

Development Services Center

September 2024
Permit Reports

Tami Palmquist – DSC Director
Sean Shields – Interim DSC
Operations Manager



September Trends & Highlights

- Highest YTD Job Values of on record at **\$645.41 million**.
 - With 3 months to go, we are \$14 million away from breaking the record for **total** valuations set in 2022 of **\$659.31 million**.
- Highest YTD housing units issued at **1245** units issued so far.
 - Multifamily units make up **74.9% (933 units)** of all YTD housing units issued this year.
- Housing units issued in September totaled **179 units**, 3rd highest September on record.
 - Issued **\$62.24 million** in projects this month, 5th highest September on record.
- Compared to **last year** trends for issued building permits are:
 - Issued Housing units are up 5%
 - Issued building permits are up 16%
 - Total issued job values are up 55%
- Total building permit applications are holding steady, 1% increase over last year
 - Total Commercial applications are up 26% this year
 - Solar Applications are down -61% this year.

September DSC Activity

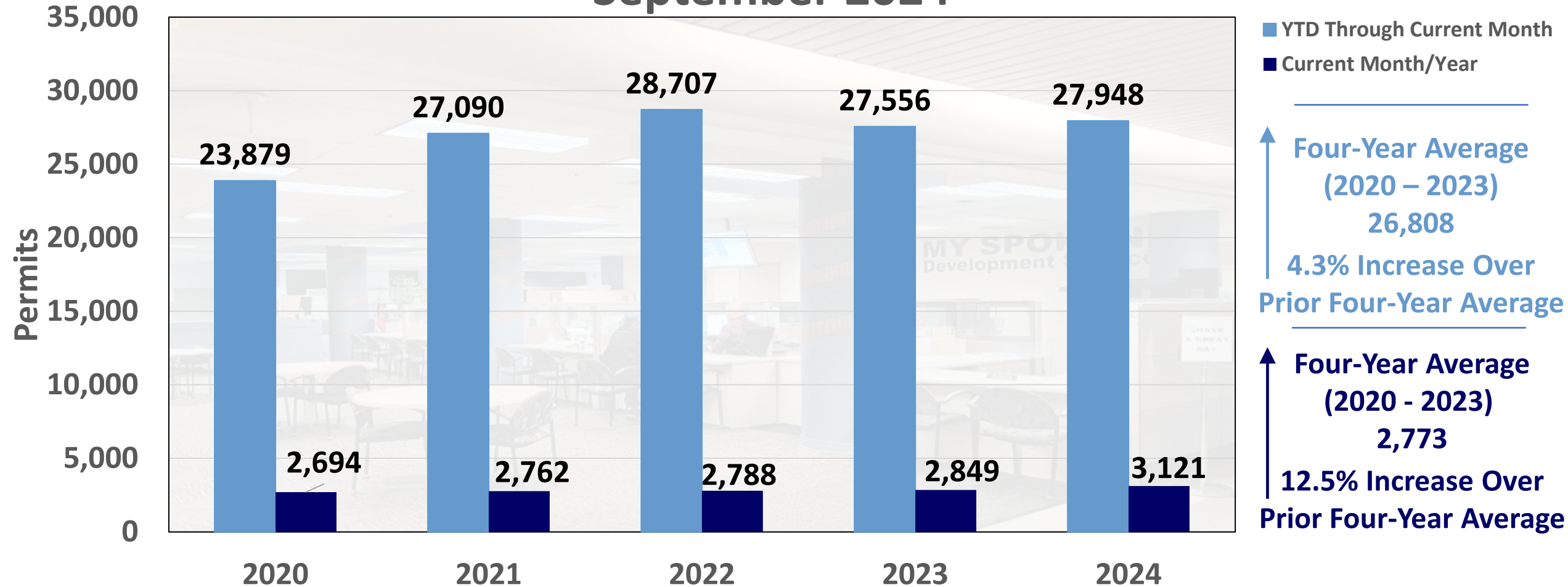
The DSC was also busy:

- The City of Spokane has been awarded a **\$375,000** grant from the department of commerce for the 2024 – 2025 Paper to Digital initiative.
 - This funding will support the City's efforts to transition its permit review process to a fully digital system, enhancing efficiency and improving the overall experience for residents and staff.
- Conversion the new LAMA permitting system is on track.
 - Phase 1, the planning phase is currently over halfway complete.
 - The Davenport Group continues to make good progress on building out the draft Configuration Study.
- Fee study nearing a close.
 - Working on final report of fee study.

