CITY OF SPOKANE

NOTICE

REGARDING CITY COUNCIL MEETINGS

Notice is hereby given that, pursuant to Governor Jay Inslee's **Revised** Proclamation **20-25.14**, dated **July 1, 2021**, all public meetings subject to the Open Public Meetings Act, Chapter 42.30 RCW, are to be held remotely and that the in-person attendance requirement in RCW 42.30.030 has been suspended until termination of the state of emergency pursuant to RCW 43.06.210, or until rescinded, whichever occurs first. Proclamations 20-28, et seq, were amended by the Washington State Legislature to recognize the extension of statutory waivers and suspensions therein until termination of the state of emergency pursuant to RCW 43.06.210 or until rescinded.

While all public meetings must continue to be held remotely, an option for an additional in-person meeting component is permitted in Phase 3 regions consistent with the business meetings requirements contained in the Miscellaneous Venues guidance incorporated into Proclamation 20-25, et seq. At this time, the City Council has decided to continue its meetings with remote access only and to not include an in-person attendance component.

Temporarily and until further notice, the public's ability to attend City Council meetings is by remote access only. In-person attendance is not permitted at this time. The public is encouraged to tune in to the meeting as noted below.

Public comment will be taken virtually on legislative items during the 6:00 p.m. Legislative Session on **July 19, 2021.**

The regularly scheduled Spokane City Council 3:30 p.m. Briefing Session and 6:00 p.m. Legislative Session will be held virtually and streamed live online and airing on City Cable 5. Some members of the City Council and City staff will be attending virtually. The public is encouraged to tune in to the meeting live on Channel 5, at **https://my.spokanecity.org/citycable5/live**, or by calling **1-408-418-9388** and entering the access code **146 396 3105** for the 3:30 p.m. Briefing Session or **187 739 0651** for the 6:00 p.m. Legislative Session when prompted; meeting password is **0320.**

To participate in virtual public comment:
Sign up to give testimony at **https://forms.gle/RtciKb2tju6322BB7.** You must sign up in order to be called on to testify. The form will be **open at 5:00 p.m. on Monday, July 19, 2021, and will close at 6:00 p.m.** At 6:00 p.m., you will call in to the meeting using the information above. When it is your turn to testify, Council President will call your name and direct you to hit *3 on your phone to ask to be unmuted. The system will alert you when you have been unmuted and you can begin giving your testimony. When you are done, you will need to hit *3 again.

To participate in Open Forum:
Open Forum will take place at the end of the City Council Legislative Session unless the meeting lasts past 9:30 p.m., which may be extended by motion. Each speaker is limited to no more than three minutes. In order to participate in Open Forum, you must sign up here: **https://forms.gle/WtfGZ3HqQuXCipcX9**. The form will **open at 5:00 p.m. on Monday, July 19, and will close at 6:00 p.m.** Instructions for participating are available on the form. The Open Forum is a limited public forum; all matters discussed in the open forum shall relate to the affairs of the City and items of interest not relating to the Current or Advance Agendas, pending hearing items, or initiatives or referenda in a pending election. Individuals speaking during the open forum shall address their comments to the Council President and shall not use profanity, engage in obscene speech, or make personal comment or verbal insults about any individual.

CITY COUNCIL MEETINGS
RULES – PUBLIC DECORUM

Strict adherence to the following rules of decorum by the public will be observed and adhered to during City Council meetings, including open forum, public comment period on legislative items, and Council deliberations:

1. **No Clapping!**
2. **No Cheering!**
3. **No Booing!**
4. **No public outbursts!**
5. **Three-minute time limit for comments made during open forum and public testimony on legislative items!**

In addition, please silence your cell phones when entering the Council Chambers!

Further, keep the following City Council Rules in mind:

Rule 2.2 OPEN FORUM

A. At each meeting, after the conclusion of the legislative agenda, the Council shall hold an open public comment period until 9:30 pm, which may be extended by motion.

B. At the beginning of the open forum session, staff will collect the sign-up sheet(s) and deliver them to the Chair. The order of the speakers and the appropriate time limits for the speakers will be determined at the discretion of the Chair. Each speaker shall be limited to no more than three minutes.

C. No action, other than a statement of Councilmembers' intent to address the matter in the future, points of order, or points of information will be taken by Council members during an open forum.

D. The open forum is a limited public forum; all matters discussed in the open forum shall relate to the affairs of the City and items not currently included on that week's current agenda or the next week's advance Council agendas. No person shall be permitted to speak in open forum regarding items on the current or advance agendas, pending hearing items, or initiatives or referenda in a pending election. Individuals speaking during the open forum shall address their comments to the Council President and shall not use profanity, engage in obscene speech, or make personal comment or verbal insults about any individual.

Rule 2.7 SERVICE ANIMALS AT CITY COUNCIL MEETINGS

A. For purposes of these Rules, only dogs that are individually trained to do work or perform tasks for a person with a disability are recognized as service animals. Dogs or other animals whose sole function is to provide comfort or emotional support do not qualify as service animals under these Rules. Service animals are permitted to accompany people with disabilities in City Council meetings, as well as all areas where members of the public are allowed to go.

B. Service animals must, at all times while present in a City Council meeting, be harnessed, leashed, or tethered, unless these devices interfere with the service animal's work or the individual's disability prevents using these devices, in which case, the individual must maintain control of the animal through voice, signal, or other effective controls.

Rule 2.15 PARTICIPATION OF MEMBERS OF THE PUBLIC IN COUNCIL MEETINGS

A. Members of the public may address the Council regarding the following items on the Council's legislative agenda: first and final readings of regular and special budget ordinances, emergency ordinances, special consideration items, hearing items, and other items before the City Council requiring Council action, except those that are adjudicatory or solely administrative in nature. This rule shall not limit the public's right to speak during the open forum.

B. No member of the public may speak without first being recognized for that purpose by the Chair. Except for named parties to an adjudicative hearing, a person may be required to sign a sign-up sheet and provide their city of residence as a condition of recognition. Council members must be recognized by the Chair for the purpose of obtaining the floor.

C. Each person speaking in a public Council meeting shall verbally identify themselves by name, city of residence, and, if appropriate, representative capacity.

D. Each speaker shall follow all written and verbal instructions so that verbal remarks are electronically recorded, and documents submitted for the record are identified and marked by the Clerk.

E. In order that evidence and expressions of opinion be included in the record and that decorum befitting a deliberative process be maintained, no modes of expression not provided by these rules, including but not limited to demonstrations, banners, signs, applause, profanity, vulgar language, or personal insults will be permitted.

F. A speaker asserting a statement of fact may be asked to document and identify the sources of the factual datum being asserted.

G. When addressing the Council, members of the public shall direct all remarks to the Council President, shall refrain from remarks directed personally to any Council Member, and shall confine remarks to the matters that are specifically before the Council at that time.

H. When any person, including members of the public, City staff, and others, are addressing the Council, Council members shall observe the same decorum and process, as the rules require among the members *inter se*. That is, a Council member shall not engage the person addressing the Council in colloquy but shall speak only when granted the floor by the Council President. All persons and/or Council members shall not interrupt one another. The duty of mutual respect set forth in Rule 1.2 and the rules governing debate set forth in *Robert's Rules of Order, newly revised*, shall extend to all speakers before the City Council. The City Council's Policy Director and/or City Attorney shall, with the assistance of Council staff, assist the Council President to ensure that all individuals desiring to speak shall be identified, appropriately recognized, and provided the opportunity to speak.

Rule 2.16 PUBLIC TESTIMONY REGARDING LEGISLATIVE AGENDA ITEMS – TIME LIMITS

A. The City Council shall take public testimony on all matters included on its legislative agenda as described at Rule 2.16(A), with those exceptions stated in Rule 2.17(B). Public testimony shall be limited to the final Council action, except that public testimony shall be allowed at the first reading of ordinances. Public testimony shall be limited to three (3) minutes per speaker, unless, at their discretion, the Chair determines that, because of the number of speakers signed up to testify, less time will be needed for each speaker in order to accommodate all speakers. The Chair may allow additional time if the speaker is asked to respond to questions from the Council.

B. No public testimony shall be taken on items on the Council's consent agenda, amendments to legislative agenda items, or solely procedural, parliamentary, or administrative matters of the Council, including amendments to these Rules.

C. For legislative or hearing items that may affect an identifiable individual, association, or group, the following procedure may be implemented at the discretion of the Council President:

1. Following an assessment by the Chair of factors such as complexity of the issue(s), the apparent number of people indicating a desire to testify, representation by designated spokespersons, etc., the Chair shall, in the absence of objection by the majority of the Council present, impose the following procedural time limitations for taking public testimony regarding legislative matters:

    a. There shall be up to fifteen (15) minutes for staff, board, or commission presentation of background information, if any.

    b. The designated representative of the proponents of the issue shall speak first and may include within their presentation the testimony of expert witnesses, visual displays, and any other reasonable methods of presenting the case. Up to thirty (30) minutes may be granted for the proponent's presentation. If there be more than one designated representative, they shall allocate the allotted time between or among themselves.

    c. Following the presentation of the proponents of the issue, three (3) minutes shall be granted for any other person not associated with the designated representative of the proponents who wishes to speak on behalf of the proponent's position.

    d. The designated representative, if any, of the opponents of the issue shall speak following the presentation of the testimony of expert witnesses, visual displays, and any other reasonable methods of presenting the case. The designated representative(s) of the opponents shall have the same amount of time which was allotted to the proponents.

    e. Following the presentation by the opponents of the issue, three (3) minutes shall be granted for any other person not associated with the designated representative of the opponents who wishes to speak on behalf of the opponents' position.

    f. Up to ten (10) minutes of rebuttal time may be granted to the designated representative for each side, the proponents speaking first, the opponents speaking second.

2. In the event the party or parties representing one side of an issue has a designated representative and the other side does not, the Chair shall publicly ask the unrepresented side if they wish to designate one or more persons to utilize the time allotted for the designated representative. If no such designation is made, each person wishing to speak on behalf of the unrepresented side shall be granted three (3) minutes to present their position, and no additional compensating time shall be allowed due to the fact that the side has no designated representative.

3. In the event there appears to be more than two groups wishing to advocate their distinct positions on a specific issue, the Chair may grant the same procedural and time allowances to each group or groups, as stated previously.

D. The time taken for staff or Council member questions and responses thereto shall be in addition to the time allotted for any individual or designated representative's testimony.

THE CITY OF SPOKANE

ADVANCE COUNCIL AGENDA

MEETING OF MONDAY, JULY 26, 2021

MISSION STATEMENT

TO DELIVER EFFICIENT AND EFFECTIVE SERVICES THAT FACILITATE ECONOMIC OPPORTUNITY AND ENHANCE QUALITY OF LIFE.

MAYOR NADINE WOODWARD
COUNCIL PRESIDENT BREEAN BEGGS

COUNCIL MEMBER KATE BURKE
COUNCIL MEMBER MICHAEL CATHCART
COUNCIL MEMBER LORI KINNEAR
COUNCIL MEMBER CANDACE MUMM
COUNCIL MEMBER KAREN STRATTON
COUNCIL MEMBER BETSY WILKERSON

CITY COUNCIL CHAMBERS
CITY HALL

808 W. SPOKANE FALLS BLVD.
SPOKANE, WA 99201

LAND ACKNOWLEDGEMENT

We acknowledge that we are on the unceded land of the Spokane people. And that these lands were once the major trading center for the Spokanes as they shared this place and welcomed other area tribes through their relations, history, trade, and ceremony. We also want to acknowledge that the land holds the spirit of the place, through its knowledge, culture, and all the original peoples Since Time Immemorial.

As we take a moment to consider the impacts of colonization may we also acknowledge the strengths and resiliency of the Spokanes and their relatives. As we work together making decisions that benefit all, may we do so as one heart, one mind, and one spirit.

We are grateful to be on the shared lands of the Spokane people and ask for the support of their ancestors and all relations. We ask that you recognize these injustices that forever changed the lives of the Spokane people and all their relatives.

We agree to work together to stop all acts of continued injustices towards Native Americans and all our relatives. It is time for reconciliation. We must act upon the truths and take actions that will create restorative justice for all people.

Adopted by Spokane City Council on the 22nd day of March, 2021
via Resolution 2021-0019

CITY COUNCIL BRIEFING SESSION

Council will adopt the Administrative Session Consent Agenda after they have had appropriate discussion. Items may be moved to the 6:00 p.m. Legislative Session for formal consideration by the Council at the request of any Council Member.

SPOKANE CITY COUNCIL BRIEFING SESSIONS (BEGINNING AT 3:30 P.M. EACH MONDAY) AND LEGISLATIVE SESSIONS (BEGINNING AT 6:00 P.M. EACH MONDAY) ARE BROADCAST LIVE ON CITY CABLE CHANNEL FIVE AND STREAMED LIVE ON THE CHANNEL FIVE WEBSITE. THE SESSIONS ARE REPLAYED ON CHANNEL FIVE ON THURSDAYS AT 6:00 P.M. AND FRIDAYS AT 10:00 A.M.

The Briefing Session is open to the public, but will be a workshop meeting. Discussion will be limited to Council Members and appropriate Staff and Counsel. There will be an opportunity for the expression of public views during the Open Forum at the beginning and the conclusion of the Legislative Agenda on any issue not relating to the Current or Advance Agendas, pending hearing items, or initiatives or referenda in a pending election.

ADDRESSING THE COUNCIL

- **No member of the public may speak without first being recognized for that purpose by the Chair. Except for named parties to an adjudicative hearing, a person may be required to sign a sign-up sheet and provide their city of residence as a condition of recognition.**
- **Each person speaking at the public microphone shall verbally identify themselves by name, city of residency and, if appropriate, representative capacity.**
- **If you are submitting letters or documents to the Council Members, please provide a minimum of ten copies via the City Clerk. The City Clerk is responsible for officially filing and distributing your submittal.**
- **In order that evidence and expressions of opinion be included in the record and that decorum befitting a deliberative process be maintained, no modes of expression including but not limited to demonstrations, banners, signs, applause, profanity, vulgar language or personal insults will be permitted.**
- **A speaker asserting a statement of fact may be asked to document and identify the source of the factual datum being asserted.**

SPEAKING TIME LIMITS: **Unless deemed otherwise by the Chair, each person addressing the Council shall be limited to a three-minute speaking time.**

CITY COUNCIL AGENDA: **The City Council Advance and Current Agendas may be obtained prior to Council Meetings from the Office of the City Clerk during regular business hours (8 a.m. - 5 p.m.). The Agenda may also be accessed on the City website at www.spokanecity.org. Agenda items are available for public review in the Office of the City Clerk during regular business hours.**

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 Spokane City Council Chamber 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.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6383, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@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.**

If you have questions, please call the Agenda Hotline at 625-6350.

BRIEFING SESSION

(3:30 p.m.)
(Council Chambers Lower Level of City Hall)
(No Public Testimony Taken)

Roll Call of Council

Council Reports

Staff Reports

Committee Reports

Advance Agenda Review

Current Agenda Review

ADMINISTRATIVE SESSION

CONSENT AGENDA

REPORTS, CONTRACTS AND CLAIMS	RECOMMENDATION	
1. Low Bid of LaRiviere, Inc. (Rathdrum, ID) for the Cochran Basin Conveyance - Downriver Golf Course–$1,264,676. An administrative reserve of $126,467.60, which is 10% of the contract price, will be set aside. (Council Sponsor: Council President Beggs) Dan Buller	Approve	OPR 2021-0477 ENG 2018060
2. Acceptance of an $889,125 grant award from the Office of Homeless Youth and permission for CHHS to subgrant funds to SNAP and VOA for the period of July 1, 2021 through December 21, 2021. An RFP will be conducted for the remaining funding for January 1, 2022 through June 30, 2023. (Council Sponsor: Council Member Stratton) Matt Davis	Approve & Auth. Contracts	OPR 2021-0478
3. Contract Amendment/Extension with KPFF Consulting Engineers (Seattle, WA) for Phase II of the Fish Lake Trail Connection Study including additional City funds to cover cost of evaluating a fifth trail alignment–$82,355. Total Contract Amount: $266,206. (Council Sponsor: Council President Beggs) Nathan Anunson	Approve	OPR 2020-0096 ENG 2016089

4.	Acceptance of grant award through FEMA/Homeland Security (Grant ID EMW-2020-FG-15438)–$82,994.29 with a 10% match from local funds. (Relates to Special Budget Ordinance C36083) (Council Sponsor: Council Member Kinnear) Julie O'Berg	Approve	OPR 2021-0479
5.	Memorandum of Understanding Agreement between Spokane County and City of Spokane to apply and split 2021 Fiscal Year Edward Byrne Memorial JAG Grant totaling $176,381. Eric Olson	Approve	OPR 2021-0481
6.	Report of the Mayor of pending:	Approve & Authorize Payments	
	a. Claims and payments of previously approved obligations, including those of Parks and Library, through _____, 2021, total $_____, with Parks and Library claims approved by their respective boards. Warrants excluding Parks and Library total $_____.		CPR 2021-0002
	b. Payroll claims of previously approved obligations through_____, 2021: $_____.		CPR 2021-0003
7.	City Council Meeting Minutes: _____, 2021.	Approve All	CPR 2021-0013

EXECUTIVE SESSION

(Closed Session of Council)
(Executive Session may be held or reconvened during the 6:00 p.m. Legislative Session)

CITY COUNCIL SESSION

(May be held or reconvened following the 3:30 p.m. Administrative Session)
(Council Briefing Center)

This session may be held for the purpose of City Council meeting with Mayoral nominees to Boards and/or Commissions. The session is open to the public.

LEGISLATIVE SESSION

(6:00 P.M.)
(Council Reconvenes in Council Chamber)

WORDS OF INSPIRATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF COUNCIL

ANNOUNCEMENTS
(Announcements regarding Changes to the City Council Agenda)

NO BOARDS AND COMMISSIONS APPOINTMENTS

ADMINISTRATIVE REPORT

COUNCIL COMMITTEE REPORTS

(Committee Reports for Finance, Neighborhoods, Public Safety, Public Works, and Planning/Community and Economic Development Committees and other Boards and Commissions)

LEGISLATIVE AGENDA

SPECIAL BUDGET ORDINANCES

(Require Five Affirmative, Recorded Roll Call Votes)

Ordinances amending Ordinance No. C35971 passed by the City Council December 14, 2020, and entitled, "An Ordinance adopting the Annual Budget of the City of Spokane for 2021, making appropriations to the various funds of the City of Spokane government for the fiscal year ending December 31, 2021, and providing it shall take effect immediately upon passage," and declaring an emergency and appropriating funds in:

ORD C36083 **That in the budget of the Fire Grants Misc. Fund and the budget annexed thereto with reference to the Fire Grants Misc. Fund, the following changes be made:**

1) Increase revenue by $82,995
- **a. Revenue increase due to awarded grant funding through FEMA-Dept of Homeland Security.**

2) Increase appropriations by $82,995
- **a. Increase in appropriations to be used for the registration and travel costs of various training opportunities.**

(This action accepts grant funding to be used towards training and travel related costs.) (Relates to Consent Agenda Item #4) (Council Sponsor: Council Member Kinnear)
Julie O'Berg

ORD C36084 **American Rescue Plan Fund**
FROM: Unappropriated Reserves, $700,000;
TO: Project Employee, same amount;

and

That the appropriations authorized in this ordinance shall provide funding for the following project employee positions and associated expenses, to be funded from the date of enactment of this ordinance through December 31, 2024:

- **ARP Project Coordinator (reports to City Council): $150,000;**
- **ARP Financial Support Coordinator (reports to Chief Financial Officer): $300,000;**
- **ARP Engagement and Communications Coordinator (reports to City Council): $150,000; and**
- **Contingency for supplies and contractual services: $100,000.**

[This action adds project employee support for the administration and execution of the City's direct aid share (Local Recovery Funds) of the American Rescue Plan Act funding.] (Council Sponsor: Council President Beggs)
Breean Beggs

ORD C35085 **Parking Fund**
FROM: Parking - Processing Fee, $16,630;
TO: Parking – Clerk II, same amount.

(This action funds a new Clerk II position in Parking Services to manage existing and future permit types.) (Council Sponsor: Council Members Stratton and Kinnear)
Kris Becker

ORD C35086 **Parking Fund**
FROM: Various accounts, $35,716;
TO: Various accounts, same amount.

(This action budgets for a new Parking Enforcement Specialist position.) (Council Sponsor: Council Members Stratton and Kinnear)
Kris Becker

ORD C35087 **General Fund**
FROM: Planning Services, various accounts, $190,000;
TO: Planning Services Admin, Contractual Services, same amount.

(This action funds consulting services and the Planning Director recruitment.) (Council Sponsor: Council Member Kinnear)
Kris Becker

EMERGENCY ORDINANCES

(Requires Five Affirmative, Recorded Roll Call Votes)

ORD C36082 Amending the policy framework for the City's homeless response system; amending section 18.05.030 of the Spokane Municipal Code; and declaring an emergency. (Council Sponsor: Council Member Kinnear)
Council Member Kinnear

RESOLUTIONS & FINAL READING ORDINANCES

(Require Four Affirmative, Recorded Roll Call Votes)

RES 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.
Maren Murphy

RES 2021-0063 Declaring Rebound a sole source provider to establish and implement a network-based system of medical service providers for management of the treatment of orthopedic injuries for current and retired employees. To help reduce injury-related costs, streamline the management of injury treatment and rehabilitation, and lead to the implementation of a sustainable and efficient health, fitness, and performance programming for the Spokane City Fire Department and authorizing a contract with Rebound for said services for a base two-year term with three optional renewals—$170,000 (excl. tax).
Brian Schaeffer

RES 2021-0064 Requesting the Spokane County Auditor to hold a special election on November 2, 2021, in conjunction with the scheduled general election to submit to the voters of the City of Spokane a proposition regarding an amendment to the Spokane City Charter relating to adoption of the Spokane Cleaner Energy Protection Act.
Terri Pfister

ORD C36080 (To be considered under Hearings Item H1.a.)

FIRST READING ORDINANCES

ORD C36088 Relating to the adoption of a wildland-urban interface code; adopting a new chapter to Title 17 of the Spokane Municipal Code designated as Chapter 17F.110 SMC.
Lance Dahl

ORD C36089 Relating to the fire code; amending SMC sections 8.02.0207, 8.02.0226, 8.02.034, 8.02.0615, 8.02.0617 and 17F.080.010 of the Spokane Municipal Code.
Lance Dahl

FURTHER ACTION DEFERRED

NO SPECIAL CONSIDERATIONS

HEARINGS

(If there are items listed you wish to speak on, please sign your name on the sign-up sheets in the Chase Gallery.)

		RECOMMENDATION	
H1.	**Final Reading Ordinance C36080 amending the City of Spokane's Comprehensive Plan by repealing "Fast Forward Spokane Downtown Plan Update" passed on December 22, 2008; and adopting a new subarea plan, "Spokane Downtown Plan." (Council Sponsor: Council Member Kinnear)** **Nathan Gwinn**	**Pass Upon Roll Call Vote**	**ORD C36080**

Motion to Approve Advance Agenda for July 26, 2021

(per Council Rule 2.1.2)

OPEN FORUM

At each meeting after the conclusion of the legislative agenda, the Council shall hold an open public comment period until 9:30 p.m., which may be extended by motion. Each speaker is limited to no more than three minutes. In order to participate in Open Forum, you must sign up here: https://forms.gle/WtfGZ3HqQuXCipcX9. The form will open at 5:00 p.m. on Monday, (Month Day), and will close at 6:00 p.m. Instructions for participating are available on the form. The Open Forum is a limited public forum; all matters discussed in the open forum shall relate to the affairs of the City and items of interest not relating to the Current or Advance Agendas, pending hearing items, or initiatives or referenda in a pending election. Individuals speaking during the open forum shall address their comments to the Council President and shall not use profanity, engage in obscene speech, or make personal comment or verbal insults about any individual.

ADJOURNMENT

The July 26, 2021, Regular Legislative Session of the City Council is adjourned to August 2, 2021.

NOTES

Agenda Sheet for City Council Meeting of: 07/26/2021		Date Rec'd	7/14/2021
		Clerk's File #	OPR 2021-0477
		Renews #	
Submitting Dept	ENGINEERING SERVICES	Cross Ref #	
Contact Name/Phone	DAN BULLER 625-6391	Project #	2018060
Contact E-Mail	DBULLER@SPOKANECITY.ORG	Bid #	
Agenda Item Type	Contract Item	Requisition #	CR 22751
Agenda Item Name	0370 – LOW BID AWARD – LARIVIERE, INC.		

Agenda Wording

Low Bid of LaRiviere, Inc. of Rathdrum, ID for the Cochran Basin Conveyance - Downriver Golf Course in the amount of $1,264,676.00. An administrative reserve of $126,467.60, which is 10% of the contract price, will be set aside. (Audubon/Downriver Neighborhood Council)

Summary (Background)

On July 12, 2021 bids were opened for the above project. The low bid was from LaRiviere, Inc. in the amount of $1,264,676.00, which is $185,090.00 or 12.8% under the Engineer's Estimate; three other bids were received as follows: DW Excavating, Inc. - $1,310.569.50, Halme Construction - $1,339,030.60 and NNAC, Inc., - $1,590,417.00.

Lease? NO Grant related? NO Public Works? YES

Fiscal Impact		Budget Account
Expense	$ 1,264,676.00	# 4250-98817-94310-56501-14395
Select	$	#
Select	$	#
Select	$	#

Approvals		Council Notifications	
Dept Head	TWOHIG, KYLE	Study Session\Other	PIES 6/28/21
Division Director	FEIST, MARLENE	Council Sponsor	Beggs
Finance	ORLOB, KIMBERLY	Distribution List	
Legal	ODLE, MARI	eraea@spokanecity.org	
For the Mayor	PICCOLO, MIKE	publicworksaccounting@spokanecity.org	
Additional Approvals		kgoodman@spokanecity.org	
Purchasing	WAHL, CONNIE	dbuller@spokanecity.org	
		aduffey@spokanecity.org	
		jgraff@spokanecity.org	

Briefing Paper
Public Infrastructure, Environmental and Sustainability

Division & Department:	Public Works, Engineering
Subject:	Cochran Basin Projects
Date:	June 28, 2021
Contact (email & phone):	Dan Buller (dbuller@spokanecity.org 625-6391)
City Council Sponsor:	Council President Breean Beggs
Executive Sponsor:	Marlene Feist
Committee(s) Impacted:	PIES
Type of Agenda item:	☐ Consent ☒ Discussion ☐ Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget , Comp Plan, Policy, Charter, Strategic Plan)	These projects are in the 6-Year Sewer & Street Plans
Strategic Initiative:	Innovative Infrastructure
Deadline:	
Outcome: (deliverables, delivery duties, milestones to meet)	Approval of construction contracts

Background/History:

- The Cochran storm drainage basin covers approximately 5,300 acres in NE Spokane, generally bounded on the west by Alberta Street, on the north by Francis Avenue on the east by Market Street and on the south by Montgomery Street.
- Stormwater from this basin currently flows untreated to the Spokane River at the northwest end of the TJ Meenach Bridge. For several years the City has been seeking and has now acquired funding necessary to correct this issue.

Executive Summary:

- The attached exhibit shows a series of projects to be constructed beginning later this year and extending into 2022 and likely 2023. These projects consist of the following.
  - The largest treatment swale area is at the disc golf course west of downriver golf course. Following swale construction, the disc golf course will be restored and upgraded.
  - A second treatment swale area is south of the existing parking lot at the NW end of the TJ-Meenach Bridge. That parking lot will be expanded and upgraded.
  - To get the stormwater to the disc golf course treatment area, a pump station will be constructed at the SE corner of TJ Meenach & NW Boulevard.
  - Water from that pump station will be piped to the proposed swales at the disc golf course via Cleveland Avenue and across Downriver golf course and also to the proposed swales at the NW end of the TJ Meenach Bridge via TJ Meenach Drive.
  - TJ Meenach Drive will also be reconstructed. That project will include installation of a trail connecting the Audobon/Downriver and Emerson/Garfield neighborhoods to near the top of Pettet Drive (Doomsday Hill) close to the portion of the Centennial Trail currently under construction on Summit Blvd.
- Impacts to the project vary by project.
  - The treatment swale construction at the disc golf will impact traffic minimally but will result in disc golf course closure for the duration of construction.
  - The treatment swale construction at the NW end of the TJ Meenach Bridge will impact traffic minimally but will result in closure of that parking lot and associated river access for the duration of construction.

- The pump station construction will be mostly but not entirely out of TJ Meenach and is planned to largely coincide with TJ Meenach construction. If construction does extend beyond the TJ Meenach construction window, TJ Meenach will remain open to one lane each direction.
- The piping project will be split in two: one in Downriver golf course and one on Cleveland Avenue. The golf course work has been coordinated with Parks and will be primarily constructed outside the busy summer season. The work along Cleveland will result in local access road closures.
- The project with the biggest public impact will be next year's TJ Meenach reconstruction project which will require full closure of this important road. We will coordinate closely with the community college.

- These projects are largely funded with multiple state grants and loans which have various overlapping deadlines which the project timing indicated on the attached exhibit is designed to satisfy.

Budget Impact:

Approved in current year budget? ☒Yes ☐No ☐N/A

Annual/Reoccurring expenditure? ☐Yes ☒No ☐N/A

If new, specify funding source:

Other budget impacts: (revenue generating, match requirements, etc.)

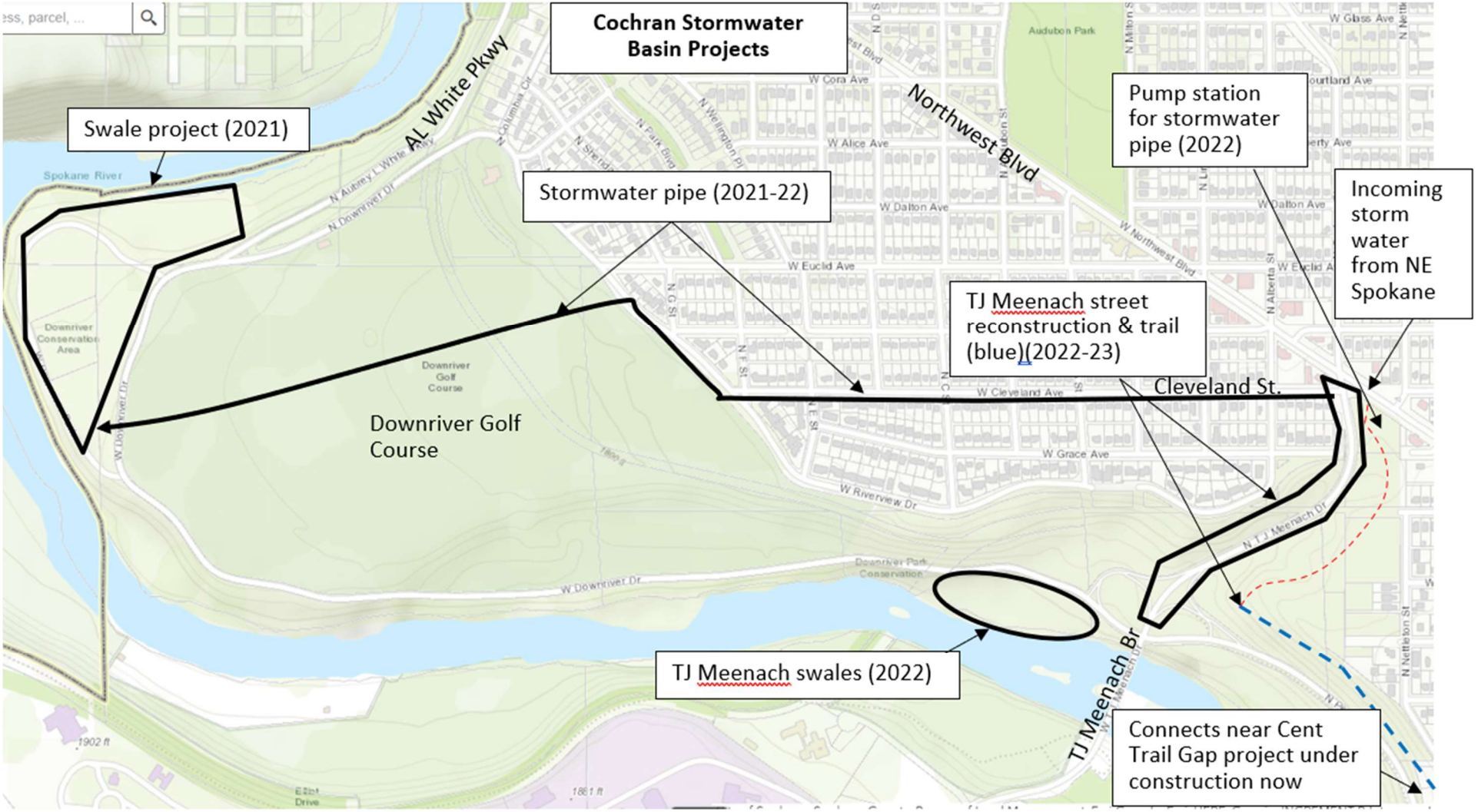
Operations Impact:

Consistent with current operations/policy? ☒Yes ☐No ☐N/A

Requires change in current operations/policy? ☐Yes ☒No ☐N/A

Specify changes required:

Known challenges/barriers:


Cochran Stormwater Basin Projects
Swale project (2021)
Stormwater pipe (2021-22)
Pump station for stormwater pipe (2022)
Incoming storm water from NE Spokane
TJ Meenach street reconstruction & trail (blue)(2022-23)
Cleveland St.
Downriver Golf Course
TJ Meenach swales (2022)
TJ Meenach Br
Connects near Cent Trail Gap project under construction now
AL White Pkwy
Northwest Blvd
Spokane River
W Cora Ave
W Alice Ave
W Dalton Ave
W Euclid Ave
W Cleveland Ave
W Grace Ave
W Riverview Dr
W Downriver Dr
Audubon Park
Downriver Park Conservation

City Of Spokane
Engineering Services Department
Bid Tabulation

Project Number **2018060**

Project Description Cochran Basin Conveyance - Downriver Golf Course

Original Date 7/16/2021 1:00:00 PM

Project Number: 2018060			Engineer's Estimate		LARIVIERE INC		DW EXCAVATING INC		HALME CONSTRUCTION INC		NATIONAL NATIVE AMERICAN CONSTRUCTION INC	
Item No	Bid Item Description	Est Qty	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
			Tax Classification									
Schedule 01			Sales tax shall NOT be included in unit prices									
1	REIMBURSEMENT OF THIRD PARTY DAMAGE	1 EST	1.00	1.00	1.00	$1.00	1.00	$1.00	1.00	$1.00	1.00	$1.00
2	SPCC PLAN	1 LS	1,200.00	1,200.00	1,884.00	$1,884.00	65.00	$65.00	5,000.00	$5,000.00	625.00	$625.00
3	POTHOLING	5 EA	700.00	3,500.00	443.00	$2,215.00	805.00	$4,025.00	650.00	$3,250.00	360.00	$1,800.00
4	MOBILIZATION	1 LS	132,000.00	132,000.00	93,359.00	$93,359.00	122,900.00	$122,900.00	133,000.00	$133,000.00	145,000.00	$145,000.00
5	PROJECT TEMPORARY TRAFFIC CONTROL	1 LS	10,000.00	10,000.00	35,779.00	$35,779.00	6,200.00	$6,200.00	10,000.00	$10,000.00	37,376.00	$37,376.00
6	PORTABLE CHANGEABLE MESSAGE SIGN	600 HR	7.00	4,200.00	7.50	$4,500.00	5.00	$3,000.00	4.80	$2,880.00	3.75	$2,250.00
7	TYPE III BARRICADE	10 EA	75.00	750.00	61.00	$610.00	73.00	$730.00	63.96	$639.60	50.00	$500.00
8	CLEARING AND GRUBBING	1 LS	15,000.00	15,000.00	33,575.00	$33,575.00	36,500.00	$36,500.00	40,000.00	$40,000.00	63,300.00	$63,300.00
9	TREE ROOT TREATMENT	28 EA	700.00	19,600.00	910.00	$25,480.00	840.00	$23,520.00	870.00	$24,360.00	750.00	$21,000.00
10	TREE PROTECTION ZONE	30 EA	350.00	10,500.00	334.00	$10,020.00	300.00	$9,000.00	320.00	$9,600.00	340.00	$10,200.00
11	REMOVE TREE, CLASS I	8 EA	450.00	3,600.00	606.00	$4,848.00	560.00	$4,480.00	580.00	$4,640.00	787.00	$6,296.00
12	REMOVE TREE, CLASS II	5 EA	1,400.00	7,000.00	1,941.00	$9,705.00	1,800.00	$9,000.00	1,850.00	$9,250.00	1,968.00	$9,840.00
13	TREE PRUNING	22 EA	350.00	7,700.00	334.00	$7,348.00	310.00	$6,820.00	320.00	$7,040.00	275.00	$6,050.00
14	REMOVAL OF STRUCTURE AND OBSTRUCTION	1 LS	30,000.00	30,000.00	7,497.00	$7,497.00	25,300.00	$25,300.00	55,000.00	$55,000.00	11,291.00	$11,291.00
15	SAWCUTTING FLEXIBLE PAVEMENT	750 LFI	2.00	1,500.00	1.00	$750.00	1.70	$1,275.00	1.00	$750.00	1.62	$1,215.00
16	REMOVE UNSUITABLE FOUNDATION MATERIAL	40 CY	50.00	2,000.00	36.00	$1,440.00	25.00	$1,000.00	22.50	$900.00	49.00	$1,960.00
17	REPLACE UNSUITABLE FOUNDATION MATERIAL	40 CY	50.00	2,000.00	35.00	$1,400.00	25.00	$1,000.00	22.50	$900.00	8.00	$320.00
18	GRADING AND SHAPING, SITE	1 LS	15,000.00	15,000.00	20,356.00	$20,356.00	30,000.00	$30,000.00	240,000.00	$240,000.00	164,343.00	$164,343.00
19	CRUSHED SURFACING BASE COURSE	200 CY	55.00	11,000.00	59.00	$11,800.00	68.00	$13,600.00	55.00	$11,000.00	87.82	$17,564.00

City Of Spokane
Engineering Services Department
Bid Tabulation

20	CSTC FOR SIDEWALK AND DRIVEWAYS	25 CY	200.00	5,000.00	101.00	$2,525.00	200.00	$5,000.00	105.00	$2,625.00	174.00	$4,350.00
21	COMMERCIAL HMA	15 TON	200.00	3,000.00	315.00	$4,725.00	290.00	$4,350.00	302.00	$4,530.00	260.00	$3,900.00
22	HMA FOR PAVEMENT REPAIR CL. 1/2 IN. MEDIUM TRAFFIC, 4 INCH THICK	200 SY	40.00	8,000.00	58.00	$11,600.00	54.00	$10,800.00	55.10	$11,020.00	47.55	$9,510.00
23	PAVEMENT REPAIR EXCAVATION INCL. HAUL	200 SY	35.00	7,000.00	31.00	$6,200.00	36.00	$7,200.00	17.60	$3,520.00	50.23	$10,046.00
24	HDPE STORM SEWER PIPE 30 IN. DIA.	2875 LF	225.00	646,875.00	141.00	$405,375.00	190.50	$547,687.50	180.00	$517,500.00	190.00	$546,250.00
25	DUCTILE IRON STORM SEWER PIPE 30 IN. DIA.	20 LF	300.00	6,000.00	499.00	$9,980.00	211.00	$4,220.00	550.00	$11,000.00	1,087.00	$21,740.00
26	MANHOLE - 60 IN.	3 EA	5,000.00	15,000.00	4,186.00	$12,558.00	6,900.00	$20,700.00	5,600.00	$16,800.00	11,150.00	$33,450.00
27	CONNECT 30 IN. DIA. SEWER PIPE TO EXISTING SEWER PIPE - SPECIAL	1 EA	10,000.00	10,000.00	31,375.00	$31,375.00	33,500.00	$33,500.00	36,000.00	$36,000.00	42,360.00	$42,360.00
28	REMOVE UNSUITABLE PIPE FOUNDATION MATERIAL	20 CY	50.00	1,000.00	36.00	$720.00	28.00	$560.00	17.50	$350.00	46.00	$920.00
29	REPLACE UNSUITABLE PIPE FOUNDATION MATERIAL	20 CY	25.00	500.00	35.00	$700.00	28.00	$560.00	30.00	$600.00	43.00	$860.00
30	TRENCH SAFETY SYSTEM	1 LS	15,000.00	15,000.00	2,652.00	$2,652.00	1.00	$1.00	12,000.00	$12,000.00	5,680.00	$5,680.00
31	ESC LEAD	1 LS	1,200.00	1,200.00	5,414.00	$5,414.00	900.00	$900.00	600.00	$600.00	14,000.00	$14,000.00
32	STABILIZED CONSTRUCTION ENTRANCE	125 SY	40.00	5,000.00	27.00	$3,375.00	32.00	$4,000.00	21.00	$2,625.00	24.00	$3,000.00
33	STREET CLEANING	24 HR	210.00	5,040.00	230.00	$5,520.00	170.00	$4,080.00	265.00	$6,360.00	100.00	$2,400.00
34	LANDSCAPING, REPAIR TURF	4250 SY	30.00	127,500.00	30.00	$127,500.00	28.50	$121,125.00	7.00	$29,750.00	26.20	$111,350.00
35	LANDSCAPING, REPAIR NATIVE	8300 SY	15.00	124,500.00	16.00	$132,800.00	13.50	$112,050.00	0.60	$4,980.00	8.80	$73,040.00
36	MODIFY FENCING	1 LS	15,000.00	15,000.00	4,245.00	$4,245.00	2,800.00	$2,800.00	13,000.00	$13,000.00	7,200.00	$7,200.00
37	CLASSIFICATION AND PROTECTION OF SURVEY MONUMENTS	1 LS	1,200.00	1,200.00	3,032.00	$3,032.00	2,000.00	$2,000.00	5,000.00	$5,000.00	3,500.00	$3,500.00
38	COMMUNICATION CONDUIT SYSTEM	1 LS	175,000.00	175,000.00	220,000.00	$220,000.00	129,000.00	$129,000.00	100,500.00	$100,500.00	194,450.00	$194,450.00
39	SIGNING, PERMANENT - CITY MANUFACTURED SIGNS	1 LS	1,000.00	1,000.00	1,213.00	$1,213.00	1,100.00	$1,100.00	1,500.00	$1,500.00	1,000.00	$1,000.00
40	PAVEMENT MARKING - DURABLE HEAT APPLIED	40 SF	10.00	400.00	15.00	$600.00	13.00	$520.00	14.00	$560.00	12.00	$480.00
Bid Total				**$1,449,766.00**		**$1,264,676.00**		**$1,310,569.50**		**$1,339,030.60**		**$1,590,417.00**

City Of Spokane
Engineering Services Department
Bid Tabulation

SCHEDULE SUMMARY

	Sched 1	Sched 2	Sched 3	Sched 4	Sched 5	Sched 6	Total
ENGINEER'S ESTIMATE	1,449,766.00	0.00	0.00	0.00	0.00	0.00	1,449,766.00
LARIVIERE INC	1,264,676.00	0.00	0.00	0.00	0.00	0.00	1,264,676.00
DW EXCAVATING INC	1,310,569.50	0.00	0.00	0.00	0.00	0.00	1,310,569.50
HALME CONSTRUCTION INC	1,339,030.60	0.00	0.00	0.00	0.00	0.00	1,339,030.60
NATIONAL NATIVE AMERICAN CONSTRUCTION INC	1,590,417.00	0.00	0.00	0.00	0.00	0.00	1,590,417.00

Low Bid Contractor: LARIVIERE INC

	Contractor's Bid	Engineer's Estimate	% Variance	
Schedule 01	1,377,232.16	1,578,795.17	12.77	% Under Estimate
Schedule 03	0.00	0.00		% Under Estimate
Bid Totals	1,377,232.16	1,578,795.17	12.77	% Under Estimate

Agenda Sheet for City Council Meeting of: 07/26/2021		**Date Rec'd**	7/13/2021
		Clerk's File #	OPR 2021-0478
		Renews #	
Submitting Dept	HOUSING & HUMAN SERVICES	**Cross Ref #**	OPR 2019-0529
Contact Name/Phone	MATT DAVIS 625-6815	**Project #**	
Contact E-Mail	MRDAVIS@SPOKANECITY.ORG	**Bid #**	
Agenda Item Type	Contract Item	**Requisition #**	N/A
Agenda Item Name	1680 - OFFICE OF HOMELESS YOUTH 2021-2023 GRANT AWARD		

Agenda Wording

CHHS is requesting permission to accept a $889,125 award from the Office of Homeless Youth and permission to subgrant funds for the period of 7/1/21-12/31/21 to SNAP and VOA. An RFP will be conducted for the remaining funding for 1/1/22-6/30/23.

Summary (Background)

On June 29, 2021, the WA State Dept. of Commerce Office of Homeless Youth Prevention and Protection (OHY) released a grant agreement to the CHHS Department renewing the full award amount from the 2019-21 grant term for another 2 years. Current subgrantees will receive 6-month extension for current programming in the amount of $91,517 to VOA to continue outreach services and $65,777 to SNAP, as well as $69,134 to VOA to continue the Young Adult Housing Program. See attached for further detail.

Lease? NO Grant related? YES Public Works? NO

Fiscal Impact		**Budget Account**
Neutral	**$** 489,125	**#** 1540-95574-XXXXX-XXXXX-99999
Neutral	**$** 400,000	**#** 1540-95585-XXXXX-XXXXX-99999
Select	**$**	**#**
Select	**$**	**#**

Approvals		**Council Notifications**	
Dept Head	LEWIS, DAVID G.	**Study Session\Other**	Urban Experience - 7.12.21
Division Director	DAVIS, KIRSTIN	**Council Sponsor**	CM Stratton
Finance	DAVIS, LEONARD	**Distribution List**	
Legal	ODLE, MARI	mrdavis@spokanecity.org	
For the Mayor	PICCOLO, MIKE	bschreiber@spokanecity.org	
Additional Approvals		dglewis@spokanecity.org	
Purchasing		kdavis@spokanecity.org	
GRANTS, CONTRACTS & PURCHASING	STOPHER, SALLY	chhsgrants@spokanecity.org	
		chhsaccounting@spokanecity.org	
		hmis@spokanecity.org	

Anchor Community RFP Briefing Paper
Urban Experience

Division & Department:	Neighborhoods, Housing, and Human Services Division – Community, Housing, and Human Services (CHHS) Department
Subject:	Office of Homeless Youth 2021-23 Award Renewal
Date:	July 12, 2021
Author (email & phone):	Matt Davis (mrdavis@spokanecity.org ext. 6815)
City Council Sponsor:	CM Stratton
Executive Sponsor:	David Lewis
Committee(s) Impacted:	Public Safety & Community Health
Type of Agenda item:	■ Consent ☐ Discussion ☐ Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget , Comp Plan, Policy, Charter, Strategic Plan)	2020-2025 Strategic Plan to End Homelessness
Strategic Initiative:	Reduce Homelessness
Deadline:	Award is retroactive to July 1, 2021
Outcome: (deliverables, delivery duties, milestones to meet)	CHHS is requesting permission to accept a $889,125 grant renewal award from the Office of Homeless Youth, subgrant $226,428 to Volunteers of America (VOA) and Spokane Neighborhood Action Partner (SNAP) to serve homeless and at-risk youth and young adults (YYA) for period 7/1/21 to 12/31/21, and release an RFP in early fall 2021 to award another $596,761 for the period 1/1/22 to 6/30/23.

