.010, this resolution is not an action to amend the City's Comprehensive Plan or development regulations by recommendation of the Plan Commission; and

WHEREAS, by enacting this resolution to adopt the Housing Action Plan, the City of Spokane has taken action under RCW 36.70A.600, and is therefore eligible to receive certain funds to support affordable and workforce housing in the City, including those funds from the home security account as described in RCW 36.22.240(1)(b);

NOW, THEREFORE, BE IT RESOLVED that the Spokane City Council adopts the Housing Action Plan as shown in Attachment A, including the Implementation Plan included as Attachment B, which shall be included as part of the adopted Housing Action Plan as Appendix A, in accordance with RCW 36.70A.600, as a reference document to guide future actions and further consideration of recommendations to increase the City's residential development capacity and variety of housing types affordable to all income levels throughout all neighborhoods in the City of Spokane.

Passed by the City Council this 26th day of July, 2021.

DocuSigned by:

Lisa K. Hefner

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City Clerk

DS

Approved as to form:

DocuSigned by:

Mike Piccolo

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Assistant City Attorney



ATTACHMENT A TO RESOLUTION 2021-0062 – HOUSING ACTION PLAN

Attachment A is on file in the Office of the City Clerk. The document is too large to send through DocuSign process.

ATTACHMENT B

Appendix A-Implementation Plan

Introduction

The City Council resolves to amend the Draft Housing Action Plan to add an Implementation Plan as Appendix A.

By design, the current Housing Action Plan ("HAP") sets out potential first steps without prioritization and is more of a report. The report is comprehensive, well-constructed and accessible to those outside the homebuilding community. This Implementation Plan seeks to transform potential steps listed in that report into a commitment for action with adequate resources to achieve them in a timely manner.

The Council notes that due to the passage of time and quickly changing market conditions, much of the data on housing needs in the HAP draft appears to be out of date. The methodology required by Department of Commerce focuses on long term needs instead of immediate needs. Rather than taking additional time to reformulate that data for current market conditions and needs, Council intends to move forward with an understanding of a current critical shortage of residential housing within the City of Spokane and adjoining jurisdictions throughout Spokane County, and that this shortage is causing extreme hardship for a substantial portion of the population; and the language in this appendix supersedes any contrary language in the HAP. Though the root causes of the current housing market are far beyond the typical influence of municipal government, Council intends to deploy the tools it has to support a near and mid-term future housing market that has significantly increased capacity and is more affordable, especially for those community members who are not yet homeowners.

The City of Spokane's Comprehensive Plan "Comp Plan" was created by thousands of community members who contributed tens of thousands of hours to the document. The Comp Plan does - and should continue to - guide development within the City of Spokane. The Comp Plan requires investment of targeted resources as well as discipline to provide the greatest benefits to the entire community rather than for the few. The Comp Plan was also intended to evolve to better serve the community as conditions change, and it contemplates a prompt but full public process for amendments regarding any proposals that are not consistent.

In the interests of financial and environmental sustainability, the City Council sets the following infrastructure priorities for financial incentives and new regulations intended to increase residential density so that the benefits of existing infrastructure can be realized and the costs of new taxpayer financed infrastructure can be mitigated:

1. Existing Centers and Corridors, including Downtown;
2. Fifteen-minute walkability from the borders of Centers and Corridors (1/2-mile);
3. Existing residential neighborhoods; and
4. Greenfields (i.e. phasing development within the Urban Growth Area ("UGA" per Washington Administrative Code 365-196-330).

To successfully remedy the current housing crisis in Spokane, the City Administration, City Council and Plan Commission must act promptly to fund and implement this plan along in compliance with required public processes. Council commits to budgeting appropriate funding as set out in this plan, amending Spokane Municipal Code within its power, urging the Administration in writing to make administrative changes within their power, and collaborating with the Plan Commission to engage the public as necessary to comply with state and local laws and the Comp Planning process.