Total Permit Applications – September 2024 and YTD

Building, Trade, Development, Engineering, & Planning

September 2024

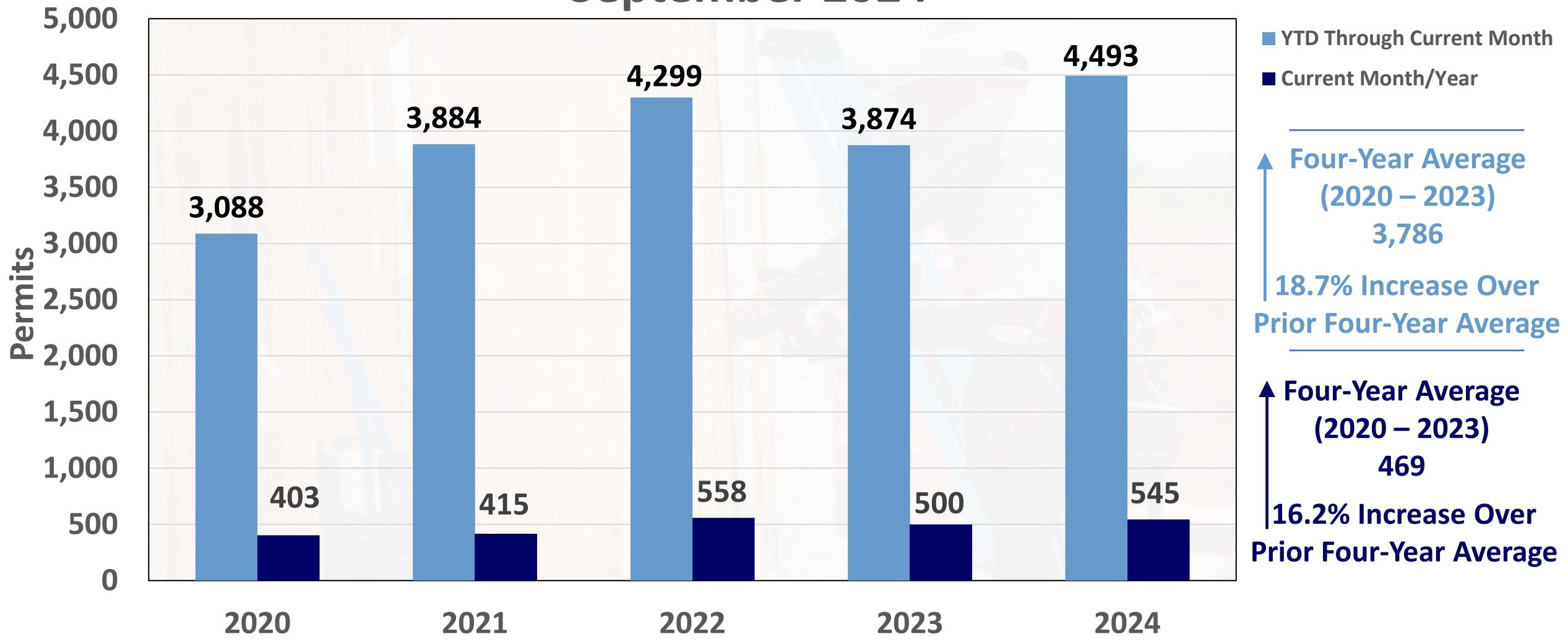


* 2022's totals influenced by 2400 boiler records being added back into our system all at once.