Background/History: On June 29, 2021, the WA State Dept. of Commerce Office of Homeless Youth Prevention and Protection (OHY) released a grant agreement to the CHHS Department renewing the full award amount from the 2019-21 grant term for another 2 years.

Executive Summary:

- CHHS's award from OHY consists of $400,000 award for outreach services under the Anchor Community Initiative and a Young Adult Housing Program grant in the amount of $489,125.
- CHHS will retain $33,936 for administrative oversight of the outreach program and $32,000 for administrative oversight of the Young Adult Housing Program (YAHP).
- Current subgrantees will receive 6-month extension for current programming in the amount of $91,517 to VOA to continue outreach services and $65,777 to SNAP, as well as $69,134 to VOA to continue the Young Adult Housing Program.
- The remaining $274,547 in outreach funding and $322,214 in YAHP funding will be put out for competitive bid in fall 2021 for the remaining 18 months of the award period.

Budget Impact:

Approved in current year budget? ■ Yes ☐ No
Annual/Reoccurring expenditure? ■ Yes ☐ No
If new, specify funding source: N/A
Other budget impacts: (revenue generating, match requirements, etc.) None

Operations Impact:

Consistent with current operations/policy? ■ Yes ☐ No
Requires change in current operations/policy? ☐ Yes ■ No
Specify changes required: N/A
Known challenges/barriers: N/A

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Washington State Department of Commerce

Grant Agreement with

City of Spokane

Community Services and Housing Division
Housing Assistance Unit
Office of Homeless Youth

For

Office of Homeless Youth Core Programs &
Anchor Communities Initiative

Start date: July 1, 2021

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FACE SHEET

Contract Number: 22-46312-203

Washington State Department of Commerce
Community Services and Housing Division
Housing Assistance Unit
OHY Core Programs

1. Grantee	**2. Grantee Doing Business As (optional)**
City of Spokane Community, Housing and Human Services Dept. 808 W Spokane Falls Blvd. Spokane, WA 99201	
3. Grantee Representative	**4. COMMERCE Representative**
Matt Davis Homeless Prevention Specialist (509) 625-6815 Mr.davis@spokanecity.org	Karen Danz Program Manager 360-725-2976 karen.danz@commerce.wa.gov P.O. Box 42525 1011 Plum Street SE Olympia, WA 98504-2525

5. Grant Amount	**6. Funding Source**	**7. Start Date**	**8. End Date**
$889,125	**Federal:** ☐ **State:** ☒ **Other:** ☐ **N/A:** ☐	July 1, 2021	June 30, 2023

9. Federal Funds (as applicable)	**Federal Agency:**	**CFDA Number**
N/A	N/A	N/A

10. Tax ID #	**11. SWV #**	**12. UBI #**	**13. DUNS #**
91-6001280	0003387-03	328-013-877	N/A

14. Grant Purpose

The purpose of this grant is to provide safety and stability to unaccompanied youth and young adults experiencing homelessness and housing instability in WA State by providing a continuum of outreach, shelter, housing, and associated services as specified in the contract Scope of Work.

COMMERCE, defined as the Department of Commerce, and the Grantee, as defined above, acknowledge and accept the terms of this Grant and attachments and have executed this Grant on the date below to start as of the date and year referenced above. The rights and obligations of both parties to this Grant are governed by this Grant and the following other documents incorporated by reference: Grant Terms and Conditions including Attachment "A" – Scope of Work, Attachment "B" – Budget, Attachment "C" - Program Guidelines (as they may be revised from time to time), and Attachment "D" - Grant Application.

FOR GRANTEE	**FOR COMMERCE**
_____ Signature	_____ Diane Klontz, Assistant Director Community Services and Housing Division
_____ Print Name and Title	_____ Date
_____ Date	**APPROVED AS TO FORM ONLY** **BY ASSISTANT ATTORNEY GENERAL** **APPROVAL ON FILE**

Last revision 10/13/2020

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SPECIAL TERMS AND CONDITIONS
GENERAL GRANT
STATE FUNDS

1. GRANT MANAGEMENT

The Representative for each of the parties shall be responsible for and shall be the contact person for all communications and billings regarding the performance of this Grant.

The Representative for COMMERCE and their grant information are identified on the Face Sheet of this Grant.

The Representative for the Grantee and their contact information are identified on the Face Sheet of this Grant.

2. COMPENSATION

COMMERCE shall pay an amount not to exceed the amount shown on the Grant Face Sheet (Box 5) for the performance of all things necessary for or incidental to the performance of work as set forth in the Scope of Work. Grantee's compensation for services rendered shall be based in accordance with Attachment B – Budget.

3. BILLING PROCEDURES AND PAYMENT

COMMERCE will pay Grantee upon acceptance of services provided and receipt of properly completed invoices, which shall be submitted to the Representative for COMMERCE not more often than monthly. Exceptions to the single billing per month can be made by Commerce on a case-by-case basis.

All invoices shall include a Monthly Voucher Detail and any other reports required by Commerce. The invoice shall include the Grant Number.

Payment shall be considered timely if made by COMMERCE within thirty (30) calendar days after receipt of properly completed invoices. Payment shall be sent to the address designated by the Grantee.

COMMERCE may, in its sole discretion, terminate the Grant or withhold payments claimed by the Grantee for services rendered if the Grantee fails to satisfactorily comply with any term or condition of this Grant.

No payments in advance or in anticipation of services or supplies to be provided under this Agreement shall be made by COMMERCE.

Invoices and End of Fiscal Year

Invoices are due on the 20th of the month following the provision of services.

Final invoices for a state fiscal year may be due sooner than the 20th and Commerce will provide notification of the end of fiscal year due date.

The grantee must invoice for all expenses from the beginning of the contract through June 30, regardless of the contract start and end date.

Duplication of Billed Costs

The Grantee shall not bill COMMERCE for services performed under this Agreement, and COMMERCE shall not pay the Grantee, if the Grantee is entitled to payment or has been or will be paid by any other source, including grants, for that service.

Disallowed Costs

The Grantee is responsible for any audit exceptions or disallowed costs incurred by its own organization or that of its subgrants/subcontracts.

COMMERCE may, in its sole discretion, withhold ten percent (10%) from each payment until acceptance by COMMERCE of the final report or completion of the project, etc.

4. SUBCONTRACTOR DATA COLLECTION

Grantee will submit reports, in a form and format to be provided by Commerce and at intervals as agreed by the parties, regarding work under this Grant performed by subcontractors and the portion of Grant funds expended for work performed by subcontractors, including but not necessarily limited to

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minority-owned, woman-owned, and veteran-owned business subcontractors. "Subcontractors" shall mean subcontractors of any tier.

5. INSURANCE

The Grantee shall provide insurance coverage as set out in this section. The intent of the required insurance is to protect the state should there be any claims, suits, actions, costs, damages or expenses arising from any loss, or negligent or intentional act or omission of the Grantee or Subgrantee/subcontractor, or agents of either, while performing under the terms of this Grant. Failure to maintain the required insurance coverage may result in termination of this Grant.

The insurance required shall be issued by an insurance company authorized to do business within the state of Washington. Except for Professional Liability or Errors and Omissions Insurance, the insurance shall name the state of Washington, its agents, officers, and employees as additional insureds under the insurance policy. All policies shall be primary to any other valid and collectable insurance. The Grantee shall instruct the insurers to give COMMERCE thirty (30) calendar days advance notice of any insurance cancellation, non-renewal or modification.

The Grantee shall submit to COMMERCE within fifteen (15) calendar days of the Grant start date a certificate of insurance which outlines the coverage and limits defined in this insurance section. During the term of the Grant, if required or requested, the Grantee shall submit renewal certificates not less than thirty (30) calendar days prior to expiration of each policy required under this section.

The Grantee shall provide, at COMMERCE's request, copies of insurance instruments or certifications from the insurance issuing agency. The copies or certifications shall show the insurance coverage, the designated beneficiary, who is covered, the amounts, the period of coverage, and that COMMERCE will be provided thirty (30) days' advance written notice of cancellation.

The Grantee shall provide insurance coverage that shall be maintained in full force and effect during the term of this Grant, as follows:

Commercial General Liability Insurance Policy. Provide a Commercial General Liability Insurance Policy, including contractual liability, written on an occurrence basis, in adequate quantity to protect against legal liability arising out of Grant activity but no less than $1,000,000 per occurrence, General Aggregate - $2,000,000. Additionally, the Grantee is responsible for ensuring that any Subgrantee/subcontractor provide adequate insurance coverage for the activities arising out of subgrants/subcontracts.

Automobile Liability. In the event that performance pursuant to this Grant involves the use of vehicles, owned or operated by the Grantee or its Subgrantee/subcontractor, automobile liability insurance shall be required. The minimum limit for automobile liability is $1,000,000 per occurrence, using a Combined Single Limit for bodily injury and property damage.

Professional Liability, Errors and Omissions Insurance. The Grantee shall maintain Professional Liability or Errors and Omissions Insurance. The Grantee shall maintain minimum limits of no less than $1,000,000 per occurrence, General Aggregate - $2,000,000 to cover all activities by the Grantee and licensed staff employed or under contract to the Grantee. The state of Washington, its agents, officers, and employees need *not* be named as additional insureds under this policy.

Fidelity Insurance. Every officer, director, employee, or agent who is authorized to act on behalf of the Grantee for the purpose of receiving or depositing funds into program accounts or issuing financial documents, checks, or other instruments of payment for program costs shall be insured to provide protection against loss:

A. The amount of fidelity coverage secured pursuant to this Grant shall be $100,000 or the highest of planned reimbursement for the Grant period, whichever is lowest. Fidelity insurance secured pursuant to this paragraph shall name COMMERCE as beneficiary.

B. Subgrantees/subcontractors that receive $10,000 or more per year in funding through this Grant shall secure fidelity insurance as noted above. Fidelity insurance secured by Subgrantee/subcontractors pursuant to this paragraph shall name the Grantee as beneficiary.

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Local Government Grantees that Participate in a Self-Insurance Program

Self-Insured/Liability Pool or Self-Insured Risk Management Program – With prior approval from COMMERCE, the Grantee may provide the coverage above under a self-insured/liability pool or self-insured risk management program. In order to obtain permission from COMMERCE, the Grantee shall provide: (1) a description of its self-insurance program, and (2) a certificate and/or letter of coverage that outlines coverage limits and deductibles. All self-insured risk management programs or self-insured/liability pool financial reports must comply with Generally Accepted Accounting Principles (GAAP) and adhere to accounting standards promulgated by: 1) Governmental Accounting Standards Board (GASB), 2) Financial Accounting Standards Board (FASB), and 3) the Washington State Auditor's annual instructions for financial reporting. Grantee's participating in joint risk pools shall maintain sufficient documentation to support the aggregate claim liability information reported on the balance sheet. The state of Washington, its agents, and employees need not be named as additional insured under a self-insured property/liability pool, if the pool is prohibited from naming third parties as additional insured.

Grantee shall provide annually to COMMERCE a summary of coverages and a letter of self-insurance, evidencing continued coverage under Grantee's self-insured/liability pool or self-insured risk management program. Such annual summary of coverage and letter of self-insurance will be provided on the anniversary of the start date of this Agreement.

6. ORDER OF PRECEDENCE

In the event of an inconsistency in this Grant, the inconsistency shall be resolved by giving precedence in the following order:

- Applicable federal and state of Washington statutes and regulations
- Special Terms and Conditions
- General Terms and Conditions
- Attachment A – Scope of Work
- Attachment B – Budget
- Program Guidelines, as revised
- Grant application

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GENERAL TERMS AND CONDITIONS
GENERAL GRANT
STATE FUNDS

1. DEFINITIONS

As used throughout this Grant, the following terms shall have the meaning set forth below:

A. “Authorized Representative” shall mean the Director and/or the designee authorized in writing to act on the Director’s behalf.

B. “COMMERCE” shall mean the Department of Commerce.

C. “Grant” or “Agreement” means the entire written agreement between COMMERCE and the Grantee, including any Exhibits, documents, or materials incorporated by reference. E-mail or Facsimile transmission of a signed copy of this contract shall be the same as delivery of an original.

D. "Grantee" shall mean the entity identified on the face sheet performing service(s) under this Grant, and shall include all employees and agents of the Grantee.

E. “Personal Information” shall mean information identifiable to any person, including, but not limited to, information that relates to a person’s name, health, finances, education, business, use or receipt of governmental services or other activities, addresses, telephone numbers, social security numbers, driver license numbers, other identifying numbers, and any financial identifiers.

F. ”State” shall mean the state of Washington.

G. "Subgrantee/subcontractor" shall mean one not in the employment of the Grantee, who is performing all or part of those services under this Grant under a separate Grant with the Grantee. The terms “subgrantee/subcontractor” refers to any tier.

H. “Subrecipient” shall mean a non-federal entity that expends federal awards received from a pass-through entity to carry out a federal program, but does not include an individual that is a beneficiary of such a program. It also excludes vendors that receive federal funds in exchange for goods and/or services in the course of normal trade or commerce.

I. “Vendor” is an entity that agrees to provide the amount and kind of services requested by COMMERCE; provides services under the grant only to those beneficiaries individually determined to be eligible by COMMERCE and, provides services on a fee-for-service or per-unit basis with contractual penalties if the entity fails to meet program performance standards.

2. ACCESS TO DATA

In compliance with RCW 39.26.180, the Grantee shall provide access to data generated under this Grant to COMMERCE, the Joint Legislative Audit and Review Committee, and the Office of the State Auditor at no additional cost. This includes access to all information that supports the findings, conclusions, and recommendations of the Grantee’s reports, including computer models and the methodology for those models.

3. ADVANCE PAYMENTS PROHIBITED

No payments in advance of or in anticipation of goods or services to be provided under this Grant shall be made by COMMERCE.

4. ALL WRITINGS CONTAINED HEREIN

This Grant contains all the terms and conditions agreed upon by the parties. No other understandings, oral or otherwise, regarding the subject matter of this Grant shall be deemed to exist or to bind any of the parties hereto.

5. AMENDMENTS

This Grant may be amended by mutual agreement of the parties. Such amendments shall not be binding unless they are in writing and signed by personnel authorized to bind each of the parties.

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6. AMERICANS WITH DISABILITIES ACT (ADA) OF 1990, PUBLIC LAW 101-336, also referred to as the "ADA" 28 CFR Part 35

The Grantee must comply with the ADA, which provides comprehensive civil rights protection to individuals with disabilities in the areas of employment, public accommodations, state and local government services, and telecommunications.

7. ASSIGNMENT

Neither this Grant, nor any claim arising under this Grant, shall be transferred or assigned by the Grantee without prior written consent of COMMERCE.

8. ATTORNEYS' FEES

Unless expressly permitted under another provision of the Grant, in the event of litigation or other action brought to enforce Grant terms, each party agrees to bear its own attorney's fees and costs.

9. CONFIDENTIALITY/SAFEGUARDING OF INFORMATION

A. "Confidential Information" as used in this section includes:

1. All material provided to the Grantee by COMMERCE that is designated as "confidential" by COMMERCE;

2. All material produced by the Grantee that is designated as "confidential" by COMMERCE; and

3. All personal information in the possession of the Grantee that may not be disclosed under state or federal law. "Personal information" includes but is not limited to information related to a person's name, health, finances, education, business, use of government services, addresses, telephone numbers, social security number, driver's license number and other identifying numbers, and "Protected Health Information" under the federal Health Insurance Portability and Accountability Act of 1996 (HIPAA).

B. The Grantee shall comply with all state and federal laws related to the use, sharing, transfer, sale, or disclosure of Confidential Information. The Grantee shall use Confidential Information solely for the purposes of this Grant and shall not use, share, transfer, sell or disclose any Confidential Information to any third party except with the prior written consent of COMMERCE or as may be required by law. The Grantee shall take all necessary steps to assure that Confidential Information is safeguarded to prevent unauthorized use, sharing, transfer, sale or disclosure of Confidential Information or violation of any state or federal laws related thereto. Upon request, the Grantee shall provide COMMERCE with its policies and procedures on confidentiality. COMMERCE may require changes to such policies and procedures as they apply to this Grant whenever COMMERCE reasonably determines that changes are necessary to prevent unauthorized disclosures. The Grantee shall make the changes within the time period specified by COMMERCE. Upon request, the Grantee shall immediately return to COMMERCE any Confidential Information that COMMERCE reasonably determines has not been adequately protected by the Grantee against unauthorized disclosure.

C. Unauthorized Use or Disclosure. The Grantee shall notify COMMERCE within five (5) working days of any unauthorized use or disclosure of any confidential information, and shall take necessary steps to mitigate the harmful effects of such use or disclosure.

10. CONFLICT OF INTEREST

Notwithstanding any determination by the Executive Ethics Board or other tribunal, the COMMERCE may, in its sole discretion, by written notice to the CONTRACTOR terminate this contract if it is found after due notice and examination by COMMERCE that there is a violation of the Ethics in Public Service Act, Chapters 42.52 RCW and 42.23 RCW; or any similar statute involving the CONTRACTOR in the procurement of, or performance under this contract.

Specific restrictions apply to contracting with current or former state employees pursuant to chapter 42.52 of the Revised Code of Washington. The Grantee and their subcontractor(s) must identify any person employed in any capacity by the state of Washington that worked on the Commerce program

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administering this Grant, including but not limited to formulating or drafting the legislation, participating in grant procurement planning and execution, awarding grants, and monitoring grants, during the 24 month period preceding the start date of this Grant. Identify the individual by name, the agency previously or currently employed by, job title or position held, and separation date. If it is determined by COMMERCE that a conflict of interest exists, the Grantee may be disqualified from further consideration for the award of a Grant.

In the event this contract is terminated as provided above, COMMERCE shall be entitled to pursue the same remedies against the Grantee as it could pursue in the event of a breach of the contract by the Grantee. The rights and remedies of COMMERCE provided for in this clause shall not be exclusive and are in addition to any other rights and remedies provided by law. The existence of facts upon which COMMERCE makes any determination under this clause shall be an issue and may be reviewed as provided in the “Disputes” clause of this contract.

11. COPYRIGHT

Unless otherwise provided, all Materials produced under this Grant shall be considered "works for hire" as defined by the U.S. Copyright Act and shall be owned by COMMERCE. COMMERCE shall be considered the author of such Materials. In the event the Materials are not considered “works for hire” under the U.S. Copyright laws, the Grantee hereby irrevocably assigns all right, title, and interest in all Materials, including all intellectual property rights, moral rights, and rights of publicity to COMMERCE effective from the moment of creation of such Materials.

“Materials” means all items in any format and includes, but is not limited to, data, reports, documents, pamphlets, advertisements, books, magazines, surveys, studies, computer programs, films, tapes, and/or sound reproductions. “Ownership” includes the right to copyright, patent, register and the ability to transfer these rights.

For Materials that are delivered under the Grant, but that incorporate pre-existing materials not produced under the Grant, the Grantee hereby grants to COMMERCE a nonexclusive, royalty-free, irrevocable license (with rights to sublicense to others) in such Materials to translate, reproduce, distribute, prepare derivative works, publicly perform, and publicly display. The Grantee warrants and represents that the Grantee has all rights and permissions, including intellectual property rights, moral rights and rights of publicity, necessary to grant such a license to COMMERCE.

The Grantee shall exert all reasonable effort to advise COMMERCE, at the time of delivery of Materials furnished under this Grant, of all known or potential invasions of privacy contained therein and of any portion of such document which was not produced in the performance of this Grant. The Grantee shall provide COMMERCE with prompt written notice of each notice or claim of infringement received by the Grantee with respect to any Materials delivered under this Grant. COMMERCE shall have the right to modify or remove any restrictive markings placed upon the Materials by the Grantee.

12. DISPUTES

Except as otherwise provided in this Grant, when a dispute arises between the parties and it cannot be resolved by direct negotiation, either party may request a dispute hearing with the Director of COMMERCE, who may designate a neutral person to decide the dispute.

The request for a dispute hearing must:

- be in writing;
- state the disputed issues;
- state the relative positions of the parties;
- state the Grantee's name, address, and Contract number; and
- be mailed to the Director and the other party’s (respondent’s) Grant Representative within three (3) working days after the parties agree that they cannot resolve the dispute.

The respondent shall send a written answer to the requestor’s statement to both the Director or the Director’s designee and the requestor within five (5) working days.

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The Director or designee shall review the written statements and reply in writing to both parties within ten (10) working days. The Director or designee may extend this period if necessary by notifying the parties.

The decision shall not be admissible in any succeeding judicial or quasi-judicial proceeding.

The parties agree that this dispute process shall precede any action in a judicial or quasi-judicial tribunal.

Nothing in this Grant shall be construed to limit the parties' choice of a mutually acceptable alternate dispute resolution (ADR) method in addition to the dispute hearing procedure outlined above.

13. DUPLICATE PAYMENT

COMMERCE shall not pay the Grantee, if the GRANTEE has charged or will charge the State of Washington or any other party under any other Grant, subgrant/subcontract, or agreement, for the same services or expenses.

14. GOVERNING LAW AND VENUE

This Grant shall be construed and interpreted in accordance with the laws of the state of Washington, and the venue of any action brought hereunder shall be in the Superior Court for Thurston County.

15. INDEMNIFICATION

To the fullest extent permitted by law, the Grantee shall indemnify, defend, and hold harmless the state of Washington, COMMERCE, agencies of the state and all officials, agents and employees of the state, from and against all claims for injuries or death arising out of or resulting from the performance of the contract. "Claim" as used in this contract, means any financial loss, claim, suit, action, damage, or expense, including but not limited to attorneys' fees, attributable for bodily injury, sickness, disease, or death, or injury to or the destruction of tangible property including loss of use resulting therefrom.

The Grantee's obligation to indemnify, defend, and hold harmless includes any claim by Grantee's agents, employees, representatives, or any subgrantee/subcontractor or its employees.

The Grantee expressly agrees to indemnify, defend, and hold harmless the State for any claim arising out of or incident to Grantee's or any subgrantee's/subcontractor's performance or failure to perform the Grant. Grantee's obligation to indemnify, defend, and hold harmless the State shall not be eliminated or reduced by any actual or alleged concurrent negligence of State or its agents, agencies, employees and officials.

The Grantee waives its immunity under Title 51 RCW to the extent it is required to indemnify, defend and hold harmless the state and its agencies, officers, agents or employees.

16. INDEPENDENT CAPACITY OF THE CONTRACTOR

The parties intend that an independent contractor relationship will be created by this Grant. The Contractor and its employees or agents performing under this Contract are not employees or agents of the state of Washington or COMMERCE. The Contractor will not hold itself out as or claim to be an officer or employee of COMMERCE or of the state of Washington by reason hereof, nor will the Contractor make any claim of right, privilege or benefit which would accrue to such officer or employee under law. Conduct and control of the work will be solely with the Contractor.

17. INDUSTRIAL INSURANCE COVERAGE

The Grantee shall comply with all applicable provisions of Title 51 RCW, Industrial Insurance. If the Grantee fails to provide industrial insurance coverage or fails to pay premiums or penalties on behalf of its employees as may be required by law, COMMERCE may collect from the Grantee the full amount payable to the Industrial Insurance Accident Fund. COMMERCE may deduct the amount owed by the Grantee to the accident fund from the amount payable to the Grantee by COMMERCE under this Contract, and transmit the deducted amount to the Department of Labor and Industries, (L&I) Division of Insurance Services. This provision does not waive any of L&I's rights to collect from the Grantee.

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18. LAWS

The Grantee shall comply with all applicable laws, ordinances, codes, regulations and policies of local, state, and federal governments, as now or hereafter amended.

19. LICENSING, ACCREDITATION AND REGISTRATION

The Grantee shall comply with all applicable local, state, and federal licensing, accreditation and registration requirements or standards necessary for the performance of this Contract.

20. LIMITATION OF AUTHORITY

Only the Authorized Representative or Authorized Representative's delegate by writing (delegation to be made prior to action) shall have the express, implied, or apparent authority to alter, amend, modify, or waive any clause or condition of this Contract. Furthermore, any alteration, amendment, modification, or waiver or any clause or condition of this contract is not effective or binding unless made in writing and signed by the Authorized Representative.

21. NONCOMPLIANCE WITH NONDISCRIMINATION LAWS

During the performance of this Grant, the Grantee shall comply with all federal, state, and local nondiscrimination laws, regulations and policies. In the event of the Grantee's non-compliance or refusal to comply with any nondiscrimination law, regulation or policy, this Grant may be rescinded, canceled or terminated in whole or in part, and the Grantee may be declared ineligible for further grants with COMMERCE. The Grantee shall, however, be given a reasonable time in which to cure this noncompliance. Any dispute may be resolved in accordance with the "Disputes" procedure set forth herein.

The funds provided under this contract may not be used to fund religious worship, exercise, or instruction. No person shall be required to participate in any religious worship, exercise, or instruction in order to have access to the facilities funded by this grant.

22. PAY EQUITY

The Grantee agrees to ensure that "similarly employed" individuals in its workforce are compensated as equals, consistent with the following:

A. Employees are "similarly employed" if the individuals work for the same employer, the performance of the job requires comparable skill, effort, and responsibility, and the jobs are performed under similar working conditions. Job titles alone are not determinative of whether employees are similarly employed;

B. Grantee may allow differentials in compensation for its workers if the differentials are based in good faith and on any of the following:

(i) A seniority system; a merit system; a system that measures earnings by quantity or quality of production; a bona fide job-related factor or factors; or a bona fide regional difference in compensation levels.

(ii) A bona fide job-related factor or factors may include, but not be limited to, education, training, or experience that is: Consistent with business necessity; not based on or derived from a gender-based differential; and accounts for the entire differential.

(iii) A bona fide regional difference in compensation level must be: Consistent with business necessity; not based on or derived from a gender-based differential; and account for the entire differential.

This Grant may be terminated by the Department, if the Department or the Department of Enterprise services determines that the Grantee is not in compliance with this provision.

23. POLITICAL ACTIVITIES

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Political activity of Contractor employees and officers are limited by the State Campaign Finances and Lobbying provisions of Chapter 42.17A RCW and the Federal Hatch Act, 5 USC 1501 - 1508.

No funds may be used for working for or against ballot measures or for or against the candidacy of any person for public office.

24. PUBLICITY

The Grantee agrees not to publish or use any advertising or publicity materials in which the state of Washington or COMMERCE's name is mentioned, or language used from which the connection with the state of Washington's or COMMERCE's name may reasonably be inferred or implied, without the prior written consent of COMMERCE.

25. RECAPTURE

In the event that the Grantee fails to perform this Grant in accordance with state laws, federal laws, and/or the provisions of this Grant, COMMERCE reserves the right to recapture funds in an amount to compensate COMMERCE for the noncompliance in addition to any other remedies available at law or in equity.

Repayment by the Grantee of funds under this recapture provision shall occur within the time period specified by COMMERCE. In the alternative, COMMERCE may recapture such funds from payments due under this Grant.

26. RECORDS MAINTENANCE

The Grantee shall maintain books, records, documents, data and other evidence relating to this Grant and performance of the services described herein, including but not limited to accounting procedures and practices that sufficiently and properly reflect all direct and indirect costs of any nature expended in the performance of this Grant.

The Grantee shall retain such records for a period of six years following the date of final payment. At no additional cost, these records, including materials generated under the Grant, shall be subject at all reasonable times to inspection, review or audit by COMMERCE, personnel duly authorized by COMMERCE, the Office of the State Auditor, and federal and state officials so authorized by law, regulation or agreement.

If any litigation, claim or audit is started before the expiration of the six (6) year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved.

27. REGISTRATION WITH DEPARTMENT OF REVENUE

If required by law, the Grantee shall complete registration with the Washington State Department of Revenue.

28. RIGHT OF INSPECTION

The Grantee shall provide right of access to its facilities to COMMERCE, or any of its officers, or to any other authorized agent or official of the state of Washington or the federal government, at all reasonable times, in order to monitor and evaluate performance, compliance, and/or quality assurance under this Grant.

29. SAVINGS

In the event funding from state, federal, or other sources is withdrawn, reduced, or limited in any way after the effective date of this Grant and prior to normal completion, COMMERCE may suspend or terminate the Grant under the "Termination for Convenience" clause, without the ten calendar day notice requirement. In lieu of termination, the Grant may be amended to reflect the new funding limitations and conditions.

30. SEVERABILITY

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The provisions of this Grant are intended to be severable. If any term or provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of the Grant.

31. SITE SECURITY

While on COMMERCE premises, Grantee, its agents, employees, or subcontractors shall conform in all respects with physical, fire or other security policies or regulations.

32. SUBGRANTING/SUBCONTRACTING

The Grantee may only subcontract work contemplated under this Grant if it obtains the prior written approval of COMMERCE.

If COMMERCE approves subcontracting, the Grantee shall maintain written procedures related to subcontracting, as well as copies of all subcontracts and records related to subcontracts. For cause, COMMERCE in writing may: (a) require the Grantee to amend its subcontracting procedures as they relate to this Grant; (b) prohibit the Grantee from subcontracting with a particular person or entity; or (c) require the Grantee to rescind or amend a subcontract.

Every subcontract shall bind the Subcontractor to follow all applicable terms of this Grant. The Grantee is responsible to COMMERCE if the Subcontractor fails to comply with any applicable term or condition of this Grant. The Grantee shall appropriately monitor the activities of the Subcontractor to assure fiscal conditions of this Grant. In no event shall the existence of a subcontract operate to release or reduce the liability of the Grantee to COMMERCE for any breach in the performance of the Grantee's duties.

Every subcontract shall include a term that COMMERCE and the State of Washington are not liable for claims or damages arising from a Subcontractor's performance of the subcontract.

33. SURVIVAL

The terms, conditions, and warranties contained in this Grant that by their sense and context are intended to survive the completion of the performance, cancellation or termination of this Grant shall so survive.

34. TAXES

All payments accrued on account of payroll taxes, unemployment contributions, the Grantee's income or gross receipts, any other taxes, insurance or expenses for the Grantee or its staff shall be the sole responsibility of the Grantee.

35. TERMINATION FOR CAUSE

In the event COMMERCE determines the Grantee has failed to comply with the conditions of this Grant in a timely manner, COMMERCE has the right to suspend or terminate this Grant. Before suspending or terminating the Grant, COMMERCE shall notify the Grantee in writing of the need to take corrective action. If corrective action is not taken within 30 calendar days, the Grant may be terminated or suspended.

In the event of termination or suspension, the Grantee shall be liable for damages as authorized by law including, but not limited to, any cost difference between the original Grant and the replacement or cover Grant and all administrative costs directly related to the replacement Grant, e.g., cost of the competitive bidding, mailing, advertising and staff time.

COMMERCE reserves the right to suspend all or part of the Grant, withhold further payments, or prohibit the Grantee from incurring additional obligations of funds during investigation of the alleged compliance breach and pending corrective action by the Grantee or a decision by COMMERCE to terminate the Grant. A termination shall be deemed a "Termination for Convenience" if it is determined that the Grantee: (1) was not in default; or (2) failure to perform was outside of his or her control, fault or negligence.

The rights and remedies of COMMERCE provided in this Grant are not exclusive and are, in addition to any other rights and remedies, provided by law.

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36. TERMINATION FOR CONVENIENCE

Except as otherwise provided in this Grant, COMMERCE may, by ten (10) business days written notice, beginning on the second day after the mailing, terminate this Grant, in whole or in part. If this Grant is so terminated, COMMERCE shall be liable only for payment required under the terms of this Grant for services rendered or goods delivered prior to the effective date of termination.

37. TERMINATION PROCEDURES

Upon termination of this Grant, COMMERCE, in addition to any other rights provided in this Grant, may require the Grantee to deliver to COMMERCE any property specifically produced or acquired for the performance of such part of this Grant as has been terminated. The provisions of the "Treatment of Assets" clause shall apply in such property transfer.

COMMERCE shall pay to the Grantee the agreed upon price, if separately stated, for completed work and services accepted by COMMERCE, and the amount agreed upon by the Grantee and COMMERCE for (i) completed work and services for which no separate price is stated, (ii) partially completed work and services, (iii) other property or services that are accepted by COMMERCE, and (iv) the protection and preservation of property, unless the termination is for default, in which case the Authorized Representative shall determine the extent of the liability of COMMERCE. Failure to agree with such determination shall be a dispute within the meaning of the "Disputes" clause of this Grant. COMMERCE may withhold from any amounts due the Grantee such sum as the Authorized Representative determines to be necessary to protect COMMERCE against potential loss or liability.

The rights and remedies of COMMERCE provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law or under this contract.

After receipt of a notice of termination, and except as otherwise directed by the Authorized Representative, the Grantee shall:

A. Stop work under the Grant on the date, and to the extent specified, in the notice;

B. Place no further orders or subgrants/subcontracts for materials, services, or facilities except as may be necessary for completion of such portion of the work under the Grant that is not terminated;

C. Assign to COMMERCE, in the manner, at the times, and to the extent directed by the Authorized Representative, all of the rights, title, and interest of the Grantee under the orders and subgrants/subcontracts so terminated, in which case COMMERCE has the right, at its discretion, to settle or pay any or all claims arising out of the termination of such orders and subgrants/subcontracts;

D. Settle all outstanding liabilities and all claims arising out of such termination of orders and subcontracts, with the approval or ratification of the Authorized Representative to the extent the Authorized Representative may require, which approval or ratification shall be final for all the purposes of this clause;

E. Transfer title to COMMERCE and deliver in the manner, at the times, and to the extent directed by the Authorized Representative any property which, if the Grant had been completed, would have been required to be furnished to COMMERCE;

F. Complete performance of such part of the work as shall not have been terminated by the Authorized Representative; and

G. Take such action as may be necessary, or as the Authorized Representative may direct, for the protection and preservation of the property related to this Grant, which is in the possession of the Grantee and in which COMMERCE has or may acquire an interest.

38. TREATMENT OF ASSETS

Title to all property furnished by COMMERCE shall remain in COMMERCE. Title to all property furnished by the Grantee, for the cost of which the Grantee is entitled to be reimbursed as a direct item of cost under this Grant, shall pass to and vest in COMMERCE upon delivery of such property by the

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Grantee. Title to other property, the cost of which is reimbursable to the Grantee under this Grant, shall pass to and vest in COMMERCE upon (i) issuance for use of such property in the performance of this Grant, or (ii) commencement of use of such property in the performance of this Grant, or (iii) reimbursement of the cost thereof by COMMERCE in whole or in part, whichever first occurs.

A. Any property of COMMERCE furnished to the Grantee shall, unless otherwise provided herein or approved by COMMERCE, be used only for the performance of this Grant.

B. The Grantee shall be responsible for any loss or damage to property of COMMERCE that results from the negligence of the Grantee or which results from the failure on the part of the Grantee to maintain and administer that property in accordance with sound management practices.

C. If any COMMERCE property is lost, destroyed or damaged, the Grantee shall immediately notify COMMERCE and shall take all reasonable steps to protect the property from further damage.

D. The Grantee shall surrender to COMMERCE all property of COMMERCE prior to settlement upon completion, termination or cancellation of this Grant

All reference to the Grantee under this clause shall also include Grantee's employees, agents or Subgrantees/Subcontractors.

39. WAIVER

Waiver of any default or breach shall not be deemed to be a waiver of any subsequent default or breach. Any waiver shall not be construed to be a modification of the terms of this Grant unless stated to be such in writing and signed by Authorized Representative of COMMERCE.

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Scope of Work

A. Grantee agrees to operate the following programs as specified in the grant application and OHY guidelines

- The Street Outreach Services (SOS) grant provides services and resources either directly or through referral to street youth (ages 12 to 17) and unaccompanied young adults (ages 18-24) as defined by RCW 43.330.702

- The Young Adult Housing Program (YAHP) provides rental assistance and case management to eligible young adults ages 18 to 24.

B. Grantee shall comply with all the administrative requirements, policies and procedures, required trainings, and program implementation requirements specified in the applicable OHY program guidelines for each of the programs funded through this grant.

C. Grantee shall submit Monthly Voucher Details with each invoice and any other report that Commerce may develop as specified in the applicable OHY program guidelines.

D. Grantee must enter data in HMIS in accordance with any applicable HMIS user agreements, and as specified by Commerce in the applicable OHY program guidelines.

E. Grantees will active local and statewide leadership to build cross-agency momentum, refine and improve data collection, and maintain quality by name lists towards ending youth and young adult homelessness in accordance with A Way Home Washington's Anchor Communities Initiative. Grantees will collaborate with AWHWA on building system capacity, program implementation and evaluation, and receiving technical assistance.

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Budget

Budget Category	**FY 22**	**FY 23**
Admin	$22,988.50	$22,988.50
Program Operations	$388,189.50	$388,189.50
Facilities	$16,328	$16,328
Diversion	$375	$375
Rent Assistance	$16,681.50	$16,681.50
Total	$444,562.50	$444,562.50

Total Grant Amount: $889,125

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Washington State Department of Commerce

Grant Agreement with

City of Spokane

Community Services and Housing Division
Housing Assistance Unit
Office of Homeless Youth

For

Office of Homeless Youth Core Programs &
Anchor Communities Initiative

Start date: July 1, 2021

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FACE SHEET

Contract Number: 22-46312-203

Washington State Department of Commerce
Community Services and Housing Division
Housing Assistance Unit
OHY Core Programs

1. Grantee	**2. Grantee Doing Business As (optional)**
City of Spokane Community, Housing and Human Services Dept. 808 W Spokane Falls Blvd. Spokane, WA 99201	
3. Grantee Representative	**4. COMMERCE Representative**
Matt Davis Homeless Prevention Specialist (509) 625-6815 Mr.davis@spokanecity.org	Karen Danz Program Manager 360-725-2976 karen.danz@commerce.wa.gov P.O. Box 42525 1011 Plum Street SE Olympia, WA 98504-2525

5. Grant Amount	**6. Funding Source**	**7. Start Date**	**8. End Date**
$889,125	**Federal:** ☐ **State:** ☒ **Other:** ☐ **N/A:** ☐	July 1, 2021	June 30, 2023

9. Federal Funds (as applicable)	**Federal Agency:**	**CFDA Number**
N/A	N/A	N/A

10. Tax ID #	**11. SWV #**	**12. UBI #**	**13. DUNS #**
91-6001280	0003387-03	328-013-877	N/A

14. Grant Purpose

The purpose of this grant is to provide safety and stability to unaccompanied youth and young adults experiencing homelessness and housing instability in WA State by providing a continuum of outreach, shelter, housing, and associated services as specified in the contract Scope of Work.

COMMERCE, defined as the Department of Commerce, and the Grantee, as defined above, acknowledge and accept the terms of this Grant and attachments and have executed this Grant on the date below to start as of the date and year referenced above. The rights and obligations of both parties to this Grant are governed by this Grant and the following other documents incorporated by reference: Grant Terms and Conditions including Attachment "A" – Scope of Work, Attachment "B" – Budget, Attachment "C" - Program Guidelines (as they may be revised from time to time), and Attachment "D" - Grant Application.

FOR GRANTEE	**FOR COMMERCE**
_____ Signature	_____ Diane Klontz, Assistant Director Community Services and Housing Division
_____ Print Name and Title	_____ Date
_____ Date	**APPROVED AS TO FORM ONLY** **BY ASSISTANT ATTORNEY GENERAL** **APPROVAL ON FILE**

Last revision 10/13/2020

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SPECIAL TERMS AND CONDITIONS
GENERAL GRANT
STATE FUNDS

1. GRANT MANAGEMENT

The Representative for each of the parties shall be responsible for and shall be the contact person for all communications and billings regarding the performance of this Grant.

The Representative for COMMERCE and their grant information are identified on the Face Sheet of this Grant.

The Representative for the Grantee and their contact information are identified on the Face Sheet of this Grant.

2. COMPENSATION

COMMERCE shall pay an amount not to exceed the amount shown on the Grant Face Sheet (Box 5) for the performance of all things necessary for or incidental to the performance of work as set forth in the Scope of Work. Grantee's compensation for services rendered shall be based in accordance with Attachment B – Budget.

3. BILLING PROCEDURES AND PAYMENT

COMMERCE will pay Grantee upon acceptance of services provided and receipt of properly completed invoices, which shall be submitted to the Representative for COMMERCE not more often than monthly. Exceptions to the single billing per month can be made by Commerce on a case-by-case basis.

All invoices shall include a Monthly Voucher Detail and any other reports required by Commerce. The invoice shall include the Grant Number.

Payment shall be considered timely if made by COMMERCE within thirty (30) calendar days after receipt of properly completed invoices. Payment shall be sent to the address designated by the Grantee.

COMMERCE may, in its sole discretion, terminate the Grant or withhold payments claimed by the Grantee for services rendered if the Grantee fails to satisfactorily comply with any term or condition of this Grant.

No payments in advance or in anticipation of services or supplies to be provided under this Agreement shall be made by COMMERCE.

Invoices and End of Fiscal Year

Invoices are due on the 20th of the month following the provision of services.

Final invoices for a state fiscal year may be due sooner than the 20th and Commerce will provide notification of the end of fiscal year due date.

The grantee must invoice for all expenses from the beginning of the contract through June 30, regardless of the contract start and end date.

Duplication of Billed Costs

The Grantee shall not bill COMMERCE for services performed under this Agreement, and COMMERCE shall not pay the Grantee, if the Grantee is entitled to payment or has been or will be paid by any other source, including grants, for that service.

Disallowed Costs

The Grantee is responsible for any audit exceptions or disallowed costs incurred by its own organization or that of its subgrants/subcontracts.

COMMERCE may, in its sole discretion, withhold ten percent (10%) from each payment until acceptance by COMMERCE of the final report or completion of the project, etc.

4. SUBCONTRACTOR DATA COLLECTION

Grantee will submit reports, in a form and format to be provided by Commerce and at intervals as agreed by the parties, regarding work under this Grant performed by subcontractors and the portion of Grant funds expended for work performed by subcontractors, including but not necessarily limited to

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minority-owned, woman-owned, and veteran-owned business subcontractors. "Subcontractors" shall mean subcontractors of any tier.

5. INSURANCE

The Grantee shall provide insurance coverage as set out in this section. The intent of the required insurance is to protect the state should there be any claims, suits, actions, costs, damages or expenses arising from any loss, or negligent or intentional act or omission of the Grantee or Subgrantee/subcontractor, or agents of either, while performing under the terms of this Grant. Failure to maintain the required insurance coverage may result in termination of this Grant.

The insurance required shall be issued by an insurance company authorized to do business within the state of Washington. Except for Professional Liability or Errors and Omissions Insurance, the insurance shall name the state of Washington, its agents, officers, and employees as additional insureds under the insurance policy. All policies shall be primary to any other valid and collectable insurance. The Grantee shall instruct the insurers to give COMMERCE thirty (30) calendar days advance notice of any insurance cancellation, non-renewal or modification.

The Grantee shall submit to COMMERCE within fifteen (15) calendar days of the Grant start date a certificate of insurance which outlines the coverage and limits defined in this insurance section. During the term of the Grant, if required or requested, the Grantee shall submit renewal certificates not less than thirty (30) calendar days prior to expiration of each policy required under this section.

The Grantee shall provide, at COMMERCE's request, copies of insurance instruments or certifications from the insurance issuing agency. The copies or certifications shall show the insurance coverage, the designated beneficiary, who is covered, the amounts, the period of coverage, and that COMMERCE will be provided thirty (30) days' advance written notice of cancellation.

The Grantee shall provide insurance coverage that shall be maintained in full force and effect during the term of this Grant, as follows:

Commercial General Liability Insurance Policy. Provide a Commercial General Liability Insurance Policy, including contractual liability, written on an occurrence basis, in adequate quantity to protect against legal liability arising out of Grant activity but no less than $1,000,000 per occurrence, General Aggregate - $2,000,000. Additionally, the Grantee is responsible for ensuring that any Subgrantee/subcontractor provide adequate insurance coverage for the activities arising out of subgrants/subcontracts.

Automobile Liability. In the event that performance pursuant to this Grant involves the use of vehicles, owned or operated by the Grantee or its Subgrantee/subcontractor, automobile liability insurance shall be required. The minimum limit for automobile liability is $1,000,000 per occurrence, using a Combined Single Limit for bodily injury and property damage.

Professional Liability, Errors and Omissions Insurance. The Grantee shall maintain Professional Liability or Errors and Omissions Insurance. The Grantee shall maintain minimum limits of no less than $1,000,000 per occurrence, General Aggregate - $2,000,000 to cover all activities by the Grantee and licensed staff employed or under contract to the Grantee. The state of Washington, its agents, officers, and employees need *not* be named as additional insureds under this policy.

Fidelity Insurance. Every officer, director, employee, or agent who is authorized to act on behalf of the Grantee for the purpose of receiving or depositing funds into program accounts or issuing financial documents, checks, or other instruments of payment for program costs shall be insured to provide protection against loss:

A. The amount of fidelity coverage secured pursuant to this Grant shall be $100,000 or the highest of planned reimbursement for the Grant period, whichever is lowest. Fidelity insurance secured pursuant to this paragraph shall name COMMERCE as beneficiary.

B. Subgrantees/subcontractors that receive $10,000 or more per year in funding through this Grant shall secure fidelity insurance as noted above. Fidelity insurance secured by Subgrantee/subcontractors pursuant to this paragraph shall name the Grantee as beneficiary.

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Local Government Grantees that Participate in a Self-Insurance Program

Self-Insured/Liability Pool or Self-Insured Risk Management Program – With prior approval from COMMERCE, the Grantee may provide the coverage above under a self-insured/liability pool or self-insured risk management program. In order to obtain permission from COMMERCE, the Grantee shall provide: (1) a description of its self-insurance program, and (2) a certificate and/or letter of coverage that outlines coverage limits and deductibles. All self-insured risk management programs or self-insured/liability pool financial reports must comply with Generally Accepted Accounting Principles (GAAP) and adhere to accounting standards promulgated by: 1) Governmental Accounting Standards Board (GASB), 2) Financial Accounting Standards Board (FASB), and 3) the Washington State Auditor's annual instructions for financial reporting. Grantee's participating in joint risk pools shall maintain sufficient documentation to support the aggregate claim liability information reported on the balance sheet. The state of Washington, its agents, and employees need not be named as additional insured under a self-insured property/liability pool, if the pool is prohibited from naming third parties as additional insured.