Summary of Strategies

A. Land Use Changes to Support Increased Density Using Infrastructure Priorities

The definition of residential single family ("RSF") zoning should be clarified to expressly include duplexes, and a pilot project should be implemented to allow a defined number each year for three years of triplex and fourplex units in RSF zones that contain single families built in the character of single family residences so that they fit within the neighborhood consistent with Comp Plan LU 1.3. Minimum lot size, maximum building coverage, roof heights without raising wall heights, public street frontage requirements and setbacks should be promptly considered for adjustment to allow for denser development within single- and two-family zones. Two-family zones should allow for stacking of condominium units and extended roof heights for design purposes while preserving existing wall height standards. The City should leverage its improved transit system by developing transit overlay zones within 1/4 of a mile from a transit stop with intensity of use determined by the frequency of weekday service, starting with STA's Bus Rapid Transit and Central City Lines. These land use changes should follow the infrastructure prioritization set out above.

B. Support for Rapid Development of Accessory Dwelling Units ("ADUs") Using Infrastructure Priorities

Expansion of the inventory of ADUs that are precluded from being short-term rentals can be an alternative for those who own their property and can afford to build on land they own. This provides housing that is usually more affordable than the surrounding homes and creates income and wealth for current homeowners. The City should reduce existing barriers to creation, establish a recently authorized tax benefit for owners and deploy a marketing effort to encourage current homeowners to build and rent out ADUs subject to applicable design guidelines and initially owned by the main house occupant.

C. Financial Incentives for Rapid Development of Attainable Housing Using Infrastructure Priorities

Council recently released a list of at least seven relevant financial incentives for developing residential housing within Centers and Corridors and the surrounding 1/2-mile transition. In addition to this list, the City should use tools recently provided by the Washington State Legislature to update its Multifamily Tax Exemption ("MFTE") program, including expanding the boundaries, adjusting eligibility criteria to require more affordable units for all exemption levels, and limiting participation of units valued at more than twice the median sales price for a single family home in the City of Spokane

from the previous year. The City has already approved millions of dollars in annual funding for affordable and low-income housing per the legislative authorization of 1406, 1590 and 2497. The City must promptly fill the vacant positions in the CHHS Department so that these funds can be quickly and effectively distributed, and the City should create at least two new positions as allowed by that funding. The City should purchase the many registered zombie homes (using legal process if justified) within the City and consider a land bank pro forma to return those units to the occupied affordable housing market and scattered site land trusts.

D. Administrative Reform and Resources for Rapid Development of Housing

The growth of building permit applications in the City during the pandemic has created at least the appearance of a bottleneck within the City's approval process that can be addressed both with increased personnel capacity and simplification for Planned Unit Developments ("PUDs") and single unit lot divisions. Incoming residential permit applications should be accelerated and prioritized to meet current City housing goals and be completed in no longer than two weeks except for complicated projects. To achieve this goal, more specialized residential positions should be added, and they should prioritize the following permits ahead of the line of all other projects in the following order:

1. Projects that are 100% affordable and low-income (120% of Area Median Income ("AMI") and below);
2. Projects with residential components that are located inside or within 1/2-mile of a Center or Corridor;
3. Projects with at least 30% of the units considered affordable or low-income regardless of location; and
4. Multi-unit residential projects meeting current zoning requirements regardless of income or location.

E. Additional Support of Rental Housing Market

The Washington State Legislature has substantially updated tenancy laws that will support housing security, including extended notice for rent increases and just cause eviction. Based on the work of the Landlord-Tenant Collaboration Group, which wrapped up in July of this year, several initiatives could further improve the rental market in Spokane, including, but not limited to:

1. Universal Background/Credit check so that tenants only pay once regardless of how many units they apply to rent within a pre-determined timeframe;
2. Legal services and relocation funds for tenants who live in units that don't meet habitability standards, funded by landlords who are found responsible for not maintaining units (the City should create a fund for legal and relocation costs to be replenished by landlords found liable);
3. Increase the number of City Code Enforcement Officers and direct them to proactively inspect rental units without charging landlords or tenants for each inspection, funded by more efficient collection of business license fees; and
4. Contract for real time tracking of short-term rentals and enforcement of city license requirements, plus consideration of an excise tax on these properties to support housing programs.

F. Housing Equity Strategies

The City should use its Office of Historic Preservation to promptly create a report that explains the historical actions of government and institutions in Spokane to expressly and indirectly redline housing based on race and other factors. All housing policies and programs going forward should take those illegal actions and their impacts into account and attempt, within the bounds of current state and federal law, to redress them and avoid further inequity. Current and former residents of neighborhoods with a history of redlining along with households who are eligible for free and reduced lunch programs in public schools should be given preference in qualifying for City-sponsored housing programs. Regardless of preference, the City should spend money to reduce barriers to accessing housing programs by liberally using language translation services, proactive reasonable accommodations and contracting with trusted ambassadors to communities in need of and at risk of not accessing housing services. These equity efforts should be informed by community members with lived experience relevant to the housing programs at issue and the challenges of accessing them.