Total Construction Permits Issued - September and YTD

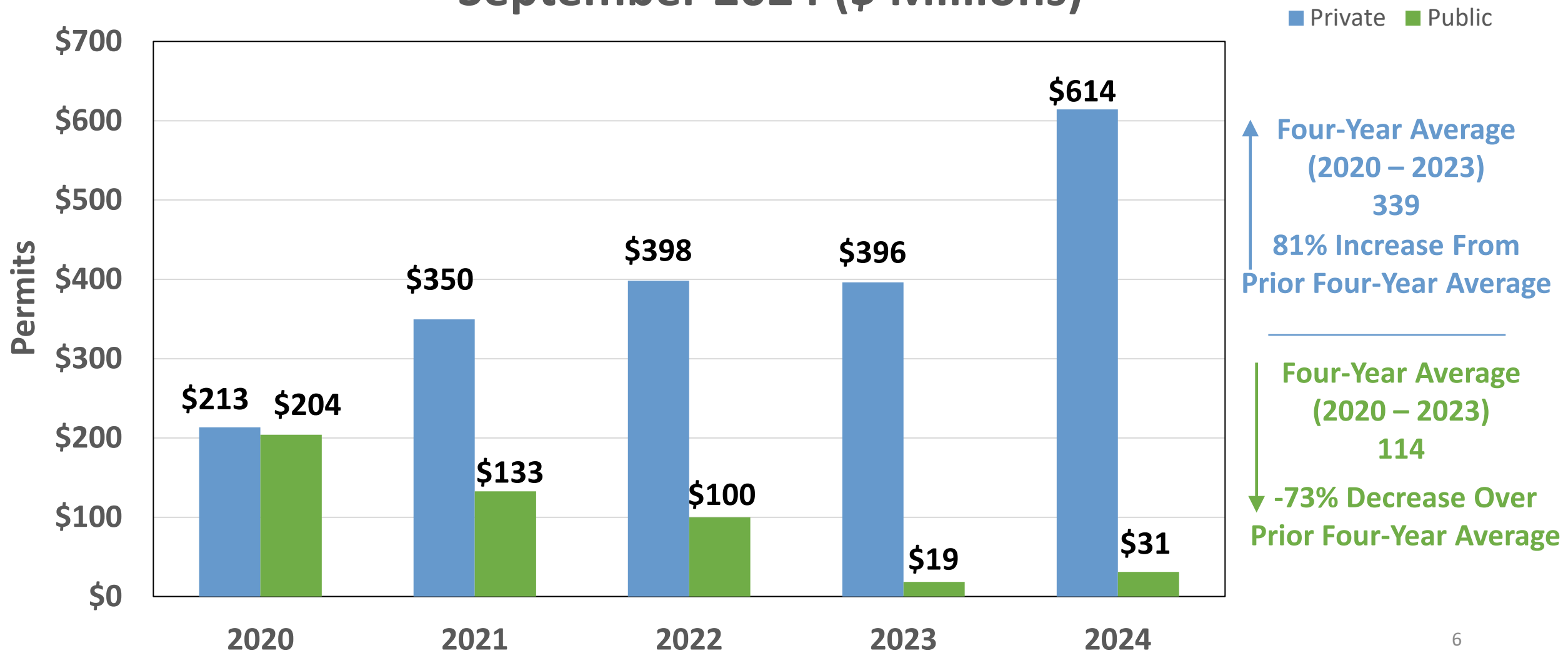
September 2024





Public and Private Job Values - YTD

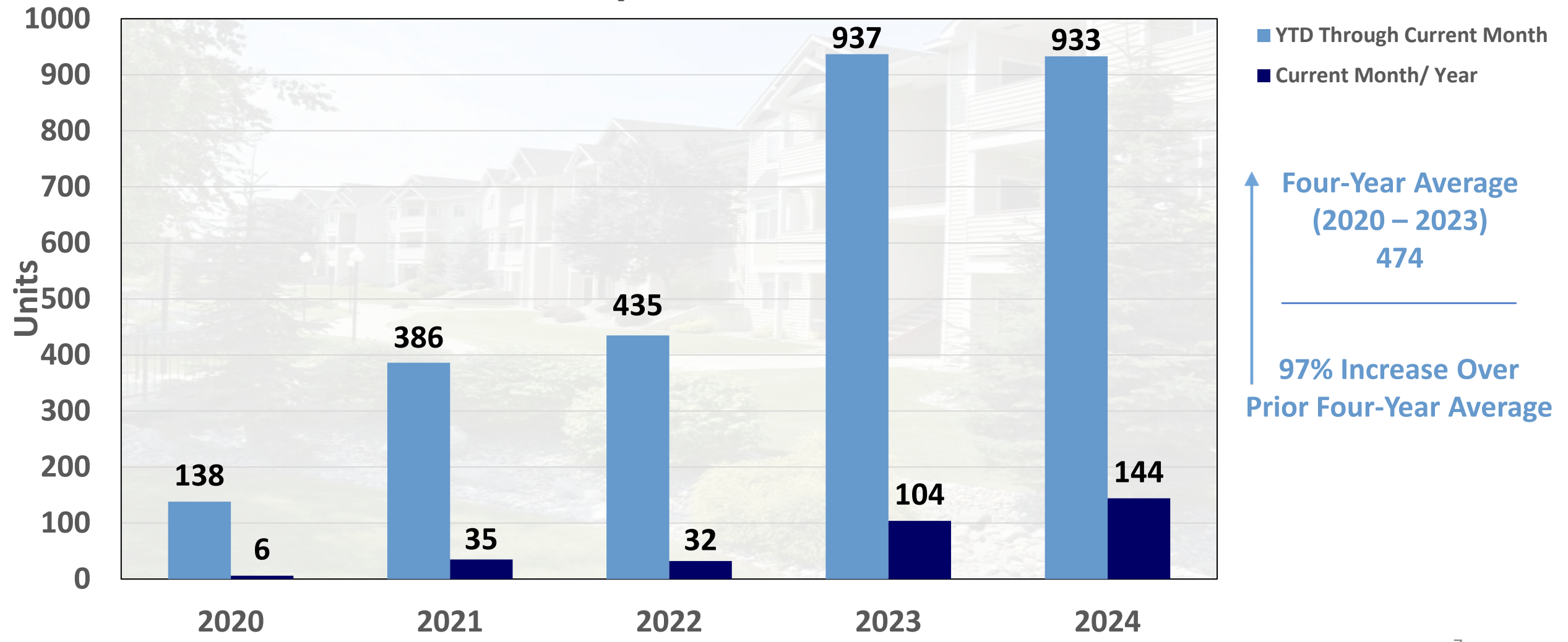
September 2024 (\$ Millions)