Grantee shall provide annually to COMMERCE a summary of coverages and a letter of self-insurance, evidencing continued coverage under Grantee's self-insured/liability pool or self-insured risk management program. Such annual summary of coverage and letter of self-insurance will be provided on the anniversary of the start date of this Agreement.

6. ORDER OF PRECEDENCE

In the event of an inconsistency in this Grant, the inconsistency shall be resolved by giving precedence in the following order:

- Applicable federal and state of Washington statutes and regulations
- Special Terms and Conditions
- General Terms and Conditions
- Attachment A – Scope of Work
- Attachment B – Budget
- Program Guidelines, as revised
- Grant application

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GENERAL TERMS AND CONDITIONS
GENERAL GRANT
STATE FUNDS

1. DEFINITIONS

As used throughout this Grant, the following terms shall have the meaning set forth below:

A. “Authorized Representative” shall mean the Director and/or the designee authorized in writing to act on the Director’s behalf.

B. “COMMERCE” shall mean the Department of Commerce.

C. “Grant” or “Agreement” means the entire written agreement between COMMERCE and the Grantee, including any Exhibits, documents, or materials incorporated by reference. E-mail or Facsimile transmission of a signed copy of this contract shall be the same as delivery of an original.

D. "Grantee" shall mean the entity identified on the face sheet performing service(s) under this Grant, and shall include all employees and agents of the Grantee.

E. “Personal Information” shall mean information identifiable to any person, including, but not limited to, information that relates to a person’s name, health, finances, education, business, use or receipt of governmental services or other activities, addresses, telephone numbers, social security numbers, driver license numbers, other identifying numbers, and any financial identifiers.

F. ”State” shall mean the state of Washington.

G. "Subgrantee/subcontractor" shall mean one not in the employment of the Grantee, who is performing all or part of those services under this Grant under a separate Grant with the Grantee. The terms “subgrantee/subcontractor” refers to any tier.

H. “Subrecipient” shall mean a non-federal entity that expends federal awards received from a pass-through entity to carry out a federal program, but does not include an individual that is a beneficiary of such a program. It also excludes vendors that receive federal funds in exchange for goods and/or services in the course of normal trade or commerce.

I. “Vendor” is an entity that agrees to provide the amount and kind of services requested by COMMERCE; provides services under the grant only to those beneficiaries individually determined to be eligible by COMMERCE and, provides services on a fee-for-service or per-unit basis with contractual penalties if the entity fails to meet program performance standards.

2. ACCESS TO DATA

In compliance with RCW 39.26.180, the Grantee shall provide access to data generated under this Grant to COMMERCE, the Joint Legislative Audit and Review Committee, and the Office of the State Auditor at no additional cost. This includes access to all information that supports the findings, conclusions, and recommendations of the Grantee’s reports, including computer models and the methodology for those models.

3. ADVANCE PAYMENTS PROHIBITED

No payments in advance of or in anticipation of goods or services to be provided under this Grant shall be made by COMMERCE.

4. ALL WRITINGS CONTAINED HEREIN

This Grant contains all the terms and conditions agreed upon by the parties. No other understandings, oral or otherwise, regarding the subject matter of this Grant shall be deemed to exist or to bind any of the parties hereto.

5. AMENDMENTS

This Grant may be amended by mutual agreement of the parties. Such amendments shall not be binding unless they are in writing and signed by personnel authorized to bind each of the parties.

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6. AMERICANS WITH DISABILITIES ACT (ADA) OF 1990, PUBLIC LAW 101-336, also referred to as the "ADA" 28 CFR Part 35

The Grantee must comply with the ADA, which provides comprehensive civil rights protection to individuals with disabilities in the areas of employment, public accommodations, state and local government services, and telecommunications.

7. ASSIGNMENT

Neither this Grant, nor any claim arising under this Grant, shall be transferred or assigned by the Grantee without prior written consent of COMMERCE.

8. ATTORNEYS' FEES

Unless expressly permitted under another provision of the Grant, in the event of litigation or other action brought to enforce Grant terms, each party agrees to bear its own attorney's fees and costs.

9. CONFIDENTIALITY/SAFEGUARDING OF INFORMATION

A. "Confidential Information" as used in this section includes:

1. All material provided to the Grantee by COMMERCE that is designated as "confidential" by COMMERCE;

2. All material produced by the Grantee that is designated as "confidential" by COMMERCE; and

3. All personal information in the possession of the Grantee that may not be disclosed under state or federal law. "Personal information" includes but is not limited to information related to a person's name, health, finances, education, business, use of government services, addresses, telephone numbers, social security number, driver's license number and other identifying numbers, and "Protected Health Information" under the federal Health Insurance Portability and Accountability Act of 1996 (HIPAA).

B. The Grantee shall comply with all state and federal laws related to the use, sharing, transfer, sale, or disclosure of Confidential Information. The Grantee shall use Confidential Information solely for the purposes of this Grant and shall not use, share, transfer, sell or disclose any Confidential Information to any third party except with the prior written consent of COMMERCE or as may be required by law. The Grantee shall take all necessary steps to assure that Confidential Information is safeguarded to prevent unauthorized use, sharing, transfer, sale or disclosure of Confidential Information or violation of any state or federal laws related thereto. Upon request, the Grantee shall provide COMMERCE with its policies and procedures on confidentiality. COMMERCE may require changes to such policies and procedures as they apply to this Grant whenever COMMERCE reasonably determines that changes are necessary to prevent unauthorized disclosures. The Grantee shall make the changes within the time period specified by COMMERCE. Upon request, the Grantee shall immediately return to COMMERCE any Confidential Information that COMMERCE reasonably determines has not been adequately protected by the Grantee against unauthorized disclosure.

C. Unauthorized Use or Disclosure. The Grantee shall notify COMMERCE within five (5) working days of any unauthorized use or disclosure of any confidential information, and shall take necessary steps to mitigate the harmful effects of such use or disclosure.

10. CONFLICT OF INTEREST

Notwithstanding any determination by the Executive Ethics Board or other tribunal, the COMMERCE may, in its sole discretion, by written notice to the CONTRACTOR terminate this contract if it is found after due notice and examination by COMMERCE that there is a violation of the Ethics in Public Service Act, Chapters 42.52 RCW and 42.23 RCW; or any similar statute involving the CONTRACTOR in the procurement of, or performance under this contract.

Specific restrictions apply to contracting with current or former state employees pursuant to chapter 42.52 of the Revised Code of Washington. The Grantee and their subcontractor(s) must identify any person employed in any capacity by the state of Washington that worked on the Commerce program

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administering this Grant, including but not limited to formulating or drafting the legislation, participating in grant procurement planning and execution, awarding grants, and monitoring grants, during the 24 month period preceding the start date of this Grant. Identify the individual by name, the agency previously or currently employed by, job title or position held, and separation date. If it is determined by COMMERCE that a conflict of interest exists, the Grantee may be disqualified from further consideration for the award of a Grant.

In the event this contract is terminated as provided above, COMMERCE shall be entitled to pursue the same remedies against the Grantee as it could pursue in the event of a breach of the contract by the Grantee. The rights and remedies of COMMERCE provided for in this clause shall not be exclusive and are in addition to any other rights and remedies provided by law. The existence of facts upon which COMMERCE makes any determination under this clause shall be an issue and may be reviewed as provided in the “Disputes” clause of this contract.

11. COPYRIGHT

Unless otherwise provided, all Materials produced under this Grant shall be considered "works for hire" as defined by the U.S. Copyright Act and shall be owned by COMMERCE. COMMERCE shall be considered the author of such Materials. In the event the Materials are not considered “works for hire” under the U.S. Copyright laws, the Grantee hereby irrevocably assigns all right, title, and interest in all Materials, including all intellectual property rights, moral rights, and rights of publicity to COMMERCE effective from the moment of creation of such Materials.

“Materials” means all items in any format and includes, but is not limited to, data, reports, documents, pamphlets, advertisements, books, magazines, surveys, studies, computer programs, films, tapes, and/or sound reproductions. “Ownership” includes the right to copyright, patent, register and the ability to transfer these rights.

For Materials that are delivered under the Grant, but that incorporate pre-existing materials not produced under the Grant, the Grantee hereby grants to COMMERCE a nonexclusive, royalty-free, irrevocable license (with rights to sublicense to others) in such Materials to translate, reproduce, distribute, prepare derivative works, publicly perform, and publicly display. The Grantee warrants and represents that the Grantee has all rights and permissions, including intellectual property rights, moral rights and rights of publicity, necessary to grant such a license to COMMERCE.

The Grantee shall exert all reasonable effort to advise COMMERCE, at the time of delivery of Materials furnished under this Grant, of all known or potential invasions of privacy contained therein and of any portion of such document which was not produced in the performance of this Grant. The Grantee shall provide COMMERCE with prompt written notice of each notice or claim of infringement received by the Grantee with respect to any Materials delivered under this Grant. COMMERCE shall have the right to modify or remove any restrictive markings placed upon the Materials by the Grantee.

12. DISPUTES

Except as otherwise provided in this Grant, when a dispute arises between the parties and it cannot be resolved by direct negotiation, either party may request a dispute hearing with the Director of COMMERCE, who may designate a neutral person to decide the dispute.

The request for a dispute hearing must:

- be in writing;
- state the disputed issues;
- state the relative positions of the parties;
- state the Grantee's name, address, and Contract number; and
- be mailed to the Director and the other party’s (respondent’s) Grant Representative within three (3) working days after the parties agree that they cannot resolve the dispute.

The respondent shall send a written answer to the requestor’s statement to both the Director or the Director’s designee and the requestor within five (5) working days.

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The Director or designee shall review the written statements and reply in writing to both parties within ten (10) working days. The Director or designee may extend this period if necessary by notifying the parties.

The decision shall not be admissible in any succeeding judicial or quasi-judicial proceeding.

The parties agree that this dispute process shall precede any action in a judicial or quasi-judicial tribunal.

Nothing in this Grant shall be construed to limit the parties' choice of a mutually acceptable alternate dispute resolution (ADR) method in addition to the dispute hearing procedure outlined above.

13. DUPLICATE PAYMENT

COMMERCE shall not pay the Grantee, if the GRANTEE has charged or will charge the State of Washington or any other party under any other Grant, subgrant/subcontract, or agreement, for the same services or expenses.

14. GOVERNING LAW AND VENUE

This Grant shall be construed and interpreted in accordance with the laws of the state of Washington, and the venue of any action brought hereunder shall be in the Superior Court for Thurston County.

15. INDEMNIFICATION

To the fullest extent permitted by law, the Grantee shall indemnify, defend, and hold harmless the state of Washington, COMMERCE, agencies of the state and all officials, agents and employees of the state, from and against all claims for injuries or death arising out of or resulting from the performance of the contract. "Claim" as used in this contract, means any financial loss, claim, suit, action, damage, or expense, including but not limited to attorneys' fees, attributable for bodily injury, sickness, disease, or death, or injury to or the destruction of tangible property including loss of use resulting therefrom.

The Grantee's obligation to indemnify, defend, and hold harmless includes any claim by Grantee's agents, employees, representatives, or any subgrantee/subcontractor or its employees.

The Grantee expressly agrees to indemnify, defend, and hold harmless the State for any claim arising out of or incident to Grantee's or any subgrantee's/subcontractor's performance or failure to perform the Grant. Grantee's obligation to indemnify, defend, and hold harmless the State shall not be eliminated or reduced by any actual or alleged concurrent negligence of State or its agents, agencies, employees and officials.

The Grantee waives its immunity under Title 51 RCW to the extent it is required to indemnify, defend and hold harmless the state and its agencies, officers, agents or employees.

16. INDEPENDENT CAPACITY OF THE CONTRACTOR

The parties intend that an independent contractor relationship will be created by this Grant. The Contractor and its employees or agents performing under this Contract are not employees or agents of the state of Washington or COMMERCE. The Contractor will not hold itself out as or claim to be an officer or employee of COMMERCE or of the state of Washington by reason hereof, nor will the Contractor make any claim of right, privilege or benefit which would accrue to such officer or employee under law. Conduct and control of the work will be solely with the Contractor.

17. INDUSTRIAL INSURANCE COVERAGE

The Grantee shall comply with all applicable provisions of Title 51 RCW, Industrial Insurance. If the Grantee fails to provide industrial insurance coverage or fails to pay premiums or penalties on behalf of its employees as may be required by law, COMMERCE may collect from the Grantee the full amount payable to the Industrial Insurance Accident Fund. COMMERCE may deduct the amount owed by the Grantee to the accident fund from the amount payable to the Grantee by COMMERCE under this Contract, and transmit the deducted amount to the Department of Labor and Industries, (L&I) Division of Insurance Services. This provision does not waive any of L&I's rights to collect from the Grantee.

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18. LAWS

The Grantee shall comply with all applicable laws, ordinances, codes, regulations and policies of local, state, and federal governments, as now or hereafter amended.

19. LICENSING, ACCREDITATION AND REGISTRATION

The Grantee shall comply with all applicable local, state, and federal licensing, accreditation and registration requirements or standards necessary for the performance of this Contract.

20. LIMITATION OF AUTHORITY

Only the Authorized Representative or Authorized Representative's delegate by writing (delegation to be made prior to action) shall have the express, implied, or apparent authority to alter, amend, modify, or waive any clause or condition of this Contract. Furthermore, any alteration, amendment, modification, or waiver or any clause or condition of this contract is not effective or binding unless made in writing and signed by the Authorized Representative.

21. NONCOMPLIANCE WITH NONDISCRIMINATION LAWS

During the performance of this Grant, the Grantee shall comply with all federal, state, and local nondiscrimination laws, regulations and policies. In the event of the Grantee's non-compliance or refusal to comply with any nondiscrimination law, regulation or policy, this Grant may be rescinded, canceled or terminated in whole or in part, and the Grantee may be declared ineligible for further grants with COMMERCE. The Grantee shall, however, be given a reasonable time in which to cure this noncompliance. Any dispute may be resolved in accordance with the "Disputes" procedure set forth herein.

The funds provided under this contract may not be used to fund religious worship, exercise, or instruction. No person shall be required to participate in any religious worship, exercise, or instruction in order to have access to the facilities funded by this grant.

22. PAY EQUITY

The Grantee agrees to ensure that "similarly employed" individuals in its workforce are compensated as equals, consistent with the following:

A. Employees are "similarly employed" if the individuals work for the same employer, the performance of the job requires comparable skill, effort, and responsibility, and the jobs are performed under similar working conditions. Job titles alone are not determinative of whether employees are similarly employed;

B. Grantee may allow differentials in compensation for its workers if the differentials are based in good faith and on any of the following:

(i) A seniority system; a merit system; a system that measures earnings by quantity or quality of production; a bona fide job-related factor or factors; or a bona fide regional difference in compensation levels.

(ii) A bona fide job-related factor or factors may include, but not be limited to, education, training, or experience that is: Consistent with business necessity; not based on or derived from a gender-based differential; and accounts for the entire differential.

(iii) A bona fide regional difference in compensation level must be: Consistent with business necessity; not based on or derived from a gender-based differential; and account for the entire differential.

This Grant may be terminated by the Department, if the Department or the Department of Enterprise services determines that the Grantee is not in compliance with this provision.

23. POLITICAL ACTIVITIES

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Political activity of Contractor employees and officers are limited by the State Campaign Finances and Lobbying provisions of Chapter 42.17A RCW and the Federal Hatch Act, 5 USC 1501 - 1508.

No funds may be used for working for or against ballot measures or for or against the candidacy of any person for public office.

24. PUBLICITY

The Grantee agrees not to publish or use any advertising or publicity materials in which the state of Washington or COMMERCE's name is mentioned, or language used from which the connection with the state of Washington's or COMMERCE's name may reasonably be inferred or implied, without the prior written consent of COMMERCE.

25. RECAPTURE

In the event that the Grantee fails to perform this Grant in accordance with state laws, federal laws, and/or the provisions of this Grant, COMMERCE reserves the right to recapture funds in an amount to compensate COMMERCE for the noncompliance in addition to any other remedies available at law or in equity.

Repayment by the Grantee of funds under this recapture provision shall occur within the time period specified by COMMERCE. In the alternative, COMMERCE may recapture such funds from payments due under this Grant.

26. RECORDS MAINTENANCE

The Grantee shall maintain books, records, documents, data and other evidence relating to this Grant and performance of the services described herein, including but not limited to accounting procedures and practices that sufficiently and properly reflect all direct and indirect costs of any nature expended in the performance of this Grant.

The Grantee shall retain such records for a period of six years following the date of final payment. At no additional cost, these records, including materials generated under the Grant, shall be subject at all reasonable times to inspection, review or audit by COMMERCE, personnel duly authorized by COMMERCE, the Office of the State Auditor, and federal and state officials so authorized by law, regulation or agreement.

If any litigation, claim or audit is started before the expiration of the six (6) year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved.

27. REGISTRATION WITH DEPARTMENT OF REVENUE

If required by law, the Grantee shall complete registration with the Washington State Department of Revenue.

28. RIGHT OF INSPECTION

The Grantee shall provide right of access to its facilities to COMMERCE, or any of its officers, or to any other authorized agent or official of the state of Washington or the federal government, at all reasonable times, in order to monitor and evaluate performance, compliance, and/or quality assurance under this Grant.

29. SAVINGS

In the event funding from state, federal, or other sources is withdrawn, reduced, or limited in any way after the effective date of this Grant and prior to normal completion, COMMERCE may suspend or terminate the Grant under the "Termination for Convenience" clause, without the ten calendar day notice requirement. In lieu of termination, the Grant may be amended to reflect the new funding limitations and conditions.

30. SEVERABILITY

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The provisions of this Grant are intended to be severable. If any term or provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of the Grant.

31. SITE SECURITY

While on COMMERCE premises, Grantee, its agents, employees, or subcontractors shall conform in all respects with physical, fire or other security policies or regulations.

32. SUBGRANTING/SUBCONTRACTING

The Grantee may only subcontract work contemplated under this Grant if it obtains the prior written approval of COMMERCE.

If COMMERCE approves subcontracting, the Grantee shall maintain written procedures related to subcontracting, as well as copies of all subcontracts and records related to subcontracts. For cause, COMMERCE in writing may: (a) require the Grantee to amend its subcontracting procedures as they relate to this Grant; (b) prohibit the Grantee from subcontracting with a particular person or entity; or (c) require the Grantee to rescind or amend a subcontract.

Every subcontract shall bind the Subcontractor to follow all applicable terms of this Grant. The Grantee is responsible to COMMERCE if the Subcontractor fails to comply with any applicable term or condition of this Grant. The Grantee shall appropriately monitor the activities of the Subcontractor to assure fiscal conditions of this Grant. In no event shall the existence of a subcontract operate to release or reduce the liability of the Grantee to COMMERCE for any breach in the performance of the Grantee's duties.

Every subcontract shall include a term that COMMERCE and the State of Washington are not liable for claims or damages arising from a Subcontractor's performance of the subcontract.

33. SURVIVAL

The terms, conditions, and warranties contained in this Grant that by their sense and context are intended to survive the completion of the performance, cancellation or termination of this Grant shall so survive.

34. TAXES

All payments accrued on account of payroll taxes, unemployment contributions, the Grantee's income or gross receipts, any other taxes, insurance or expenses for the Grantee or its staff shall be the sole responsibility of the Grantee.

35. TERMINATION FOR CAUSE

In the event COMMERCE determines the Grantee has failed to comply with the conditions of this Grant in a timely manner, COMMERCE has the right to suspend or terminate this Grant. Before suspending or terminating the Grant, COMMERCE shall notify the Grantee in writing of the need to take corrective action. If corrective action is not taken within 30 calendar days, the Grant may be terminated or suspended.

In the event of termination or suspension, the Grantee shall be liable for damages as authorized by law including, but not limited to, any cost difference between the original Grant and the replacement or cover Grant and all administrative costs directly related to the replacement Grant, e.g., cost of the competitive bidding, mailing, advertising and staff time.

COMMERCE reserves the right to suspend all or part of the Grant, withhold further payments, or prohibit the Grantee from incurring additional obligations of funds during investigation of the alleged compliance breach and pending corrective action by the Grantee or a decision by COMMERCE to terminate the Grant. A termination shall be deemed a "Termination for Convenience" if it is determined that the Grantee: (1) was not in default; or (2) failure to perform was outside of his or her control, fault or negligence.

The rights and remedies of COMMERCE provided in this Grant are not exclusive and are, in addition to any other rights and remedies, provided by law.

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36. TERMINATION FOR CONVENIENCE

Except as otherwise provided in this Grant, COMMERCE may, by ten (10) business days written notice, beginning on the second day after the mailing, terminate this Grant, in whole or in part. If this Grant is so terminated, COMMERCE shall be liable only for payment required under the terms of this Grant for services rendered or goods delivered prior to the effective date of termination.

37. TERMINATION PROCEDURES

Upon termination of this Grant, COMMERCE, in addition to any other rights provided in this Grant, may require the Grantee to deliver to COMMERCE any property specifically produced or acquired for the performance of such part of this Grant as has been terminated. The provisions of the "Treatment of Assets" clause shall apply in such property transfer.

COMMERCE shall pay to the Grantee the agreed upon price, if separately stated, for completed work and services accepted by COMMERCE, and the amount agreed upon by the Grantee and COMMERCE for (i) completed work and services for which no separate price is stated, (ii) partially completed work and services, (iii) other property or services that are accepted by COMMERCE, and (iv) the protection and preservation of property, unless the termination is for default, in which case the Authorized Representative shall determine the extent of the liability of COMMERCE. Failure to agree with such determination shall be a dispute within the meaning of the "Disputes" clause of this Grant. COMMERCE may withhold from any amounts due the Grantee such sum as the Authorized Representative determines to be necessary to protect COMMERCE against potential loss or liability.

The rights and remedies of COMMERCE provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law or under this contract.

After receipt of a notice of termination, and except as otherwise directed by the Authorized Representative, the Grantee shall:

A. Stop work under the Grant on the date, and to the extent specified, in the notice;

B. Place no further orders or subgrants/subcontracts for materials, services, or facilities except as may be necessary for completion of such portion of the work under the Grant that is not terminated;

C. Assign to COMMERCE, in the manner, at the times, and to the extent directed by the Authorized Representative, all of the rights, title, and interest of the Grantee under the orders and subgrants/subcontracts so terminated, in which case COMMERCE has the right, at its discretion, to settle or pay any or all claims arising out of the termination of such orders and subgrants/subcontracts;

D. Settle all outstanding liabilities and all claims arising out of such termination of orders and subcontracts, with the approval or ratification of the Authorized Representative to the extent the Authorized Representative may require, which approval or ratification shall be final for all the purposes of this clause;

E. Transfer title to COMMERCE and deliver in the manner, at the times, and to the extent directed by the Authorized Representative any property which, if the Grant had been completed, would have been required to be furnished to COMMERCE;

F. Complete performance of such part of the work as shall not have been terminated by the Authorized Representative; and

G. Take such action as may be necessary, or as the Authorized Representative may direct, for the protection and preservation of the property related to this Grant, which is in the possession of the Grantee and in which COMMERCE has or may acquire an interest.

38. TREATMENT OF ASSETS

Title to all property furnished by COMMERCE shall remain in COMMERCE. Title to all property furnished by the Grantee, for the cost of which the Grantee is entitled to be reimbursed as a direct item of cost under this Grant, shall pass to and vest in COMMERCE upon delivery of such property by the

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Grantee. Title to other property, the cost of which is reimbursable to the Grantee under this Grant, shall pass to and vest in COMMERCE upon (i) issuance for use of such property in the performance of this Grant, or (ii) commencement of use of such property in the performance of this Grant, or (iii) reimbursement of the cost thereof by COMMERCE in whole or in part, whichever first occurs.

A. Any property of COMMERCE furnished to the Grantee shall, unless otherwise provided herein or approved by COMMERCE, be used only for the performance of this Grant.

B. The Grantee shall be responsible for any loss or damage to property of COMMERCE that results from the negligence of the Grantee or which results from the failure on the part of the Grantee to maintain and administer that property in accordance with sound management practices.

C. If any COMMERCE property is lost, destroyed or damaged, the Grantee shall immediately notify COMMERCE and shall take all reasonable steps to protect the property from further damage.

D. The Grantee shall surrender to COMMERCE all property of COMMERCE prior to settlement upon completion, termination or cancellation of this Grant

All reference to the Grantee under this clause shall also include Grantee's employees, agents or Subgrantees/Subcontractors.

39. WAIVER

Waiver of any default or breach shall not be deemed to be a waiver of any subsequent default or breach. Any waiver shall not be construed to be a modification of the terms of this Grant unless stated to be such in writing and signed by Authorized Representative of COMMERCE.

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Scope of Work

A. Grantee agrees to operate the following programs as specified in the grant application and OHY guidelines

- The Street Outreach Services (SOS) grant provides services and resources either directly or through referral to street youth (ages 12 to 17) and unaccompanied young adults (ages 18-24) as defined by RCW 43.330.702

- The Young Adult Housing Program (YAHP) provides rental assistance and case management to eligible young adults ages 18 to 24.

B. Grantee shall comply with all the administrative requirements, policies and procedures, required trainings, and program implementation requirements specified in the applicable OHY program guidelines for each of the programs funded through this grant.

C. Grantee shall submit Monthly Voucher Details with each invoice and any other report that Commerce may develop as specified in the applicable OHY program guidelines.

D. Grantee must enter data in HMIS in accordance with any applicable HMIS user agreements, and as specified by Commerce in the applicable OHY program guidelines.

E. Grantees will active local and statewide leadership to build cross-agency momentum, refine and improve data collection, and maintain quality by name lists towards ending youth and young adult homelessness in accordance with A Way Home Washington's Anchor Communities Initiative. Grantees will collaborate with AWHWA on building system capacity, program implementation and evaluation, and receiving technical assistance.

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Budget

Budget Category	**FY 22**	**FY 23**
Admin	$22,988.50	$22,988.50
Program Operations	$388,189.50	$388,189.50
Facilities	$16,328	$16,328
Diversion	$375	$375
Rent Assistance	$16,681.50	$16,681.50
Total	$444,562.50	$444,562.50

Total Grant Amount: $889,125

Agenda Sheet for City Council Meeting of: 07/26/2021		Date Rec'd	6/30/2021
		Clerk's File #	OPR 2020-0096
		Renews #	
Submitting Dept	INTEGRATED CAPITAL	Cross Ref #	
Contact Name/Phone	INGA NOTE 625-6331	Project #	2016089
Contact E-Mail	INOTE@SPOKANECITY.ORG	Bid #	
Agenda Item Type	Contract Item	Requisition #	
Agenda Item Name	4250 - CONTRACT AMENDMENT WITH KPFF FOR FISH LAKE TRAIL		

Agenda Wording

Contract Amendment for Phase II of the Fish Lake Trail Connection Study including additional city funds to cover cost of evaluating a fifth trail alignment.

Summary (Background)

KPFF Consulting Engineers contract with the City totaled $202,236 for Phase I. Phase II will add an additional trail route to the amendment. This amendment will allow for evaluation of a fifth alignment and report update which will include developing 30% design for preferred route. This additional amendment will increase the contract by $82,355.

Lease? NO Grant related? NO Public Works? YES

Fiscal Impact		Budget Account
Expense	$ 82,355.00	# 3200 95135 42800 54201 99999
Select	$	#
Select	$	#
Select	$	#

Approvals		Council Notifications	
Dept Head	MILLER, KATHERINE E	Study Session\Other	UE 7/12/21
Division Director	FEIST, MARLENE	Council Sponsor	Beggs
Finance	ALBIN-MOORE, ANGELA	Distribution List	
Legal	ODLE, MARI	eraea@spokanecity.org	
For the Mayor	ORMSBY, MICHAEL	aduffey@spokanecity.org	
Additional Approvals		inote@spokanecity.org	
Purchasing		publicworksaccounting@spokanecity.org	
		kemiller@spokanecity.org	
		kpicanco@spokanecity.org, mdavis@spokanecity.org	
		icmaccounting@spokanecity.org	

Briefing Paper
Urban Experience

Division & Department:	Integrated Capital Management
Subject:	Fish Lake Trail Connection Study
Date:	7-12-21
Author (email & phone):	Inga Note (inote@spokanecity.org, 625-6331)
City Council Sponsor:	
Executive Sponsor:	Marlene Feist
Committee(s) Impacted:	PIES
Type of Agenda item:	☒ Consent ☐ Discussion ☐ Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget , Comp Plan, Policy, Charter, Strategic Plan)	Pedestrian Master Plan, Bicycle Master Plan, Comprehensive Plan, 6-Year Street Program
Strategic Initiative:	Urban Experience
Deadline:	
Outcome: (deliverables, delivery duties, milestones to meet)	Approval of contract amendment for Phase II of the Fish Lake Trail Connection Study including additional city funds to cover cost of evaluating a fifth trail alignment.

Background/History:

The City of Spokane awarded a contract to KPFF Consulting Engineers totaling $202,236 for Phase I. Phase I is complete and included alternatives development, analysis, evaluation and conceptual design of four alignments; environmental review and cultural resource investigation.

There is need to evaluate one additional trail route prior to selecting the preferred alignment and that scope has been added to Phase II. The initial contract envisioned breaking the project into two phases. This final phase will include engineering services to develop the preferred alternative to 30% design for trail alignment, sections, and estimates, also hazardous material assessment and cultural resource investigation.

Executive Summary:

- Phase I contract originally for three routes. The contract was amended in 2020 to evaluate a fourth alignment using management reserve.
- Phase II contract amendment allows for evaluation of fifth alignment and report update
- Phase II will develop 30% design for the preferred route
- This amendment will increase the contract by $82,355.

Budget Impact:

Approved in current year budget? ☒ Yes ☐ No

Annual/Reoccurring expenditure? ☐ Yes ☒ No

If new, specify funding source: Arterial Streets Fund

Other budget impacts: (revenue generating, match requirements, etc.)

Operations Impact:

Consistent with current operations/policy? ☒ Yes ☐ No

Requires change in current operations/policy? ☐ Yes ☒ No

Specify changes required:

Known challenges/barriers:

EXHIBIT A

SCOPE OF WORK

AMENDMENT 3

CONTRACT NO. 2016089

ENGINEERING SERVICES FOR FISH LAKE TRAIL CONNECTION STUDY

INTRODUCTION

This amendment to Agreement OPR 2020-0096 is to provide civil and structural engineering, environmental services, and cultural and archaeological investigations, for the development of a variation on the selected alignment from Phase 1 of the project. The study completed in Phase 1 will be amended to include the evaluation of an additional alignment that follows Government Way SE from the existing trailhead then entering High Bridge Park near West Harston Avenue, approximately 750 feet north of the intersection at Sunset Boulevard.

The objective of this phase of the project is to advance the design and environmental documentation to a point that would position the project for grant funding in 2022. The documentation will meet the environmental requirements of the Federal funding agency, Federal Highway Administration (FHWA) and the administering agency WSDOT. This will involve ensuring the project complies with the National Environmental Policy Act (NEPA), the Endangered Species Act, the Clean Water Act, Section 106 of the National Historic Preservation Act and other applicable federal laws and regulations.

SCOPE OF WORK

PHASE 2 –PRELIMINARY DESIGN

TASK 100 – PROJECT MANAGEMENT

Task 100 includes all work related to the management, administration, and coordination of Consultant activities. The Consultant will provide project management services including:

100.01 Project Team Management and Coordination

The Consultant shall organize, manage and coordinate the disciplines required to accomplish the work described. The Consultant shall provide project management and contract administration services to facilitate efficient progress for the project scope, schedule and budget including the following subtasks:

100.02 Project Communication Meetings

The Consultant team shall meet with City project staff once a month for one (1) hour each occurrence to review the progress of the project, discuss technical issues, etc. The meetings will take place via teleconferencing.

- The Consultant shall submit a draft agenda in advance of the meeting
- The Consultant shall take detailed meeting notes for all team meetings, distribute draft notes to the team within three (3) working days of the meeting, and incorporate changes to the notes as needed

100.03 Invoicing and Monthly Progress Reports:

The Consultant shall prepare invoices and submit monthly progress reports to the Project Manager. Monthly progress reports shall include:

- A brief narrative of work completed for the prior month for each Consultant task/subtask
- A brief narrative of work expected to be completed during the next month for each Consultant task/subtask
- Identification of any tasks or subtasks that are delayed or determined to be at-risk and a summary of a recovery plan, dependencies, and project impacts

Deliverables:

- Project Coordination and Team Meeting Agendas and Notes
- Twelve (12) Monthly Invoices and Progress Reports

TASK 200 –SCHEMATIC DESIGN

The objective of this task is to provide analysis and predesign to assist the City in selection of a preferred trail alignment for the connector trail. The level of design shall be sufficient to create a preliminary cost estimate and to compare the potential impacts and risks with each trail alignment. The Consultant shall:

200.10 Refine New Alignment and Update CDR

Update CDR to document the additional alignment for evaluation.

- Alignment Refinement – Ultimate (with bridge crossing of Latah Creek) and an exhibit to show the feasibility making the grade.
- Phased Alignment (connecting to High Bridge Park Road and utilizing Marne Bridge)
- Concepts for safe crossing of Riverside at Clark and how to address contra flow travel on the bridge.
- Identify opportunities for park engagement and identify viewpoints.

200.11 Schematic Design

Upon selection of preferred alignment for the Fish Lake Trail Connection, Consultant shall develop Schematic Design documents of the phased trail and the Thorpe Road Connection which shall include:

1. Plans: Drawings of site plan, elevations, sections and details sufficient to indicate site conditions, general scope and character of the Project and size, location and relationships of the Project components, including diagrammatic or schematic drawings of proposed civil, geotechnical, structural, and landscape details.

   Plans will include basic dimensions and features; no details. Anticipated drawing include:
   a. Cover Sheet
   b. Site Preparation Plan

c. Typical Sections
d. Site Layout, Alignment and Profile
e. Trail Sections – topographic surfaces at 20-ft intervals; does not include design elements such as fall protection or pavement sections, no utilities or boundary conditions such as right of way..
f. Wall Plan and Profiles

2. Specifications: Not included at Schematic Design.
3. Preliminary construction cost estimate, as projected to the time of bidding, based on comparable area, volume, or appropriate unit costs based on WSDOT standard bid items.
4. Phasing opportunities
5. Utility Design Coordination: Identify and prepare a list of utilities that may conflict with proposed improvements.

Deliverables:

- Updated Concept Development Report
- Schematic Design:
  - Plans: To be submitted electronically (.pdf and native files) to the City.
  - Preliminary cost estimate

Assumptions:

- Specifications are not included at 30% design.
- Phased development of trail will not include a new crossing of Latah Creek.
- Wall plan and profiles will not include structural design in this phase of design.
- A single site visit to be performed by KPFF and Alta staff is anticipated in support of this task.

TASK 500 – CULTURAL RESOURCES SUPPORT

For this scope of work, the Consultant shall:

500.01 Cultural and Historical Resource Survey

Consultant shall conduct background research, fieldwork, and draft a technical report regarding archaeological and architectural resources for the final selected alignment. The report will meet the requirements of the Washington Department of Archaeology and Historic Preservation (DAHP).

Background and archival research will include appropriate research to determine whether cultural resources are located in and around the area of impacts (AI), whether cultural resources are likely to be located in the AI, and to identify the appropriate historical contexts for evaluating the significance of any such resources. HRA staff will conduct an online records search of DAHP's WISAARD within 0.5 miles of the AI to determine what previous studies have been conducted, as well as to identify previously recorded archaeological sites, National Register properties, and architectural resources. HRA will also review county soil books and aerial photography, as well as historic maps including, but not limited to, General Land Office (GLO) plats, historic USGS 15-minute topographic maps, Metsker maps, Sanborn Fire Insurance maps, and other pertinent cartographic

resources to develop a preliminary impression of the type and number of cultural resources that may be located within the AI and surrounding area.
Prior to field investigations, HRA will arrange for utility locates to meet the requirements of Washington's Underground Utilities regulations (RCW 19.122). If desired by KPFF, the City, or WSDOT, HRA staff will notify the Tribes about the schedule for the field survey and invite representatives to visit the fieldwork. HRA will conduct a 100-percent archaeological pedestrian survey of the AI (approximately 4.0 acres). Survey transects shall be 10 meters apart or less on average for the survey; however, narrower transects may be used according to the judgment of the field supervisor. The surveyor will seek out and examine all ground exposures (e.g., exposed trails, ditches, root-tips, etc.) for evidence of subsurface features and/or cultural materials. All survey areas will be drawn on a U.S. Geological Survey (USGS) quadrangle map at a scale appropriate to the size of the survey area or recorded using a Global Positioning System (GPS) instrument, utilizing HRA's standard Data Dictionary.

The character of the landscape and its potential for containing intact archaeological deposits will determine subsurface testing methods. As needed, the archaeologist will dig shovel probes to check for archaeological materials beneath the ground surface. Up to 50 shovel probes, measuring 30 centimeters (cm) in diameter and spaced on grids at roughly 10-meter intervals, will be excavated to a depth of at least 50 cm below the surface (cmbs). Probes may be terminated at shallower depths if the sediments reveal that substantial ground disturbance has previously occurred at a location. All excavated sediments will be screened through 0.25-inch mesh to identify any small cultural items that may be present. The identification of any subsurface cultural materials in a single shovel test will result in the excavation of up to four additional shovel tests in a cruciform pattern at a distance of 5 meters, a.k.a., "radial" probes, to determine resource boundaries. All probes will be completely backfilled, and their locations will be plotted onto a project map.

If archaeological materials are found, they will be analyzed in the field but not collected. To the extent possible, they will be identified as to type, material, function, and cultural and chronological association. All encountered archaeological materials will be documented on DAHP site and isolate forms. Draft archaeological site and isolate forms will be submitted to DAHP for review and assignment of Smithsonian Trinomials for inclusion with the Final Report deliverable. Site boundary polygons, the locations of all features, and all shovel probe locations shall be recorded using GPS technology and shown on a site sketch map. Photographs will be taken to accompany the form and a sketch map will be prepared showing any intrasite resource patterns and the site in relation to the surrounding topography and developments.

Consultant shall survey any architectural resources located within the AI—approximately 20 historic-period architectural resources. A compliance survey in accordance with DAHP's guidelines for reconnaissance-level architectural survey will be performed.

Upon completion of the fieldwork, Consultant shall notify the client by email of the field results. Consultant shall prepare a Cultural Resources Inventory Report summarizing the results of the work that reflects professional standards for format and content as expressed in the guidelines prepared by DAHP. All reports and associated deliverables (DAHP cover sheet, report, appendices, and GIS shapefiles, as applicable) will be submitted for comment in electronic format (MS Word).

Following client review of the draft report, Consultant shall address comments and finalize the report and upload it and any associated historic property inventory forms and/or archaeological isolate or site forms to DAHP's WISAARD portal. At the request of the client, HRA can formally submit the report and forms to DAHP for review.

Assumptions

- Consultant will begin background research upon Notice to Proceed (NTP). Fieldwork will commence within four weeks of NTP, weather permitting. The draft inventory report will be completed within six weeks following completion of the fieldwork; a final report will be produced within ten business days after receipt of comments on the draft report. Delays resulting from the actions or inaction of other parties cannot be HRA's responsibility.
- It has been assumed that no archaeological sites or isolates will be identified during this work. If archaeological materials are encountered, a scope modification may be necessary. In the event that human remains are discovered during the field survey, the Sheriff, the Tribes, DAHP, and the City will be immediately notified. Treatment of the human remains would be coordinated through consultation among these parties.

Deliverables:

- Draft Cultural Resources Survey Report for review (electronic copy)
- Final Cultural Resources Report, historic property inventory forms and/or archaeological isolate or site forms (electronic version in PDF, and up to two [2] hard copies)
- Uploading the Final Report and forms into WISAARD, upon direction of the Client.

TASK 600 – ENVIRONMENTAL DOCUMENTATION

The Consultant shall prepare environmental documentation in order to position the project for grant funding. Documentation shall include:

- Agency and Tribal Consultation and Critical Areas Review/Habitat Management Plan Preapplication Meeting
- Hazardous Materials Administrative Review

600.01 Agency and Tribal Consultation

Consultant shall initiate permit and Agency Coordination. Conduct pre-application meeting with City of Spokane Planning, Ecology, WDFW and DNR. The purpose is to ensure that the project is constructible, especially considering the proposal of a new river crossing which would put the project under the jurisdiction of the Critical Areas Ordinance, Shorelines and involve Floodplains.

Permitting will not be initiated at this stage. It is anticipated the Shoreline permitting, DNR permitting, and Section 106 and Section 4(f) processes will be the longest duration tasks.

Consultant shall conduct a site visit with the Spokane Tribe and Coeur d'Alene Tribe to discuss potential concerns related to work in the area.

Determine required documentation including ethnographic studies, Habitat management Plans, Shoreline Impact Assessments/Conditional Use Permit, SEPA, Public Administrative process and other permitting that may be required and the anticipated timeframes. This will be covered under a separate scope based on the results of the meeting and project impacts.

600.02 Hazardous Materials Assessment

Hazardous Material Assessment Memo- Prepare a Right-sized Hazmat Memo that will provide the results of a database search of Ecology, EPA and other databases to identify listed hazardous material sites within a 1/2 mile of the project locations. It will also identify any other sites with potentially hazardous materials and will identify risks associated with the proposed project. A map and table of the listed and potential hazardous sites will be provided. Suggested management measures will also be incorporated into the memo.

Assumptions:

- Based on preliminary information the level of documentation is expected to be a Categorical Exclusion (CE); however, it will ultimately be based on the significance of impacts and the decision of the federal lead agency.
- Up to 2 days of fieldwork are required.
- No permit applications will be prepared as part of this scope.
- The project will involve work in wetlands, below OHWM, within a 100-year floodway/floodplain and is within the jurisdiction of the Shoreline Master Program and the Critical Areas Ordinance. The project will require the following environmental permits to be prepared in a subsequent phase of the project:
  - Hydraulic Project Approval (HPA) from Washington Department of Fish and Wildlife
  - Section 404 Nationwide Permit from US Army Corps of Engineers
  - Section 401 Water Quality Certification from Washington State Department of Ecology (Ecology)
  - Floodplain Development Permit.
  - National Pollutant Discharge System (NPDES) General Construction Permit and SWPPP.
  - Spokane Critical Areas Permit
  - SEPA
  - Shorelines Master Program/Conditional Use Permit

It is anticipated the Shoreline permitting, DNR permitting, Floodplains, Wetlands, Habitat Management Plan, Mitigation and in water work permitting will be planned due to their long timeframes but will not be initiated at this stage due to funding.