Strategies and 2022 Budget**I. The City of Spokane should adopt the following policies administratively:**

1. Meet the goal of a two-week turnaround for most residential project permits by adding specialized staff and prioritizing the following above all other permit applications:
 - a. Projects that are 100% affordable and low-income (120% of AMI and below);
 - b. Projects with new residential components that are located inside or within 1/2-mile of a Center or Corridor;
 - c. Projects with at least 30% of the new units considered affordable or low income regardless of location; and,
 - d. New multi-unit residential projects that are already properly zoned, regardless of income or location.
2. Replace the currently vacant CHHS Department positions to support prompt and effective distribution of 1406, 1590 and 2497 funding for affordable and low-income housing projects.
3. Expand attainable home ownership programs, especially using shared equity and land trust models, by utilizing new funding streams authorized by 1406, 1590 and 2497.
4. In addition to enacting ADU reforms, create an ADU Toolkit that includes information about local ADU friendly lenders and contractors, standard approved plans, the process for assessing whether current utilities are adequate for additional housing, and more.
5. Contract with a vendor to track real-time use of housing in the City as short-term rentals and enforce compliance with City business license laws.
6. Create and promote a user-friendly permit process and, through 2024, reimburse up to half the current permitting cost for short plats, PUDs and single unit lot

subdivisions if the builder demonstrates that at least 20% of the units were sold to households at or below 120% of AMI. The difference in cost of processing over fees collected will be reimbursed from the Housing Fund described below.

7. Develop an education and outreach program and online materials for builders, developers, realtors, homeowners, lot owners, building owners and other interested parties that will support them in using financial and programmatic residential housing incentives within the City.
8. Give housing purchase and other City-funded programs priority through 2024 to people who live in, formerly lived in, or their parents lived in, the neighborhood where the new housing is located in order to mitigate past or future displacement.
9. Provide priority for housing programs through 2024 to households that would be eligible for a free or reduced lunch program.
10. Provide a housing matching service and toolkit for homeowners who wish to rent out living space in their primary residence.
11. Implement a proactive rental housing inspection program that meets constitutional and state law standards of notice utilizing new Code Enforcement FTEs funded by increased business license fee collections.
12. Contract with nonprofit community groups that serve people negatively impacted by historical redlining and its current consequences to provide culturally competent navigators to members of those communities to assist them in expanding their housing and neighborhood choices.
13. Increase language translation and technology options for sharing opportunities with potential beneficiaries of housing programs to overcome obstacles related to language, culture, education, transportation and/or disability.
14. Create an historical housing equity report on racial and other redlining in Spokane neighborhoods.
15. Create a housing equity toolkit to analyze potential equity impacts of current and proposed land use and housing program practices.
16. The Planning Department should identify a list of partially or fully completed planning projects (i.e. Lincoln Heights Center Plan Implementation, Monroe 2.0 Housing Plan, Northtown Center Plan) that have been on hold for lack of funding or staffing that would support increased housing density and economic development that could be completed by outside vendors.

II. The City of Spokane should adopt the following policies by Council action outside the Plan Commission process required by Title 17 of the Spokane Municipal Code:

1. In accordance with RCW 36.70A.390, enact an emergency interim official control ordinance expressly allowing for up to four units attached in any residential zone along with necessary modifications to land use dimensional standards to accommodate these enhanced housing options.
2. Fund up to four additional FTEs to process residential permits and market ADU adoption, paid for by permit fees.
3. Fund two additional FTEs in CHHS to assist with promptly and effectively distributing funding from 1406, 1590 and 2497 for affordable and low-income housing projects.

As amended and adopted as part of RES 2021-0062

4. Fund up to two additional FTEs in Code Enforcement for rental housing habitability inspections funded by increased business license fee collections from landlords.