Multi-Family Housing Units Permitted – September 2024 and YTD

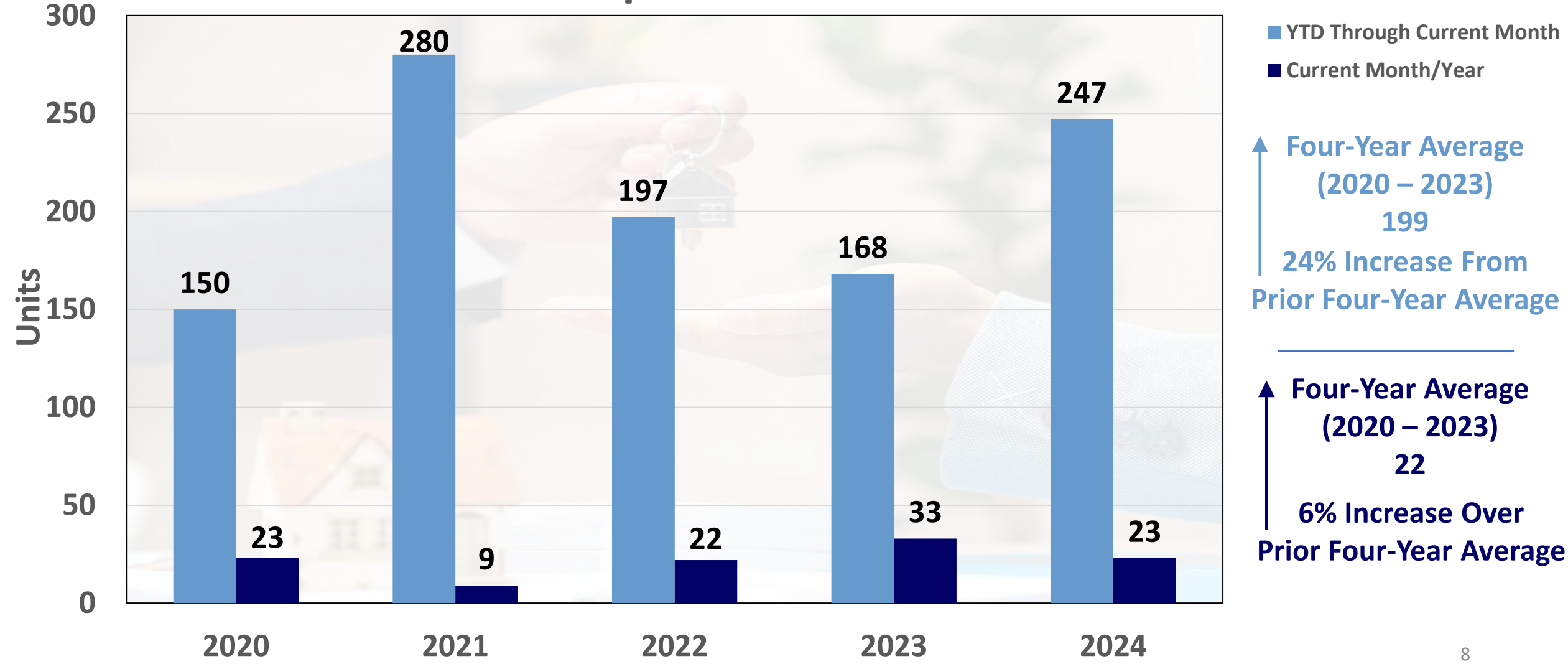
September 2024





Single-Family Residences Permitted - September 2024 and YTD

September 2024





Total Residential Units Permitted – 2024 YTD

Building Type	YTD 2021	YTD 2022	YTD 2023	YTD 2024
Single-Family Residences	280	197	168	247
Duplex Units	14	2	52	38
Multi-Family Residences	386	435	937	933
Changes of Use*	184	123	40	27
Totals	864	757	1197	1245