Deliverables:

1. Three (3) Meeting agendas and notes from Agency and Tribal meetings
2. Hazardous Materials Assessment Memo

Fee Proposal

Fish Lake Trail Connection Study

KPFF Consulting Engineers and Subconsultants

12/13/2019

	Description	KPFF (Civil)	Alta	Andersen Environmental	HRA	Budinger	H2 Survey	Total Cost
Task 100	**Project Management**	**$ 10,822.01**	**$ 2,416.47**	**$ 4,864.27**	**$ 3,262.00**	**$ -**	**$ -**	**$ 21,364.74**
100.01	Project Team Management & Coordination	$ 4,360.87	$ -	$ -	$ 1,456.00	$ -	$ -	$ 5,816.87
100.02	Project Communication Meetings	$ 3,783.69	$ 1,602.70	$ 972.85	$ 786.00	$ -	$ -	$ 7,145.24
100.03	Invoicing & Monthly Progress Reports	$ 2,677.44	$ 813.77	$ 3,891.41	$ 1,020.00	$ -	$ -	$ 8,402.63
Task 200	**Schematic Design**	**$ 61,778.95**	**$ 16,940.12**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 78,719.08**
200.10	Refine New Alignment and Update CDR	$ 12,847.46	$ 14,952.28	$ -	$ -	$ -	$ -	$ 27,799.74
200.11	Schematic Design	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Cover Sheet	$ 1,175.72	$ -	$ -	$ -	$ -	$ -	$ 1,175.72
	Site Prepatation	$ 6,990.21	$ -	$ -	$ -	$ -	$ -	$ 6,990.21
	Typical Sections	$ -	$ 1,987.84	$ -	$ -	$ -	$ -	$ 1,987.84
	Site Layout, Alignment and Profile	$ 18,640.57	$ -	$ -	$ -	$ -	$ -	$ 18,640.57
	Trail Sections	$ 2,714.85	$ -	$ -	$ -	$ -	$ -	$ 2,714.85
	Wall Plan and Profiles	$ 7,588.76	$ -	$ -	$ -	$ -	$ -	$ 7,588.76
	Construction Cost Estimate	$ 2,330.07	$ -	$ -	$ -	$ -	$ -	$ 2,330.07
	Phasing Opportunities	$ 1,688.77	$ -	$ -	$ -	$ -	$ -	$ 1,688.77
	Identify Utility Conflicts	$ 2,757.61	$ -	$ -	$ -	$ -	$ -	$ 2,757.61
	(2) Site Visits	$ 5,044.92	$ -	$ -	$ -	$ -	$ -	$ 5,044.92
Task 500	**Cultural Resources Support**	**$ -**	**$ -**	**$ -**	**$ 18,170.00**	**$ -**	**$ -**	**$ 18,170.00**
500.01	Cultural and Historical Resource Survey	$ -	$ -	$ -	$ 18,170.00	$ -	$ -	$ 18,170.00
Task 600	**Environmental Documentation**	**$ -**	**$ -**	**$ 9,881.03**	**$ -**	**$ -**	**$ -**	**$ 9,881.03**
600.01	Agency and Tribal Consultation	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Pre-application meeting	$ -	$ -	$ 972.85	$ -	$ -	$ -	$ 972.85
	Tribal Coordination	$ -	$ -	$ 1,945.71	$ -	$ -	$ -	$ 1,945.71
	Summarize Documentation	$ -	$ -	$ 3,891.41	$ -	$ -	$ -	$ 3,891.41
600.02	Hazardous Material Assessment	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Site Visit	$ -	$ -	$ 1,797.29	$ -	$ -	$ -	$ 1,797.29
	Draft Report	$ -	$ -	$ 699.40	$ -	$ -	$ -	$ 699.40
	Reviews and Revisions	$ -	$ -	$ 574.36	$ -	$ -	$ -	$ 574.36
Total Labor Cost by Firm		**$ 72,600.96**	**$ 19,356.59**	**$ 14,745.30**	**$ 21,432.00**	**$ -**	**$ -**	**$ 128,134.84**

Reimbursable Costs by Firm		**$ 910.00**	**$ 505.00**	**$ -**	**$ 570.00**	**$ -**	**$ -**	**$ 1,985.00**
Prorated Salary Escalation by Firm		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Total Project Cost		**$ 73,510.96**	**$ 19,861.59**	**$ 14,745.30**	**$ 22,002.00**	**$ -**	**$ -**	**$ 130,119.84**

Fee Proposal
Fish Lake Trail Connection Study

KPFF

12/13/2019

	Description	Notes	Civil Principal	Structural Principal	Project Manager	Lead Civil Engineer	Lead Structural Engineer	Civil Design Engineer	Structural Design Engineer	CADD Manager	CADD Drafter	Project Coordinator	Graphic Designer	Total Hours	Total Direct Salary Cost	OH (1.3721)	Total DSC+OH per Task	Total Fee per Task	Total per Task
Task 100	**Project Management**																		
100.01	Project Team Management & Coordination				24									24	$ 1,632.00	$ 2,239.27	$ 3,871.27	$ 489.60	$ 4,360.87
100.02	Project Communication Meetings				12	12								24	$ 1,416.00	$ 1,942.89	$ 3,358.89	$ 424.80	$ 3,783.69
100.03	Invoicing & Monthly Progress Reports				6							18		24	$ 1,002.00	$ 1,374.84	$ 2,376.84	$ 300.60	$ 2,677.44
Task 200	**Schematic Design**																		
200.10	Refine New Alignment and Update CDR				16	68				8				92	$ 4,808.00	$ 6,597.06	$ 11,405.06	$ 1,442.40	$ 12,847.46
200.11	Schematic Design													0	$ -	$ -	$ -	$ -	$ -
	Cover Sheet					4				6				10	$ 440.00	$ 603.72	$ 1,043.72	$ 132.00	$ 1,175.72
	Site Prepatation	8 Sheets			2	24				32				58	$ 2,616.00	$ 3,589.41	$ 6,205.41	$ 784.80	$ 6,990.21
	Typical Sections	1 Sheets												0	$ -	$ -	$ -	$ -	$ -
	Site Layout, Alignment and Profile	16 Sheets			32	64				40				136	$ 6,976.00	$ 9,571.77	$ 16,547.77	$ 2,092.80	$ 18,640.57
	Trail Sections	10 Sheets			2	8				12				22	$ 1,016.00	$ 1,394.05	$ 2,410.05	$ 304.80	$ 2,714.85
	Wall Plan and Profiles	5 Sheets			10	24				24				58	$ 2,840.00	$ 3,896.76	$ 6,736.76	$ 852.00	$ 7,588.76
	Construction Cost Estimate				4	12								16	$ 872.00	$ 1,196.47	$ 2,068.47	$ 261.60	$ 2,330.07
	Phasing Opportunities				4	4				4				12	$ 632.00	$ 867.17	$ 1,499.17	$ 189.60	$ 1,688.77
	Identify Utility Conflicts				4	12				4				20	$ 1,032.00	$ 1,416.01	$ 2,448.01	$ 309.60	$ 2,757.61
	(2) Site Visits				16	16								32	$ 1,888.00	$ 2,590.52	$ 4,478.52	$ 566.40	$ 5,044.92
Task 500	**Cultural Resources Support**																		
500.01	Cultural and Historical Resource Survey													0	$ -	$ -	$ -	$ -	$ -
Task 600	**Environmental Documentation**																		
600.01	Agency and Tribal Consultation													0	$ -	$ -	$ -	$ -	$ -
	Pre-application meeting													0	$ -	$ -	$ -	$ -	$ -
	Tribal Coordination													0	$ -	$ -	$ -	$ -	$ -
	Summarize Documentation													0	$ -	$ -	$ -	$ -	$ -
600.02	Hazardous Material Assessment													0	$ -	$ -	$ -	$ -	$ -
	Site Visit													0	$ -	$ -	$ -	$ -	$ -
	Draft Report													0	$ -	$ -	$ -	$ -	$ -
	Reviews and Revisions													0	$ -	$ -	$ -	$ -	$ -
Total Hours per person			**0**	**0**	**132**	**248**	**0**	**0**	**0**	**130**	**0**	**18**	**0**	**528**	**$ 27,170.00**	**$ 37,279.96**	**$ 64,449.96**	**$ 8,151.00**	**$ 72,600.96**
Current Hourly Rates			$ 70.00	$ 70.00	$ 68.00	$ 50.00	$ 50.00	$ 40.00	$ 40.00	$ 40.00	$ 35.00	$ 33.00	$ 50.00		**Sub-Totals**				
Direct Salary Cost (DSC)			$ -	$ -	$ 8,976.00	$ 12,400.00	$ -	$ -	$ -	$ 5,200.00	$ -	$ 594.00	$ -		$ 27,170.00				
Overhead Cost (1.3721 of DSC)		137.21%	$ -	$ -	$ 12,315.97	$ 17,014.04	$ -	$ -	$ -	$ 7,134.92	$ -	$ 815.03	$ -		$ 37,279.96				
DSC+OH			$ -	$ -	$ 21,291.97	$ 29,414.04	$ -	$ -	$ -	$ 12,334.92	$ -	$ 1,409.03	$ -		$ 64,449.96				
Fee (0.3 of DSC)		30%	$ -	$ -	$ 2,692.80	$ 3,720.00	$ -	$ -	$ -	$ 1,560.00	$ -	$ 178.20	$ -		$ 8,151.00				
Fully Burdened Rate			$ -	$ -	$ 23,984.77	$ 33,134.04	$ -	$ -	$ -	$ 13,894.92	$ -	$ 1,587.23	$ -		$ 72,600.96				
Sub-Total Burdened Labor Cost			**$ -**	**$ -**	**$ 23,984.77**	**$ 33,134.04**	**$ -**	**$ -**	**$ -**	**$ 13,894.92**	**$ -**	**$ 1,587.23**	**$ -**		**$ 72,600.96**				

REIMBURSABLES

	Item		Quantity	Unit	Unit Cost		Sub-Totals	Totals
	Reproduction		0	LS	$ -		$ -	$ -
	Car Rental		1	Each	$ 150.00		$ 150.00	$ 150.00
	Courier		0	Each	$ -		$ -	$ -
	Parking		0	Each	$ -		$ -	$ -
	Lodging (GSA @$108)		2	LS	$ 108.00		$ 216.00	$ 216.00
	Per diem (GSA @$61)		4	LS	$ 61.00		$ 244.00	$ 244.00
	Airfare		2	Each	$ 150.00		$ 300.00	$ 300.00
							Total	**$ 910.00**

Prorated Salary Escalation	**$ -**
(40% of labor * 4% increase)	
KPFF Total Project Costs	**$ 73,511**

Fee Proposal
Fish Lake Trail Connection Study

Alta

12/13/2019

	Description	Notes	Sr PLA	PLA	Designer	PC	Total Hours	Total Direct Salary Cost	OH (1.806)	Total DSC+OH per Task	Total Fee per Task	Total per Task
Task 100	**Project Management**											
100.01	Project Team Management & Coordinatior						0	$ -	$ -	$ -	$ -	$ -
100.02	Project Communication Meetings			6			6	$ 516.00	$ 931.90	$ 1,447.90	$ 154.80	$ 1,602.70
100.03	Invoicing & Monthly Progress Reports			2		3	5	$ 262.00	$ 473.17	$ 735.17	$ 78.60	$ 813.77
Task 200	**Schematic Design**											
200.10	Refine New Alignment and Update CDR		15	28	24	6	73	$ 4,814.00	$ 8,694.08	$ 13,508.08	$ 1,444.20	$ 14,952.28
200.11	Schematic Design						0	$ -	$ -	$ -	$ -	$ -
	Cover Sheet						0	$ -	$ -	$ -	$ -	$ -
	Site Prepatation						0	$ -	$ -	$ -	$ -	$ -
	Typical Sections			2	12		14	$ 640.00	$ 1,155.84	$ 1,795.84	$ 192.00	$ 1,987.84
	Site Layout, Alignment and Profile						0	$ -	$ -	$ -	$ -	$ -
	Trail Sections						0	$ -	$ -	$ -	$ -	$ -
	Wall Plan and Profiles						0	$ -	$ -	$ -	$ -	$ -
	Construction Cost Estimate						0	$ -	$ -	$ -	$ -	$ -
	Phasing Opportunities						0	$ -	$ -	$ -	$ -	$ -
	Identify Utility Conflicts						0	$ -	$ -	$ -	$ -	$ -
	(2) Site Visits						0	$ -	$ -	$ -	$ -	$ -
Task 500	**Cultural Resources Support**											
500.01	Cultural and Historical Resource Survey						0	$ -	$ -	$ -	$ -	$ -
Task 600	**Environmental Documentation**											
600.01	Agency and Tribal Consultatior						0	$ -	$ -	$ -	$ -	$ -
	Pre-application meeting						0	$ -	$ -	$ -	$ -	$ -
	Tribal Coordination						0	$ -	$ -	$ -	$ -	$ -
	Summarize Documentation						0	$ -	$ -	$ -	$ -	$ -
600.02	Hazardous Material Assessment						0	$ -	$ -	$ -	$ -	$ -
	Site Visit						0	$ -	$ -	$ -	$ -	$ -
	Draft Report						0	$ -	$ -	$ -	$ -	$ -
	Reviews and Revisions						0	$ -	$ -	$ -	$ -	$ -
Total Hours per person			**15**	**38**	**36**	**9**	**98**	**$ 6,232.00**	**$ 11,254.99**	**$ 17,486.99**	**$ 1,869.60**	**$ 19,356.59**
Current Hourly Rates			$ 86.00	$ 86.00	$ 39.00	$ 30.00		**Sub-Totals**				
Direct Salary Cost (DSC)			$ 1,290.00	$ 3,268.00	$ 1,404.00	$ 270.00		$ 6,232.00				
Overhead Cost (1.806 of DSC)		180.60%	$ 2,329.74	$ 5,902.01	$ 2,535.62	$ 487.62		$ 11,254.99				
DSC+OH			$ 3,619.74	$ 9,170.01	$ 3,939.62	$ 757.62		$ 17,486.99				
Fee (0.3 of DSC)		30%	$ 387.00	$ 980.40	$ 421.20	$ 81.00		$ 1,869.60				
Fully Burdened Rate			$ 4,006.74	$ 10,150.41	$ 4,360.82	$ 838.62		$ 19,356.59				
Sub-Total Burdened Labor Cost			**$ 4,006.74**	**$ 10,150.41**	**$ 4,360.82**	**$ 838.62**		**$ 19,356.59**				

REIMBURSABLES

	Item		Quantity	Unit	Unit Cost		Sub-Totals	Totals
	Reproduction		0	LS	$ -		$ -	$ -
	Mileage (GSA @.58)		0	miles	$ 0.58		$ -	$ -
	Courier		0	Each	$ -		$ -	$ -
	Parking		0	Each	$ -		$ -	$ -
	Lodging (GSA @$108)		1	LS	$ 108.00		$ 108.00	$ 108.00
	Per diem (GSA @$61)		2	Each	$ 61.00		$ 122.00	$ 122.00
	Airfare		1	LS	$ 275.00		$ 275.00	$ 275.00
							Total	**$ 505.00**
Prorated Salary Escalation								**$ -**
(40% of labor * 4% increase)								
Alta Total Project Costs								**$ 19,862**

Fee Proposal
Fish Lake Trail Connection Study

Andersen Environmental

12/13/2019

	Description	Notes	Sr. Environmental Planner/Biologist	Archaeologist/ Environmental Specialist	Biological Technician/GIS						Total Hours	Total Direct Salary Cost	OH (1.1046)	Total DSC+OH per Task	Total Fee per Task	Total per Task
Task 100	**Project Management**															
100.01	Project Team Management & Coordination										0	$ -	$ -	$ -	$ -	$ -
100.02	Project Communication Meetings		6								6	$ 404.58	$ 446.90	$ 851.48	$ 121.37	$ 972.85
100.03	Invoicing & Monthly Progress Reports		24								24	$ 1,618.32	$ 1,787.60	$ 3,405.92	$ 485.50	$ 3,891.41
Task 200	**Schematic Design**															
200.10	Refine New Alignment and Update CDR										0	$ -	$ -	$ -	$ -	$ -
200.11	Schematic Design										0	$ -	$ -	$ -	$ -	$ -
	Cover Sheet										0	$ -	$ -	$ -	$ -	$ -
	Site Prepatation										0	$ -	$ -	$ -	$ -	$ -
	Typical Sections										0	$ -	$ -	$ -	$ -	$ -
	Site Layout, Alignment and Profile										0	$ -	$ -	$ -	$ -	$ -
	Trail Sections										0	$ -	$ -	$ -	$ -	$ -
	Wall Plan and Profiles										0	$ -	$ -	$ -	$ -	$ -
	Construction Cost Estimate										0	$ -	$ -	$ -	$ -	$ -
	Phasing Opportunities										0	$ -	$ -	$ -	$ -	$ -
	Identify Utility Conflicts										0	$ -	$ -	$ -	$ -	$ -
	(2) Site Visits										0	$ -	$ -	$ -	$ -	$ -
Task 500	**Cultural Resources Support**															
500.01	Cultural and Historical Resource Survey										0	$ -	$ -	$ -	$ -	$ -
Task 600	**Environmental Documentation**															
600.01	Agency and Tribal Consultation										0	$ -	$ -	$ -	$ -	$ -
	Pre-application meeting		6								6	$ 404.58	$ 446.90	$ 851.48	$ 121.37	$ 972.85
	Tribal Coordination		12								12	$ 809.16	$ 893.80	$ 1,702.96	$ 242.75	$ 1,945.71
	Summarize Documentation		24								24	$ 1,618.32	$ 1,787.60	$ 3,405.92	$ 485.50	$ 3,891.41
600.02	Hazardous Material Assessment										0	$ -	$ -	$ -	$ -	$ -
	Site Visit		8		8						16	$ 747.44	$ 825.62	$ 1,573.06	$ 224.23	$ 1,797.29
	Draft Report		2		6						8	$ 290.86	$ 321.28	$ 612.14	$ 87.26	$ 699.40
	Reviews and Revisions		2		4						6	$ 238.86	$ 263.84	$ 502.70	$ 71.66	$ 574.36
Total Hours per person			**84**	**0**	**18**	**0**	**0**	**0**	**0**	**0**	**102**	**$ 6,132.12**	**$ 6,773.54**	**$ 12,905.66**	**$ 1,839.64**	**$ 14,745.30**
Current Hourly Rates			$ 67.43	$ 30.00	$ 26.00	$ -	$ -	$ -	$ -	$ -		**Sub-Totals**				
Direct Salary Cost (DSC)			$ 5,664.12	$ -	$ 468.00	$ -	$ -	$ -	$ -	$ -		$ 6,132.12				
Overhead Cost (1.1046 of DSC)		110.46%	$ 6,256.59	$ -	$ 516.95	$ -	$ -	$ -	$ -	$ -		$ 6,773.54				
DSC+OH			$ 11,920.71	$ -	$ 984.95	$ -	$ -	$ -	$ -	$ -		$ 12,905.66				
Fee (0.3 of DSC)		30%	$ 1,699.24	$ -	$ 140.40	$ -	$ -	$ -	$ -	$ -		$ 1,839.64				
Fully Burdened Rate			$ 13,619.94	$ -	$ 1,125.35	$ -	$ -	$ -	$ -	$ -		$ 14,745.30				
Sub-Total Burdened Labor Cost			**$ 13,619.94**	**$ -**	**$ 1,125.35**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**		**$ 14,745.30**				

REIMBURSABLES

	Item		Quantity	Unit	Unit Cost		Sub-Totals	Totals
	Reproduction		0	LS	$ -		$ -	$ -
	Mileage		0	Each	$ -		$ -	$ -
	Courier		0	Each	$ -		$ -	$ -
	Parking		0	Each	$ -		$ -	$ -
			0	LS	$ -		$ -	$ -
			0	Each	$ -		$ -	$ -
			0	Each	$ -		$ -	$ -
							Total	**$ -**
Prorated Salary Escalation								**$ -**
Andersen Environmental Total Project Costs								**$ 14,745**

Fee Proposal
Fish Lake Trail Connection Study

Historical Research Associates

12/13/2019

	Description	Notes	Principal Archaeologist (B Hicks)	Principal Architectural Historian (N Perrin)	Architectural Historian 2 (K Burk-Hise)	Archaeologist 2 (A Aymond)	Archaeologist 1 (T Harriman)	Archaeologist 3/GIS Specialist (G Frazier)	Safety Coordinator (J Gilpin)	Accounting Asst (M Stoll)	Editor/Production Assistant (D Vogel)	Admin Asst/Production Specialist (J Frank)	Office Mgr/Admin Assist (M Watson)	Project Administrator (B Curtis)	Information System Specialist (D Muir)	Total Hours	Total Direct Salary Cost	OH (0)	Total DSC+OH per Task	Total Fee per Task	Total per Task
Task 100	**Project Management**																				
100.01	Project Team Management & Coordination			4	4								2	2	2	14	$ 1,456.00	$ -	$ 1,456.00	$ -	$ 1,456.00
100.02	Project Communication Meetings			6												6	$ 786.00	$ -	$ 786.00	$ -	$ 786.00
100.03	Invoicing & Monthly Progress Reports				6					6						12	$ 1,020.00	$ -	$ 1,020.00	$ -	$ 1,020.00
Task 200	**Schematic Design**																				
200.10	Refine New Alignment and Update CDR															0	$ -	$ -	$ -	$ -	$ -
200.11	Schematic Design															0	$ -	$ -	$ -	$ -	$ -
	Cover Sheet															0	$ -	$ -	$ -	$ -	$ -
	Site Prepatation															0	$ -	$ -	$ -	$ -	$ -
	Typical Sections															0	$ -	$ -	$ -	$ -	$ -
	Site Layout, Alignment and Profile															0	$ -	$ -	$ -	$ -	$ -
	Trail Sections															0	$ -	$ -	$ -	$ -	$ -
	Wall Plan and Profiles															0	$ -	$ -	$ -	$ -	$ -
	Construction Cost Estimate															0	$ -	$ -	$ -	$ -	$ -
	Phasing Opportunities															0	$ -	$ -	$ -	$ -	$ -
	Identify Utility Conflicts															0	$ -	$ -	$ -	$ -	$ -
	(2) Site Visits															0	$ -	$ -	$ -	$ -	$ -
Task 500	**Cultural Resources Support**																				
500.01	Cultural and Historical Resource Survey		8	12	40	72	40	8	2		4	4				190	$ 18,170.00	$ -	$ 18,170.00	$ -	$ 18,170.00
Task 600	**Environmental Documentation**																				
600.01	Agency and Tribal Consultation															0	$ -	$ -	$ -	$ -	$ -
	Pre-application meeting															0	$ -	$ -	$ -	$ -	$ -
	Tribal Coordination															0	$ -	$ -	$ -	$ -	$ -
	Summarize Documentation															0	$ -	$ -	$ -	$ -	$ -
600.02	Hazardous Material Assessment															0	$ -	$ -	$ -	$ -	$ -
	Site Visit															0	$ -	$ -	$ -	$ -	$ -
	Draft Report															0	$ -	$ -	$ -	$ -	$ -
	Reviews and Revisions															0	$ -	$ -	$ -	$ -	$ -
Total Hours per person			**8**	**22**	**50**	**72**	**40**	**8**	**2**	**6**	**4**	**4**	**2**	**2**	**2**	**222**	**$ 21,432.00**	**$ -**	**$ 21,432.00**	**$ -**	**$ 21,432.00**
Current Hourly Rates			$ 198.00	$ 131.00	$ 86.00	$ 91.00	$ 80.00	$ 115.00	$ 115.00	$ 84.00	$ 94.00	$ 74.00	$ 65.00	$ 99.00	$ 130.00		**Sub-Totals**				
Direct Salary Cost (DSC)			$ 1,584.00	$ 2,882.00	$ 4,300.00	$ 6,552.00	$ 3,200.00	$ 920.00	$ 230.00	$ 504.00	$ 376.00	$ 296.00	$ 130.00	$ 198.00	$ 260.00		$ 21,432.00				
Overhead Cost (0 of DSC)		0.00%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -				
DSC+OH			$ 1,584.00	$ 2,882.00	$ 4,300.00	$ 6,552.00	$ 3,200.00	$ 920.00	$ 230.00	$ 504.00	$ 376.00	$ 296.00	$ 130.00	$ 198.00	$ 260.00		$ 21,432.00				
Fee (0 of DSC)		0%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -				
Fully Burdened Rate			$ 1,584.00	$ 2,882.00	$ 4,300.00	$ 6,552.00	$ 3,200.00	$ 920.00	$ 230.00	$ 504.00	$ 376.00	$ 296.00	$ 130.00	$ 198.00	$ 260.00		$ 21,432.00				
Sub-Total Burdened Labor Cost			**$ 1,584.00**	**$ 2,882.00**	**$ 4,300.00**	**$ 6,552.00**	**$ 3,200.00**	**$ 920.00**	**$ 230.00**	**$ 504.00**	**$ 376.00**	**$ 296.00**	**$ 130.00**	**$ 198.00**	**$ 260.00**		**$ 21,432.00**				

REIMBURSABLES

	Item	Notes	Quantity	Unit	Unit Cost		Sub-Totals	Totals
	Travel - Vehicle (4 wheel dr)		1	LS	$ 40.00		$ 40.00	$ 40.00
	Travel - Vehicle Mileage		100	Each	$ 0.56		$ 56.00	$ 56.00
	Ground Tranportation/Parking		5	Each	$ 5.00		$ 25.00	$ 25.00
	Personal Protective Equipment		1	LS	$ 250.00		$ 250.00	$ 250.00
	GPS Unit		1	Each	$ 65.00		$ 65.00	$ 65.00
	Tablet/Day		2	Each	$ 20.00		$ 40.00	$ 40.00
	Digital Camera Use/Day		1	Each	$ 2.00		$ 2.00	$ 2.00
	Digital Camera Image		200	Each	$ 0.10		$ 20.00	$ 20.00
	DVD Data/DVD		1	Each	$ 15.00		$ 15.00	$ 15.00
	Report Production		200	Each	$ 0.15		$ 30.00	$ 30.00
	Administrative Fee (5%)		5	%			$ 27.00	$ 27.00
							Total	**$ 570.00**

Prorated Salary Escalation	**$ -**
Historical Research Associates Total Project Costs	**$ 22,002**

City Clerk's No. 2020-0096
Engineering Project No. 2016089

City of Spokane

CONTRACT AMENDMENT / EXTENSION

Title: **FISH LAKE TRAIL CONNECTION STUDY**

This Contract Amendment / Extension is made and entered into by and between the **CITY OF SPOKANE** as ("City"), a Washington municipal corporation, and **KPFF CONSULTING ENGINEERS, INC.**, whose address is 1601 Fifth Avenue, Suite 1600 Seattle, Washington, 98101 as ("Consultant"), individually hereafter referenced as a "party", and together as the "parties".

WHEREAS, the parties entered into a Contract wherein the Consultant agreed to perform the Fish Lake Trail Connection Study for the City; and

WHEREAS, a change or revision of the Work has been requested, and the Contract time for performance needs to be extended, thus, the original Contract needs to be formally Amended and Extended by this written document; and

NOW, THEREFORE, in consideration of these terms, the parties mutually agree as follows:

1. CONTRACT DOCUMENTS.
The Contract, dated May 12, 2021, any previous amendments, addendums and / or extensions / renewals thereto, are incorporated by reference into this document as though written in full and shall remain in full force and effect except as provided herein.

2. EFFECTIVE DATE.
This Contract Amendment / Extension shall become effective on April 1, 2021 and shall be extended to December 31, 2021.

3. ADDITIONAL WORK.
The original Contract is amended to include the attached Phase II Scope of Work and Fee Proposal.

4. COMPENSATION.
The City shall pay an additional amount not to exceed **EIGHTY TWO THOUSAND THREE HUNDRED FIFTY FIVE AND NO/100 DOLLARS** (**$82,355.00**), and applicable sales tax, for everything furnished and done under this Contract Amendment / Extension. This is the maximum amount to be paid under this Amendment / Extension, and shall not be exceeded without the prior written authorization of the City, memorialized with the same formality as the original Contract and this document.

IN WITNESS WHEREOF, in consideration of the terms, conditions and covenants contained, or attached and incorporated and made a part, the parties have executed this Contract Amendment / Extension by having legally-binding representatives affix their signatures below.

KPFF CONSULTING ENGINEERS, INC.	**CITY OF SPOKANE**
By_____	By_____
Signature Date	Signature Date
_____	_____
Type or Print Name	Type or Print Name
_____	_____
Title	Title
Attest:	Approved as to form:
_____	_____
City Clerk	Assistant City Attorney

Attachments that are part of this Agreement:
Phase II Scope of Work and Fee Proposal

21-128

Agenda Sheet for City Council Meeting of: 07/26/2021		**Date Rec'd**	7/13/2021
		Clerk's File #	OPR 2021-0479
		Renews #	
Submitting Dept	FIRE	**Cross Ref #**	
Contact Name/Phone	JULIE O'BERG 625-7003	**Project #**	
Contact E-Mail	JOBERG@SPOKANECITY.ORG	**Bid #**	
Agenda Item Type	Contract Item	**Requisition #**	
Agenda Item Name	1440 - ACCEPTANCE OF AFG TRAINING GRANT		

Agenda Wording

Acceptance of grant award through FEMA/Homeland Security in the amount of $82,994.29 with a 10% match from local funds. Grant ID. EMW-2020-FG-15438

Summary (Background)

Spokane Fire was recently awarded grant funding from FEMA and the Dept. of Homeland Security to be used for training and travel costs. Grant funded will be used to support the following training opportunities: • Technical Search Specialist • MUSAR Trench Technician • Heavy Rescue Specialist • Spec Rescue Squad Officer Grant period 06/04/2021 through 06/03/2023

Lease? NO Grant related? YES Public Works? NO

Fiscal Impact		**Budget Account**
Revenue	**$** 82,994.59	**#** 1440-93543-99999-33197-99999
Expense	**$** 82,994.59	**#** 1440-93543-22200-VARIOUS
Select	**$**	**#**
Select	**$**	**#**

Approvals		**Council Notifications**	
Dept Head	SCHAEFFER, BRIAN	**Study Session\Other**	PSCHC Meeting 07/12/2021
Division Director	SCHAEFFER, BRIAN	**Council Sponsor**	Councilmember Kinnear
Finance	SCHMITT, KEVIN	**Distribution List**	
Legal	ODLE, MARI	joberg@spokanecity.org	
For the Mayor	PICCOLO, MIKE	kschmitt@spokanecity.org	
Additional Approvals		fireaccounting@spokanecity.org	
Purchasing			
GRANTS, CONTRACTS & PURCHASING	STOPHER, SALLY		

Award Letter

U.S. Department of Homeland Security
Washington, D.C. 20472

Effective date: 05/28/2021

FEMA

Kevin Schmitt
SPOKANE, CITY OF
808 W. SPOKANE FALLS BLVD
SPOKANE, WA 99201

EMW-2020-FG-15438

Dear Kevin Schmitt,

Congratulations on behalf of the Department of Homeland Security. Your application submitted for the Fiscal Year (FY) 2020 Assistance to Firefighters Grant (AFG) Grant funding opportunity has been approved in the amount of $82,994.59 in Federal funding. As a condition of this grant, you are required to contribute non-Federal funds equal to or greater than 10.0% of the Federal funds awarded, or $8,299.46 for a total approved budget of $91,294.05. Please see the FY 2020 AFG Notice of Funding Opportunity for information on how to meet this cost share requirement.

Before you request and receive any of the Federal funds awarded to you, you must establish acceptance of the award through the FEMA Grants Outcomes (FEMA GO) system. By accepting this award, you acknowledge that the terms of the following documents are incorporated into the terms of your award:

- Summary Award Memo - included in this document
- Agreement Articles - included in this document
- Obligating Document - included in this document
- 2020 AFG Notice of Funding Opportunity (NOFO) - incorporated by reference

Please make sure you read, understand, and maintain a copy of these documents in your official file for this award.

Sincerely,

Christopher Logan
Acting Assistant Administrator
Grant Programs Directorate

Summary Award Memo

Program: Fiscal Year 2020 Assistance to Firefighters Grant
Recipient: SPOKANE, CITY OF
DUNS number: 115528189
Award number: EMW-2020-FG-15438

Summary description of award

The purpose of the Assistance to Firefighters Grant program is to protect the health and safety of the public and firefighting personnel against fire and fire-related hazards. After careful consideration, FEMA has determined that the recipient`s project or projects submitted as part of the recipient`s application and detailed in the project narrative as well as the request details section of the application - including budget information - was consistent with the Assistance to Firefighters Grant Program`s purpose and was worthy of award.

Except as otherwise approved as noted in this award, the information you provided in your application for FY 2020 Fiscal Year (FY) 2020 Assistance to Firefighters Grants funding is incorporated into the terms and conditions of this award. This includes any documents submitted as part of the application.

Amount awarded table

The amount of the award is detailed in the attached Obligating Document for Award.

The following are the budgeted estimates for object classes for this award (including Federal share plus your cost share, if applicable):

Object Class	Total
Personnel	$0.00
Fringe benefits	$0.00
Travel	$0.00
Equipment	$0.00
Supplies	$0.00
Contractual	$0.00
Construction	$0.00
Other	$91,294.05
Indirect charges	$0.00
Federal	$82,994.59
Non-federal	$8,299.46
Total	$91,294.05
Program Income	$0.00

Approved scope of work

After review of your application, FEMA has approved the below scope of work. Justifications are provided for any differences between the scope of work in the original application and the approved scope of work under this award. You must submit scope or budget revision requests for FEMA`s prior approval, via an amendment request, as appropriate per 2 C.F.R. § 200.308 and the FY2020 AFG NOFO.

Approved request details:

Personal Protective Equipment (PPE)

Boots

DESCRIPTION

Boots for 12 team members

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **12** to **0**
Price from **$300.00** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Helmets

DESCRIPTION

Helmets with headlamps

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **12** to **0**
Price from **$269.00** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Additional funding

DESCRIPTION

Sales Tax

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Indirect charges

CHANGE FROM APPLICATION

Quantity from **1** to **0**
Price from **$607.69** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Equipment

Specialized Equipment (Other)

DESCRIPTION

Bipod Kit

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **1** to **0**
Price from **$5,297.20** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

5/8 master link

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **2** to **0**
Price from **$42.90** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

1" crosby bow shackle

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **4** to **0**
Price from **$65.90** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

L-Trench Adapter Set

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **1** to **0**
Price from **$526.30** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

AcmeThread Strut Driver Retro Fit Kit

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **2** to **0**
Price from **$2,696.10** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

LongShore Strut 406

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **2** to **0**
Price from **$1,314.80** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

1/2 gr100 chain sling

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **1** to **0**
Price from **$910.08** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

AcmeThread Strut 25-36

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **6** to **0**
Price from **$523.45** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

Base - Contour

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **4** to **0**
Price from **$204.25** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

Waler System

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **1** to **0**
Price from **$9,758.40** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

Hitch Base

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **1** to **0**
Price from **$795.15** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

Snatch Block 8 ton

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **2** to **0**
Price from **$594.00** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

Outside Mechanical Thrust Block

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **1** to **0**
Price from **$683.05** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

crosby eliminator sling

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **1** to **0**
Price from **$646.18** to **$0.00**

JUSTIFICATION
This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

Base - Channel Base US: 4"x4"

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **4** to **0**
Price from **$141.55** to **$0.00**

JUSTIFICATION
This reduction is due to the score your project received at panels relative to other projects.

Tow Vehicles

DESCRIPTION

8.5x20 cargo trailer with outfitting

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **1** to **0**
Price from **$14,805.00** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

Acme Thread Strut 12-15

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **2** to **0**
Price from **$315.40** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

Base - Square Swivel Base 6 in

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **9** to **0**
Price from **$308.75** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

LongShore Strut 304

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **2** to **0**
Price from **$1,093.45** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

AcmeThread Strut 19-25

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **4** to **0**
Price from **$454.10** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

MONOPOD KIT

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **1** to **0**
Price from **$4,294.00** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

Master Control Kit

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **1** to **0**
Price from **$3,565.35** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

Inside Mechanical Thrust Block

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **1** to **0**
Price from **$468.35** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

Griphoist

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **2** to **0**
Price from **$2,750.00** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

Flying Raker Kit

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **1** to **0**
Price from **$2,769.25** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Additional funding

DESCRIPTION

Sales Tax

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Indirect charges

CHANGE FROM APPLICATION

Quantity from **1** to **0**
Price from **$8,414.00** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

Strut Extension 24

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **4** to **0**
Price from **$237.50** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

Strut Extension 6

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **4** to **0**
Price from **$171.95** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

Base - Convex Multi Base

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **4** to **0**
Price from **$289.75** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

Ratchet Belt with Finger Hook 27ft

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **2** to **0**
Price from **$128.25** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

Base - Multi Chain Base

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **4** to **0**
Price from **$550.05** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

Air Bag Control Fittings

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **1** to **0**
Price from **$500.00** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

Strut Extension 12

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **4** to **0**
Price from **$186.20** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

Standard to Absolute Raker Upgrade Kit

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **1** to **0**
Price from **$15,215.20** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

4" web sling x20'

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **2** to **0**
Price from **$93.64** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Specialized Equipment (Other)

DESCRIPTION

Base - Hinged Base Plate 12" w/ ring

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	0	$0.00	$0.00	Equipment

CHANGE FROM APPLICATION

Quantity from **2** to **0**
Price from **$544.35** to **$0.00**

JUSTIFICATION

This reduction is due to the score your project received at panels relative to other projects.

Training

Rescue

DESCRIPTION

Heavy Equipment Rigging Specialist FEMA Ohio Task Force - 40 hour course

QUANTITY	UNIT PRICE	TOTAL
2	$3,806.00	$7,612.00

BUDGET CLASS

Other

Rescue

DESCRIPTION

Urban Search and Rescue Technical Search Specialist TEEX Emergency Services Training Institute 28 hour class for two members.

QUANTITY	UNIT PRICE	TOTAL
2	$3,763.50	$7,527.00

BUDGET CLASS

Other

Rescue

DESCRIPTION

US&R Structural Collapse Technician Spokane Fire Department Training Center 80 hour Course

QUANTITY	UNIT PRICE	TOTAL
9	$3,184.45	$28,660.05

BUDGET CLASS

Other

Rescue

DESCRIPTION

Heavy Vehicle Rescue Outside Training Venue - yet to be determined 24 hour class

QUANTITY	UNIT PRICE	TOTAL
4	$2,270.00	$9,080.00

BUDGET CLASS

Other

Rescue

DESCRIPTION

Ropes/CS/Trench Tech Class for 15 attendees

QUANTITY	UNIT PRICE	TOTAL
15	$2,561.00	$38,415.00

BUDGET CLASS

Other

Agreement Articles

Program: Fiscal Year 2020 Assistance to Firefighters Grant
Recipient: SPOKANE, CITY OF
DUNS number: 115528189
Award number: EMW-2020-FG-15438

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Article 42 Environmental Planning and Historic Preservation (EHP) Review

Article 1 **Assurances, Administrative Requirements, Cost Principles, Representations and Certifications**

DHS financial assistance recipients must complete either the Office of Management and Budget (OMB) Standard Form 424B Assurances – Non-Construction Programs, or OMB Standard Form 424D Assurances – Construction Programs, as applicable. Certain assurances in these documents may not be applicable to your program, and the DHS financial assistance office (DHS FAO) may require applicants to certify additional assurances. Applicants are required to fill out the assurances applicable to their program as instructed by the awarding agency. Please contact the DHS FAO if you have any questions. DHS financial assistance recipients are required to follow the applicable provisions of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards located at Title 2, Code of Federal Regulations (C.F.R.) Part 200, and adopted by DHS at 2 C.F.R. Part 3002. By accepting this agreement, the recipient and its executives, as defined in 2 C.F.R. § 170.315, certify that the recipient policies are in accordance with OMB guidance located at 2 C.F.R. Part 200, all applicable federal laws, and relevant Executive guidance.

Article 2	**DHS Specific Acknowledgements and Assurances** All recipients, subrecipients, successors, transferees, and assignees must acknowledge and agree to comply with applicable provisions governing DHS access to records, accounts, documents, information, facilities, and staff. 1. Recipients must cooperate with any compliance reviews or compliance investigations conducted by DHS. 2. Recipients must give DHS access to, and the right to examine and copy, records, accounts, and other documents and sources of information related to the federal financial assistance award and permit access to facilities, personnel, and other individuals and information as may be necessary, as required by DHS regulations and other applicable laws or program guidance. 3. Recipients must submit timely, complete, and accurate reports to the appropriate DHS officials and maintain appropriate backup documentation to support the reports. 4. Recipients must comply with all other special reporting, data collection, and evaluation requirements, as prescribed by law or detailed in program guidance. 5. Recipients of federal financial assistance from DHS must complete the DHS Civil Rights Evaluation Tool within thirty (30) days of receipt of the Notice of Award or, for State Administrative Agencies, thirty (30) days from receipt of the DHS Civil Rights Evaluation Tool from DHS or its awarding component agency. After the initial submission for the first award under which this term applies, recipients are required to provide this information once every two (2) years if they have an active award, not every time an award is made. Recipients should submit the completed tool, including supporting materials, to CivilRightsEvaluation@hq.dhs.gov. This tool clarifies the civil rights obligations and related reporting requirements contained in the DHS Standard Terms and Conditions. Subrecipients are not required to complete and submit this tool to DHS. The evaluation tool can be found at https://www.dhs.gov/publication/dhs-civil-rights-evaluation-tool. The DHS Office for Civil Rights and Civil Liberties will consider, in its discretion, granting an extension if the recipient identifies steps and a timeline for completing the tool. Recipients should request extensions by emailing the request to CivilRightsEvaluation@hq.dhs.gov prior to expiration of the 30-day deadline.
Article 3	**Acknowledgement of Federal Funding from DHS** Recipients must acknowledge their use of federal funding when issuing statements, press releases, requests for proposal, bid invitations, and other documents describing projects or programs funded in whole or in part with federal funds.
Article 4	**Activities Conducted Abroad** Recipients must ensure that project activities carried on outside the United States are coordinated as necessary with appropriate government authorities and that appropriate licenses, permits, or approvals are obtained.

Article 5	**Age Discrimination Act of 1975** Recipients must comply with the requirements of the Age Discrimination Act of 1975, Pub. L. No. 94-135 (1975) (codified as amended at Title 42, U.S. Code, § 6101 et seq.), which prohibits discrimination on the basis of age in any program or activity receiving federal financial assistance.
Article 6	**Americans with Disabilities Act of 1990** Recipients must comply with the requirements of Titles I, II, and III of the Americans with Disabilities Act, Pub. L. No. 101-336 (1990) (codified as amended at 42 U.S.C. §§ 12101–12213), which prohibits recipients from discriminating on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities.
Article 7	**Best Practices for Collection and Use of Personally Identifiable Information** Recipients who collect personally identifiable information (PII) are required to have a publicly available privacy policy that describes standards on the usage and maintenance of the PII they collect. DHS defines PII as any information that permits the identity of an individual to be directly or indirectly inferred, including any information that is linked or linkable to that individual. Recipients may also find the DHS Privacy Impact Assessments: Privacy Guidance at http://www.dhs.gov/xlibrary/assets/privacy/privacy_pia_guidance_june2010.pdf and Privacy Template at https://www.dhs.gov/sites/default/files/publications/privacy_pia_template 2017.pdf as useful resources respectively.
Article 8	**Civil Rights Act of 1964 – Title VI** Recipients must comply with the requirements of Title VI of the Civil Rights Act of 1964 (codified as amended at 42 U.S.C. § 2000d et seq.), which provides that no person in the United States will, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance. DHS implementing regulations for the Act are found at 6 C.F.R. Part 21 and 44 C.F.R. Part 7.

Article 9	**Civil Rights Act of 1968** Recipients must comply with Title VIII of the Civil Rights Act of 1968, Pub. L. No. 90-284, as amended through Pub. L. 113-4, which prohibits recipients from discriminating in the sale, rental, financing, and advertising of dwellings, or in the provision of services in connection therewith, on the basis of race, color, national origin, religion, disability, familial status, and sex (see 42 U.S.C. § 3601 et seq.), as implemented by the U.S. Department of Housing and Urban Development at 24 C.F.R. Part 100. The prohibition on disability discrimination includes the requirement that new multifamily housing with four or more dwelling units—i.e., the public and common use areas and individual apartment units (all units in buildings with elevators and ground-floor units in buildings without elevators)—be designed and constructed with certain accessible features. (See 24 C.F.R. Part 100, Subpart D.)
Article 10	**Copyright** Recipients must affix the applicable copyright notices of 17 U.S.C. §§ 401 or 402 and an acknowledgement of U.S. Government sponsorship (including the award number) to any work first produced under federal financial assistance awards.
Article 11	**Debarment and Suspension** Recipients are subject to the non-procurement debarment and suspension regulations implementing Executive Orders (E.O.) 12549 and 12689, which are at 2 C.F.R. Part 180 as adopted by DHS at 2 C.F.R. Part 3000. These regulations restrict federal financial assistance awards, subawards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs or activities.
Article 12	**Drug-Free Workplace Regulations** Recipients must comply with drug-free workplace requirements in Subpart B (or Subpart C, if the recipient is an individual) of 2 C.F.R. Part 3001, which adopts the Government-wide implementation (2 C.F.R. Part 182) of Sec. 5152-5158 of the Drug-Free Workplace Act of 1988 (41 U.S.C. §§ 8101-8106).
Article 13	**Duplication of Benefits** Any cost allocable to a particular federal financial assistance award provided for in 2 C.F.R. Part 200, Subpart E may not be charged to other federal financial assistance awards to overcome fund deficiencies; to avoid restrictions imposed by federal statutes, regulations, or federal financial assistance award terms and conditions; or for other reasons. However, these prohibitions would not preclude recipients from shifting costs that are allowable under two or more awards in accordance with existing federal statutes, regulations, or the federal financial assistance award terms and conditions.

Article 14	**Education Amendments of 1972 (Equal Opportunity in Education Act) – Title IX** Recipients must comply with the requirements of Title IX of the Education Amendments of 1972, Pub. L. 92-318 (1972) (codified as amended at 20 U.S.C. § 1681 et seq.), which provide that no person in the United States will, on the basis of sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any educational program or activity receiving federal financial assistance. DHS implementing regulations are codified at 6 C.F.R. Part 17 and 44 C.F.R. Part 19.
Article 15	**Energy Policy and Conservation Act** Recipients must comply with the requirements of the Energy Policy and Conservation Act, Pub. L. 94- 163 (1975) (codified as amended at 42 U.S.C. § 6201 et seq.), which contain policies relating to energy efficiency that are defined in the state energy conservation plan issued in compliance with this Act.
Article 16	**False Claims Act and Program Fraud Civil Remedies** Recipients must comply with the requirements of the False Claims Act, 31 U.S.C. §§ 3729-3733, which prohibit the submission of false or fraudulent claims for payment to the federal government. (See 31 U.S.C. §§ 3801-3812, which details the administrative remedies for false claims and statements made.)
Article 17	**Federal Debt Status** All recipients are required to be non-delinquent in their repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances, and benefit overpayments. (See OMB Circular A-129.)
Article 18	**Federal Leadership on Reducing Text Messaging while Driving** Recipients are encouraged to adopt and enforce policies that ban text messaging while driving as described in E.O. 13513, including conducting initiatives described in Section 3(a) of the Order when on official government business or when performing any work for or on behalf of the federal government.
Article 19	**Fly America Act of 1974** Recipients must comply with Preference for U.S. Flag Air Carriers (air carriers holding certificates under 49 U.S.C. § 41102) for international air transportation of people and property to the extent that such service is available, in accordance with the International Air Transportation Fair Competitive Practices Act of 1974, 49 U.S.C. § 40118, and the interpretative guidelines issued by the Comptroller General of the United States in the March 31, 1981, amendment to Comptroller General Decision B-138942.

Article 20	**Hotel and Motel Fire Safety Act of 1990** In accordance with Section 6 of the Hotel and Motel Fire Safety Act of 1990, 15 U.S.C. § 2225a, recipients must ensure that all conference, meeting, convention, or training space funded in whole or in part with federal funds complies with the fire prevention and control guidelines of the Federal Fire Prevention and Control Act of 1974, (codified as amended at 15 U.S.C. § 2225.)
Article 21	**Limited English Proficiency (Civil Rights Act of 1964, Title VI)** Recipients must comply with Title VI of the Civil Rights Act of 1964, (42 U.S.C. § 2000d et seq.) prohibition against discrimination on the basis of national origin, which requires that recipients of federal financial assistance take reasonable steps to provide meaningful access to persons with limited English proficiency (LEP) to their programs and services. For additional assistance and information regarding language access obligations, please refer to the DHS Recipient Guidance: https://www.dhs.gov/guidance- published-help-department- supported-organizations-provide-meaningful-access-people-limited and additional resources on http://www.lep.gov.
Article 22	**Lobbying Prohibitions** Recipients must comply with 31 U.S.C. § 1352, which provides that none of the funds provided under a federal financial assistance award may be expended by the recipient to pay any person to influence, or attempt to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with any federal action related to a federal award or contract, including any extension, continuation, renewal, amendment, or modification.
Article 23	**National Environmental Policy Act** Recipients must comply with the requirements of the National Environmental Policy Act of 1969 (NEPA), Pub. L. 91-190 (1970) (codified as amended at 42 U.S.C. § 4321 et seq.) and the Council on Environmental Quality (CEQ) Regulations for Implementing the Procedural Provisions of NEPA, which require recipients to use all practicable means within their authority, and consistent with other essential considerations of national policy, to create and maintain conditions under which people and nature can exist in productive harmony and fulfill the social, economic, and other needs of present and future generations of Americans.
Article 24	**Nondiscrimination in Matters Pertaining to Faith-Based Organizations** It is DHS policy to ensure the equal treatment of faith- based organizations in social service programs administered or supported by DHS or its component agencies, enabling those organizations to participate in providing important social services to beneficiaries. Recipients must comply with the equal treatment policies and requirements contained in 6 C.F.R. Part 19 and other applicable statues, regulations, and guidance governing the participations of faith-based organizations in individual DHS programs.