5. Implement the recently authorized three year tax exemption for building ADUs priced at or below 120% of AMI per RCW 84.36.400.
6. Consider imposing an excise tax on short-term rental gross receipts to support housing programs that mitigate displacement of regular rental units.
7. Expand allowable zones for short-term rentals to match current actual usage to improve licensing compliance.
8. Create and implement a business plan for a government sponsored land bank administered by a nonprofit entity, with legal powers to unwind liens, purchase, rehabilitate and sell to cost-burdened households within scattered site land trusts, vacant zombie homes on the City's registration list that have been repossessed and have been vacant and not listed for sale for at least one hundred twenty days.
9. Consider collaboration with other governments and entities to create a scattered site land trust to support attainable housing ownership for cost-burdened households.
10. Scale up funding for cooperatively owned apartment building projects and deed-restricted mortgage assistance based on results of existing pilot project.
11. Create a business plan and implement new Tax Increment Finance districts ("TIFs") as recently authorized under state law that will combine lower income residential districts like East Central and Hillyard (West Central already has this in place) with business districts to support dedicated housing dollars for attainable housing redevelopment. Consider a new TIF centered at Northtown and extending along Division and Wellesley.
12. Contract with a consultant to create a Center Plan for Northtown to increase housing density and support implementation of transit-oriented workforce housing development.
13. Update the City's MFTE program to comply with recent state law changes and adjust incentives toward workforce housing by requiring at least 30% of units to be affordable at 120% of AMI for the 8-year plan and at least 50% of units to be at 100% of AMI for 12-year plan, including eligibility ending for units once they exceed a county assessed value of more than twice the median sales price for a single family home from the previous tax year in Spokane.
14. Require a City business license and registration of all rental units except those in the same home as the owner. Those who own just one rental property would only be required to register.
15. Provide seed funding for a three-year pilot program for attorneys and upfront relocation funds for tenants attempting to enforce clear violations of existing state and local rental and housing standards to be replenished by landlords found responsible for violating law.
16. Provide a one stop universal background and credit check service for landlords and tenants that will ensure that tenants will only have to pay for one report regardless of how many applications they submit during a predetermined timeframe.
17. Enact and fund from a newly established Housing Fund, using American Rescue Plan Act ("ARPA") dollars, the following incentive programs for residential projects inside and within 1/2-mile of established Centers and Corridors:

- a. Partially reimburse utility hookups for vacant or underused buildings that are renovated to affordable residential mixed-use;
- b. Define criteria for new multifamily/mixed-use/innovative development that would qualify for matching dollars from the Housing Fund (up to \$250,000);
- c. Provide up to \$40,000 in grant reimbursement funding for new affordable developments that improve City underground infrastructure, such as utilities;
- d. Allow new affordable multi-family developments to qualify for commercial sewer and water rates for first five years of operations;
- e. Reimburse transportation impact fees paid by developers on units of single-family and multi-family developments purchased or rented by households at 120% or below of AMI;
- f. Reimburse permit fees for single unit lot subdivisions proportionately for each parcel/unit purchased by a household earning at or less than 120% of AMI; and,
- g. Reduce all permit fees and onsite parking requirements for ADU construction.

III. The City of Spokane should adopt the following policies by Council action using the Plan Commission process required by Title 17 of the Spokane Municipal Code:

1. Remove off-street parking requirements for residential units in established Centers and Corridors and within 1/2-mile.
2. Ease ADU requirements by providing for administrative waiver of off-street parking on blocks not currently congested, allow for owner to not live on property after three years of ADU occupancy, and allow for sale after seven years of occupancy, retaining permanent conditions against using ADUs as short term rentals.
3. Update definition of RSF zoning to expressly include duplexes with RSF design to express the architectural and urban design qualities of low-density neighborhoods guided by Comp Plan LU 1.3.
4. Implement a three-year pilot project to allow triplex and fourplex units in RSF zoning built to express the architectural and urban design qualities of low-density neighborhoods per Comp Plan LU 1.3.
5. Permit multiple attached residential units (including stackable townhouses and condominiums), up to six per parcel, within compact and two-family residential zoning, but retain 35-foot wall height limits with some allowance for higher roofs, and historical overlay design standards if applicable, within 1/2-mile of Centers and Corridors.
6. Create Transit Oriented Development ("TOD") overlays that would allow increased density, building height and mixed uses within 1/4-mile of a transit stop like the current pilot being implemented along the STA City Line. Any changes would require reasonable transitions to lower density zoning standards in the

neighborhood. This would work toward a goal of creating a "15-Minute Walkable City."