* Changes of Use include internal ADU's and conversions that create additional residential units

Prior Three-Year Average: 939

2024 Totals: **32.54% Increase** Over Prior Three-Year Average



Certificate of Occupancy's Issued – Housing Totals

Certificate of Occupancies Issued				
Building Type	CO Housing		CO Housing	
	COs Issued	Units	COs Issued	Units YTD
	September	September	YTD 2024	2024
Single-Family Residences	19	19	219	219
Duplex Units	0	0	12	24
Multi-Family Residences	4	174	14	260
Changes of Use*	1	1	3	3
Totals	24	194	248	506

Housing in the Pipeline – September 2024

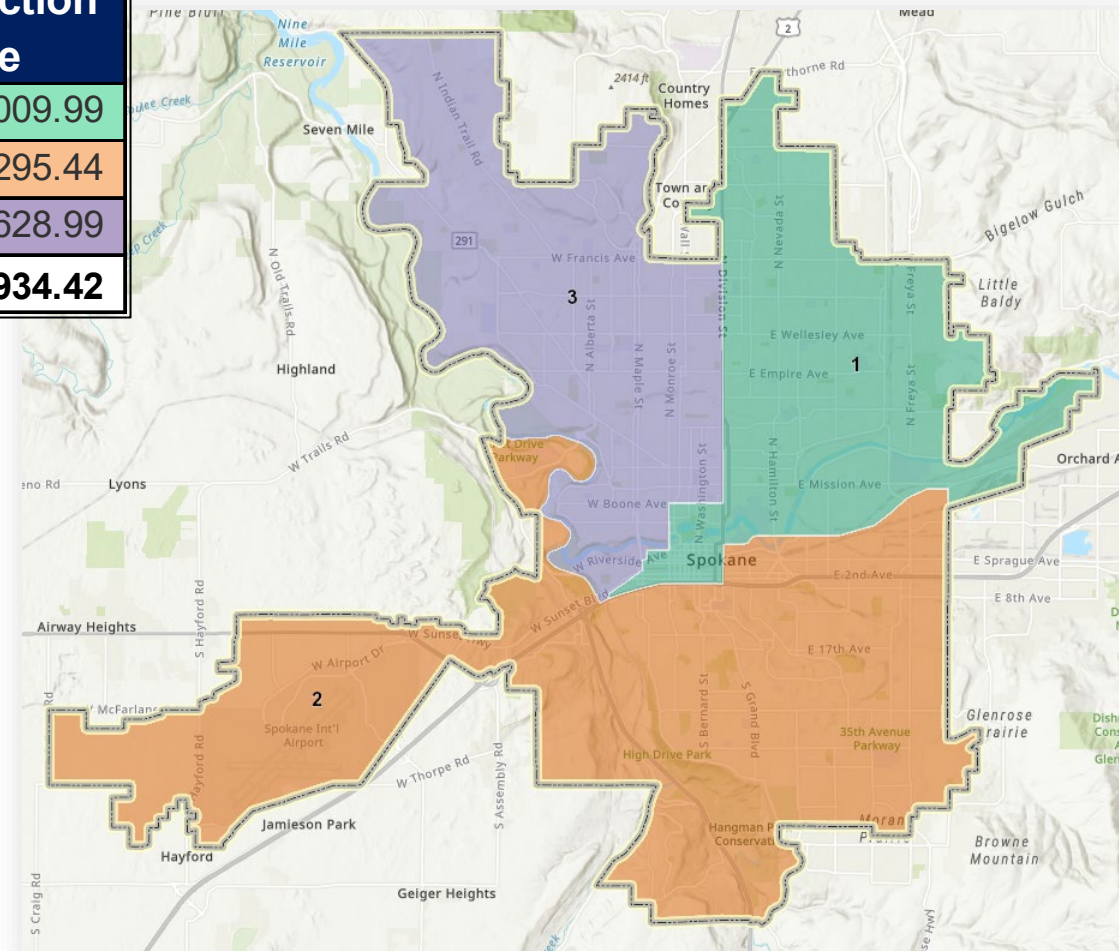
Residential Units Currently in Plan Review		
Type	Projects	Units
New Single-Family Residences	102	102
New Duplexes	15	30
New Multi-Family Residences*	20	1385
COU's & Remodels Adding Units	9	108
TOTALS	146	1625