Article 25	**Non-Supplanting Requirement** Recipients receiving federal financial assistance awards made under programs that prohibit supplanting by law must ensure that federal funds do not replace (supplant) funds that have been budgeted for the same purpose through non-federal sources.
Article 26	**Notice of Funding Opportunity Requirements** All the instructions, guidance, limitations, and other conditions set forth in the Notice of Funding Opportunity (NOFO) for this program are incorporated here by reference in the award terms and conditions. All recipients must comply with any such requirements set forth in the program NOFO.
Article 27	**Patents and Intellectual Property Rights** Recipients are subject to the Bayh-Dole Act, 35 U.S.C. § 200 et seq, unless otherwise provided by law. Recipients are subject to the specific requirements governing the development, reporting, and disposition of rights to inventions and patents resulting from federal financial assistance awards located at 37 C.F.R. Part 401 and the standard patent rights clause located at 37 C.F.R. § 401.14.
Article 28	**Procurement of Recovered Materials** States, political subdivisions of states, and their contractors must comply with Section 6002 of the Solid Waste Disposal Act, Pub. L. 89-272 (1965), (codified as amended by the Resource Conservation and Recovery Act, 42 U.S.C. § 6962.) The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition.
Article 29	**Rehabilitation Act of 1973** Recipients must comply with the requirements of Section 504 of the Rehabilitation Act of 1973, Pub. L. 93-112 (1973) (codified as amended at 29 U.S.C. § 794) which provides that no otherwise qualified handicapped individuals in the United States will, solely by reason of the handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

Article 30	**Reporting of Matters Related to Recipient Integrity and Performance** If the total value of any currently active grants, cooperative agreements, and procurement contracts from all federal awarding agencies exceeds $10,000,000 for any period of time during the period of performance of this federal award, then the recipients must comply with the requirements set forth in the government-wide Award Term and Condition for Recipient Integrity and Performance Matters located at 2 C.F.R. Part 200, Appendix XII, the full text of which is incorporated here by reference in the award terms and conditions.
Article 31	**Reporting Subawards and Executive Compensation** Recipients are required to comply with the requirements set forth in the government-wide award term on Reporting Subawards and Executive Compensation located at 2 C.F.R. Part 170, Appendix A, the full text of which is incorporated here by reference in the award terms and conditions.
Article 32	**SAFECOM** Recipients receiving federal financial assistance awards made under programs that provide emergency communication equipment and its related activities must comply with the SAFECOM Guidance for Emergency Communication Grants, including provisions on technical standards that ensure and enhance interoperable communications.
Article 33	**Terrorist Financing** Recipients must comply with E.O. 13224 and U.S. laws that prohibit transactions with, and the provisions of resources and support to, individuals and organizations associated with terrorism. Recipients are legally responsible to ensure compliance with the Order and laws.
Article 34	**Trafficking Victims Protection Act of 2000 (TVPA)** Recipients must comply with the requirements of the government-wide financial assistance award term which implements Section 106(g) of the Trafficking Victims Protection Act of 2000 (TVPA), codified as amended at 22 U.S.C. § 7104. The award term is located at 2 C.F.R. § 175.15, the full text of which is incorporated here by reference.
Article 35	**Universal Identifier and System of Award Management** Recipients are required to comply with the requirements set forth in the government-wide financial assistance award term regarding the System for Award Management and Universal Identifier Requirements located at 2 C.F.R. Part 25, Appendix A, the full text of which is incorporated here by reference.

Article 36	**USA PATRIOT Act of 2001** Recipients must comply with requirements of Section 817 of the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001 (USA PATRIOT Act), Pub. L. No. 107-56, which amends 18 U.S.C. §§ 175–175c.
Article 37	**Use of DHS Seal, Logo and Flags** Recipients must obtain permission from their DHS FAO prior to using the DHS seal(s), logos, crests or reproductions of flags or likenesses of DHS agency officials, including use of the United States Coast Guard seal, logo, crests or reproductions of flags or likenesses of Coast Guard officials.
Article 38	**Whistleblower Protection Act** Recipients must comply with the statutory requirements for whistleblower protections (if applicable) at 10 U.S.C § 2409, 41 U.S.C. § 4712, and 10 U.S.C. § 2324, 41 U.S.C. §§ 4304 and 4310.
Article 39	**Acceptance of Post Award Changes** In the event FEMA determines that changes are necessary to the award document after an award has been made, including changes to period of performance or terms and conditions, recipients will be notified of the changes in writing. Once notification has been made, any subsequent request for funds will indicate recipient acceptance of the changes to the award. Please call the FEMA/GMD Call Center at (866) 927-5646 or via e-mail to ASK-GMD@fema.dhs.gov if you have any questions.
Article 40	**Prior Approval for Modification of Approved Budget** Before making any change to the FEMA approved budget for this award, you must request prior written approval from FEMA where required by 2 C.F.R. § 200.308. FEMA is also utilizing its discretion to impose an additional restriction under 2 C.F.R. § 200.308(f) regarding the transfer of funds among direct cost categories, programs, functions, or activities. Therefore, for awards with an approved budget where the federal share is greater than the simplified acquisition threshold (currently $250,000), you may not transfer funds among direct cost categories, programs, functions, or activities without prior written approval from FEMA where the cumulative amount of such transfers exceeds or is expected to exceed ten percent (10%) of the total budget FEMA last approved. You must report any deviations from your FEMA approved budget in the first Federal Financial Report (SF-425) you submit following any budget deviation, regardless of whether the budget deviation requires prior written approval.

Article 41	**Disposition of Equipment Acquired Under the Federal Award** When original or replacement equipment acquired under this award by the recipient or its subrecipients is no longer needed for the original project or program or for other activities currently or previously supported by a federal awarding agency, you must request instructions from FEMA to make proper disposition of the equipment pursuant to 2 C.F.R. § 200.313.
Article 42	**Environmental Planning and Historic Preservation (EHP) Review** DHS/FEMA funded activities that may require an EHP review are subject to the FEMA Environmental Planning and Historic Preservation (EHP) review process. This review does not address all federal, state, and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state, and local laws. DHS/FEMA is required to consider the potential impacts to natural and cultural resources of all projects funded by DHS/FEMA grant funds, through its EHP Review process, as mandated by the National Environmental Policy Act; National Historic Preservation Act of 1966, as amended; National Flood Insurance Program regulations; and, any other applicable laws and Executive Orders. To access the FEMA EHP screening form and instructions, go to the DHS/FEMA website at: https://www.fema.gov/media-library/assets/documents/90195. In order to initiate EHP review of your project(s), you must complete all relevant sections of this form and submit it to the Grant Programs Directorate (GPD) along with all other pertinent project information. The EHP review process must be completed before funds are released to carry out the proposed project; otherwise, DHS/FEMA may not be able to fund the project due to noncompliance with EHP laws, executive order, regulations, and policies. If ground disturbing activities occur during construction, applicant will monitor ground disturbance, and if any potential archeological resources are discovered, applicant will immediately cease work in that area and notify the pass-through entity, if applicable, and DHS/FEMA.

Obligating document

1.Agreement No.	2. Amendment No.	3. Recipient No.	4. Type of Action	5. Control No.
EMW-2020-FG-15438	N/A	916001280	AWARD	WX00641N2021T

6. Recipient Name and Address	7. Issuing FEMA Office and Address	8. Payment Office and Address
SPOKANE, CITY OF 808 W SPOKANE FALLS BLVD SPOKANE, WA 99201	Grant Programs Directorate 500 C Street, S.W. Washington DC, 20528-7000 1-866-927-5646	FEMA, Financial Services Branch 500 C Street, S.W., Room 723 Washington DC, 20742

9. Name of Recipient Project Officer	9a. Phone No.	10. Name of FEMA Project Coordinator	10a. Phone No.
Kevin Schmitt	509-6256387	Assistance to Firefighters Grants Grant Program	1-866-274-0960

11. Effective Date of This Action	12. Method of Payment	13. Assistance Arrangement	14. Performance Period / Budget Period
05/28/2021	OTHER - FEMA GO	COST SHARING	**Performance Period** 06/04/2021 to 06/03/2023 **Budget Period** 06/04/2021 to 06/03/2023

15. Description of Action a. (Indicate funding data for awards or financial changes)

Program Name Abbreviation	Assistance Listings No.	Accounting Data(ACCS Code)	Prior Total Award	Amount Awarded This Action + or (-)	Current Total Award	Cumulative Non-Federal Commitment
AFG	97.044	2021-F0-GB01 - P410-xxxx-4101-D	$0.00	$82,994.59	$82,994.59	$8,299.46
		Totals	$0.00	$82,994.59	$82,994.59	$8,299.46

b. To describe changes other than funding data or financial changes, attach schedule and check here:
N/A

~~16.FOR NON-DISASTER PROGRAMS: RECIPIENT IS REQUIRED TO SIGN AND RETURN THREE (3) COPIES OF THIS DOCUMENT TO FEMA (See Block 7 for address)~~
This field is not applicable for digitally signed grant agreements

17. RECIPIENT SIGNATORY OFFICIAL (Name and Title) **Kevin Schmitt**	**DATE** **06/22/2021**
18. FEMA SIGNATORY OFFICAL (Name and Title) **Christopher Logan, Acting Assistant Administrator Grant Programs Directorate**	**DATE** **05/28/2021**

Briefing Paper
Public Safety and Community Health

Division & Department:	Public Safety
Subject:	AFG Grant
Date:	6/24/21
Author (email & phone):	Julie O'Berg joberg@spokanecity.org
City Council Sponsor:	Councilmember Kinnear
Executive Sponsor:	Brian Schaeffer
Committee(s) Impacted:	Public Safety & Community Health Committee
Type of Agenda item:	☐ Consent ☒ Discussion ☐ Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget , Comp Plan, Policy, Charter, Strategic Plan)	Budget
Strategic Initiative:	Emergency Tech and Rescue Training
Deadline:	
Outcome:	Accept an Assistance to Firefighter Grant through FEMA for $91,294.05

Background/History:

The SFD Technical Training Team operates under the operations division of the SFD. The team is essential to the health and safety of the community of Spokane. The Team is equipped to respond in a variety of response models determined by the needs of the response. They specialize in search and technical rescue. To maintain competencies, the team must continually train to best practices in each separate discipline to include rope, confined space, trench, machinery and urban search and rescue.

The team strives to train and grow and utilize techniques that are considered best practice. This grant will move forward those goals.

Executive Summary:

The award is $82,994.29 plus a 10% match from existing resources of $ 8,299.46 for a total award of $ 91,294.05 and will support the following training opportunities:

- Technical Search Specialist
- MUSAR Trench Technician
- Heavy Rescue Specialist
- Spec Rescue Squad Officer

Budget Impact:

Approved in current year budget? ☐Yes ☒No ☐N/A

Annual/Reoccurring expenditure? ☒Yes ☐No ☐N/A

If new, specify funding source: Reclassify current expenses

Other budget impacts: (revenue generating, match requirements, etc.)

Operations Impact:

Consistent with current operations/policy? ☒Yes ☐No ☐N/A

Requires change in current operations/policy? ☐Yes ☒No ☐N/A

Specify changes required:

Known challenges/barriers: Known challenges/barriers:

Agenda Sheet for City Council Meeting of: 07/26/2021		Date Rec'd	7/7/2021
		Clerk's File #	OPR 2021-0481
		Renews #	
Submitting Dept	POLICE	Cross Ref #	
Contact Name/Phone	ERIC OLSEN 835-4505	Project #	
Contact E-Mail	EOLSEN@SPOKANEPOLICE.ORG	Bid #	
Agenda Item Type	Contract Item	Requisition #	
Agenda Item Name	0680-POLICE-JAG 21 CONTRACT-MOU W/SPOKANE COUNTY		

Agenda Wording

MOU Agreement between Spokane County and City of Spokane to apply and split 2021 FY Edward Byrne Memorial JAG Grant totaling $176,381.

Summary (Background)

The Spokane Police Department in collaboration with the Spokane County Sheriff's Office wishes to submit a request for funding for a joint proposal under the Edward Byrne Memorial Justice Assistance Grant (JAG) Program. A grant application will be submitted in total for $176,381, which will be split as follows: City - $97,010 and County - $79,371. MOU is required for Application and submittal of grant application and drawdown of funds.

Lease? NO Grant related? YES Public Works? NO

Fiscal Impact		Budget Account
Neutral	$	#
Select	$	#
Select	$	#
Select	$	#

Approvals		Council Notifications	
Dept Head	HAMMOND, JENNIFER	Study Session\Other	7/12/2021
Division Director	HAMMOND, JENNIFER	Council Sponsor	Kinnear
Finance	SCHMITT, KEVIN	Distribution List	
Legal	PICCOLO, MIKE	emccowan@spokanepolice.org	
For the Mayor	ORMSBY, MICHAEL	Kschmitt	
Additional Approvals		harnold@spokanecounty.org	
Purchasing		spdfinance	
GRANTS, CONTRACTS & PURCHASING	STOPHER, SALLY		

Briefing Paper
Public Safety & Community Health Committee

Division & Department:	Spokane Police Department
Subject:	Spokane County-Spokane Police Department Joint-JAG 21-App.
Date:	July 12,2021
Contact (email & phone):	Major Eric Olsen- 835-4505; eolsen@spokanepolice.org
City Council Sponsor:	CM Lori Kinnear
Executive Sponsor:	Asst. Chief Justin Lundgren
Committee(s) Impacted:	Public Safety & Community Health Community
Type of Agenda item:	☒ Consent ☐ Discussion ☐ Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget , Comp Plan, Policy, Charter, Strategic Plan)	Strategic Plan and Comprehensive Plan (CFU 1.9)
Strategic Initiative:	Advance Public Safety and Build Sustainable Resources
Deadline:	July 12, 2021
Outcome: (deliverables, delivery duties, milestones to meet)	Approval of Spokane County-Spokane Police Department Joint-JAG 21-App.

Background/History:

Each year, the Department of Justice Solicits Grant applications for the Edward Byrne Memorial Justice Assistance Grant (JAG) Program. The County and City act as Disparate Jurisdictions and must share the monies. In 2011, the City and County entered into the MOU OPR 2011-0729 on how to apply and split the money each year. The monies are to be split equally, and the fiscal agent of the grant is allowed an additional 10% of the joint money.

The Spokane Police Department in collaboration with the Spokane County Sheriff's Office wishes to submit a request for funding for a joint proposal under the Edward Byrne Memorial Justice Assistance Grant (JAG) Program. A grant application will be submitted in total for $176,381, which will be split as follows: City - $97,010 and County - $79,371.

The Spokane County and Spokane Police Department would like to jointly apply for the recently advertised Department of Justice (DOJ) COVID JAG award in the amount of $176,381. The Spokane County agrees to use the funds for prosecution and law enforcement equipment. The Spokane Police Department (SPD) agrees to use the funds towards law enforcement equipment.

Executive Summary:

- Approval for the MOU to apply with the Spokane County towards the Edward Byrnes-JAG FY2021 Grant
- Total Grant-$176,381: City-$97,010 & County-$79,371
- Supports Strategic Plan in Advancing Public Safety and developing Sustainable Resources by relying upon efficient funding from the DOJ.

Budget Impact:

Approved in current year budget? ☒ Yes ☐ No ☐ N/A Annual/Reoccurring expenditure? ☒ Yes ☐ No ☐ N/A If new, specify funding source: Other budget impacts: (revenue generating, match requirements, etc.)No match requirement
Operations Impact: Consistent with current operations/policy? ☒ Yes ☐ No ☐ N/A Requires change in current operations/policy? ☐ Yes ☒ No ☐ N/A Specify changes required: Known challenges/barriers:

MEMORANDUM OF UNDERSTANDING BETWEEN
SPOKANE COUNTY AND THE CITY OF SPOKANE

2021 EDWARD BYRNE MEMORIAL JUSTICE ASSITANCE GRANT

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is between SPOKANE COUNTY ("COUNTY") a political subdivision of the State of Washington having offices for the transaction of business at 1116 West Broadway Avenue, Spokane, Washington 99260 and the CITY OF SPOKANE ("CITY") a municipal corporation of the State of Washington, having offices for the transaction of business at 808 West Spokane Falls Boulevard, Spokane, Washington 99201, jointly referred to as the PARTIES.

WITNESSETH:

WHEREAS, the PARTIES are making a joint application for the 2021 Edward Byrne Memorial Justice Grant (JAG) Program hereinafter referred to as the "Grant"; and

WHEREAS, the PARTIES are required in conjunction with the grant application process to sign a Memorandum of Understanding indicating who will serve as the applicant/fiscal agent for the grant as well as to allocate among themselves the grant funds and identify the purposes for which the funds will be used; and

WHEREAS, pursuant to the requirements of the Grant, the PARTIES are desirous of reducing to writing their understanding as to who will serve as the applicant/fiscal agent for the Grant as well as the distribution to each of the PARTIES and the purposes for which the funds will be used; and

WHEREAS, each of the PARTIES finds that the performance of this MEMORANDUM OF UNDERSTANDING is in the best interests of both parties, that the undertaking will benefit the public, and that the division of costs fairly compensates the performing party for the services or functions under this MOU.

NOW THEREFORE, the PARTIES agree as follows:

SECTION NO. 1: DESIGNATION OF APPLICANT/FISCAL AGENT

The PARTIES hereby agree that the CITY shall be the designated applicant/fiscal agent in conjunction with the Grant.

SECTION NO. 2: ALLOCATION OF GRANT MONIES

The PARTIES agree that the Grant amount of ONE HUNDRED SEVENTY-SIX THOUSAND THREE HUNDRED EIGHTY-ONE DOLLARS ($176,381) shall be split among the PARTIES as follows and in accordance with COUNTY Resolution No. 2011-0572:

City of Spokane	$97,010 (including 10% administrative costs)
Spokane County	$79,371

SECTION NO. 3: USE OF GRANT FUNDS BY THE PARTIES

The CITY agrees to use the $97,010 for Law Enforcement Equipment and related contracts regarding any installation of the equipment to enhance the safety of the officers and community members.

The COUNTY agrees to use $39,685.50 of the grant funding for the prosecution and court programs purpose areas of the grant. Funding will be used to fill a support staff position in the prosecution of property and drug crimes for an approximate 1-year time frame during the award period. The Spokane County Sheriff's Office will use $39,685.50 of the grant funding for the law enforcement purpose area of the grant. The purchase of tactical equipment will be used to ensure the safety of the Spokane Community.

SECTION NO. 4: LIABILITY FOR CLAIMS

Each PARTY to this MOU shall be responsible for its own actions in providing services under this MOU and shall not be liable for any civil liability that may arise from the furnishing of the services by any other party.

SECTION NO. 5: THIRD PARTY RIGHTS

The PARTIES to this MOU do not intend for any third party to obtain a right by virtue of this MOU. This Memorandum shall not create any rights in any PARTY not a signatory hereto.

SECTION NO. 6: ENTIRE UNDERSTANDING

This MOU contains the entire understanding of the PARTIES. No representations, promises, or agreements not expressed herein have been made to induce any party to sign this MOU.

SECTION NO. 7: AGREEMENT

Upon award of the Grant, the PARTIES shall enter into an Agreement setting forth the final terms and conditions of the Grant allocation and management.

Dated: _____

CITY OF SPOKANE

By: _____

Title: _____

Attest:

_____
City Clerk

Approved as to form:

_____
Assistant City Attorney

ADOPTED by the Board of County Commissioners of Spokane County, Washington this _____ day of _____, 2021.

BOARD OF COUNTY COMMISSIONERS
OF SPOKANE COUNTY, WASHINGTON

_____
Josh Kerns, Chair

ATTEST:

_____
Mary L. Kuney, Vice-Chair

_____
Ginna Vasquez
Clerk of the Board

_____
Al French, Commissioner

Dated: _____

SPOKANE COUNTY SHERIFF

By: _____
Spokane County Sheriff

Dated: _____

SPOKANE COUNTY PROSECUTOR

By: _____
Spokane County Prosecutor

Agenda Sheet for City Council Meeting of: 07/26/2021		Date Rec'd	7/13/2021
		Clerk's File #	ORD C36083
		Renews #	
Submitting Dept	FIRE	Cross Ref #	
Contact Name/Phone	JULIE O'BERG 625-7003	Project #	
Contact E-Mail	JOBERG@SPOKANECITY.ORG	Bid #	
Agenda Item Type	Special Budget Ordinance	Requisition #	
Agenda Item Name	1440 - AFG TRAINING GRANT SBO		

Agenda Wording

Special Budget Ordinance to reflect newly awarded grant revenue along with corresponding expenditure budget. Total amount of additional budget - $82,994.59

Summary (Background)

SFD was recently awarded and accepted grant funding from FEMA and the Dept. of Homeland Security to be used for training and travel costs. Total grant award of $82,994.59 with a 10% local match of $8,299.46 required. Grant ID. EMW-2020-FG-15438 and grant period 06/04/2021 through 06/03/2023.

Lease? NO Grant related? NO Public Works? NO

Fiscal Impact		Budget Account
Revenue	$ 82,994.59	# 1440-93543-99999-33197-99999
Expense	$ 82,994.59	# 1440-93543-22200-VARIOUS
Select	$	#
Select	$	#

Approvals		Council Notifications	
Dept Head	SCHAEFFER, BRIAN	Study Session\Other	PSCHC Meeting 07/12/2021
Division Director	SCHAEFFER, BRIAN	Council Sponsor	Councilmember Kinnear
Finance	HUGHES, MICHELLE	Distribution List	
Legal	PICCOLO, MIKE	joberg@spokanecity.org	
For the Mayor	PICCOLO, MIKE	kschmitt@spokanecity.org	
Additional Approvals		fireaccounting@spokanecity.org	
Purchasing			
MANAGEMENT & BUDGET	WALLACE, TONYA		

ORDINANCE NO C36083

An ordinance amending Ordinance No. C-35971, passed by the City Council December 14, 2020, and entitled, “An ordinance adopting the Annual Budget of the City of Spokane for 2021, making appropriations to the various funds of the City of Spokane government for the fiscal year ending December 31, 2021, and providing it shall take effect immediately upon passage,” and declaring an emergency.

WHEREAS, subsequent to the adoption of the 2021 budget Ordinance No. C-35971, as above entitled, and which passed the City Council December 14, 2020, it is necessary to make changes in the appropriations of the Fire Grants Misc Fund, which changes could not have been anticipated or known at the time of making such budget ordinance; and

WHEREAS, this ordinance has been on file in the City Clerk’s Office for five days; - Now, Therefore,

The City of Spokane does ordain:

Section 1. That in the budget of the Fire Grants Misc Fund, and the budget annexed thereto with reference to the Fire Grants Misc Fund, the following changes be made:

1) Increase revenue by $82,995
    a. Revenue increase due to awarded grant funding through FEMA-Dept of Homeland Security
2) Increase appropriations by $82,995
    a. Increase in appropriations to be used for the registration and travel costs of various training opportunities.

Section 2. It is, therefore, by the City Council declared that an urgency and emergency exists for making the changes set forth herein, such urgency and emergency arising from the acceptance of grant funding to be used towards training and travel related costs and because of such need, an urgency and emergency exists for the passage of this ordinance, and also, because the same makes an appropriation, it shall take effect and be in force immediately upon its passage.

Passed the City Council _____

_____
Council President

Attest:_____
City Clerk

Approved as to form:_____
Assistant City Attorney

_____ _____
Mayor Date

_____
Effective Date

Briefing Paper
Public Safety & Community Health Committee

Division & Department:	Spokane Fire Department
Subject:	SBO for FEMA Assistance to Firefighters grant
Date:	07/12/2021
Contact (email & phone):	Julie O'Berg joberg@spokanecity.org 625-7003
City Council Sponsor:	Councilmember Kinnear
Executive Sponsor:	Brian Schaeffer
Committee(s) Impacted:	Public Safety Community Health Committee
Type of Agenda item:	☒ Consent ☐ Discussion ☐ Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget , Comp Plan, Policy, Charter, Strategic Plan)	
Strategic Initiative:	
Deadline:	
Outcome: (deliverables, delivery duties, milestones to meet)	Approval of SBO to adjust budget to reflect new grant award along with corresponding costs.

Background/History: SFD was recently awarded and accepted grant funding from FEMA and the Dept. of Homeland Security to be used for training and travel costs. Total grant award of $82,994.59 with a 10% local match of $8,299.46 required.

Executive Summary:

- SBO needed to adjust budget so that it accurately reflects total grant revenue/expenditures of $82,994.59
  - Grant period of performance ending 06/03/2023
- Funding will pay for firefighter trainings:
  - Heavy Equipment Rigging Specialists
  - Urban Search and Rescue Technical Search Specialists
  - US & R Structural Collapse Technician
  - Heavy Vehicle Rescue
  - Ropes/CS/Trench Tech Class

Budget Impact:

Approved in current year budget? ☐ Yes ☒ No ☐ N/A

Annual/Reoccurring expenditure? ☐ Yes ☒ No ☐ N/A

If new, specify funding source: FEMA Dept of Homeland Security Grant

Other budget impacts: (revenue generating, match requirements, etc.) – 10% match required

Operations Impact:

Consistent with current operations/policy? ☒ Yes ☐ No ☐ N/A

Requires change in current operations/policy? ☐ Yes ☒ No ☐ N/A

Specify changes required:

Known challenges/barriers:

Agenda Sheet for City Council Meeting of: 7/19/2021		Date Rec'd	7/12/2021
		Clerk's File #	ORD C36084
		Renews #	
Submitting Dept	City Council	Cross Ref #	
Contact Name/Phone	BREEAN BEGGS 625-6254	Project #	
Contact E-Mail	BBEGGS@SPOKANECITY.NET	Bid #	
Agenda Item Type	Special Budget Ordinance	Requisition #	
Agenda Item Name	0320 - PROVIDING FUNDING FOR ARPA SUPPORT STAFFING		

Agenda Wording

A special budget ordinance providing staffing support for the City's ARPA recovery funding process.

Summary (Background)

This ordinance provides funding from ARPA funds for staffing to assist with project management, public engagement, and compliance and reporting for the City's use of funds received from the federal American Rescue Plan Act of 2021. Two of these positions will be half-time and one (the reporting and compliance position) will be full time through the end of 2024.

Lease? Grant related? Public Works?

Fiscal Impact		Budget Account
Expense	$ 700,000	# 1425-98868-14230-08500
Select	$	#
Select	$	#
Select	$	#

Approvals		Council Notifications	
Dept Head		Study Session\Other	UD Comm., 7-12-21
Division Director		Council Sponsor	CP Beggs
Finance		Distribution List	
Legal			
For the Mayor			
Additional Approvals			
Purchasing			
MANAGEMENT & BUDGET			

ORDINANCE NO. C36084

An ordinance amending Ordinance No. C-35971, passed by the City Council December 14, 2020, and entitled, "An ordinance adopting the Annual Budget of the City of Spokane for 2021, making appropriations to the various funds of the City of Spokane government for the fiscal year ending December 31, 2021, and providing it shall take effect immediately upon passage", and declaring an emergency.

WHEREAS, subsequent to the adoption of the 2021 budget Ordinance No. C-35971, as above entitled, and which passed the City Council December 14, 2020, it is necessary to establish and make changes in the appropriations of various funds, which changes could not have been anticipated or known at the time of making such budget ordinance; and

WHEREAS, this ordinance has been on file in the City Clerk's Office for five days;

NOW, THEREFORE, the City of Spokane does ordain:

Section 1. That in the budget of the American Rescue Plan Fund, and the budget annexed thereto with reference to the American Rescue Plan Fund, the following changes be made:

FROM:	1425-99999	ARP Fund	
	99999	Unappropriated Reserves	$ 700,000
TO:	1425-98868	ARP Fund	
	14230-08500	Project Employee	$ 700,000

Section 2. That the appropriations authorized in Section 1 of this ordinance shall provide funding for the following project employee positions and associated expenses, to be funded from the date of enactment of this ordinance through December 31, 2024:

- ARP Project Coordinator (reports to City Council): $150,000;
- ARP Financial Support Coordinator (reports to Chief Financial Officer): $300,000;
- ARP Engagement and Communications Coordinator (reports to City Council): $150,000; and
- Contingency for supplies and contractual services: $100,000.

Section 3. It is, therefore, by the City Council declared that an urgency and emergency exists for making the changes set forth herein, such urgency and emergency arising from the need to add project employee support for the administration and execution of the City's direct aid share (Local Recovery Funds) of the American Rescue Plan Act funding, and because of such need, an urgency and emergency exists for the passage of this ordinance, and also, because the same makes an appropriation, it shall take effect and be in force immediately upon its passage.

Passed the City Council _____

_____
Council President

Attest:_____
City Clerk

Approved as to form:_____
Assistant City Attorney

_____ _____
Mayor Date

Briefing Paper
Urban Experience Committee

Division & Department:	City Council
Subject:	American Rescue Plan Act (ARPA) Project Employees
Date:	06/17/2021
Author (email & phone):	Brian McClatchey (bmcclatchey@spokanecity.org / 625-6210)
City Council Sponsor:	Council President Beggs
Executive Sponsor:	
Committee(s) Impacted:	Urban Experience, Finance & Administration
Type of Agenda item:	☐ Consent ☒ Discussion ☐ Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	Budget; American Rescue Plan Act of 2021 (42 U.S.C. § 803(c)(1)(B); 31 CFR § 35.6(b)(2) ("Payroll and covered benefit expenses for public safety, public health, health care, human services, and similar employees to the extent that the employee's time is spent mitigating or responding to the COVID-19 public health emergency."); and 31 CFR § 35.6(b)(3) ("Payroll, covered benefit, and other costs associated with the recipient increasing the number of its employees up to the number of employees that it employed on January 27, 2020").
Strategic Initiative:	N/A
Deadline:	
Outcome:	SBO for Project Employee Costs

Background/History:

The federal American Rescue Plan Act (ARPA) of 2021 allocates approximately $65 billion in direct aid to municipal governments. The City of Spokane will receive approximately $81 million in flexible local direct funding (Local Recovery Funds) via that legislation to address gaps and support recovery.

These Local Recovery Funds must be committed by December 31, 2024, with complete spending and reporting required through December 31, 2026.

The City Administration and Council office will require additional administrative support to oversee the allocation, management, and reporting of these funds. This SBO allocates funding for those administrative expenses.

Executive Summary:

Current Administration and Council staffing levels require supplemental support to administer and execute the intent of ARPA:

ARP Project Coordinator (part-time) – This would be a temporary, part-time Project Coordinator who would be expected to work with Council Members, Council staff, community stakeholders and the Administration to help ensure the funds are used for the retention of existing businesses, the recovery of arts and culture, the vitality of downtown, and supporting underserved groups and populations. The ARP Project Coordinator will be housed within the Council office, and will assist in the staffing of the recovery working group.

- *Estimated total cost (balance of 2021 through 2024): $150,000.*

- **ARP Financial Support** – this position would handle the financial planning, budget monitoring and setup, coordinate and support accounting and grant review, and support additional and special financial reporting, as necessary related to all ARPA funding received – both federal

grants and Local Recovery Funds to provide the full financial picture. This may start as part-time and expand as the program is implemented depending on need. The person in this position will report to the Chief Financial Officer, and will assist in staffing of the recovery working group *Estimated total cost (balance of 2021 through 2024): $300,000.*

- **ARP Engagement and Communication** – This position would support the Council's Communications Director with necessary administrative tasks, such as scheduling meetings, maintaining minutes, tracking progress and impact, and supporting communications efforts (written, social media, and web) among all stakeholders, as well as providing staff assistance to the recovery working group. *Estimated total cost (balance of 2021 through 2024): $150,000.*

- Total contingent operating cost for supplies, space and contractual services is $100,000. This may include some technology requirements to meet reporting, tracking, and communication expectations.

- **Total estimated cost for the term of the program through Dec. 31, 2024, is $700,000**.

Request is for authority for the Administration and Council Office to create the type and number of project positions needed, up to the authorized allocated amounts in order to properly match the City's needs with the resources.

Budget Impact:
Approved in current year budget? ☐Yes ☒No ☐N/A
Annual/Reoccurring expenditure? ☒Yes ☐No ☐N/A
If new, specify funding source: Federal ARPA Funding
Other budget impacts: (revenue generating, match requirements, etc.)

Operations Impact:
Consistent with current operations/policy? ☒Yes ☐No ☐N/A
Requires change in current operations/policy? ☐Yes ☒No ☐N/A
Specify changes required:
Known challenges/barriers:

Agenda Sheet for City Council Meeting of: 07/26/2021		**Date Rec'd**	7/14/2021
		Clerk's File #	ORD C36085
		Renews #	
Submitting Dept	DSC, CODE ENFORCEMENT & PARKING SERVICES	**Cross Ref #**	
Contact Name/Phone	KRIS BECKER 6392	**Project #**	
Contact E-Mail	KBECKER@SPOKANECITY.ORG	**Bid #**	
Agenda Item Type	Special Budget Ordinance	**Requisition #**	
Agenda Item Name	1460 – ADDITION OF A CLERK II TO PARKING SERVICES		

Agenda Wording

This action creates a new Clerk II position in Parking Services to support the parking permit program.

Summary (Background)

The new parking management software includes a digital permitting module that will be implemented later this year. A new Clerk II position is needed in Parking Services to manage existing and future parking permit types. This SBO is needed to move parking permit fee revenues to the correct budget location and to create the new position.

Lease? NO Grant related? NO Public Works? NO

Fiscal Impact		**Budget Account**
Neutral	**$**	**#**
Select	**$**	**#**
Select	**$**	**#**
Select	**$**	**#**

Approvals		**Council Notifications**	
Dept Head	BECKER, KRIS	**Study Session\Other**	Urban Experience – July 12
Division Director	BECKER, KRIS	**Council Sponsor**	Karen Stratton and Lori Kinnear
Finance	ORLOB, KIMBERLY	**Distribution List**	
Legal	PICCOLO, MIKE	kbecker@spokanecity.org	
For the Mayor	PICCOLO, MIKE	korlob@spokanecity.org	
Additional Approvals		pingiosi@spokanecity.org	
Purchasing		twallace@spokanecity.org	
MANAGEMENT & BUDGET	BAIRD, CHRISTI		

ORDINANCE NO C36085

An ordinance amending Ordinance No. C-35971, passed by the City Council December 14, 2020, and entitled, “An ordinance adopting the Annual Budget of the City of Spokane for 2021, making appropriations to the various funds of the City of Spokane government for the fiscal year ending December 31, 2021, and providing it shall take effect immediately upon passage,” and declaring an emergency.

WHEREAS, subsequent to the adoption of the 2021 budget Ordinance No. C-35971, as above entitled, and which passed the City Council December 14, 2020, it is necessary to make changes in the appropriations of the Parking Fund, which changes could not have been anticipated or known at the time of making such budget ordinance; and

WHEREAS, this ordinance has been on file in the City Clerk’s Office for five days; - Now, Therefore,

The City of Spokane does ordain:

Section 1. That in the budget of Parking Fund, and the budget annexed thereto with reference to the Parking Fund, the following changes be made:

FROM:	1460-30210	Parking	
	99999-32210	Parking - Processing Fee	$16,630
TO:	1460-30210	Parking	
	21710-00020	Clerk II (position 002_____)	$ 16,630

Section 2. It is, therefore, by the City Council declared that an urgency and emergency exists for making the changes set forth herein, such urgency and emergency arising from the need to fund a Clerk II, and because of such need, an urgency and emergency exists for the passage of this ordinance, and also, because the same makes an appropriation, it shall take effect and be in force immediately upon its passage.

Passed the City Council _____

_____
Council President

Attest:_____
City Clerk

Approved as to form:_____
Assistant City Attorney

_____ _____
Mayor Date

_____
Effective Date

Agenda Sheet for City Council Meeting of: 07/26/2021		Date Rec'd	7/14/2021
		Clerk's File #	ORD C36086
		Renews #	
Submitting Dept	DSC, CODE ENFORCEMENT & PARKING SERVICES	Cross Ref #	
Contact Name/Phone	KRIS BECKER 6392	Project #	
Contact E-Mail	KBECKER@SPOKANECITY.ORG	Bid #	
Agenda Item Type	Special Budget Ordinance	Requisition #	
Agenda Item Name	1460 - PARKING ENFORCEMENT SPECIALIST I POSITION FOR PARKING SERVICES		

Agenda Wording

This action creates a new Parking Enforcement Specialist I position in Parking Services to support the Neighborhood Parking Enforcement program

Summary (Background)

Salary savings from a reclassified Enforcement Supervisor position will support the addition of a new Parking Enforcement Specialist I position. The new PES I position will be added to the Neighborhood Parking Enforcement team for a total of 3 people to respond to parking complaints, junk vehicles, and RV complaints outside of the paid parking boundary.

Lease? NO Grant related? NO Public Works? NO

Fiscal Impact		Budget Account
Neutral	$	#
Select	$	#
Select	$	#
Select	$	#

Approvals		Council Notifications	
Dept Head	BECKER, KRIS	Study Session\Other	Urban Experience – July 12
Division Director	BECKER, KRIS	Council Sponsor	CM Karen Stratton and CM Lori Kinnear
Finance	ORLOB, KIMBERLY	Distribution List	
Legal	PICCOLO, MIKE	kbecker@spokanecity.org	
For the Mayor	PICCOLO, MIKE	korlob@spokanecity.org	
Additional Approvals		pingiosi@spokanecity.org	
Purchasing		twallace@spokanecity.org	

ORDINANCE NO C36086

An ordinance amending Ordinance No. C-35971, passed by the City Council December 14, 2020, and entitled, “An ordinance adopting the Annual Budget of the City of Spokane for 2021, making appropriations to the various funds of the City of Spokane government for the fiscal year ending December 31, 2021, and providing it shall take effect immediately upon passage,” and declaring an emergency.

WHEREAS, subsequent to the adoption of the 2021 budget Ordinance No. C-35971, as above entitled, and which passed the City Council December 14, 2020, it is necessary to make changes in the appropriations of the Parking Fund, which changes could not have been anticipated or known at the time of making such budget ordinance; and

WHEREAS, this ordinance has been on file in the City Clerk’s Office for five days; - Now, Therefore,

The City of Spokane does ordain:

Section 1. That in the budget of Parking Fund, and the budget annexed thereto with reference to the Parking Fund, the following changes be made:

FROM:	1460-30210	Parking	
	21710-00630	Code Enforcement Supervisor (salary savings only)	$ 30,360
	21710-52110	Social Security	$2,321
	21710-52210	Retirement	$3,035
			$ 35,716
TO:	1460-21200	Parking	
	21710-04340	Parking Enforcement Specialist I (position 0434_____)	$ 22,443
	21710-52110	Social Security	$1,717
	21710-52210	Retirement	$2,244
	21710-52310	Medical	$7,638
	21710-52320	Dental	$768
	21710-52330	Life Insurance	$134
	21710-52400	Industrial Insurance	$52
	21710-51640	Deferred Comp	$720
			$ 35,716

Section 2. It is, therefore, by the City Council declared that an urgency and emergency exists for making the changes set forth herein, such urgency and emergency arising from the need for additional Parking Enforcement Specialists, and because of such need, an urgency and emergency exists for the passage of this ordinance, and also, because the same makes an appropriation, it shall take effect and be in force immediately upon its passage.

Passed the City Council _____

_____
Council President

Attest:_____
City Clerk

Approved as to form:_____

Assistant City Attorney

_____ _____

Mayor Date

_____

Effective Date

Agenda Sheet for City Council Meeting of: 7/26/2021		**Date Rec'd**	7/14/2021
		Clerk's File #	ORD C36087
		Renews #	
Submitting Dept	PLANNING & ECONOMIC DEVELOPMENT	**Cross Ref #**	
Contact Name/Phone	KRIS BECKER 6392	**Project #**	
Contact E-Mail	KBECKER@SPOKANECITY.ORG	**Bid #**	
Agenda Item Type	Special Budget Ordinance	**Requisition #**	
Agenda Item Name	SBO - MOVE SAVINGS TO CONSULTANT SERVICES		

Agenda Wording

This action moves salary savings from three vacant positions in Planning Services into the Consultant Services line item.

Summary (Background)

This SBO will move savings from two currently vacant Assistant Planner II positions and savings from the vacant Planning Director position into the Consultant Services line item to be used towards resources to further implement the 2021 Plan Commission Work Program.

Lease? No Grant related? No Public Works? No

Fiscal Impact		**Budget Account**
Expense	**$**	**#**
Select	**$**	**#**
Select	**$**	**#**
Select	**$**	**#**

Approvals		**Council Notifications**	
Dept Head	MEULER, LOUIS	Study Session\Other	Urban Experience – July 12
Division Director	BECKER, KRIS	**Council Sponsor**	CM Lori Kinnear
Finance	ORLOB, KIMBERLY	**Distribution List**	
Legal	RICHMAN, JAMES	lmeuler@spokanecity.org	
For the Mayor	PICCOLO, MIKE	twallace@spokanecity.org	
Additional Approvals		pingiosi@spokanecity.org	
Purchasing		korlob@spokanecity.org	
MANAGEMENT & BUDGET		kbecker@spokanecity.org	

ORDINANCE NO C36087

An ordinance amending Ordinance No. C-35971, passed by the City Council December 14, 2020, and entitled, "An ordinance adopting the Annual Budget of the City of Spokane for 2021, making appropriations to the various funds of the City of Spokane government for the fiscal year ending December 31, 2021, and providing it shall take effect immediately upon passage," and declaring an emergency.

WHEREAS, subsequent to the adoption of the 2021 budget Ordinance No. C-35971, as above entitled, and which passed the City Council December 14, 2020, it is necessary to make changes in the appropriations of the General Fund, which changes could not have been anticipated or known at the time of making such budget ordinance; and

WHEREAS, this ordinance has been on file in the City Clerk's Office for five days; - Now, Therefore,

The City of Spokane does ordain:

Section 1. That in the budget of General Fund, and the budget annexed thereto with reference to the General Fund, the following changes be made:

FROM:	0650-30210	Planning Services	
	58620-07110	Director Planning Services (position 711001 – salary savings only)	$ 54,637
	58620-52110	Social Security	$4,180
	58620-52210	Retirement	$5,464
	58620-52310	Medical	$6,365
	58620-52320	Dental	$640
	58620-52330	Life Insurance	$325
	58620-52340	Disability Insurance	$174
	58620-52400	Industrial Insurance	$53
	58620-51640	Deferred Comp	$600
	0650-51100	Planning Services	
	58620-02570	Assistant Planner II – salary savings only (positions 257030 & 257036)	$ 68,811
	58620-52110	Social Security	$9,378
	58620-52210	Retirement	$12,259
	58620-52310	Medical	$20,894
	58620-52320	Dental	$2,560
	58620-52330	Life Insurance	$729
	58620-52340	Disability Insurance	$317
	58620-52400	Industrial Insurance	$213
	58620-51640	Deferred Comp	$2,400
			$ 190,000
TO:	0650-30210	Planning Services Admin	
	58620-54201	Contractual Services	$ 190,000

Section 2. It is, therefore, by the City Council declared that an urgency and emergency exists for making the changes set forth herein, such urgency and emergency arising from the need to fund consulting services and the Planning Director recruitment, and because of such need, an urgency and emergency exists for the passage of this ordinance, and also, because the same makes an appropriation, it shall take effect and be in force immediately upon its passage.

Passed the City Council _____

_____
Council President

Attest:_____
City Clerk

Approved as to form:_____
Assistant City Attorney

_____ _____
Mayor Date

_____
Effective Date

ORDINANCE NO. C36082

An ordinance amending the policy framework for the City's homeless response system; amending section 18.05.030 of the Spokane Municipal Code; and declaring an emergency.

WHEREAS, homelessness continues to be an issue of public concern in Spokane; and

WHEREAS, at the same time, Spokane is in the midst of a severe shortage of available housing for all people, at all income levels, and this shortage is a crisis situation for those who need shelter and related services in Spokane; and

WHEREAS, this crisis situation is will continue unabated, and will become even more serious, unless we as a City come together on agreed policies and principles which will increase our ability to protect the health and safety of everyone, including vulnerable people, people suffering from mental health and addiction issues, and people who are unhoused; and

WHEREAS, vulnerability and homelessness persists even during normal weather conditions and is exacerbated whenever Spokane faces extreme environmental conditions, such as smoke from wildfires which make the air unsafe to breathe, and dangerously low or high temperatures, which create a risk to the lives of those without sufficient cooling facilities and shelter, and create an even greater public health danger to people who are unhoused; and

WHEREAS, all of these facts establish that there exists in Spokane an interrelated set of emergency conditions which present a threat to the public health and safety, and which require that this ordinance be made effective immediately pursuant to Section 19(A) of the City Charter.

NOW THEREFORE, the City of Spokane does ordain:

Section 1. That section 18.05.030 of the Spokane Municipal Code is amended to read as follows:

Section 18.05.030 Homelessness Response Policy

A. Findings and Purpose

1. The City finds that each resident of Spokane is entitled to a basic level of dignity, respect and wellness, regardless of whether they are housed or unhoused.

2. The City also finds that historically, City policy regarding the response to homelessness in our community needing night by night shelter has been

inconsistent and insufficiently transparent, collaborative, regional, or inclusive, and that process often resulted in harm to our community.

3. The purpose of this section is to set a baseline within the City's limits of providing night by night shelter as our City's minimum response to homelessness in our community as we collaborate with other jurisdictions and entities to create a regional solution via the 2020-2025 Strategic Plan to Prevent and End Homelessness, and any successor plans.

B. It is the official policy of the City of Spokane that its responses to homelessness will be undertaken in accordance with the following principles, without exception.

1. In all responses, a region-wide approach is the starting point and all regional stakeholders – government, nonprofit, and for-profit sectors – will be involved in the formation of a regional response policy. However, regardless of the degree to which a regional approach is actually achieved and implemented, the City of Spokane shall continuously, without lapse or gaps in service, provide the services and shelter that comply at all times with the requirements of this chapter to meet the shelter needs of homeless individuals and families in Spokane.

2. All night-by-night sheltering for people experiencing homelessness in Spokane, and funded with dollars either originating with or passing through the City of Spokane, will be low- or no-barrier shelter, to implement the preferred approach of housing first. Higher-barrier beds may be added to the shelter network funded by the City, but they may not supplant funding for or eliminate low barrier beds unless there is no demonstrated further demand for the beds being considered for elimination.

3. ((~~The~~))At no time shall the City ((~~as a minimum standard within the City's limits shall not~~)) reduce or eliminate specific night-by-night shelter beds or ((~~warming~~))inclement weather center capacity (((~~whether measured by beds, square feet, locations, or by any other capacity measure~~))) without first having in place ((~~an agreed, published, and publicly disseminated plan which is compliant with the principles established in this section and which provides~~)) equivalent ((~~capacity or it is demonstrated that the amount of capacity being reduced is no longer needed based on vacant space for at least two weeks so there is no gap in service to people in our community who are experiencing homelessness and ill-equipped neighborhoods are not burdened with unsheltered persons~~)) additional replacement shelter beds and inclement weather center capacity sufficient to meet the requirements of SMC 18.05 unless authorized by City Council resolution.