7. Create a Transit Oriented Development designation eligible for TOD planning under Section 1090 of the 2021-2023 WA Capital Budget within a walkable distance of high performance transit lines to facilitate development of additional housing at in a variety of unit types and price points. The designation should be implemented through a combination of land use and zoning tools, targeted infrastructure projects, and layered incentives to support residential development.
8. Seek prompt re-evaluation by the Plan Commission of SMC 17C.110.200.F to relax public street frontage requirements to allow alley access and ease of creating pocket developments to support the goal of denser residential development within residential zones while reasonably preserving other goals of desired streetscapes.
9. Seek prompt re-evaluation by the Plan Commission of SMC 17C.110.200 and Table 17C.110-3 to consider reductions of minimum lot size and width, maximum building coverage and floor area coverage to support the goal of denser residential development within residential zones and a reasonable version of other goals of these provisions.
10. Seek prompt re-evaluation by the Plan Commission of SMC 17C.110.200.C and Table 17C.110-3 to ensure that future transition standards are consistent with the City's goal of increasing density by using smaller parcels while preserving other reasonable goals of these requirements.
11. Review LUI.3 and LUI.4 for consistency with E2SHB 1220 (WA Leg 2021) requiring that planning counties under the WA Growth Management Act (GMA) update comprehensive plans to increase housing options that accommodate all levels of affordability, address historical exclusionary zoning practices, and establish anti-displacement strategies;
12. Amend the Comprehensive Plan to explore requiring, rather than merely encourage, the availability of affordable housing choices for families at all income levels in every neighborhood.
13. Add a goal to create "15-Minute Walkable Neighborhoods" throughout the City to both the Comp Plan and the Spokane Municipal Code.
14. Consider new standards for nonprofit entities to increase options for developing and managing attainable housing and sheltering capacity on their owned and leased properties, including the operation of former hotels and motels.
15. Create design, light, noise and other protections for existing serviceable housing, especially those with historic significance consistent with Comp Plan DP 2.6, 2.7, 2.12, and 2.21.

IV. The City of Spokane should budget the following resources in 2022 to accomplish the above plan items:

1. \$800,000 to hire up to eight new FTEs to be funded by new or existing available funding streams identified above.
2. \$6 million to establish an initial Housing Fund from ARPA funds, not including additional ARPA funds that may be expended for specific low-income housing projects;

3. \$10 million estimated net new revenues from 1406, 1590 and 2497, including revenues accumulated from these sources prior to 2022.
4. \$500,000 for standing up a universal background/credit check program, legal aid to address uninhabitable units and a program to gain short-term rental compliance and excise tax, to be funded from the current balance of strategic investments reserve fund.
5. At least \$1 million from ARPA funds to pay for outside vendors to complete or implement plans that have already had robust public engagement and would support increased residential density and economic growth.

Certificate Of Completion

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Subject: Please Sign: RES 2021-0062 - Adopting City Housing Action Plan

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City Clerk

City of Spokane

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Resent: 8/6/2021 2:58:50 PM

Resent: 8/10/2021 8:44:13 AM

Viewed: 8/6/2021 3:33:13 PM

Signed: 8/10/2021 8:55:31 AM

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Mike Piccolo

mpiccolo@spokanecity.org

Assistant City Attorney

Security Level: Email, Account Authentication
(None)

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0E8DBB1D5EFE4BA...Signature Adoption: Pre-selected Style
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Sent: 8/10/2021 8:55:33 AM

Viewed: 8/10/2021 8:57:55 AM

Signed: 8/10/2021 8:58:14 AM

Electronic Record and Signature Disclosure:

Accepted: 8/10/2021 8:57:55 AM

ID: 197b2806-fdc9-42fd-addd-bb71a782d36d

Terri L. Pfister

tpfister@spokanecity.org

City Clerk

City of Spokane

Security Level: Email, Account Authentication
(None)

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CC56CBA4DCC84D6...Signature Adoption: Uploaded Signature Image
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Sent: 8/10/2021 8:58:16 AM

Viewed: 8/10/2021 9:07:27 AM

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In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp**

Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/27/2021 1:22:30 PM
Certified Delivered	Security Checked	8/10/2021 9:07:27 AM
Signing Complete	Security Checked	8/10/2021 9:09:52 AM
Completed	Security Checked	8/10/2021 9:09:52 AM
Payment Events	Status	Timestamps
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