Building Opportunity for Housing		
Type	Projects	Units
New Duplexes	10	20
New Multi-Family Residences*	2	8
COU's & Remodels Adding Units	0	0
TOTALS	12	28

Future Units Proposed through PDEV/MFTE: (Pre-Development/Multi-Family Tax Exemption)		
Type	Projects	Units
All Residential Types	53	2058

Spokane City Council District Information - September 2024

	Building Permits Issued	Residential Remodels	Residential Units	ADUs	Total Construction Value
District 1	1151	744	125	5	\$200,988,009.99
District 2	1705	1172	763	13	\$288,914,295.44
District 3	1639	1202	357	15	\$155,605,628.99
Totals	4495	3118	1245	33	\$645,507,934.42



Top 5 Growing Neighborhoods YTD

1/1/2024 to 9/30/2024

Neighborhood	Council District	Housing Units Issued YTD	Housing Units Issued	Job Value YTD
Cliff-Cannon	2	219		\$ 20,009,837.35
East Central	2	158		\$ 26,546,432.74
Southgate	2	158		\$ 37,228,748.51
Lincoln Heights	2	148	9	\$ 24,147,111.57
Five Mile Prairie	3	113	54	\$ 30,876,949.36

Largest Projects Issued by Construction Valuation – 2024

<i>Rank</i>	<i>Council District</i>	<i>Address</i>	<i>Job Title</i>	<i>Housing Units</i>	<i>Issue Date</i>	<i>Construction Valuation</i>
1	1	3525 N Regal	Jubilant Line 4 Expansion		Mar	\$ 100,000,000
2	2	4980 S Regal	Frequency Apts Phase 1	153	Jul	\$35,347,297
3	2	3520 S Geiger	King Beverage Corporate Warehouse		Jul	\$23,201,716
4	2	308 W 5th	Koz Multi-Family Phases 1 & 2	210	Jul	\$21,473,167
5	2	4515 S Regal	Home Depot - South Hill		Jul	\$18,576,324
6	2	3250 S Southeast	31st Multi-Family	96	Aug	\$14,250,000
7	3	516 W Cora	Cora Multi-Family	88	Sept	\$13,750,000
8	3	1303 N Cedar	Spokane County Operations		Aug	\$12,626,026
9	2	926 E 8th	Hifumi-en Apartment Complex	88	Jul	\$11,484,490
10	2	628 S Perry	Liberty Park Apts Expansion	54	Jan	\$11,402,621
	<i>Last Update:</i>	<i>10/1/2024</i>	Total:	689		\$ 262,111,641

Largest Projects in Plan Reviews by Construction Valuation

<i>Rank</i>	<i>Council District</i>	<i>Address</i>	<i>Job Title</i>	<i>Housing Units</i>	<i>Submittal Date</i>	<i>Construction Valuation</i>
1	2	2977 W 14th	Prose Apartment Complex	300	9/18/2023	\$ 41,216,394.80
2	3	115 W Mission	NODO Normandie	236	1/18/2024	\$ 36,583,783.00
3	1	4415 E Longfellow	The Vistas Apts at Beacon Hill	140	4/8/2024	\$ 31,708,901.94
4	1	Beacon Hill	The Vistas Townhomes	86	4/19/2024	\$ 30,954,191.40
5	1	7609 N Division	Vineyard Park Assisted Living		8/11/2023	\$ 29,650,000.00
6	2	2909 E 37th	Adams Elementary		12/21/2023	\$ 26,000,000.00
7	1	1911-2009 E Lyons	Lyons Multi-Family	78	3/13/2024	\$ 13,000,000.00
8	1	10 N Post	Peyton Building COU*	96	11/2/2023	\$ 12,000,000.00
9	2	1015 E MLK, Jr Way	The District Apartments Bldg 2B	89	4/15/2024	\$ 11,451,125.00
10	2	9000 W Airport	SIA New Administration Building		3/29/2024	\$ 8,671,156.00
	<i>Last Update:</i>	10/3/2024	Total:	1025		\$ 241,235,552.14