4. It is the intent of the City to implement this ordinance without interfering with the implementation of any existing plans or funding commitments derived from federal and state grants traditionally made pursuant to the Community

Housing and Human Services and Continuum of Care Boards. Notwithstanding the foregoing, it is the policy of the City of Spokane to utilize all existing and potential sources of funding that are made available from the federal and state governments for the provision of services and shelter for homeless individuals.

5. Beginning on the effective date of this section, each new contract or contract renewal which the City enters into with any person or entity providing services for people experiencing homelessness shall include compensation for and a requirement that the provider fully participate in, and provide real time data into the City's HMIS, including homeless shelter utilization and available capacity. The City shall maintain a publicly facing web based dashboard regarding homeless shelter utilization and capacity using the best available data.

6. Each calendar quarter the City shall present to City Council and publish on the City's website a written report using HMIS and other reliable data sources to provide its estimate of the average number of homeless individuals in the City of Spokane and Spokane County who were unsheltered on a nightly basis over the previous quarter along with demographic information and key barriers identified by them to securing adequate shelter.

7. It is the official policy of the City of Spokane to eliminate chronic homelessness so that homelessness for individuals within the City of Spokane will be rare, short-term, and non-recurring. The City of Spokane will base its strategies to eliminate homelessness on the principle that providing immediate stable shelter appropriate to the unique behavioral, medical and mental health needs of individuals and families is the foundation for moving people out of homelessness into appropriate permanent housing. In order to accomplish these goals, the City of Spokane aspires to provide at least night by night shelter and appropriate services to each unsheltered homeless person within the City of Spokane as a means to reclaim lives, improve conditions for Downtown and all neighborhoods and save more money than the cost of providing shelter by avoiding other public health and safety costs.

Section 2. That the City Council declares that an urgency and emergency exists such that this ordinance is needed for the immediate preservation of the public peace, health, or safety, and/or for the immediate support of City government and its existing public institutions, and that because of such need, this ordinance shall be effective immediately, under Section 19 of the City Charter, upon the affirmative vote of one more than a majority of the City Council.

PASSED by the City Council on _____.

Council President

Attest:

City Clerk

Approved as to form:

Assistant City Attorney

Mayor

Date

Effective Date

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
Finance	ORLOB, KIMBERLY	Distribution List	
Legal	RICHMAN, JAMES	mmaren@spokanecity.org	
For the Mayor	PICCOLO, MIKE	lmeuler@spokanecity.org	
Additional Approvals		tblack@spokanecity.org	
Purchasing		sbishop@spokanecity.org	
ACCOUNTING -	BAIRD, CHRISTI	jchurchill@spokanecity.org	
GRANTS,	STOPHER, SALLY		

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		Budget Account
Select	$	#
Select	$	#

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_____ day of _____, 2021.

_____

City Clerk

Approved as to form:

_____

Assistant City Attorney

SPOKANE CITY PLAN COMMISSION
FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS REGARDING THE HOUSING ACTION PLAN

A Recommendation from the City Plan Commission to the City Council accepting the Housing Action Plan as a guide for future policy development and potential regulatory and programmatic implementation measures.

FINDINGS OF FACT:

A. The City of Spokane adopted a Comprehensive Plan in 2001 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).

B. 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 provides a number of eligible land use planning activities for cities to consider to implement increases in housing capacity, including the creation of a housing action plan.

C. The City of Spokane applied for and received a $100,000.00 grant from Washington Department of Commerce to support development of a housing action plan following the requirements outlined in RCW 36.70A.600.

D. 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.

E. Outreach and public communication beginning in the summer of 2020 included a project web page, online surveys on issues and priorities related to housing, recorded videos about the Housing Action Plan process replayed on City Cable 5 and the City's web page, email updates to interested parties, blog posts, social media, and press releases promoting participation in the planning process.

F. From August 2020 through April 2021, staff gave six presentations on the Housing Action Plan in a virtual online format and received feedback from interested groups such as property owners, civic groups, City departments, Community Assembly, and other City boards, committees, and commissions.

G. During summer 2020, staff and consultants held a series of stakeholder interviews with representatives of housing developers, associations, nonprofit housing providers and advocates, realtors, faith-based organizations, and

community groups to help understand housing challenges and identify participants for the process.

H. A Housing Action Plan Working Group, comprised of housing stakeholders, community groups, and community members supporting and representing a variety of experiences in the community held a series of socially distanced meetings in compliance with public health directives to review, advise, and provide insight during the planning process. The Housing Action Plan Working Group met July 29, 2020; October 21, 2020; December 15 and 16, 2020; and March 9, 2021.

I. Staff hosted two online public open house meetings on May 18, 2021 share information and receive feedback on the draft Housing Action Plan and provide information about upcoming public hearings. The City provided notice of the open house meetings by advertising on its website and via email notice to neighborhood councils and interested parties.

J. Staff conducted four virtual online roundtable meetings as part of the engagement process. These discussions included members of the Housing Action Plan Working Group, City staff, and additional community members to gain deeper understanding of local housing challenges, needs, and affordability issues. Stakeholder roundtables were held September 10, 2020; September 15, 2020; September 17, 2020; and September 23, 2020.

K. 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 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 developed throughout the planning process.

L. The Housing Needs Assessment, included as Appendix A to the Housing Action Plan, quantifies existing and projected housing needs for all income levels in the City of Spokane for the 2017-2037 time period, including extremely low-income households, with documentation of housing and household characteristics, and cost-burdened households, consistent with the required housing action plan component set forth in RCW 36.70A.600(2)(a).

M. The Housing Action Plan includes recommended strategies to further four priorities; increasing housing supply, options, and affordability for all incomes; preserving existing housing affordability and quality to help people thrive where they live; enhancing equitable access to housing and homeownership; and leveraging and growing partnerships to support housing initiatives across the region. These recommended priorities and strategies aim to increase the supply of housing and variety of housing types needed to serve the housing needs identified in the Housing Needs Assessment, consistent with the required housing action plan component set forth in RCW 36.70A.600(2)(b).

N. The Housing Needs Assessment prepared by EcoNorthwest analyzes population and employment trends for the City of Spokane during the 2017-2037 time period, with documentation of projections, consistent with the required housing action plan component set forth in RCW 36.70A.600(2)(c).

O. Some stakeholders disagree with the Housing Needs Assessment conducted as a part of the Housing Action Plan regarding housing growth and current underproduction models. The Plan Commission recommends that a sensitivity analysis on current underproduction and future growth be conducted during strategy prioritization to better understand scenarios appropriate for both planning activities and development activities.

P. The Displacement Risk Analysis, included as Appendix E to the Housing Action Plan, and recommendations contained aligned with Priority B ("Preserve existing housing affordability and quality to help people thrive where they live") consider strategies to minimize displacement of low-income residents resulting from redevelopment, consistent with the required housing action plan component set forth in RCW 36.70A.600(2)(d).

Q. The Housing Policy Framework, included as Appendix C to the Housing Action Plan, reviews and evaluates the current Housing Element of the Comprehensive Plan, including an evaluation of success in attaining planned housing types and units, achievement of goals and policies, and implementation of the schedule of programs and actions, consistent with the required housing action plan component set forth in RCW 36.70A.600(2)(e).

R. The public participation program for the Housing Action Plan, described in further detail in Appendix D ("Summary of Community Engagement") included participation and input from community members, community groups, local builders, local realtors, nonprofit housing advocates, and local religious groups, consistent with the required housing action plan component set forth in RCW 36.70A.600(2)(f).

S. The Housing Action Plan includes an Implementation Matrix and Monitoring Program that include a schedule of programs and actions to implement the recommendations of the Housing Action Plan, consistent with the required housing action plan component set forth in RCW 36.70A.600(2)(g).

T. 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. The public comment period for the SEPA determination ended on May 26, 2021.

U. The Plan Commission recognizes the Housing Action Plan recommendations do not direct nor result in any change to land use or zoning, nor does the HAP commit to funding or programmatic changes.

V. The City caused notice of the Plan Commission's May 26, 2021 hearing to be published *Spokesman-Review* on May 12, 2021 and May 19, 2021.

W. On May 26, 2021, the City Plan Commission held a virtual public hearing on the proposed Housing Action Plan, consistent with Proclamation 20-28 issued by the Governor of Washington and subsequent extensions and modifications. At the public hearing, the Plan Commission heard testimony on the draft Housing Action Plan, deliberated on the proposed plan, and elected to continue deliberations until the next regularly scheduled Plan Commission meeting on June 9, 2021.

CONCLUSIONS:

Based upon the draft Housing Action Plan and appendices, staff analysis (which is hereby incorporated into these findings, conclusions, and recommendation), SEPA review, agency and public comments received, and public testimony presented, the Plan Commission makes the following conclusions with respect to the Housing Action Plan:

1. The draft Housing Action Plan is consistent with the goals and purposes of the Growth Management Act.
2. The draft Housing Action Plan is consistent with the requirements for a Housing Action Plan as 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.
3. Interested agencies and the public have had extensive opportunities to participate throughout the process and persons desiring to comment have been given that opportunity to comment.
4. Additional legislative action with robust public engagement will be required for any strategies that involve changes to adopted policy and regulations of the City of Spokane, which would be incorporated into subsequent work plans of the Plan Commission and/or considered in conjunction with ongoing or upcoming major planning efforts such as the periodic update of the Comprehensive Plan required by the statutory deadline of 2026.
5. SEPA review was completed for the proposal, and pursuant to SEPA, any adverse environmental impacts associated with the policy, regulatory, and programmatic strategies suggested by the Housing Action Plan will be mitigated by enforcement of the City's development regulations.

RECOMMENDATION:

In the matter of the City of Spokane Housing Action Plan (HAP):

As based upon the above listed findings and conclusions, by a vote of 9 to 0 (with one member abstaining), the Plan Commission takes the following actions:

(1) Recommends to City Council the **APPROVAL WITH MODIFICATION** a resolution accepting the Housing Action Plan as a guide for future policy development and potential regulatory and programmatic implementation measures, as amended during deliberations to include the following:

Amend strategy A1 in Table 1 to include an additional first step that states, "Form a joint Plan Commission/City Council led task force to conduct a review of all residential-focused zones to develop a set of specific actions that could include both Comprehensive Plan revisions and development code changes."

(2) Authorizes the President to prepare and sign on the Commission's behalf a written decision setting forth the Commission's findings, conclusions, and recommendation on the resolution.

Todd Beyreuther (Jun 23, 2021 10:37 PDT)

Todd Beyreuther, President
Spokane Plan Commission

June 23, 2021

CITY OF SPOKANE

DRAFT HOUSING ACTION PLAN

PUBLIC COMMENTS

UPDATED: JULY 1, 2021

Public comment received via email to
spokanehousingplan@spokanecity.org

From: Shari Mcevoy
To: Spokane Housing Plan
Subject: Adding ADU
Date: Wednesday, May 12, 2021 7:23:20 AM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello
I am a property owner of 3 rentals
I have my property manager keep up w all regulations and maintenance.
I could double the single family home options if you allowed non owner occupants like me to put an ADU on the property
Please consider it.
Sincerely,
Shari McEvoy

Sent from my iPhone

From: barbara morrissey
To: Spokane Housing Plan
Subject: Don"t understand the plan
Date: Wednesday, May 12, 2021 4:25:27 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Too many acronyms understandable only by beaurocrats. ie what is “displacemnet risk”?? People apt to be evicted?? Property owners looking to sell to make money?? Assorted plans to condemn areas??(ie Peaceful Valley lost a lost of housing when the Maple Street Bridge was built, and many people want all of us gone for the “Great Gorge Park” or at least for the Multipurpose trail along Clarke.

Sincerely
Barbara Morrissey
1647 west Clarke Ave
taslin10@earthlink.net

From: KOWALSKI, JAMIE K GS-12 USAF AMC 92 CES/CENP
To: Spokane Housing Plan
Cc: Bishop, Stephanie
Subject: RE: Housing Action Plan SEPA DNS
Date: Thursday, May 13, 2021 9:40:59 AM
Attachments: image002.png
image003.png
image004.png

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Good Afternoon,

Wondering if this will modify existing zoning? I didn't see any specifics. Just wanted to know if there is potential for additional residential in the West Plains, and if so, where those locations may be.

Thanks in advance.
jkk

Jamie K. Kowalski
Community Planner
92 CES/CENP
Fairchild AFB
DSN:657-3937
Phone: (509) 247-3937

From: Bishop, Stephanie <sbishop@spokanecity.org>
Sent: Wednesday, May 12, 2021 3:53 PM
To: Bishop, Stephanie <sbishop@spokanecity.org>
Cc: Green, Christopher <cgreen@spokanecity.org>; Murphy, Maren <mmurphy@spokanecity.org>; Black, Tirrell <tblack@spokanecity.org>
Subject: [Non-DoD Source] Housing Action Plan SEPA DNS

Good Afternoon,

Please find attached the Request for Comments, SEPA Environmental Checklist and Non-Project Determination of Non-Significance for the proposed Housing Action Plan.

Please direct any questions or comments to spokanehousingplan@spokanecity.org.

Thank you,

From:	Ryan Hughes
To:	Spokane Housing Plan; Murphy, Maren; Wilkerson, Betsy
Subject:	Support of Housing Action Plan Strategies, From Ryan Hughes, 210 W. 32nd Ave., Spo., WA, 99201
Date:	Thursday, May 13, 2021 1:34:21 PM
Attachments:	RCW 36.70A.600.docx Support of Housing Action Plan Strategies _R.Hughes - 13 MAY 2021.pdf

[CAUTION - EXTERNAL EMAIL - Verify Sender]

May 13, 2021

Attn: Maren Murphy, *AICP*
Assistant Planner
City of Spokane

Dear Ms. Murphy,

RE: SPOKANE HOUSING ACTION PLAN

Thank you for considering community voices in drafting housing policy reform for the Spokane community.

I would like to express my support for city moving forward with the priorities / strategies outlined in the Action Plan.

Specifically, I would encourage the Plan Commission and City Council to ratify polices encouraged by the Washington State legislature in RCW 36.70A.600. In particular, please consider ratifying all provisions of RCW 36.70A.600(1)(n),(o),(p),(q),and (x) regarding additional flexibility, and lessening restrictions, for accessory dwelling units.

To meet the projected housing need of 6,791 units by 2037, accessory dwelling units are low-hanging fruit in the city's ability to increase housing options in areas where both infrastructure and services are available to accommodate increased population. They do not require massive public investment and are the antithesis to suburban sprawl. Current city of Spokane development patterns suggest new construction has taken place along the periphery where less services and infrastructure are available. In contrast, ADUs offer the opportunity to increase housing stock at sustainable levels. With skyrocketing long-term healthcare costs, they offer the opportunity for families care for elderly relatives. With rental pricing surpassing 30% of Area Median Income, they offer rental options at affordable rates for young people and seniors, while offering property owners a simple and safe investment opportunity "right in their own backyard".

Many added benefits of ADUs have been noted by reputable not-for-profit community policy organizations, including the *Sightline Institute* and *Strong Towns*.

I appreciate your consideration and would be happy to provide any additional comments or suggestions as the city moves forward thru this critical period of growth.

With kind regards,

Ryan Hughes, *AICP*

210 W. 32nd Ave
Spokane, WA
99203

Rhughes509@yahoo.com

Attachments:

Letter - *"Support of Housing Action Plan Strategies _R.Hughes - 13 MAY 2021"*

Reference - *RCW 36.70A.600*

May 13, 2021

Dear Ms. Murphy,

RE: SPOKANE HOUSING ACTION PLAN

Thank you for considering community voices in drafting housing policy reform for the Spokane community.

I would like to express my support for city moving forward with the priorities / strategies outlined in the Action Plan.

Specifically, I would encourage the Plan Commission and City Council to ratify polices encouraged by the Washington State legislature in RCW 36.70A.600. In particular, please consider ratifying all provisions of RCW 36.70A.600(1)(n),(o),(p),(q),and (x) regarding additional flexibility, and lessening restrictions, for accessory dwelling units.

To meet the projected housing need of 6,791 units by 2037, accessory dwelling units are low-hanging fruit in the city's ability to increase housing options in areas where both infrastructure and services are available to accommodate increased population. They do not require massive public investment and are the antithesis to suburban sprawl. Current city of Spokane development patterns suggest new construction has taken place along the periphery where less services and infrastructure are available. In contrast, ADUs offer the opportunity to increase housing stock at sustainable levels. With skyrocketing long-term healthcare costs, they offer the opportunity for families care for elderly relatives. With rental pricing surpassing 30% of Area Median Income, they offer rental options at affordable rates for young people and seniors, while offering property owners a simple and safe investment opportunity "right in their own backyard".

Many added benefits have been noted by reputable not-for-profit organizations, including the *Sightline Institute* and *Strong Towns*.

I appreciate your consideration and would be happy to provide any additional comments or suggestions as the city moves forward thru this critical period of growth.

With Regards,

Ryan Hughes, AICP

210 W. 32nd Ave
Spokane, WA
99203
Rhughes509@yahoo.com

RCW 36.70A.600

Cities planning under RCW 36.70A.040—Increasing residential building capacity—Housing action plan authorized—Grant assistance.

(1) A city planning pursuant to RCW **36.70A.040** is encouraged to take the following actions in order to increase its residential building capacity:

> (n) Authorize accessory dwelling units in one or more zoning districts in which they are currently prohibited;
>
> (o) Remove minimum residential parking requirements related to accessory dwelling units;
>
> (p) Remove owner occupancy requirements related to accessory dwelling units;
>
> (q) Adopt new square footage requirements related to accessory dwelling units that are less restrictive than existing square footage requirements related to accessory dwelling units;
>
> (x) Develop a local program that offers homeowners a combination of financing, design, permitting, or construction support to build accessory dwelling units. A city may condition this program on a requirement to provide the unit for affordable home ownership or rent the accessory dwelling unit for a defined period of time to either tenants in a housing subsidy program as defined in RCW **43.31.605**(14) or to tenants whose income is less than eighty percent of the city or county median family income. If the city includes an affordability requirement under the program, it must provide additional incentives, such as:
>
> > (i) Density bonuses;
> > (ii) Height and bulk bonuses;
> > (iii) Fee waivers or exemptions;
> > (iv) Parking reductions; or
> > (v) Expedited permitting; and

From: Jim Kirkland
To: Spokane Housing Plan
Subject: Housing Crisis
Date: Saturday, May 15, 2021 6:25:46 AM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

We all want and benefit from a dynamic and safe downtown. Downtown Spokane is far from this. Some progress has occurred with the Riverfront Park Redevelopment and adding the police precinct. However the proportion of space devoted to parking lots versus commercial development does not result in increased density in the core and the addition of new housing units that could result. Height limits must be increased to encourage development of high rise housing. The use of available space must be prioritized for housing in lieu of parking. Incentives exist that set aside a minimum number of units for low and moderate income residents which ultimately addresses the homeless population. Suddenly a new dynamic and safer Downtown neighborhood results. I see this as an obvious solution and a better option than building endless apartment complexes in established neighborhoods or on the furthest reaches of the city limits.
Thank you.
Jim Kirkland

From: Brian jones
To: Spokane Housing Plan
Subject: Homeless needs
Date: Saturday, May 15, 2021 7:46:53 AM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I would hope the City will actually address the needs of the homeless and not use this as a tactic for changing zoning. Trickle down housing is not going to work and certainly won't work quickly. If you actually wish to address the needs of the homeless:
Hire units of social workers (not the pitiful few trying to help hundreds) and these workers connect with homeless to have plans to move them into not just housing but to get ID, medical care, and basic needs. Have actually free mental health available (Frontier requires Medicaid and Medicaid requires a copay) There is almost no pro Bono mental health. Have temporary sanitation stations for homeless in multiple locations.

Sent from my iPad

From: doricc
To: Spokane Housing Plan
Subject: Affordable Housing
Date: Saturday, May 15, 2021 10:34:36 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

By definition, "Affordable" is no longer possible.

With the Exception of any Subsidized Projects, the Private Sector cannot contribute without a complete re boot.

Only a Coalition between Developers, Architects, & Contractors can deliver an Affordable Project. This means; PROFITS cannot be fully realized until Completion & not DURING the Process. Also, State & Federal Financing cannot be utilized, negating Prevailing Wage Stipulations.

This Concept flies in the face of any & all previous Models in this Country. However, it doesn't mean that it's not possible. Anyone interested in joining us??

Doric Creager
Pres, "Doric, Inc"
General Contractor

Sent from my Verizon, Samsung Galaxy smartphone

From: MrsRegulator509 Crane
To: Spokane Housing Plan
Date: Sunday, May 16, 2021 6:06:27 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I hope that this plan is realistic and relatable I know that my family can't afford anything higher then 500 in rent which I know is low but thats the fact.

From: Candace
To: Spokane Housing Plan
Subject: Re: Spokane Housing Action Plan Update
Date: Monday, May 17, 2021 2:02:22 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello,

Thank you for your work on this action plan. I am especially interested in strategies A1 and C1. Addressing missing middle housing, as well as reducing barriers to home ownership are very important to me. I moved here five years ago with the hopes of making Spokane my forever home. Now, finding an affordable apartment is difficult enough, let alone an affordable house. I worry that I will be forced to leave the city that I have come to love because of the affordable housing problem in our area. I look forward to the city taking steps to address these problems.

Sincerely,
Candace Martin

On Tue, May 11, 2021 at 3:35 PM City of Spokane Planning <mmurphy@spokanecity.org> wrote:

From: Teresa Nevins
To: Spokane Housing Plan
Subject: Spokane Housing Plan
Date: Monday, May 17, 2021 4:36:22 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Regarding Spokane's Housing Plan:

After looking for a low-income, 62 plus apartment for my use, I discovered that this type of housing is disappointing here in Spokane. Most of the apartment complexes for this group were either located on streets with heavy traffic, had small apartments with little space, no parking spaces or any storage. Either that or in high crime, deteriorating neighborhoods.

As a senior, we need places that are quiet to get rest because of health issues and age not apartments on noisey streets. Just because we are seniors doesn't not mean we should be cramed into little spaces with no access to off-street parking. We need to be protected, not stuck in higher crime areas. Let's start to put seniors first in this town instead of next to last. How about building housing in quieter areas where we can feel safe and have enough room to bring all of our belongings? Thanks for reading this.

Teresa,

From: Doug Salter
To: Spokane Housing Plan
Subject: Housing problem
Date: Tuesday, May 18, 2021 12:56:11 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Why can't you do what happen in chief garry neighborhood about two years ago their was a builder that went and built homes on all the vacant lots we how have know more vacant lots kids shouldn't be in apartments they need a place to call home what about use habitat for humanity involved

From: Jefferson Coulter
To: Spokane Housing Plan
Subject: Comments to Open House
Date: Tuesday, May 18, 2021 2:08:57 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Thank you for today's presentation and for developing a comprehensive plan. My biggest concern is that there are no defined "healthy" target rates for for rental vacancies or housing listings. If we know that our vacancy rate of .8% drives up rent and increases homelessness, what is the healthy rate of vacancy? Is it 5%? How many units do we need to produce per year to reach that level? What strategies will achieve that rate in the near to medium term?

Given that the greatest problem impacting affordability is restrictive single family zoning and also given minimal appetite of city council to meaningfully address reform in the RSF/RSF-C zoning, would it not be a good idea to look at expanding the RTF zoning? Particularly given that the areas with highest vulnerability to displacement currently surround the limited RTF zoning that does exist? Additionally, RTF zoning could be used as a buffer around centers and corridors. Changing the zoning won't turn those areas into townhomes overnight, but it would create capacity for those areas to respond to market conditions.

ADUs aren't going to solve the affordability problem unless funding goes into building those ADUs. Generally speaking, they aren't financially viable for most households and even fewer households want to be landlords.

Thanks You:

Jefferson Coulter
--

Murphy, Maren

From: Murphy, Maren
Sent: Wednesday, May 19, 2021 12:57 PM
To: 'spokanehousingplan@spokanecity.org'
Subject: FW: Spokane Draft Housing Action Plan

Maren Murphy, AICP | *(she/her)* | City of Spokane | Assistant Planner, Neighborhood & Planning Services
Office 509.625.6737 | mmurphy@spokanecity.org | spokanecity.org

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From: Ryan Kennedy <highlander3381@gmail.com>
Sent: Tuesday, May 18, 2021 5:03 PM
To: Murphy, Maren <mmurphy@spokanecity.org>
Subject: Spokane Draft Housing Action Plan

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Question

Why not expand the current Centers and Corridors by one full block to include lots adjacent to major corridors, not just fronting on corridors which would significantly increase the area for higher density developments in the desired areas.

From: Just Blaze
To: Spokane Housing Plan
Date: Wednesday, May 19, 2021 3:18:52 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

i wad hoping you knew of any help with housing in a single father my name is justin anderson thank you for your time god bless my number is 5097420521

Sent from my iPhone

From: jay@jghproperties.com
To: Spokane Housing Plan
Subject: 4pronged approach
Date: Saturday, May 22, 2021 8:45:24 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

A. Problem is not the current zoning of single family homes……the public wants more single family - not less. They don't want apartment projects to live in. …..and I am talking about people of every gender and nationality …..so why not focus on generating more single family - not less.

B. In order to provide more Single family - you need to expand the Urban growth boundary-

C. I agree with the comment that before you change zoning……look at your current zoning and make sure its being taken advantage by building owners.

D.There are so many empty buildings in Spokane that can be "Repurposed"- if you want to create incentives…..do it for existing building first over tthe next 2 years
and have the Spokane building department be more flexible in support changes to existing structurees.

Thank you for your time and consideratiion

From: William Croft
To: Spokane Housing Plan
Subject: Citizen Comment Against zoning changes
Date: Sunday, May 23, 2021 11:05:14 AM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I am a Spokane city resident and homeowner. It is obvious there will be winners and losers in the proposal to change single family zoning to multi-family residential zones. In my opinion, the ones that the city council and all of the other interested wealthy and liberal "stakeholders" want to be losers will be north side lower income and lower middle class families who have struggled to buy a home and have had the recent good fortune to have those homes increase in value.

I oppose any attempt to change single family zoning in northwest Spokane/Shadle. Such changes, if any, should be implemented on the lower South Hill and areas in the north Division and Hamilton corridors. It is clear from the slanted reporting seen in several recent articles in the Spokesman that wealthy and influential individuals are attempting to create a crisis where none exists in order to shift the burden on to single family homeowners in lower income areas of north Spokane who don't have the wealth or political influence to fight these proposed changes. If there is a crisis in housing, it is the fault of the developers and realtors who make a lot more money selling mini-mansions and custom homes on the outskirts of the city, than building and selling affordable family housing in the city. We should thus solve the problem by offering solutions in their backyards, not in mine.

William Croft
5820 N. Greenwood Blvd
Spokane, WA 99205

Sent from my iPhone

***** PLEASE NOTE ***** This E-Mail/telefax message and any documents accompanying this transmission may contain privileged and/or confidential information and is intended solely for the addressee(s) named above. If you are not the intended addressee/recipient, you are hereby notified that any use of, disclosure, copying, distribution, or reliance on the contents of this E-Mail/telefax information is strictly prohibited and may result in legal action against you. Please reply to the sender advising of the error in transmission and immediately delete/destroy the message and any accompanying documents. Thank you.*****

From: Joanne Smieja
To: Spokane Housing Plan
Subject: comment pertaining to the Housing Action Plan draft
Date: Monday, May 24, 2021 4:09:13 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Dear employees of the City of Spokane,

This letter is in response to the draft of the Housing Action Plan. First, I want to commend the City for creating the plan. We have a serious housing crisis in Spokane that needs to be addressed.

The Plan includes many excellent recommendations that could help mitigate the current crisis. However, one obvious recommendation is missing. Based on the analysis done by the Northwest Fair Housing Alliance in 2019, a primary impediment to fair housing choice in Spokane is the use of criminal history screening policies by housing providers. Over 64% of those who responded to a housing consumer/advocate survey and over 58% of those who responded to a housing provider survey believe criminal history is the basis for housing discrimination. In addition, when asked what concerned them most about fair housing opportunity in Spokane, 51% of housing consumers/advocates and 35% of housing providers selected "Use of criminal records for rental applicants".[1]

Section C of the Housing Action Plan includes recommendations on what can be done to reduce barriers to accessing housing. Please revise the Plan to include a recommendation that the City adopt a Fair Chance Housing Ordinance to help prevent unfair bias against renters with a past criminal record. The City of Seattle passed this type of legislation in 2017.

Sincerely,
Joanne Smieja, Ph. D.

[1] https://static.spokanecity.org/documents/chhs/plans-reports/planning/draft-analysis-of-impediments-to-fair-housing-2019-11-27.pdf

STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

May 25, 2021

Spokane Plan Commission
c/o Todd Beyreuther, President
City of Spokane
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Sent Via Electronic Mail

RE: Draft Housing Action Plan

Dear Commission Members:

Thank you for the opportunity to comment on your proposed draft housing action plan (HAP). We appreciate your coordination with our agency as you work to fulfill the HB 1923 grant contract.

Spokane has done an excellent job at completing all of the required elements of a HAP outlined in RCW 36.70A.600(2). The HAP if implemented as designed will help the city meet its housing needs by accommodating the future population demand with a greater diversity of housing options and greater affordability, while addressing displacement and preserving affordable housing. We applaud the cities outstanding work in the following areas:

- The early and ongoing collaboration with a diverse working group, multiple roundtable discussions, and community surveys with translation in multiple languages. These efforts lead to a HAP tailored to address the specific needs and desires of Spokane residents.
- The displacement risk analysis and overlay thoughtfully evaluates multiple circumstances that can contribute to displacement. We appreciate the connections made to current displacement risk and historic redlining practices presented in Appendix E. The work presented in this analysis will help Spokane to carefully tailor policies and measures to address displacement where it is most likely to happen, and takes early efforts to begin the work required under HB 1220 for new housing element requirements.
- The HAP contains a breadth of housing priorities and strategies, as well as detailed next steps. The housing priorities and strategies go beyond the required HAP goals to address equity and an understanding that meeting housing needs will take partnerships and a regional approach. The plan includes detailed next steps to realize the strategy and identifies comprehensive plan policy changes that will be useful and important for the next periodic update.

- The housing goal to “enhance equitable access to housing and homeownership” will address past inequities in land use and home financing practices, thereby recognizing that housing opportunities should be available to all.

The city has also done an excellent job laying the groundwork for a monitoring program to evaluate how the city is achieving its housing goals. As the city looks to adoption, we encourage the city make a commitment to monitoring the goals within the HAP on a regular basis to ensure progress. We also applaud the city’s guiding principles for developing indicators. Having a monitoring indicator for each of your four HAP priorities will help your housing efforts to address all aspects of housing need.

Congratulations to the staff for the great work the draft housing action plan represents! If you have any questions or need technical assistance, please feel free to contact me at benjamin.serr@commerce.wa.gov or (509) 724-1699. We extend our continued support to the City of Spokane as you review this draft plan for adoption.

Sincerely,

Benjamin A. Serr
Eastern Washington Regional Manager
Growth Management Services

cc: Louis Meuler, Acting Planning Director, City of Spokane
Tirrell Black, AICP, Principal Planner, City of Spokane
Maren Murphy, AICP, Assistant Planner, City of Spokane
Sally Stopher, Director of Grants, Contracts and Purchasing, City of Spokane
David Andersen, AICP, Managing Director, Growth Management Services
Steve Roberge, Deputy Managing Director, Growth Management Services
Anne Fritzel, AICP, Senior Housing Planner, Growth Management Services
Laura Hodgson, Associate Housing Planner, Growth Management Services

From: Jim Frank <jfrank@greenstonehomes.com>
Sent: Tuesday, May 25, 2021 3:49 PM
To: Plan Commission <eraplanc@spokanecity.org>
Subject: HAP Comments

Comments on City of Spokane Housing Action Plan

May 24, 2021

1. **Project Approach**

   The HAP says it followed *"a data driven, community informed approach*". In fact, the HAP used a Housing Needs Assessment with a narrowed focus and outdated data. Much of the data on job formation, housing prices and rental rates had a data cut off in 2017 or 2018 and grossly understates the lack of housing inventory, escalating home prices and the seriousness of the local housing crisis.

   The Housing needs assessment did not look at the regional market and the increasing shift in housing to Kootenai County over the past 10 years. Nor did the needs assessment make any attempt to look at the impact on lower income neighborhoods which are suffering much higher relative price escalation and the resulting displacement of lower income families from neighborhoods like West Central.

   The use of misleading and outdated data was raised by a wide range of housing advocates during the process and was not addressed in the final draft.

2. **Housing Policy and Equity**

   The HAP accurately states that *"zoning that limits housing types and sets large minimum lot size requirements"* has a significant role in *"driving up prices and limiting the supply of housing opportunities for lower and moderate income households*". Yet the HAP fails to address the changes to development regulations necessary to open housing opportunities in all neighborhoods. Recommendations for needed change from housing advocates and the housing industry have been downplayed and effectively ignored. The housing restrictions imposed by lot size transition rules, lack of PUD flexibility, strict limits on housing types, outdated and suburban style dimensional standards, and strict rules surrounding ADU's have all been well documented. Spokane has an "urban infill" comprehensive plan that has never been effectively implemented with development regulations that **ENCOUAGE** infill and a wide range of housing opportunity in all neighborhoods.

3. **Housing Action Plan Priorities: A1. Increase Housing Supply**

   While the HAP recognizes *"the need for affordable housing affects residents of all incomes levels"* and that the *"comprehensive plan promotes a wide range of housing types and housing diversity"* and that a variety of *"housing types should be available in each neighborhood"* it uses neighborhood compatibility as a barrier for change. This sentence in the HAP is most telling:

"Development of diverse housing must take into account the context of the area and should result in improvement to the existing neighborhood".

This, at the substantive level, is an exclusionary zoning policy that redlines access to affordable housing in wealthy low density zoned neighborhoods. It prevents low and middle income families access to neighborhoods of opportunity. Worse of all, it fails to recognize the value of economically and socially diverse neighborhoods, basing neighborhood compatibility only on issues of lot size, density, and architectural design.

City development regulations like lot size Transition Requirements (SMC 17C.100.200.C.1), and lot dimensional standards (SMC Table 17C.110-3) simply send a message to existing homeowners reinforcing the belief these regulations are in place to prevent your neighborhood from suffering the harm caused by small homes on small lots, townhomes, and other forms of creative home ownership. Nothing could be further from the truth. The HAP discusses the lack of diverse housing options in Spokane and the need for "missing middle" housing but fails to outline an effective a strategy or actions that will lead to change. Underlying all of the recommendations is the misguided belief that housing diversity somehow harms existing neighborhoods, and that the right of existing homeowners to windfall housing profits trump the right of young families to ever own a home.

4. **Housing Action Plan Priorities: A2. Increase the Development of Affordable Housing**

This entire section of the HAP assumes that "affordable housing" needs can only be met with government subsidy. This is not true, and in fact there will never be sufficient government funding to provide housing for every household making less than median income. By definition this is 50% of the households in our community. The private sector must be part of the solution if we are to have any hope of meeting the housing needs of young families and lower income households. These households should not be resigned to rental housing which is where the vast majority of government housing subsidy flows.

There are many strategies and actions that will open the door to private investment in affordable housing. The development regulations on housing are very complex and not easily understood. This cannot be a barrier to opening the door to innovative housing types and allowing affordable housing to be developed in all neighborhoods in the Spokane community.

5. **Housing Action Plan Priorities: A4. Centers and Corridors**

There needs to be an honest appraisal of the "centers and corridors" strategy for infill development and a recognition that after more than 15 years it has not been successful. You cannot point to a single center that meets the vision or aspiration of the comprehensive plan. The need is not for more "planning" around centers. The regulations around development in centers focus on design and compatibility issues and

simply have not **encouraged investment** in center locations. The HAP should have called for a complete review of the centers and corridors development regulations and ultimately a review to determine whether the strategy can ever be effective.

Summary

Sadly the discourse around the HAP has not focused on finding common ground and solutions. There has been too much focus on the extremes, such as the elimination of single family zoning districts that has simply hardened existing positions rather than leading to understanding. There are some relatively simple actions that can be taken that focus on attainable home ownership. These could include the following:

- Elimination of the lot size transitions rules (SMC 17C.100.200.C.1) allowing small homes on small lots to be created in every neighborhood.
- Modify the PUD ordinance to allow more flexibility in the design of infill projects. The PUD process requires a public hearing and appeal to City Council, allowing opportunity for public input through the process. The current PUD process is so inflexible is it never used.
- Modify the dimensional standards in the RSF and RTF zones (SMC Table 17C.110-3) to allow lots without frontage on a public street, smaller lot sizes down to 2,000 SF, reduced front yard setbacks where lots have alley access, and building site coverage up to 80%. This will encourage the construction of small homes and townhomes in infill neighborhood.
- Modification of fee structures that eliminate capitalization fees for new homes in infill locations and a reduced flat fee structure and expedited processing for short platting of residential lots.

Each of these are incremental steps in the right directions and should be given serious consideration in the HAP.

From: Morrison, Melissa
Sent: Wednesday, May 26, 2021 9:46 AM
To: Edie Rice-Sauer
Cc: Murphy, Maren
Subject: Re: feedback on HAP

Thank you!

Sent from my iPhone

On May 26, 2021, at 8:20 AM, Edie Rice-Sauer <erice-sauer@help4women.org> wrote:

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Transitions isn't listed. Please list us as participating.

1.1 2nd paragraph, first sentence is missing a word
pg. 1 last paragraph after colon, a review of (of is missing)
pg. 7, Infill paragraph. "improvements could be made to encouraging. to is missing; the tense in this paragraph seems off, refers to "will" do something but it was from 08-12.
pg. 10 you discuss in-migration by numbers, but job growth by percentages. What does that percentage translate to so there can be a good comparison?
pg. 11 Housing prices have outpaced paragraph. "and generally, with a greater amount of wealth."
missing the a
pg. 12 you discuss that the Valley median home prices are higher than the city but the chart doesnt show that and is that really true?
pg. 14 2nd paragraph,3rd sentence isn't right, "virtually or to using..."
pg. 15 3rd bullet 3rd sentence, what does that mean?
pg. 16 first paragraph last sentence, "to help inform provide this info..." sentence is wrong.
pg. 20 last paragraph on page, last sentence i s odd
pg. 22, A1 first paragraph last sentence "should include supports" needs work
pg. 24 first paragraph first sentence "for the last for several years" is wrong
pg. 25 last bullet under Programmatic and Communication, and the next heading are the same.
pg. 27 A2, first paragraph, 3rd sentence "and families to easily access", to is missing
pg. 31 A4 first paragraph, 2nd sentence, strike "a", in the sentence "is a within"
pg. 31/32 under Land Use Plan and Code Changes-bullet 3 ad 5 are basically the same

I didn't get past 37!

Good luck! Good succinct document.

Edie Rice-Sauer, M.Div.
Pronouns: she, her, hers
Executive Director

<Outlook-ouoanich.png>

Administration
3128 N. Hemlock
Spokane Washington 99205
Direct Line: 509-795-8410
Phone: 509-328-6702

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From: Ryan Hughes <rhughes509@yahoo.com>
Sent: Wednesday, May 26, 2021 10:19 AM
To: Spokane Housing Plan
Cc: Murphy, Maren; Wilkerson, Betsy
Subject: Re: Prioritization for adoption of Housing Action Plan Strategies

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Dear Spokane Housing Action Plan committee,

After attending the HAP open house, I'd like to advocate for prioritizing review and revisions to the city's accessory dwelling unit (ADU) provisions outlined it the zoning code.

Specifically, please consider ratifying all provisions of RCW 36.70A.600(1)(n),(o),(p),(q),and (x) regarding additional flexibility, as the state has already recommended and other WA cities (including Bremerton, Fife, and Olympia) have already taken steps in updating their codes.

With regards,

Ryan Hughes *A.I.C.P.*
Mobile +1 509 822 9113

Skype: rhughes509

On Thursday, May 13, 2021, 11:34:06 PM GMT+3, Ryan Hughes <rhughes509@yahoo.com> wrote:

May 13, 2021

Attn: Maren Murphy, *AICP*
Assistant Planner
City of Spokane

Dear Ms. Murphy,

RE: SPOKANE HOUSING ACTION PLAN

Thank you for considering community voices in drafting housing policy reform for the Spokane community.

I would like to express my support for city moving forward with the priorities / strategies outlined in the Action Plan.

Specifically, I would encourage the Plan Commission and City Council to ratify polices encouraged by the Washington State legislature in RCW 36.70A.600. In particular, please consider ratifying all provisions of RCW 36.70A.600(1)(n),(o),(p),(q),and (x) regarding additional flexibility, and lessening restrictions, for accessory dwelling units.

To meet the projected housing need of 6,791 units by 2037, accessory dwelling units are low-hanging fruit in the city's ability to increase housing options in areas where both infrastructure and services are available to accommodate increased population. They do not require massive public investment and are the antithesis to suburban sprawl. Current city of Spokane development patterns suggest new construction has taken place along the periphery where less services and infrastructure are available. In contrast, ADUs offer the opportunity to increase housing stock at sustainable levels. With skyrocketing long-term healthcare costs, they offer the opportunity for families care for elderly relatives. With rental pricing surpassing 30% of Area Median Income, they offer rental options at affordable rates for young people and seniors, while offering property owners a simple and safe investment opportunity "right in their own backyard".

Many added benefits of ADUs have been noted by reputable not-for-profit community policy organizations, including the *Sightline Institute* and *Strong Towns*.

I appreciate your consideration and would be happy to provide any additional comments or suggestions as the city moves forward thru this critical period of growth.

With kind regards,

Ryan Hughes, *AICP*

210 W. 32nd Ave
Spokane, WA
99203

Rhughes509@yahoo.com

Attachments:

Letter - *"Support of Housing Action Plan Strategies _R.Hughes - 13 MAY 2021"*
Reference - *RCW 36.70A.600*

From: Comcast <zagfam@comcast.net>
Sent: Wednesday, May 19, 2021 1:05 PM
To: Spokane Housing Plan
Subject: Nuisance property concern
Attachments: Derelict property.pages

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Below you will find a copy of a letter I sent to JP Morgan Chase out of concern and frustration for an abandoned neglected house in our neighborhood which is in default as of 4 years ago due to the death of the owner who had no will. Please review and respond with guidance as to how to assure a timely resolve so that the house can be put on the market. In light of the housing shortage, it is of concern to the city and potential home owners as well our neighborhood.
Thank you for your time and attention,
Steve and Vicki Hertz

Sent from my iPad

May 19, 2021

To agents of JP Morgan Chase mortgage management ,

I am communicating our frustration regarding a nuisance property held in default by JP Morgan Chase Bank. We live on the block where this corner property is located: 10103 N Fleetwood St, Spokane WA 99208. It fell into default four years ago when the borrower passed away with no will. The home has remained abandoned.

As a result, the property landscaping is infested with overgrown and invasive weeds. The dried vegetation has become not only an eyesore, it is a fire hazard. The tall ponderosa pine subject to increasing drought are becoming more vulnerable to fire as well as strong wind gusts that have caused a number of trees in the area that have crashed into surrounding homes causing property damage and putting human lives at risk.

These are serious concerns to the neighbors, the community and the city of Spokane. And it should be a concern to JP Morgan Chase as a mortgage lender who's disregard and lack of responsibility is on display. The derelict state of the home diminishes the value of neighboring property in a housing market soaring in a climate of Spokane's housing shortage. Our home values are rising at a dramatic rate, yet such derelict properties negatively effect the value of our homes which currently range well above $400,000. In spite of its severely neglected state, this home would sell instantly at price markedly above its value at the time of the initial mortgage price. The house itself is in adequate condition, ready for a new responsible owner.

The time for attending to this unfortunate situation is long overdue. Please respond with a concerted delineation of the process by which this house and property will be resolved. Your reassurance is needed by all of us living here. Your respect for our community is a best practice in the lending business. We would expect nothing less from JP Morgan Chase.

Respectfully,

Steve and Vicki Hertz
10133 N. Fleetwood St.
Spokane Wa 99208
509-599-2013

From: Beyreuther, Todd
To: Murphy, Maren
Cc: Churchill, Jackie
Subject: HAP - public comments
Date: Wednesday, May 26, 2021 11:36:41 AM

Maren, [Jackie];

Below are public comments received in my WSU email for the HAP hearing.

Thanks.

Todd Beyreuther
President, Spokane Plan Commission
tbeyreuther@spokanecity.org
206-579-0594

SPOKANE CITY PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON THE 2021 CITYWIDE HOUSING ACTION PLAN

A Recommendation of the City Plan Commission in our review of the certifying the 2021-2038 Spokane Housing Action Plan.
FINDINGS OF FACT:

FACT A: The housing needs estimate of 6,700 homes by 2038 appears to be woefully inadequate. Given the demonstrated lack of current housing availability, escalating prices, and influx of new residents, a more thorough housing needs assessment needs to be performed using up to date housing data.

FACT B: The Housing Variety section does not include adequate pathways for implementation and requires a further build out of the recommendations set forth to incentivize construction.

FACT C: The Housing Action Plan does NOT take advantage of infill funding made available from the Washington Legislature under the provisos of HB1923 that provides funding for such developmental areas as: authorize at least one duplex,

triplex, or courtyard apartment on each parcel in one or more zoning districts that permit single-family residences, authorize cluster zoning or lot size averaging in all zoning districts that permit single-family residences, authorize accessory dwelling units on all lots located in zoning districts that permit single-family residences, subject to certain restrictions, adopt a subarea plan pursuant to the State Environmental Policy Act (SEPA); adopt increases in categorical exemptions pursuant to the infill development provisions of SEPA for single-family and multifamily development; adopt a form-based code in one or more zoning districts that permit residential uses; authorize a duplex on each corner lot within all zoning districts that permit single-family residences; allow for the division or redivision of land into the maximum number of lots through the short subdivision process; and authorize a minimum net density of six dwelling units per acre in all residential zones.

FACT D: This Housing Action plan does not address the State of Washington's push for vehicle mileage reduction. There is now evidence presented that with a bulk of new single family housing in our region being constructed in neighboring Kootenai County, that daily commuter traffic has dramatically increased on Interstate 90. We find this plan lacking for a key emphasis towards infill creation as a method of reducing vehicle mileage and greenhouse gas emissions.

FACT E: There does not appear to be an urgency to this document that reflects the immediate needs and emerging severe housing conditions in our community. Given the emergency measures being considered in other regional communities, this Housing Action Plan MUST include an exploration of immediate proposals for housing opportunities at our disposal.

FACT F: Under the State of Washington's Growth Management Act, The City of Spokane has fallen short of its intended growth targets. We are concerned that this expressed lack of housing needs threatens these expressed growth targets as we enter into the final phase of this GMA program that is set for renewal in 2025. A Land Quantity Analysis was last completed in 2016, with no maintenance or changes since that time. In order to create policy that adequately addresses Spokane's housing needs, an accurate accounting of buildable lands must be completed and consistently updated. We cannot manage what we don't measure.

FACT G: HB 2673, which passed in the 2020 legislative session streamlined the permitting process and allows for localities to choose to adopt a categorical SEPA exemption for infill development within UGA if comp plan was previously subjected environmental impact study, the current density and intensity of use in the area is roughly equal to or lower than called for in the goals and policies of the comprehensive plan, and the development is: residential, Mixed-use, commercial up to sixty-five thousand square feet, but excludes retail.

New H: The Housing Action Plan is narrow in scope and does not address barriers and impediments to housing creation inherent in the current comprehensive plan. Many other jurisdictions chose to address their respective comprehensive plan during the Housing Action Plan process. The Plan Commission asks the City Council to direct the commission to initiate a comprehensive plan review.

Darin Watkins
Spokane Association of REALTORS®
Cell (509) 595-2012

From: James Moad <jamesmoad75@gmail.com>
Sent: Monday, June 14, 2021 9:30 PM
To: Spokane Housing Plan

[CAUTION - EXTERNAL EMAIL - Verify Sender]

There won't be affordable housing again because the city can't tax the hell out small houses..you would have to get the rich people out of county office and put in some people that actually grew up poor to find a way to get affordable back into the city's vocabulary..it all boils down to greed..developers to city council..greed..my idea would be to build up a city block made with 20-30 tiny houses..priced under $40k for certain groups of people..say senior citizens..then the next one for 18-25 year old married couples..ran by the city not slumlords or greedlords.. preference given to local people who grew up in spokane..the 18-25 year olds need a starting point in their life..

From: Susan Stearns <sassy1753@gmail.com>
Sent: Wednesday, June 16, 2021 4:22 PM
To: Spokane Housing Plan
Subject: Public Comment Draft HAP

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Thank you for your work on this. I look forward to a community with different types of housing, particularly much smaller lots and homes.

I would like you to take a further look at the parking issue. I don't think this is as well thought out as the rest of the document. I live in the West Central area and all you need to do is drive down our streets to see that parking is a key issue. The lot sizes proposed are a bit smaller than the lot sizes in my neighborhood and we have a constant problem with not having enough street parking.

Instead of parking as you have planned, I wish you would address the parking issue by allowing more people to create parking spaces in their yards (front yards included) -- this would also cut down on grass which would decrease water usage. It's just a thought but neighbors need to get along and I have seen people get quite upset over not being able to park near their own homes so I think this issue needs to be a bit better addressed.

Thanks for listening!

Sue

From: Michael Lindsly <michaellindsly@gmail.com>
Sent: Sunday, June 20, 2021 11:37 AM
To: Spokane Housing Plan

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Please do not continue to submit to the developers and realators. Our aquifer is subject to Idahos expansion, thus limited. Limit building, people need green space. We don't have the infastructure to support these building proposals.

HOUSING ACTION PLAN

July 2021 • **City Council Draft**

HOUSING OPTIONS FOR ALL

Prepared by the City of Spokane

ACKNOWLEDGEMENTS

The Housing Action Plan was developed through the collaborative efforts of community members and organizations, stakeholders, agency partners and the City of Spokane. We are grateful to the numerous community members, numerous City staff, and elected officials, and community members who participated in this process and provided feedback to shape the plan.

Mayor

Nadine Woodward

City Council

Breean Beggs, City Council President
Kate Burke, District 1
Michael Cathcart, District 1
Lori Kinnear, District 2
Betsy Wilkerson, District 2
Candace Mumm, District 3
Karen Stratton, District 3

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Rebekah Tuno, Community, Housing, and Human Services

Housing Action Plan Working Group

The City convened a Housing Action Plan Working Group to provide guidance on existing housing challenges, provide input and feedback on direction, and review potential strategies and actions. The Working Group included community members, community group representatives, local builders and real estate professionals, local religious groups/faith-based organizations, and local and regional agency partners. Over the course of four Working Group meetings, four roundtables, and conversations throughout 10 months, the Housing Action Plan benefitted from their input and perspectives. The Working Group included community members and representatives from the following:

- 4 Degrees Real Estate
- Bernadette Pillar Real Estate
- Bethel AME Church
- Better Health Together
- Building Industry Association of WA
- Carl Maxey Center
- Catholic Charities
- City of Spokane CHHS Board
- City of Spokane City Council
- City of Spokane City Council Policy Staff
- City of Spokane Mayor's Office
- City of Spokane Human Rights Commission
- City of Spokane Plan Commission
- City of Spokane Staff
- City of Spokane Sustainability Action Subcommittee
- Community Assembly
- Community Frameworks
- Craft3
- D.R. Horton
- Disability Action Center NW
- Disability Rights Washington
- DMC Properties
- Downtown Spokane Partnership
- Empire Health Foundation
- Faith Representatives
- First Presbyterian Church
- Goodale & Barbieri
- Greenstone
- Habitat for Humanity
- Hispanic Business Professional Association
- Inland Empire Residential Resources
- Inland Construction Group
- InterUrban Development
- Jesus Is The Answer City Church
- Kiemle & Hagood
- Landlord Association of INW
- Latinos en Spokane
- Liberty Park Kids
- Morning Star Baptist Church
- Mujeres in Action
- NAACP
- NAC Architecture
- Northwest Fair Housing Alliance
- PEER Homes SPS
- SNAP WA
- Spokane Active Transportation
- Spokane Alliance
- Spokane Association of REALTORS
- Spokane County
- Spokane Home Builders Association
- Spokane Housing Authority
- Spokane Housing Ventures
- Spokane Indian Housing Authority
- Spokane Low Income Housing Consortium
- Spokane Public Schools
- Spokane Regional Health District
- Spokane Tenants Union
- Spokane Transit Authority
- Spokane Urban Ministries
- The Native Project
- The ZoNE Project
- Transitions
- United Way
- University District PDA
- Volunteers of America Eastern Washington
- WA Dept. of Commerce
- World Relief
- WA Dept. of Transportation
- YWCA
- ZBA Architecture

Executive Summary

Overview

The City of Spokane has prepared this Housing Action Plan (the HAP), with the support of Washington Department of Commerce guidance and grant funding, to help identify actions that the city can consider to help increase housing options that create more homes for more people. The purpose of the HAP is to consider actions that will promote greater housing diversity, affordability, and access to opportunity for residents of all income levels in Spokane.

The HAP follows a data-driven, community-informed approach, seeking a focus on equity, to understand the current state of housing needs, identify trends, and develop strategies which can address the need for more housing for all types. This plan presents strategies that have been identified as potential actions to encourage the construction of additional affordable and market-rate housing that meets Spokane's current and future housing needs. The HAP can also guide implementation of Comprehensive Plan policies by identifying strategies and gaps to further encourage housing development to meet our housing goals and policies.

Key Project Components

The Housing Needs Assessment gathered data to support informed decision-making about strategies and actions that can result in the kinds of housing that are needed the most. Outreach and engagement undertaken during the preparation of the HAP included coordination with residents, partners, and City leaders to understand housing preferences, barriers, gaps, and solutions. Additional activities used to inform the Housing Action Plan include: a review of the City's local policy framework; a survey to better understanding barriers to accessing housing and homeownership; a survey of builders and developers; and a mapping exercise to identify locations within the community where people live that may be at risk of displacement.

Additional Project Components:

Appendix A: Housing Needs Assessment and Methodology

Appendix B: Additional Data Analysis

Appendix C: housing Policy Framework

Appendix D: Summary of Community Enggaement

Appendix E: Displacement Risk Assessment

Appendix F: Proposed monitoring Program

Appendix G: Glossary of Terms

Priorities

The Housing Action Plan identifies actions that the City of Spokane and community partners can take to promote efforts to create and preserve housing that is affordable for all in the community. The City of Spokane has outlined four priorities. The plan also presents strategies and potential to assist with the development of more housing for Spokane. These priorities and strategies are not ranked, some are more short term and some longer term, some the City can undertake, and many require partnerships.

A. Increase housing supply, options, and affordability for all incomes. This looks at strategies to support the availability of housing options and encourage the construction of both affordable and market-rate housing.

B. Preserve housing affordability and quality to help people thrive where they live. This priority highlights the connections between housing affordability and quality to preserve and enhance existing housing throughout Spokane and support residents in every neighborhood.

C. Enhance equitable access to housing and homeownership. This priority seeks to understand and consider the historic context that have contributed to patterns of inequity and encourage the City to break down barriers to accessing housing.

D. Leverage and grow partnerships to support housing initiatives across the region. This priority encourages local and regional partnerships to tackle the full scale of housing challenges faced by the community, and across the greater region.

Implementation and Monitoring

Upon adoption, additional effort should be given to further prioritize the strategies and potential actions. The strategies 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. Further engagement, discussion, and consensus will be needed to identify which actions to purse first, which can wait for additional resources, and which are less urgent but still important in the long-term. Additionally, the City should define and analyze the impact of strategies on increasing housing supply, options, and affordability.

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1. INTRODUCTION

1.1 Purpose and Project Approach

Housing impacts everyone. The communities and neighborhoods where people and families live shape their lives and health in important ways. Today, the City of Spokane is facing growing housing challenges that include low vacancy and increasing housing prices. Housing affordability is critical for all residents to thrive and is the foundation of a vibrant and resilient Spokane.

When people are able to secure a safe, stable, and affordable home that meets their needs, they are able to better focus on achieving life goals without difficult tradeoffs. Everyone should have the opportunity to live in a safe and, decent quality, affordable home. However, this is not always the case.

The City of Spokane has prepared this Housing Action Plan (the **HAP**), with the support of Washington Department of Commerce guidance and grant funding, to help identify actions that the city can consider to help increase housing options that create more homes for more people. The purpose of the HAP is to consider actions that will promote greater housing diversity, affordability, and access to opportunity for residents of all income levels in Spokane. The HAP provides guidance for City staff, elected officials, and decision-makers to encourage the construction of additional affordable and market-rate housing that meets Spokane's current and future housing needs.

This plan presents strategies that have been identified as potential actions to assist with the development of more housing for Spokane, but it is important to note that if and when each action is undertaken, it will be subject to its own public process of review and adoption.

Project Approach

The HAP follows a data-driven, community-informed approach, seeking a focus on equity, to understand the current state of housing needs, identify trends, and develop strategies which can address the need for more housing for all types. Prior to the preparation of the HAP, a Housing Needs Assessment was conducted by ECONorthwest, a consulting firm specializing in economics, finance, and planning, under contract with the City of Spokane and is included in this report as Appendix A. The Housing Needs Assessment gathered data to support informed decision-making about strategies and actions that can result in the kinds of housing that are needed the most. The HAP is also informed by numerous other data sources and public outreach during the past year.

Outreach and engagement undertaken during the preparation of the HAP included coordination with residents, partners, and City leaders to understand housing preferences, barriers, gaps, and solutions. Outreach included repeated consultation with a dedicated

group of community stakeholders and members of the public who served on the HAP Working Group. Despite difficulties resulting from the COVID-19 pandemic, a variety of public involvement techniques were integrated into this process to meet the diverse needs of different stakeholders. Finally, the City created a project webpage to document the process and keep the project materials and documents available for the community. [1]

Engagement activities where community concerns, needs, and ideas were gathered included:

- Stakeholder interviews;
- Housing Action Plan Working Group;
- Roundtable discussions focused on specific topics;
- Housing experiences and issue surveys;
- Housing industry professional survey;
- Presentations to City Council, Commissions, Boards, and Committees; and
- Outreach to citizens through the project website, social media; blog posts, and project updates.

In addition to reviewing the data compiled in the Housing Needs Assessment, the activities used to inform the Housing Action Plan include: a review the City's local policy framework; focused interviews; a survey to better understanding barriers to accessing housing and homeownership; a survey of builders and developers; work with stakeholders that represent impacted populations and understand diverse experiences; a mapping exercise to identify locations within the community where people live that may be at risk of displacement; and an outline of priorities and strategies that the City can undertake to encourage an increase in housing supply and to address equitable outcomes. Equity in housing aims to ensure all people have housing choices that are diverse, high quality, affordable within their income, and with access to opportunities, services, and amenities.

1 https://my.spokanecity.org/housing/spokane-housing-action-plan/

1.2. Background and Foundation of the Housing Action Plan

The City's Role in Housing

Housing affordability is both a local and regional challenge. There are many different factors that influence the housing market, including the financial sector, housing supply, housing demand, resident preferences, and stakeholders and partners. While the City of Spokane plays an important role in setting housing policy, there are limits to the City's ability to influence housing development on its own. Addressing Spokane's housing challenges will require partnerships and support across the community and region. Regardless, there are actions that the City can take to allow, encourage, direct, and support the development of new housing or the preservation of existing stock.

While this document acknowledges the broad scope of the regional housing market, the focus of the plan is on the City of Spokane itself. When discussing Spokane, the plan is referring to the City of Spokane unless otherwise specified.

Creation of the Housing Action Plan

In 2019, the Washington Legislature passed House Bill 1923 to increase residential capacity in cities across Washington (RCW 36.70A.600). As part of a voluntary Growth Management Act program, the City of Spokane received a grant from Washington State Department of Commerce to develop the HAP. The framework for creating the HAP—which was established by the State Legislature and guided by Commerce—included identifying housing needs, analyzing available data, evaluating local policies and ongoing efforts, considering anti-displacement measures, and engaging with community members. While focusing attention, building community support, and promoting accountability for enacting change, the aim of the legislation and the HAP is to:

Quantify existing and projected housing needs for all income levels including documentation of housing and household characteristics.

Develop strategies to increase the supply of housing and the variety of housing types needed to serve the housing needs identified above.

Analyze population and employment trends, with documentation of projections.

Consider strategies to minimize displacement of low-income residents resulting from redevelopment.

Review and evaluate the current Comprehensive Plan housing chapter, adopted pursuant to RCW 36.70A.070, including an evaluation of success in attaining planned housing types and units, achievement of goals and policies, and implementation of the schedule of programs and actions.

Provide for participation and input from community members, community groups, local builders, local realtors, nonprofit housing advocates, and local religious groups.

Include a schedule of programs and actions to implement the recommendations of the HAP.

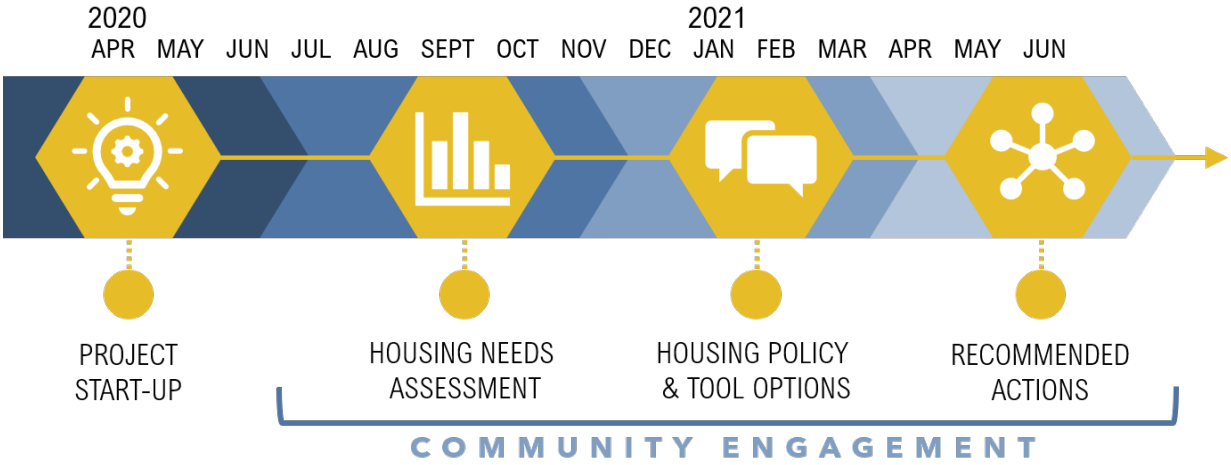


Figure 1. HAP Project Timeline

Consideration of Housing Legislation in Washington

In recent legislative sessions, the Washington Legislature has passed several bills addressing housing issues, including revenue-generating opportunities for local governments, encouraging higher residential densities in urban areas, and tenant protections. This activity signals lawmakers' continued interest in addressing the problem of housing affordability in Washington State. The Housing Action Plan reflects legislative changes as much as possible, while also acknowledging that future state policy may further direct local actions.

Housing and Land Use Goals in the City's Comprehensive Plan

As the long-range vision and policy document for the City, the City of Spokane's Comprehensive Plan is a requirement of the Growth Management Act and provides a framework for the kind of growth and redevelopment that Spokane desires[2]. The HAP can inform housing, land use, and other policies outlined in the Comprehensive Plan. The HAP can also guide implementation of Comprehensive Plan policies by identifying strategies to further encourage housing development to meet our housing goals and policies.

2 https://my.spokanecity.org/shapingspokane/comprehensive-plan/

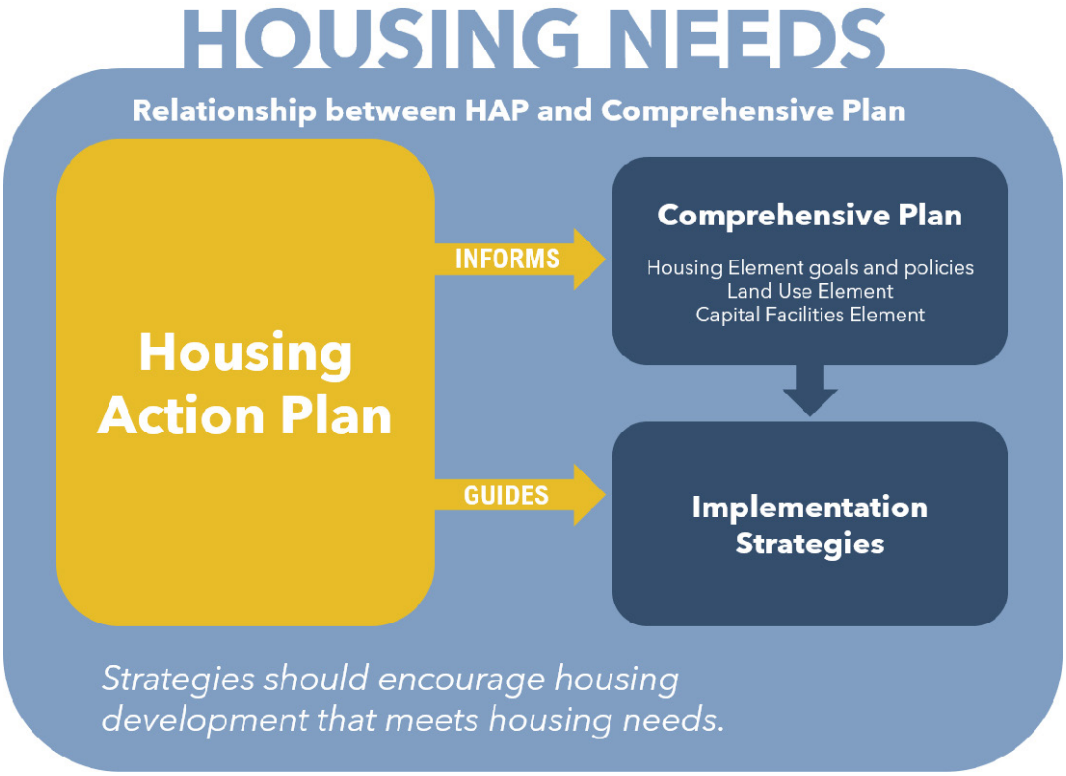
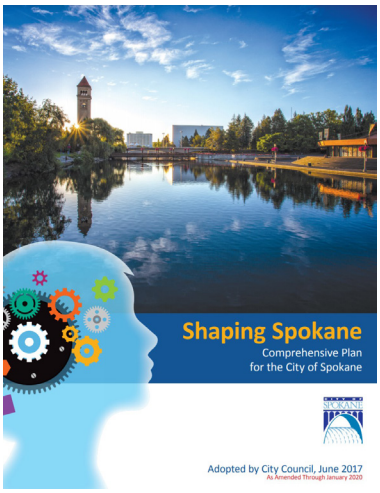


Figure 2. Relationshop to the Comprehensive Plan

The Housing Chapter (Chapter 6) of the Comprehensive Plan provides a vision and policy framework for addressing the housing needs and issues of the City. The Housing Chapter includes topics such as affordable housing, the provision of housing choices, and overall housing quality. The chapter outlines the direction the City wishes to pursue to accommodate the housing needs of the population through the year 2037 and beyond. Policies in the chapter recognize the diverse housing needs of the community, including affordability, home ownership, housing types, neighborhood context, and preservation and rehabilitation. The City also considers intrinsically linked policies in all other chapters of the Comprehensive Plan including, Land Use, Capital Facilities, Social Health, Transportation and others.

Comprehensive Plan housing policies are based on the vision and goals adopted in the Housing Chapter:

Comprehensive Plan Housing Vision:



"Affordable housing of all types will be available to all community residents in an environment that is safe, clean, and healthy. Renewed emphasis will be placed on preserving existing houses and rehabilitating older neighborhoods."

Goal: H 1 Housing Choice and Diversity. Provide opportunities for a variety of housing types that is safe and affordable for all income levels to meet the diverse housing needs of current and future residents.

Goal: H 2 Housing Quality. Improve the overall quality of the City of Spokane's housing.

In addition to the Housing Chapter, the Land Use Chapter (Chapter 3), lays out a focused growth strategy to accommodate ongoing population and economic growth within the City. According to the Land Use Chapter, more intense residential, commercial, and mixed-use development should be focused within designated Centers and Corridors, in alignment with existing and planned infrastructure, services, and amenities. Additionally, housing development is permitted by the development code in all commercial zones, Center and Corridor zones, and Downtown zones, throughout the City. A more detailed discussion is included in the Housing Policy Framework Review in the Appendix C of the HAP.

Relationship to Past and Ongoing Efforts

The Spokane community has participated in several housing initiatives in recent years, including the infill initiative and studies, housing choice, safe and quality housing, affordable housing construction, and re-housing for those experiencing homelessness. The HAP builds upon these discussions and provides additional recommendations for implementation. These previous studies and initiatives are summarized below.

Figure 3. City of Spokane Previous and Ongoing Housing Initiatives

Infill Housing Zoning Code Update Project: In December of 2008, a representative task force of interested individuals and organizations was formed to look at existing standards to determine if improvements could be made to encourage additional infill opportunities. The group identified a list of work products and created a work program. The Infill Housing Task Force has completed its review of the base zoning code standards. It has also completed a draft code amendment for Pocket Residential Development. Review of draft amendments to the Planned Unit Development (PUD) code have been completed and will be presented to the Plan Commission[3].

Infill Housing and Code Changes: In 2016, a subcommittee of the Spokane City Plan Commission engaged a steering committee comprised of 16 developers, design contractors, community representatives, and leaders to ask what changes were needed to encourage high-quality housing and commercial development in appropriate designated areas of Spokane. The study resulted in 24 recommended actions, providing a guide to address residential and commercial development on vacant lots in previously developed areas.[4] The committee's recommendations were adopted by the City Council in November 2016 (RES 2016-0094). As a continuation of this project, the City adopted municipal code amendments in 2018 and 2019 to increase infill residential development options in Spokane's lower-density residential areas. [5]

Housing Quality Task Force: The City initiated the Housing Quality Task Force under former Mayor David Condon in 2016 to address housing quality and affordability

3 https://my.spokanecity.org/projects/infill-housing-zoning-code-update-project-2012/

4 https://static.spokanecity.org/documents/projects/infill-housing-strategies-infill-development/2016-10-06-infill-report-rec-combined.pdf

5 https://my.spokanecity.org/projects/infill-housing-strategies-infill-development/

throughout Spokane.[6] The purpose of the Task Force was to identify recommendations to improve housing in key areas related to housing quality, abandoned homes, and housing affordability. This effort resulted in a list of 19 priority recommendations. The recommendations of the Task Force were recognized by City Council in January 2017 (RES 2017-0009).

Analysis of Impediments: The City of Spokane contracted with the Northwest Fair Housing Alliance to complete an "Analysis of Impediments to Fair Housing Choice" in 2019.[7] The analysis involved: a comprehensive review of pertinent laws, regulations, and administrative policies, procedures, and practices; an assessment of how those laws and policies affect the location, availability, and accessibility of housing; an assessment of conditions, both public and private, affecting fair housing choice for all protected classes; and the availability of affordable, accessible housing in a range of unit sizes. The analysis identified 10 impediments and recommended actions to help affirmatively further fair housing choice and support affordable housing options. The Impediments to Fair Housing Report was adopted by the Community, Housing, and Human Services (CHHS) Board on February 5, 2020.

HUD Consolidated Plan: The City of Spokane 2020-2024 Consolidated Plan, adopted pursuant to US Department of Housing and Urban Development (HUD) requirements, identifies housing and community development priorities that align and focus funding from federal formula block grant programs.[8] This includes the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grants (ESG) Program.[9] These grant programs fund construction of affordable housing units, renovation of existing units, and other measures which increase or maintain residential opportunities for low- and moderate-income households in Spokane.

The HAP also builds on the existing programs and policies that are already in place to support housing through City departments like Planning and Economic Development Services; Neighborhood, Housing and Human Services; and Code Enforcement.

Connection Between Housing Policy and Racial Inequality

As cities across Washington address housing needs and affordability challenges, the Washington Department of Commerce encourages HAPs to proactively address the history of racial and income inequality. The City of Spokane's Analysis of Impediments to Fair Housing outlined historical practices that created disparities across the City during the last century.[10]

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6 https://my.spokanecity.org/projects/mayors-housing-quality-task-force/

7 https://static.spokanecity.org/documents/chhs/plans-reports/planning/draft-analysis-of-impediments-to-fair-housing-2019-11-27.pdf

8 https://static.spokanecity.org/documents/chhs/plans-reports/planning/july-8-2020-draft-consolidated-plan-public-comment.pdf

9 https://my.spokanecity.org/chhs/programs/

10 https://static.spokanecity.org/documents/chhs/plans-reports/planning/draft-analysis-of-impediments-to-fair-housing-2019-11-27.pdf

Throughout the United States, practices such as 'redlining' and restrictive covenants on property have had long-lasting impacts on neighborhoods and homeownership, such as wealth inequality and lower health outcomes[11]. Zoning that limits housing types or sets large minimum lot size requirements in middle- and upper-income neighborhoods, referred to in some policy discussions as "exclusionary zoning," also has a role in driving up prices and limiting the supply of housing opportunities for lower and moderate income households, many of which include people of color.

11 https://dsl.richmond.edu/panorama/redlining

2. HOUSING NEEDS AND FINDINGS

2.1. Summary of the Housing Needs Assessment and Additional Data Research

The Housing Needs Assessment[12] and additional data analysis[13] help define the range of housing needs by analyzing data that describes the City of Spokane's housing and associated demographic, workforce, and market trends over the past few decades. While the needs assessment focuses on the City of Spokane, it also includes data that shows the larger regional housing market. Based on the City's 20-year growth allocation, the assessment provides an analysis of the forecasted housing needs for Spokane. Each of the key findings described below are discussed in full detail, including graphics for some sections, in the Appendices A and B of the HAP.

Some key findings of the Housing Needs Assessment and additional data analysis are as follows:

The City of Spokane and greater region is seeing steady population and job growth. The City's population has grown by more than 14,000 people from 2010 to 2020. Since 2017, the in-migration in Spokane County has exceeded 5,000 people each year, which refers to the total population change resulting from people moving in or out of the area. Concurrently, jobs in the City of Spokane grew by approximately 4% from 2010 to 2017.

As a result of the City of Spokane's growth allocation and projected growth, at least 6,800 housing units are needed by 2037. Forecasted housing needs are based on the Washington Office of Financial Management (OFM) projected population growth for Spokane County and the population allocation for the City, as adopted by Spokane County.

Overall, these findings indicate increased demand for housing for households in the moderate and middle-income options (80-120% Area Median Income (AMI)), that can mostly be met through single-family attached housing. In addition, demand has increased for 2-bedroom apartments, rentals, and housing for seniors' special needs.

12 https://static.spokanecity.org/documents/projects/spokane-housing-action-plan/city-of-spokane-draft-housing-needs-fact-packet-2020-12-07.pdf

13 https://static.spokanecity.org/documents/projects/spokane-housing-action-plan/spokane-housing-needs-additional-data-slides-dec-18-2020.pdf

Housing prices have outpaced household incomes in the City of Spokane and greater Spokane housing market. Pressure on the local Spokane housing market from in-migration is increasing market competition and driving up housing costs further. The City and region are experiencing an influx of new residents coming from areas with higher home prices and generally with a greater amount of housing wealth.[14] Continued low homeowner and low rental vacancy rates are increasing pressure on the housing market and indicate an inadequate supply to satisfy demand, particularly for lower- and moderate-income households.

Changing household characteristics result in changing housing needs. The City's baby boomer and elderly population (65+ years) and millennial population (25-40 years) grew from 2012 to 2018. The Housing Needs Assessment speculated that the projected demographic changes could generate greater demand for smaller sized housing as well as housing with living assistance support.

Figure 4. Cost Burdened Households in City of Spokane

Nearly 2 in 5 households in the City are cost burdened, including half of all renters. Households are considered cost burdened by HUD when they spend more than 30% of their monthly income on housing costs. Nearly 38,000 households in the City meet or exceed this level, with the highest cost burdens found among lower income households and renters. Cost burdened households often find it harder to afford necessities such as food, clothing, transportation, and medical care, as well monthly housing costs and upkeep.

14 https://www.spokesman.com/stories/2020/mar/05/spokane-market-affordability-draws-both-single-and/

Homeownership is increasingly out of reach for a growing proportion of residents. This has the greatest effect on lower income households and historically has impacted people of color to a greater degree. Homeownership is a key source of wealth creation and housing stability for households in the United States.

Housing within the City of Spokane remains relatively affordable compared to the region and other cities, but many residents now fear being priced out. While housing prices have been outpacing household incomes in Spokane, particularly in recent years, Spokane still has overall lower average housing costs relative to other areas in the regional market like the City of Spokane Valley and Coeur d'Alene. Many stakeholders shared that this could push people farther down the housing ladder and creates conditions of increased displacement, instability, or shuts people out of the market altogether.

Figure 5. Change in Median Home Sales Prices in Region, 2010-2020

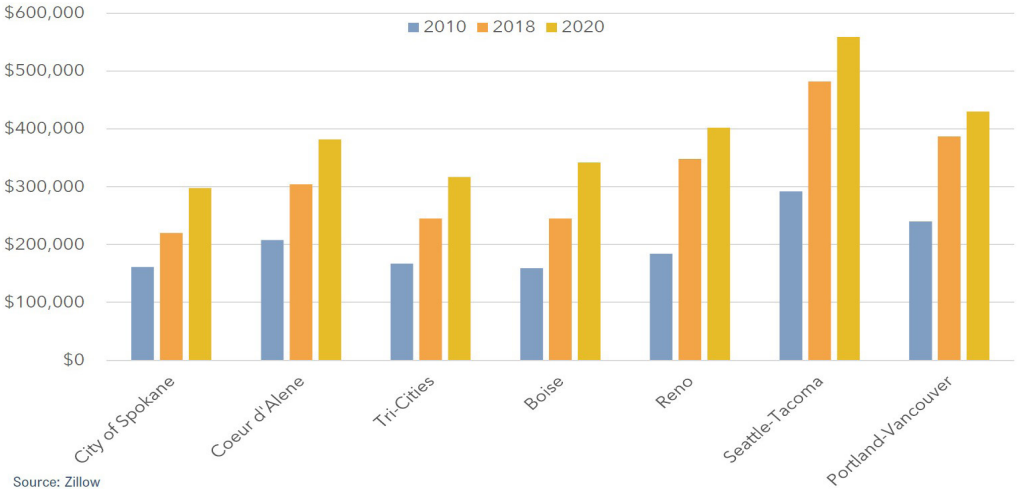
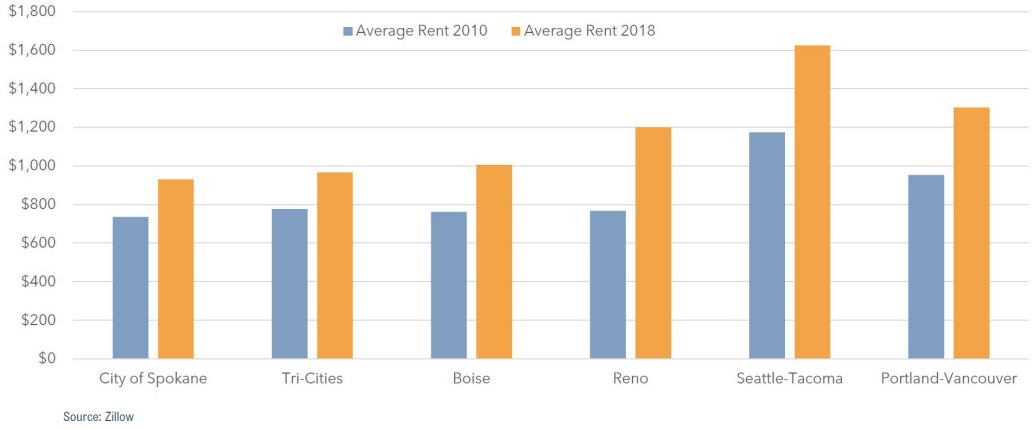
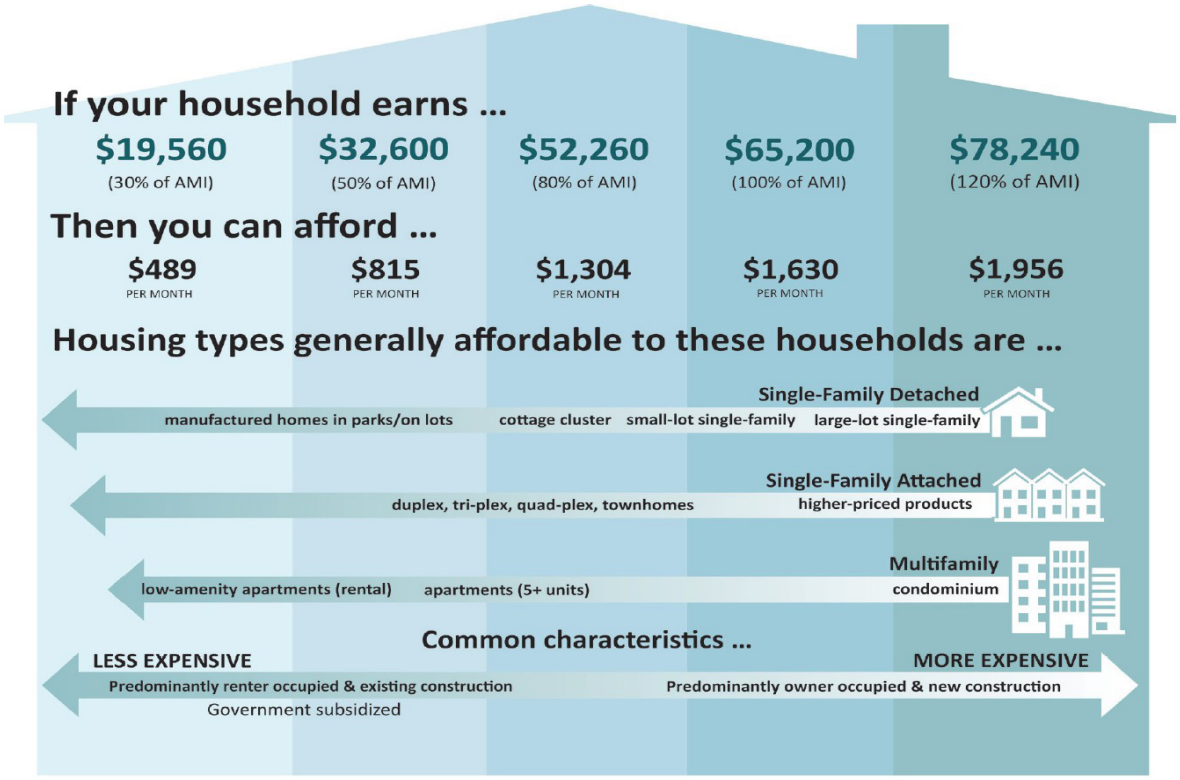


Figure 6. Change in Average Rent by Metropolitan Area in Region, 2010 -2018





Source: ECONorthwest. Note: All values are in 2019 inflation-adjusted dollars.

Figure 7. Financially Attainable Housing Types

COVID-19 Pandemic

In 2020, the COVID-19 pandemic emerged, right as the HAP planning process began. The pandemic has affected housing across the country in many ways—not all are well understood. Many households have been impacted by housing instability or changes in household conditions and many have struggled to pay for housing consistently throughout the crisis. Due to the time lag that exists when public agencies collect and disseminate housing and demographic data, much of the housing needs assessment relied on pre-pandemic data. While the Housing Needs Assessment informed the HAP process, City staff also looked closely at broader trends and other information sources to help identify housing needs and gaps. Many cities are only beginning to understand the full scope of the pandemic's impact on people, families, and housing. As we continue to learn, new data may indicate different challenges related to stability and housing availability.

2.2. Community Engagement

Community engagement informed the priorities and strategies in the HAP. The City assembled a working group with community members representing housing developers/builders, local realtors, nonprofit housing advocates, community groups, faith-based communities, housing providers, City Boards and Commissions, and agency partners. City staff also participated on a multidisciplinary internal team with representatives of the Planning Services; Community, Housing, and Human Services; Development Services Center; Code Enforcement; Integrated Capital Management; and Legal departments.

Figure 8. Community Engagement and Outreach for Housing Action Plan

The City worked with stakeholders and partners to discuss concerns, issues, and feedback on housing, and invited community input through several opportunities. Outreach and announcements were provided through email updates, local community leaders, a project website, and social media. All engagement activities were conducted virtually and using online media due to COVID-19 and social distancing requirements.

A series of four roundtable discussions were held in the fall of 2020 discussing development regulations, land use and housing policy, equity in housing, and affordable housing and rental housing. The roundtables were in-depth discussions with over 100 community members and sought to collectively understand housing challenges facing Spokane, amplify community knowledge and experience, understand inequities in housing, and help build understanding

for community solutions. Participants included many members of the working group, internal team, and additional community members.

The City also conducted a community survey on housing experiences and issues, receiving over 1,200 responses. Two surveys were provided, one for people who live within the City of Spokane boundaries and one for people who work in Spokane but live outside of the City limits. The surveys were published in six languages: Arabic, English, Marshallese, Russian, Spanish, and Vietnamese. Below are key themes identified from the community survey. Summaries of the roundtables and two surveys are available on the HAP City project webpage, and a more detailed discussion of engagement outcomes is available in the Appendix D.

- Finding safe and quality housing that is affordable and meets household needs is a challenge for many, and is not felt equally among respondents.

- Respondents from lower income households (particularly renter households), younger families, and people of color expressed more affordability challenges, less satisfaction with current housing, and more stress about monthly payments.

- Homeownership is perceived as out-of-reach for many, as those wishing to purchase homes face significant challenges when seeking a house they can afford. Over half of renters at all income levels indicated they would like to buy a home in the near future. They also rated Spokane less affordable for their household than for the community overall. Higher income renters also expressed concern over their ability to buy a home due to market competition and lack of available homes.

- Respondents agreed that in-migration and population growth are contributing to housing affordability challenges and low vacancy rates.

- The COVID-19 pandemic has increased housing instability for many respondents who are already struggling, placing additional pressure on the housing market.

The City conducted a third survey targeted at housing industry professionals, regarding housing development trends and gaps.[15] Over 100 responses were received, with respondents identifying as housing advocates, developers, property managers, builders, design professionals, project managers, realtors, remodelers, and brokers, among others. Nearly all respondents work in Spokane, and also work in other submarkets across the region, including Liberty Lake, Spokane Valley, and throughout the County. Respondents provided feedback on housing types or project types that have opportunity for growth in the City, how the City can better partner and support projects, amenities that buyers/renters are looking for, and unmet needs or market gaps that could be better addressed in the housing market. Additional public input opportunities will be provided during the community review of the Draft Housing Action Plan, including public workshops and hearings.

15 https://static.spokanecity.org/documents/projects/spokane-housing-action-plan/housing-idustry-professional-response-summary-2021-02-11.pdf

2.3. Displacement Risk Assessment

Displacement happens when a household is forced or pressured to move from their home or neighborhood against their wishes. An increased rate of growth like what is currently being experience in the greater Spokane housing market can exert pressures on existing neighborhoods and communities in the form displacement. As high demand for homes drives up housing costs and increases pressure for redevelopment, some Spokane residents have expressed concern about the potential for displacement. Displacement can have a life-changing negative effect on households that are directly impacted. It can also disrupt the social fabric and networks of trust and support that exist within a community. For these reasons, a displacement risks analysis was conducted to help provide this information for the HAP.

The Washington Department of Commerce identifies the following types of displacement:

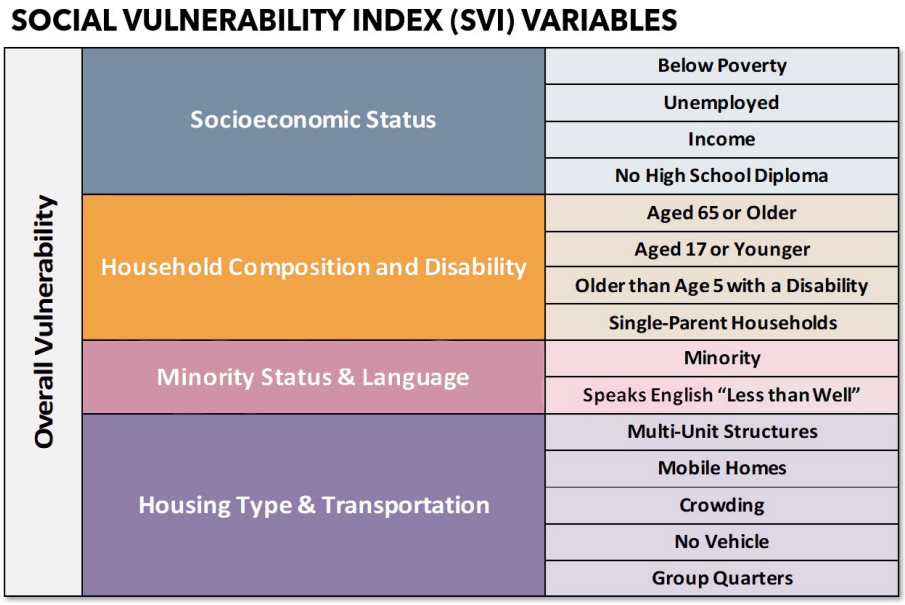
> **Physical displacement** typically occurs with an eviction or lease termination, or the expiration of covenants on rent- or income-restricted housing.
>
> **Economic displacement** occurs when pressures of increased housing costs compel a household to relocate.
>
> **Cultural displacement** occurs when people choose to move because their neighbors and culturally related businesses and institutions have left the area.

The City analyzed displacement using the Social Vulnerability Index (SVI) prepared by the Center for Disease Control[16]. The SVI provides a cumulative rating for each census tract and county in the country using American Community Survey data from 2018. The assessment looked at risk factors related to social vulnerability, including socioeconomic status, household composition and disability, minority status and language, and housing type and transportation qualities. These factors helped to identify parts of the City where people may be at risk of displacement and the circumstances that shape those vulnerabilities.

16 https://www.atsdr.cdc.gov/placeandhealth/svi/index.html

Lower-income households and renter households are often at greater risk of displacement when housing costs increase. Vulnerability to displacement can also disproportionately impact communities of color. Where people live also impacts their exposure to health-promoting resources and opportunities (i.e., access to quality food, recreation, healthcare, etc.) as well as exposure to health-damaging threats (i.e., environmental pollutants, poor housing quality, inadequate transportation infrastructure etc.). The displacement risk assessment mapping below shows that many of the neighborhoods that have a higher risk of vulnerability and displacement today were historically redlined and where residents experienced housing discrimination.[17]

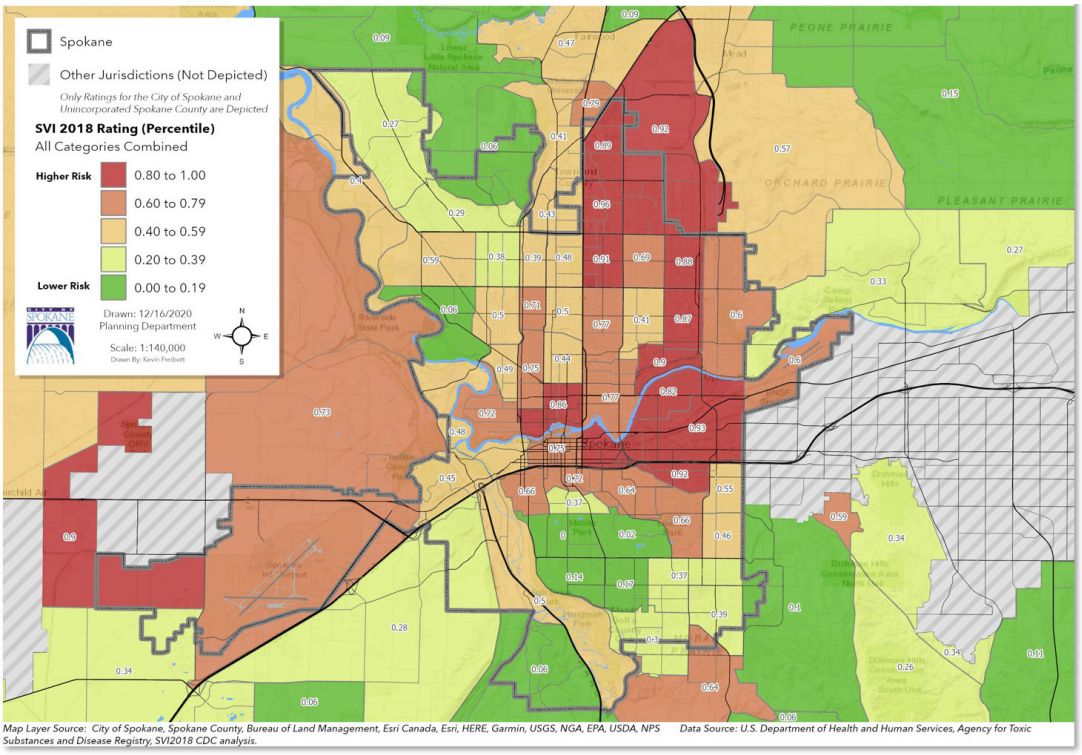
Figure 9. Social Vulnerability Index (SVI) Variables



The displacement risk map below shows the overall index rating from the SVI. Fourteen census tracts in Spokane are identified as having the highest risk of vulnerability and displacement. The majority of these census tracts are located in Northeast Spokane and close to downtown, where much of the historic redlining occurred. Over 63,000 residents and over 27,000 housing units are within the highest risk census tracts, though not all face the same level of risk.

17 https://dsl.richmond.edu/socialvulnerability/

Figure 10. City of Spokane Displacement Risk Map



By identifying specific areas with a heightened risk of displacement, the City can use this assessment to help inform discussions around displacement and better consider equitable strategies for minimizing and mitigating displacement in the Spokane HAP and future policy discussions. However, displacement of communities is a multi-faceted problem, and this analysis does come with caveats. [18]

It is important to note that the displacement risk assessment uses neighborhood conditions that were present in 2018, the latest available due to the collection method of the underlying data. Additionally, the analysis neither predicts future changes in demographics or neighborhood attributes, nor does it account for displacement that has already occurred. Finally, this assessment can only assess a general risk of displacement and cannot accurately predict if displacement will occur, the speed of displacement that occurs, or to what intensity displacement will occur within a community.

The displacement assessment lays the foundation for improving the City's ability to understand and proactively respond to pressures from growth and rising housing costs that impact people and families in Spokane. More research is needed around displacement and anti-displacement strategies in the future. This is a complex topic and the City should continue to monitor and develop additional guidance. A more detailed discussion of the Displacement Risk Assessment is included in the Appendix E of the HAP.

18 https://www.psrc.org/displacement-risk-mapping

3. HOUSING PRIORITIES AND STRATEGIES

The Housing Action Plan identifies actions that the City of Spokane and community partners can take to promote efforts to create and preserve housing that is affordable for all in the community. The City of Spokane has outlined four priorities, identified through analyzing current and future housing needs, listening to community ideas and feedback, reviewing local policies and practices, reviewing previous initiatives, and looking at best practices from other jurisdictions and the Washington Department of Commerce guidance.

Housing Action Plan Priorities:

A. Increase housing supply, options, and affordability for all incomes.

B. Preserve existing housing affordability and quality to help people thrive where they live.

C. Enhance equitable access to housing and homeownership.

D. Leverage and grow partnerships to support housing initiatives across the region.

These priorities are not ranked. The strategies that follow each priority are also not ranked, some are more short term and some longer term, some the City can undertake, and many require partnerships. Additionally, each of the strategies must be vetted and undergo their own adoption procedures.

As the HAP highlights key strategies in this section, it is important to keep in mind that no single housing strategy will address everything. Multiple strategies are often needed to shape opportunities for development and encourage the kinds of housing production and preservation needed.

Opportunity for Leadership and Partnerships

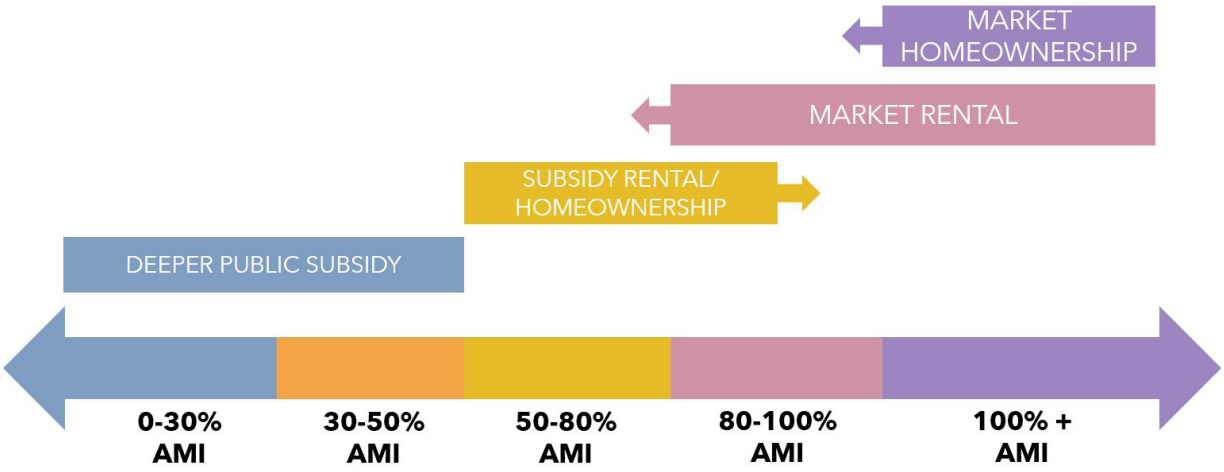
The City of Spokane cannot meet the housing needs of people and families alone. This will require leadership, commitment, and community dialogue to make intentional changes and to create and preserve more housing options for all incomes, both in variety and affordability. Everyone—including members of the public—will play a critical role in realizing the priorities and strategies. The City can work in collaboration with local and regional developers; non-profit housing advocates; housing and service providers; community organizations and faith-based groups; realtors and lenders; neighborhood councils and community members; and government partners at the federal, state, and local levels.

A. Increase housing supply, options, and affordability for all incomes.

The Spokane housing market that includes the City of Spokane needs to increase the availability of housing options and encourage the construction of both affordable and market-rate housing. The need for affordable housing affects residents of all incomes, both in rental and homeownership markets. This includes young adults, families, seniors, and people at all stages of their life looking for a home that meets their daily needs.

Housing and Land Use policies in the Comprehensive Plan promote a wide range of housing types and housing diversity to meet the needs of Spokane's diverse community. According to those policies, a variety of compatible housing types should be available in each neighborhood. Many different housing forms can exist in an area and still exhibit an aesthetic and community continuity. Development of a diversity of housing must take into account the context of the area and should result in an improvement to the existing surrounding neighborhood. Additionally, the City should continue to promote and leverage investment in Centers and Corridors and other target areas to encourage more multifamily housing close to services, amenities, public transportation, and employment areas.

Figure 11. Different Stategies for Different Incomes and Needs



Different strategies are needed for housing at different price points, ranging from significant support from government and nonprofits to develop housing for the lowest income households to market rents and homeownership delivered through the housing market paired with incentives. A variety of incentives can help encourage diverse housing options and support both market rate and income-restricted affordable housing. The City should continue to research what types of projects are most likely to be feasible to tailor and incentives to be most effective.

The City needs to address inequitable access and impediments to opportunity in Spokane's neighborhoods, and prioritize anti-displacement actions to mitigate impacts of growth. The City should work with people who are historically underrepresented, housing advocates and community organizations to carefully craft investments to ensure existing residents and businesses are not priced out.

Investment by both non-profit and market-rate developers will help close the housing gaps and make progress to producing more units. As a recipient of federal housing funds, the City continues to affirmatively further fair housing in programs and projects to address the consequence of housing inequality and equalize opportunity in communities. This priority identifies strategies to create more homes for more people and help the City better meet the community's needs.

Draft Strategies

A1. Explore and expand allowed housing types to encourage missing middle housing throughout Spokane's neighborhoods.

In many neighborhoods, the housing choices are limited to single-family homes on larger lots or medium to large multifamily buildings. As Spokane's demographics change and population grows, these do not address the full range of needs for differing family sizes, structures, and household incomes. A larger variety of housing types in each neighborhood is consistent with the Housing goals and policies in the Comprehensive Plan and embraces the intent of the HAP to increase housing options, providing a greater variety of housing types, densities and cost levels. The Land Use Chapter of the Comprehensive Plan identifies that the housing assortment should include development of higher density residences developed in the form of small-scale apartments, townhouses, duplexes, and rental units that are accessory to single-family homes, as well as detached single-family homes.

Single-family detached homes make up 68 percent of Spokane's current housing today. Attached housing like duplexes, triplexes, and townhouses represent only 9 percent of housing in the City. These housing types are limited or not allowed in the lower density residential zones (RSF, RSF-C, RTF), though these housing types have historically existed alongside detached homes in many neighborhoods. Allowing for more "Missing Middle" housing types such as smaller scale "plexes" and small-scale multi-family in lower-density zone would potentially add new affordable housing options and a greater mix of housing types to serve the needs of future households.

Share of Housing By Type, as of Mid-2020

Housing Type	Average Age	% of Housing
Single-family Detached	70	69%
Apartment/Condo	35	21%
Single-family Attached	60	9%
Mobile/Manufactured Home	34	1%

Source: Spokane County Assessor, 2020. Note: The above numbers include housing units in the City of Spokane. Single-family attached includes duplexes, triplexes, and quad homes.

Figure 12. Share of Housing by Type, as of Mid-2020

What is Missing Middle Housing?

Encouraging "missing middle" housing could help the City integrate affordable housing options throughout neighborhoods, with design standards in place to build community acceptance. The term "missing middle" refers to a range of small to modest-scale housing types like duplexes, triplexes, cottage housing, townhouses, courtyard apartments and other small-scale apartment buildings that bring the densities needed to support walkable neighborhoods. They are called "missing" because they have been built at a lower rate than single family detached dwellings or large multifamily developments, and have often been prohibited or discouraged by zoning ordinances and historically not as desired "production" builders in the development community.[19]

Figure 13. Missing Middle Housing Type Diagram

Source: opticos Design, Inc., www.missingmiddlehousing.com

In general, "missing middle" housing types provide the opportunity to add more affordable housing options than detached single-family homes and offer a greater range of design and locational choices than larger apartment buildings can offer. They also offer more flexible ways for communities to add neighborhood-compatible density into established neighborhoods and provide more opportunities for residents to obtain stability and build wealth through homeownership, particularly for moderate to middle income households. People and families have different needs at different life phases, and housing options that are diverse and provide a range of price points can help young people, families, adults and seniors find the housing that best fits their needs and budget in a neighborhood where they want to live.

19 https://missingmiddlehousing.com/

While the City of Spokane has been working for the last several years on development code changes and housing programs to address concerns and challenges in housing needs, current HAP stakeholders shared additional actions that the City can take to continue to make development codes easy to navigate and apply to increase housing supply. Feedback received from housing industry professionals included: remove lot size transitions standards, allow for additional housing types, further reduce minimum lots sizes, and adding more flexibility in site planning for PUDs; and making improvements to the permitting process.

Figure 14. Examples of Missing Middle Housing Types in Spokane

Actions for Consideration:

The following potential actions are provided as a result of multiple factors, including community feedback, the various analyses prepared during this process, and the recommendations of RCW 36.70A.600.

More housing types in currently zoned single-family residential areas

Code changes:

- Allow duplexes (two units per lot) in RSF and RSF-C zones, on each parcel or each corner lot; suggested action in RCW 36.70A.600.
- Increase the allowed number of attached units on individual lots in RSF, RSF-C and RTF zones outright, without the requirement of a planned unit development (PUD) process.

May require Comprehensive Plan policy changes and/or major development code changes:

- Allow additional housing types in RSF, RSF-C and RTF zones, and adapt zoning with design standards consistent with current Comprehensive Plan policies, considering triplexes, fourplexes, townhomes, courtyard apartments on each parcel; suggested action in RCW 36.70A.600. This may be less disruptive and more easily applied in larger new plats and planned unit developments.

- Permit additional "missing middle" housing types in a wider range of residential zones with specific design standards, including duplexes, triplexes, quadplex, sixplex, stacked flats, townhomes, or courtyard apartments; suggested action in RCW 36.70A.600.

Programmatic and Communication:

- Host discussions with for-profit and non-profit developers, project managers, and housing advocates to understand development trends, challenges and opportunities.
- Develop strategic marketing opportunities for housing initiatives to build awareness and encourage utilization by developers.
- Work with partners to conduct infill training for developers to expand knowledge and best practices for developing in the city.
- Explore a local program that offers homeowners support to convert an existing single-family home into a duplex, triplex, or quadplex where allowed, including incentives to support affordable homeownership or long-term rental housing for households whose income is less than 80% of AMI; suggested action in RCW 36.70A.600.
- Work with partners and neighborhoods to develop communications and education to build community awareness and acceptance of diverse housing options.

Encourage increased density and housing types in all residential areas

Code changes:

- Continue to revise development regulations to address lot size transitions, PUD options, small lot options, and development standards complementary to energy codes.
- Monitor recent parking reductions and reduce off-street parking requirements as when warranted for residential uses.
- Continue reviewing permitting processes to shorten permit review times and scalable application fees when possible.
- Review the Multi-family Tax Exemption code and boundary and suggest changes to help encourage desired housing development.
- Consider creating one or more zoning districts of medium density in which individual lots may be no larger than three thousand five hundred square feet and single-family residences may be no larger than one thousand two hundred square feet; suggested action in RCW 36.70A.600.

May require Comprehensive Plan policy changes:

- Revise density requirements in the Land Use Chapter of the Comprehensive Plan to allow development of more housing types in the "Residential 4 to 10" and "Residential 10 to 20" land use plan map designations, iduplexes, triplexes, quadplexes, sixplexes, stacked flats, townhouses, or courtyard apartments, suggested action in RCW 36.70A.600

- Revise the lowest dwelling units per acre allowed by the Comprehensive Plan. Such as increasing the minimum density from four to six dwelling units per acre in any residential zones, where the residential development capacity will increase within the city; suggested action in RCW.36.70A.600.

- Explore and adopt a new policy in the Comprehensive Plan Chapter 3, Land Use, that would provide guidance and direction for the establishment of additional "missing middle" housing types.

A2. Target efforts to increase the development of affordable housing throughout the City to support mixed-income neighborhoods.

When people and families can't find affordable housing options, they face difficult trade-offs. In the City's community survey on housing issues and experiences, nearly half of respondents who live in the City of Spokane indicated they experienced challenges finding a home they could afford. The need was reported most by lower income households, renters, those with children at home, and those looking to buy a home. Encouraging affordable housing in key locations near transit and job centers is invaluable in helping low-income people and families easily access jobs and schools, while decreasing street congestion and pollution. Accordingly, transit-oriented development helps to lower combined household expenses for transportation and housing while supporting walkable neighborhoods for all. [20]

The U.S. Department of Housing and Urban Development (HUD) considers housing to be affordable if the household is spending no more than 30 percent of its income on housing costs. Furthermore, a healthy housing market includes a variety of housing types that are affordable to a range of different household income levels. The Housing Needs Assessment identified that demand for moderate-to-middle income housing in both the rental and homeownership market is growing, including demand for more housing most suitable for smaller households. The City is projected to need at least 4,000 additional units through 2037 to support moderate and middle-income households (80-120% of AMI) as well as housing suitable for smaller households. The housing needs for moderate and middle-income household segment is sometimes referred to as "workforce housing".

Additionally, at least 2,700 units are needed for households earning below 80% of AMI. Housing at this level is typically for-rent and is often subsidized by government programs. Delivery of affordable housing is heavily dependent on partnerships with non-profit builders and organizations and is often funded through state and federal sources. The City can utilize funding sources that increase the supply and preservation of affordable homes that encourage investments in affordable and supportive housing.

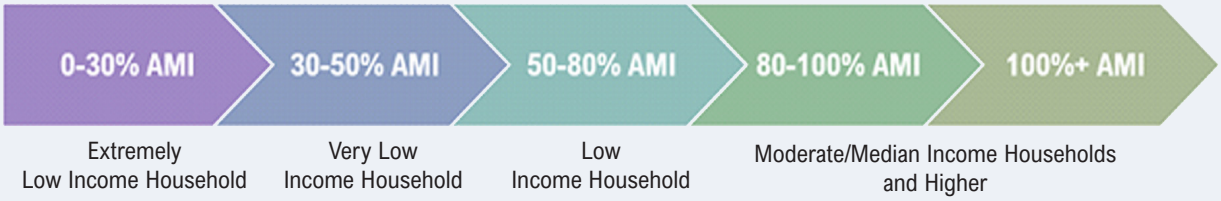
Every five years, the City looks to finalize plans for programs and services that support Spokane's low-income individuals and families through the Community, Housing and Human Services (CHHS) Department.[21] This process involves extensive planning, outlining strategy, and goal setting, and is crucial for CHHS. This five-year review enables the City to receive funding for efforts such as the development of affordable housing, public services, homeless housing and services, neighborhood improvements, and fair housing programs. The Five-Year Consolidated Plan, Homeless Plan, Analysis of Impediments to Fair Housing, and Action Plan are all plans developed by CHHS every five years, providing guidance on program and investment priorities. These plans are developed via community engagement from a wide variety of stakeholders and multiple opportunities for public feedback.

20 https://my.spokanecity.org/projects/transit-oriented-development-study/

21 https://my.spokanecity.org/chhs/documents/

What is Area Median Income (AMI)?

When examining household income levels, the Area Median Income (AMI) is a helpful benchmark for understanding what different households can afford to pay for housing expenses. Since housing needs vary by family size and costs vary by region, the Department of Housing and Urban Development (HUD) produces a median income benchmark for different family sizes and regions on an annual basis. These benchmarks help determine eligibility for HUD housing programs and support the tracking of different housing needs for a range of household incomes. AMI means the same thing as MFI but is more commonly used in the industry. For current ranges, visit the City of Spokane Community, Housing, and Human Services website.



One important consideration for affordable housing, is finding locations that help to reduce total household living costs and provide mobility options. A community land trust (CLT) has been explored in Spokane in the past, including as recently as 2018, as a mechanism for aggregating property. Stakeholders shared they would like to see this included as a strategy. A CLT is a non-profit organization, owned by a collective of community members, which buys and holds land. CLTs may also help prevent displacement by keeping ownership of the land and property out of the private redevelopment market and ensuring that new development serves community goals such as housing affordability. Public policy can support CLTs by land donation or contributing funds for land acquisition.

Actions for Consideration:

- Examine incentives for affordable housing, including fee waivers for development of income-restricted units, while also exploring policies to mitigate displacement.
- Utilize and build on state and federal funding sources to increase the supply and preservation of affordable homes.

- Target efforts to create and preserve dedicated affordable housing in areas with greater services and amenities and expand efforts in lower income neighborhoods to grow economic opportunity.
- Explore incentives for the inclusion of more affordable homes in new market-rate development, consistent with Comprehensive Plan Housing Policy H 1.8.
- Implement development incentives for affordable housing, including height bonuses, added density, and reduced parking minimums if development is achieving desired community goals.
- Support efforts among local and regional partners to re-engage and grow a community land trust, including identifying ways to use the City's assets to support this effort.
- Support State and national efforts to develop tools and funding that expand affordable housing creation and preservation.

A3. Continue to streamline and simplify changes to the City's permit process, as necessary.

The City of Spokane should continue to work towards a faster and more predictable permitting process for developers, particularly for housing that expands housing options and supports a broader range of household incomes. Many of the recommendations set forth in RCW 36.70A.600 and the Commerce guidebook are already in place at the City – but processes should be reviewed periodically for continued improvements.

Actions for Consideration:

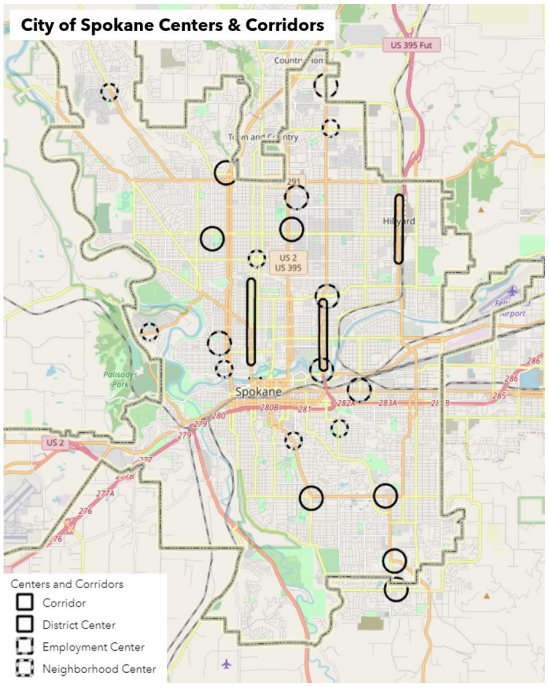
- Adopt SEPA (State Environmental Policy Act) infill exemptions (RCW 43.21C.229) for residential or mixed-use development; suggested action in RCW.36.70A.600.
- Consider using SEPA Planned Actions to complete SEPA review in advance for key properties or areas of potential residential development; suggested action in RCW.36.70A.600.
- Adopt other permit process improvements where it is demonstrated that code, development regulation, or ordinance changes will result in a more efficient permit process for customers.
- Adopt SEPA (State Environmental Policy Act) exemption levels, as permitted in WAC 197-11-800, to allow smaller residential developments to be exempt from SEPA.

A4. Leverage infrastructure and investment, including near high-performance transit stops, in Centers and Corridors, the downtown core, and other targeted areas to increase housing supply.

The City of Spokane has a focused growth strategy that encourages higher intensity development in Centers and Corridors and targeted areas, as outlined in the Comprehensive Plan. Higher density housing of various types is within these areas is to support businesses, employment, public transportation, and local goods and services. While additional capacity exists in these areas, the community continues to desire a higher level of investment in these areas and a building intensity that is closer to the planned intensity. Additional emphasis should be given to leveraging infrastructure in ways that encourages the development of higher-density housing in these areas and seeks to achieve development closer to the maximum density allowed.

The City could expand housing opportunities to a broader array of household types and incomes by encouraging more multifamily housing, particularly in areas near transit, services and amenities. In the HAP survey of housing industry professionals, many expressed interest in mixing commercial with residential by incorporating housing over ground scale retail through "5-over-1" or "5-over-2" podium buildings. A slight increase in maximum height in certain Center and Corridor or General Commercial zones may help facilitate development of this building type that has been successful in other markets. Many stakeholders and community members also want to see more housing options downtown, with affordable and market-rate condominium development that supports mixed incomes.

Figure 16. Map of Designated Centers and Corridors



Actions for Consideration:

- Finish Center and Corridor planning throughout the City and update the planning in areas that have already been planned in the past.

Land Use Plan and Code Changes:

- Increase the maximum building height and/or reduce minimum parking requirements where other transportation options exist in exchange for more housing and mixed-use housing types in Centers and Corridors, similar to what was done previously in the Downtown General Zone[22].

22 https://my.spokanecity.org/smc/?Chapter=17C.124

- Increase capacity for residential development around Centers and Corridors, and along high-performance transit lines through sub-area planning.
- Explore methods to incentive development of underutilized office and commercial spaces into housing.
- Explore methods to convert surface parking lots into housing.

May Require Comprehensive Plan Policy Changes:

- Consider allowing new mixed density and mixed-use areas within new plats of appropriate size and community identified criteria.
- Explore expanding housing in zoning categories where appropriate.
- Better define how new Centers and Corridors can be proposed and created.
- Devote resources to continue to plan for housing within new and existing Centers and Corridors including transitioning density and intensity to lower density areas.

Programmatic and Communication:

- Encourage missing middle housing adjacent to Centers and Corridors.
- Utilize more of the zoned capacity in existing high-density residential areas, such as the greater Downtown and other areas where higher densities are already allowed. This might be through education and/or incentives.
- Encourage and communicate the ability for developers to build to allowed density in Centers and Corridors.
- Work with Public Development Authorities and other partners in targeted investment areas, that have planned residential capacity, on housing development and infrastructure that supports housing development.
- Continue to plan for and fund improvements to the public realm to support housing in targeted areas, such as enhancing the pedestrian environment, parks, and other public spaces.

A5. Revise Accessory Dwelling Unit standards to allow for additional flexibility.

An accessory dwelling unit (ADU) has traditionally been an accessory second smaller dwelling on the same land (or attached to) a primary house. ADUs can provide opportunities for extended family members to live nearby and also for small households to find rental housing in a neighborhood setting that is different than typical apartment complex options. ADUs can also offer a critical source of monthly income for homeowners when rented out.

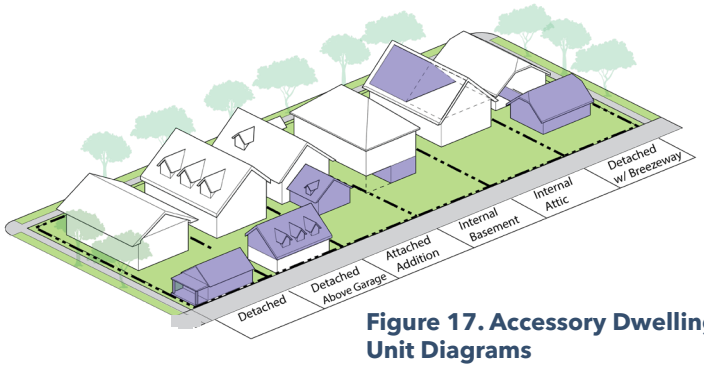


Figure 17. Accessory Dwelling Unit Diagrams

The City of Spokane has long maintained an ADU policy (17C.300), and the City's development code currently allows ADUs in all residential zones[23]. Feedback received in the engagement process from stakeholders suggests the ADU policy could be improved to better encourage ADU development. Starting in 2020, the construction of an ADU either attached to or within a single-family dwelling is available for a partial three-year property tax exemption under RCW 84.36.400.[24, 25]

Other cities across Washington have implemented toolkits and programs that help streamline development. The City should consider similar assistance and resources to increase construction of ADUs throughout Spokane neighborhoods. To make a larger impact on housing affordability and rental options, the City could consider incentives that promote the use of ADUs as affordable homeownership or long-term rental housing for households whose income is less than 80% of AMI.

Actions for Consideration:

- Explore development code changes for accessory dwelling units, such as removing minimum residential parking requirements, allowing more square footage, or removing the requirement that the owner occupy one of the units; suggested action in RCW 36.70A.600.
- Promote the existing State single-family partial tax exemption option for homeowners to build an accessory dwelling unit.
- Develop pre-approved ADU designs and toolkit for accessory dwelling units that if used may result in streamlined permitting.
- Explore a local program that offers homeowners support to build accessory dwelling units that support affordable homeownership or long-term rental options; suggested action in RCW 36.70A.600.

23 https://my.spokanecity.org/smc/?Chapter=17C.300

24 https://my.spokanecity.org/economicdevelopment/incentives/single-family-tax-exemption/

25 http://apps.leg.wa.gov/rcw/default.aspx?cite=84.36.400

A6. Leverage public and partner-owned land for housing, including a land bank.

The City of Spokane should continue to prioritize surplus or underutilized lands for housing development when suitable to help reduce the cost of development and make a project more financially feasible. Furthermore, steps should be taken to encourage the purchase of land originally used as staging areas for major construction, such as in the North Spokane Corridor, that may be made available for housing development at the end of the project. Brownfields may also provide opportunities for housing development in cases where sites can be remediated to meet the health and safety requirements established by state and federal authorities.

Many stakeholders and community members identified a local land bank as a potential critical partner organization for the City to address vacant, abandoned, and derelict properties. Land banking involves buying land, whether that land is currently vacant or developed, and preparing for development, such as meeting housing needs, a community center, or other developments that serve the public. The process includes resolving ownership issues and/or addressing tax liens or land encumbrances that otherwise deter developers from pursuing these properties.

Adaptive reuse of existing buildings, like acquiring unused or distressed hotels, can also be an effective way to preserve historic structures while also providing needed housing close to services, amenities, and transportation. Use of local historic tax abatements or federal historic tax credits in conjunction with low-income tax credits could spread out costs and support affordable housing. The City can also work directly with faith institutions and organizations to build affordable and income-restricted housing on underutilized spaces of their property, like existing parking lots.

Actions for Consideration:

- Continue to consider the sale of publicly-owned surplus property for use by affordable housing and explore partnerships with Spokane Public Schools, the Washington Department of Transportation, and other public agencies that may be willing to convert land to affordable housing.
- Work with the community to create a land bank that facilitates redevelopment and supports the development and preservation of affordable housing.
- Consider adaptive reuse and brownfield remediation, when suitable, for affordable housing.
- Support conversion of unused or distressed hotels or other existing buildings into affordable housing. Consider amending the municipal code to anticipate adaptive reuse and clarify triggers for site improvements such as parking, stormwater treatment, and sidewalks.

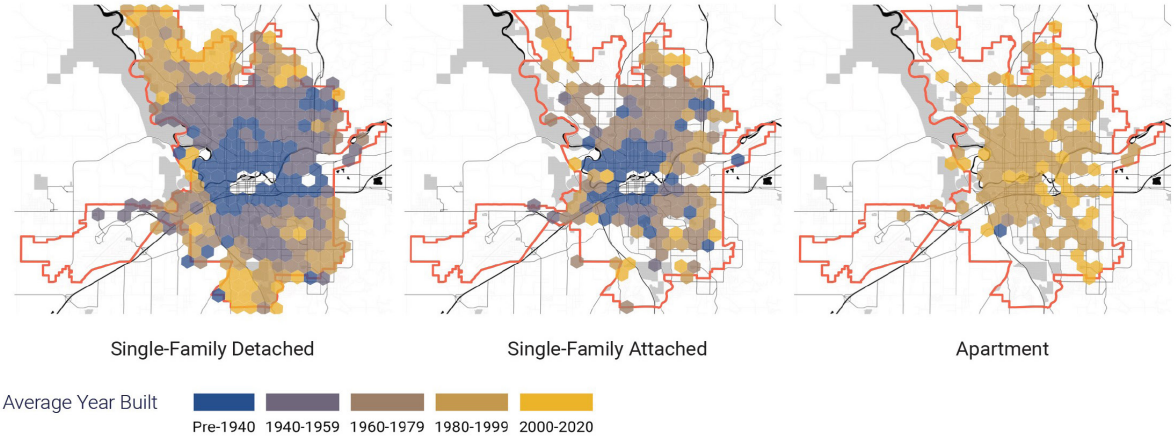
- Acquire unused or distressed hotels or other existing buildings to convert to affordable housing. Amend the municipal code to require no additional parking for historic adaptive reuse that includes housing.

- Allow more flexibility for faith institutions to increase the number of affordable homes they can build on their property, pursuant to RCW 35A.63.300 and RCW 36.70A.545.

B. Preserve existing housing affordability and quality to help people thrive where they live.

Housing quality and affordability is interrelated and, when planned for, addressing both can result in increased availability of housing for a mix of income levels and an increase in housing options available throughout the city and in every neighborhood. Existing housing can often be the most affordable option and is hard to replace with new housing elsewhere at the same cost[26]. Comprehensive Plan Housing Goal H.2, Housing Quality, emphasizes the need to preserve existing houses and rehabilitate older neighborhoods, particularly outside of designated center or corridor environments where redevelopment and intensification are encouraged.

Figure 18. Age of Housing by Type



Source: Spokane County Assessor, 2020.

Access to safe, affordable housing choices also remains a challenge for lower income individuals and families who may be forced to make tradeoffs to find or keep housing they can afford. In some cases, these tradeoffs mean living in lower quality housing that may include health and safety risks, such as exposure to lead, asbestos, and other environmental hazards. Addressing maintenance and upkeep of current housing is critical to keeping residents safe and healthy and the housing stock viable.[27]

The preservation of existing housing that is already affordable for low to moderate income homeowners and renters--often found in older neighborhoods—is another critical component of this HAP. However, many of these homes are at risk for deteriorating or becoming vacant. As housing and rental prices continue to rise, concern for displacement through redevelopment also increases.

The COVID-19 pandemic has exacerbated housing instability. Spokane, like many other communities around the country, is facing a growing crisis related to households' ability to pay rents, mortgages, and utilities. Identifying ongoing assistance with a focus on equity will be important to ensure the most vulnerable do not slip through the cracks.

26 https://shelterforce.org/2019/07/22/opinion-naturally-occurring-affordable-housing-is-hiding-in-plain-sight/

27 https://www.localhousingsolutions.org/act/policy-objectives/improving-housing-quality-and-safety/

Draft Strategies

B1. Expand preventative and proactive code enforcement to help maintain safe and quality housing.

While the shortage of available and affordable units is a key concern, maintenance and habitability of existing housing must be considered a priority as well. Through inspections, education, notification, and various other administrative procedures, Code Enforcement strives to improve non-compliant properties as well as neighboring properties that may be adversely impacted by continued deterioration or nuisance conditions. A home that shows clear signs of abandonment and neglect, for example, may be a target for criminal activity that compromises the safety of neighboring residents.

Complaint- based systems can result in delayed enforcement actions at properties, extending the amount of time that violations remain at a property and making rehabilitation more challenging due to the scale of deterioration. Many previous Code Enforcement cases have resulted in demolition, a city action that is expensive and results in a vacant lot encumbered with liens. Over the last few years, The City's Code Enforcement Department has been focusing on reframing its approach, implementing more proactive strategies that address substandard and nuisance conditions sooner. Proactive inspection programs can benefit property owners by helping them become aware of defective conditions before they worsen. This also allows staff an opportunity to educate property owners regarding permit processes, proper disposal practices, resources provided by partner agencies, and other tools to assist with compliance.[28] Routine and periodic inspections can be critical components of equal protection measures in code enforcement. These types of programs can also help protect tenants who may not know how to report concerns, or who may fear retaliation from landlords if they report specific issues. This can be particularly true for the community's most vulnerable renters, such as those who cannot afford to move, people with disabilities, or those who do not speak English.

Having sufficient staffing and resources will be critical for more proactive and preventative code enforcement approaches. Proactive and preventative enforcement creates more opportunities for Code Enforcement staff to become involved with housing and premises violations sooner and at a lower level, which is crucial to avoiding derelict, nuisance, or abandoned properties. A change in this direction would require significant investment in additional staff to implement.

Actions for Consideration:

- Prioritize educational and resource materials that emphasize the need to address housing and premises maintenance issues before conditions worsen.

- Support relationships with Spokane Police Neighborhood Resource Officers to increase efficiency in dealing with chronic nuisance properties.

28 https://www.localhousingsolutions.org/act/housing-policy-library/code-enforcement-overview/code-enforcement/

- Improve resolution to "zombie" properties by prioritizing receivership instead of demolition.

- Expand the current model of residential foreclosure property monitoring to include monitoring of other situations that tend to result in concentration of code violations, such as vacancy.

- Continue to support the City's code enforcement efforts and initiatives aimed at preserving safe and quality housing, including the continued development of a proactive and preventative-based approach to code enforcement, as called for in Comprehensive Plan policy H 2.2.

B2. Align and leverage programs, funding, and resources to preserve the quality and livability of existing affordable housing.

The City of Spokane offers a number of programs, funding sources, and other resources that target the creation and maintenance of affordable housing. The City's Community, Housing, and Human Services (CHHS) Department manages $2 million in housing and community development funds each year that assist low-income homeowners, address derelict housing, and support partner organizations to help residents buy, maintain, and stay in their homes. The City should continue to highlight the impact of existing housing and community development programs and grow them with more resources as available. The City should also work with community members and partners to make necessary changes to programs and processes, improving access to information and materials and reducing barriers to program participation.

CHHS Programs:

- Community Development Block Grant
- City of Spokane Human Services Grant
- HOME Investment Partnerships Program
- Spokane Regional Continuum of Care Program
- HFCA & Health-Housing-Homeless Systems Integration Pilot (H3)
- Strong Families Initiative
- Housing & Essential Needs Program
- Single Homeless Outreach Program
- Homeless Housing, Operations, & Services Grant
- Single Family Rehabilitation Program
- HUD Neighborhood Initiative

https://my.spokanecity.org/chhs/programs/

When considering affordable rental housing, hidden costs like energy costs and utilities are easily overlooked. Older housing units may have poor building insulation and have more air leaks, resulting in higher energy use and higher costs for renters and landlords alike. Energy costs can disproportionately impact lower-income households who have limited budgets and/or may live in older housing that is at greater risk for disrepair. The City should look for opportunities to fund energy efficiency upgrades that can save low-income households money on energy bills, boost property owners operating margins, and improve environmental outcomes.

Actions for Consideration:

- Streamline navigation for community members and City processes to support improved access to housing and community development programs, including providing housing program materials in more languages, increase the frequency of announcements, and improve websites and other materials.

- Highlight and grow City and partner programs that support affordable homeownership, including single-family rehab programs, essential home repair programs, derelict housing programs, and similar programs offered by partner organizations.

- Expand resources to mitigate and reverse the effects of environmental hazards, past and present, and promote the health and safety of existing housing, including remediation of existing lead and asbestos in some homes.
- Explore a local housing trust fund as an ongoing source of dedicated funding to support housing affordability and meet the most critical housing needs.
- Consider forgiveness of City-controlled liens (i.e. rehab liens) for derelict properties under certain affordable housing criteria.
- Consider developing criteria for forgiveness of City-controlled liens in order to facilitate redevelopment of derelict properties for affordable housing.
- Identify incentives, grants, and other resources to encourage utility efficiency upgrades to buildings, enhancing maintenance and preservation of existing affordable housing units and reducing costs for renters.
- Synthesize priority areas for Community Development Block Grant (CDBG) and other flexible funding sources to address housing needs.

B3. Enhance protections and assistance for renters, particularly the most vulnerable.

As Spokane grows and the housing market tightens, renters are facing increasing challenges to finding safe and quality housing they can afford. Almost half of Spokane's households (44%) are renters, and half of renter households, or 38,000 households, were cost burdened in 2018. The Housing Needs Assessment and additional data research shows that renters at the lowest household incomes and people of color face even higher rates of cost-burden.

Responses from the HAP community surveys on housing experiences and issues indicated that renters are less likely to be satisfied with their current housing than homeowners and find Spokane less affordable for their household needs. They also felt more stressed by monthly household costs. This was consistently higher across all income levels, suggesting that renters are feeling pressures of the tight housing market. Respondents who were longtime renters felt Spokane was less affordable than renters who recently moved in their current home. Another survey of families with children in Northeast Spokane by The ZoNE Project in 2020 found that the majority of those surveyed are worried about housing instability, with 23% of respondents behind in rent or mortgage.[29]

People of color are more likely to be tenants than homeowners in Spokane, as nearly two out of three households of color rent their home. People with disabilities, younger adults, lower income households, single-parent family households, and refugees and immigrants are also more likely to rent. This puts these residents, many of whom already face challenges from systemic barriers, at greater risk of housing instability and homelessness as a result of current market forces (e.g., low vacancy rates, rising rents, and high cost of application and screening fees).

Complicating the difficulties raised by other market forces, the low vacancy rate in Spokane has become one of the most prominent barriers to those seeking to rent in Spokane from finding affordable, quality housing. The City of Spokane has explored various strategies to help support renters in recent years. The City should continue to identify tenant support that protects the most vulnerable residents.

Actions for Consideration:

- Work with community members and tenant advocates to address ongoing barriers to accessing rental housing.
- Continue community discussions around a set of tenant protections policies.
- Monitor the efficacy of recently adopted state laws aimed at mitigating tenant displacement, identifying opportunities and gaps where local strategies may be helpful.
- Identify ongoing sources of rental and utility assistance to promote housing stability post-COVID for low-income households.

29 https://thezonespokane.org/blog/spokanefamiliesworriedabouthousing

B4. Maintain and improve existing affordable rental housing.

Spokane's rental market remains extremely stressed. Vacancy rates have remained extremely low in recent years, increasing rents faster than many households can afford. Renting has also become much more common among residents who have traditionally sought to own their own housing, such as middle- and higher-income households. The Housing Needs Assessment found that these conditions are common throughout Spokane County, including in other cities, and across Washington State. This could be an early warning sign that moderate-income households are being priced out of the homeownership market by higher income households. Growing pressure on limited rental supplies could further lead to increasing financial hardships for households across the City.

Owners of small and mid-sized housing developments that rent at affordable levels may be unable to afford necessary repairs and upgrades and also keep rents low. The City can work with property owners to help maintain existing rental housing by making health- and safety-related repairs, particularly for rental properties affordable to households at or below 100% of AMI. Pairing efforts with tenant support could help minimize displacement of residents during improvements.

It is important to remember that not all rental housing is found in multi-family residential developments. Single-family homes can help address the affordable rental-housing crisis as well. Many of the rented single-family homes are being managed by small landlords who do not necessarily have assets to fall back on, and government programs often overlook them. Turning distressed single-family houses into rentals can be an important way to preserve the current stock of housing and stabilize neighborhoods.

Actions for Consideration:

- Continue to support the purchase of existing affordable housing by non-profit housing organizations and community-based organizations to preserve the housing stock and prevent displacement.
- Consider incentives to preserve affordable single-family rentals, to support the maintenance and utilities of homes, and encourage financially responsible involvement.
- Bring focus to rental rehabilitation programs and partnerships to help small landlords make to help landlords complete health- and safety-related repairs to affordable rental properties.
- Continue to engage in proactive outreach to property managers and explore policies and programs that provide guidance and resources to support rental housing.

B5. Study the local short-term rental market to reduce impact on housing affordability, neighborhood identity, and displacement.

In recent years, homeowners and property owners are finding they can make more money renting to tourists and visitors than renting to long-term residents. However, when housing stock is converted to short-term rentals (STRs) it can impact Spokane's housing stock by shrinking the local housing supply and increasing competition for remaining units. With already low vacancy rates, additional competition in the market can increase challenges for residents to find decent and affordable homes in the City.

Many communities have adopted STR regulations to reduce their impact on displacement and housing affordability. The City of Spokane implemented a permit for short-term rentals[30] in 2015. The City should engage community participation in amending the STR policy to ensure it protects public interests – including housing affordability, health and safety, neighborhood quality, and municipal revenues – while retaining reasonable latitude for city residents to host and earn money from short-term guests.

Actions for Consideration:

- Track short-term rentals to understand compliance with current permitting requirements.
- Study current short-term rental regulations, informed by local market data, and amend them to limit negative impacts where appropriate. Some examples of policy changes made by other jurisdictions include:
    - o Consider short-term rental zones allowing tourist accommodations (e.g., City of Chelan).
    - o Consider caps on the number of allowed short-term rentals per host (e.g., Seattle, Okanogan-Methow).
    - o In a residential zone, explore limits on the number of nights a short-term rental can be rented to guests annually (e.g., Bend, Oregon).
    - o In a residential zone, permit short-term rentals within an owner-occupied residence.

30 https://my.spokanecity.org/projects/short-term-rentals/

C. Enhance equitable access to housing and homeownership.

When considering strategies that the City can take to address housing needs and affordability challenges, it is important to understand and consider the historic context and intentional policy and zoning decisions that have contributed to patterns of inequity present in Spokane. Looking at policies and programs through a racial equity lens can provide policymakers and staff with insights needed to develop targeted solutions and ensure more equitable outcomes[31].

The City should also continue to expand the displacement risk assessment to deepen understanding of the causes of displacement, monitor changes in displacement risk over time, and identify solutions to mitigate displacement during redevelopment. Proactively engaging with neighborhoods and communities in areas with high displacement risk before land use and zoning changes are enacted can help the City consider the most relevant and effective strategies for minimizing and mitigating displacement.

This priority encourages the City to consider actions that work to break down structural barriers and ensure they do not serve as impediments to accessing housing opportunities or moving into homeownership if desired, including those in the private housing market.

31 https://www.nlc.org/article/2020/07/09/embedding-racial-equity-in-housing/

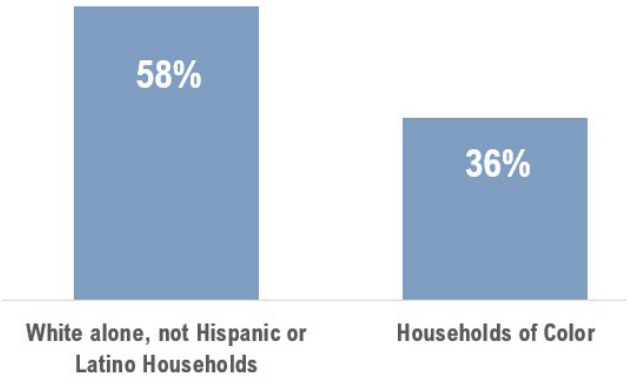
Draft Strategies

C1. Reduce barriers and expand access to housing and homeownership for lower income households, first-time homebuyers, people of color, and people with disabilities.

Even when affordable units exist, some residents must overcome significant barriers to access them. As a result, producing and preserving affordable homes is not sufficient. Barriers to accessing these homes should also be addressed for all Spokane residents to benefit and thrive. Public awareness of existing resources can help community members better understand what types of assistance may be available to them, as well as their eligibility for different programs[32]. The City should work to reduce the barriers to accessing housing, and promote programs that make it easier for people to stay in their homes long-term.

Concerns about access should not be limited to rental opportunities but also to homeownership. Homeownership enables families to build wealth and can help stabilize communities. However, homeownership opportunities are far from equal. As of 2018, there exists a 22-point racial homeownership gap in the City of Spokane between the percentage of White, non-Hispanic homeowners and people of color homeowners. The City should continue to engage in discussions and intentional changes to help reduce barriers and expand access to housing and homeownership for those most impacted by historic and ongoing inequality.

Figure 19. Homeownership Rate by Race in City of Spokane, 2014 - 2018



Source: ACS (2014-2018), Table S2502

One possible solution is shared equity homeownership. Shared equity homeownership creates a bridge to homeownership by addressing the primary challenges for buyers with low incomes: lack of a down payment, poor credit history, and the low supply of quality properties that people and families can afford. Shared equity models provide an alternative option to renting and traditional homeownership through subsidies offered by a nonprofit or government entity to lower the purchase price of a housing unit, making it affordable to lower-income buyers. In order for these programs to be successful, creative funding, resources, and partnerships will be needed to address gaps between financing and costs, to bring down the price of homes or purchase land, and subsequently make it possible to provide homes at affordable prices.

Many stakeholders contacted during the HAP process expressed support for shared equity models to facilitate broader access to affordable, low-risk homeownership opportunities for

32 https://static.spokanecity.org/documents/chhs/plans-reports/planning/draft-analysis-of-impediments-to-fair-housing-2019-11-27.pdf

low-income households.[33] Feedback received encourages City leadership to actively support community discussions to create shared equity homes, including shared equity cooperatives, limited-equity resident-owned communities, community land trusts, and deed-restricted/ below market-rate programs.

Actions for Consideration:

- Expand information provided in Spanish, Russian, Marshallese, Vietnamese, Arabic, and other languages to help increase access to housing and community development programs and resources.
- Support land use and development code regulations that allow diverse housing types and support mixed-income communities, consistent with Comprehensive Plan Policy H 2.2.
- Prioritize investment and incentives that support housing affordability and stability for low-income residents and people of color in historically underserved neighborhoods, while also increasing access to high-resource neighborhoods.
- Support partner organizations' efforts to expand homeownership education, outreach, and assistance programming to reach more potential homebuyers, including expanding down payment assistance and financial counseling classes.
- Support community-based organizations with a commitment to increasing Black, Indigenous, Latinx and People of Color homeownership and reducing the racial homeownership gap.
- Promote universal design in residential development to support all people regardless of their age, size, and ability in accessing housing to the greatest extent possible, without the need for adaptation or specialization.
- Work with the community and partner organizations to explore shared equity models to provide home ownership opportunities to low- and moderate-income families, including limited-equity resident-owned communities, cooperatives, and deed restrictions.

33 https://www.huduser.gov/portal/periodicals/em/fall12/highlight3.html

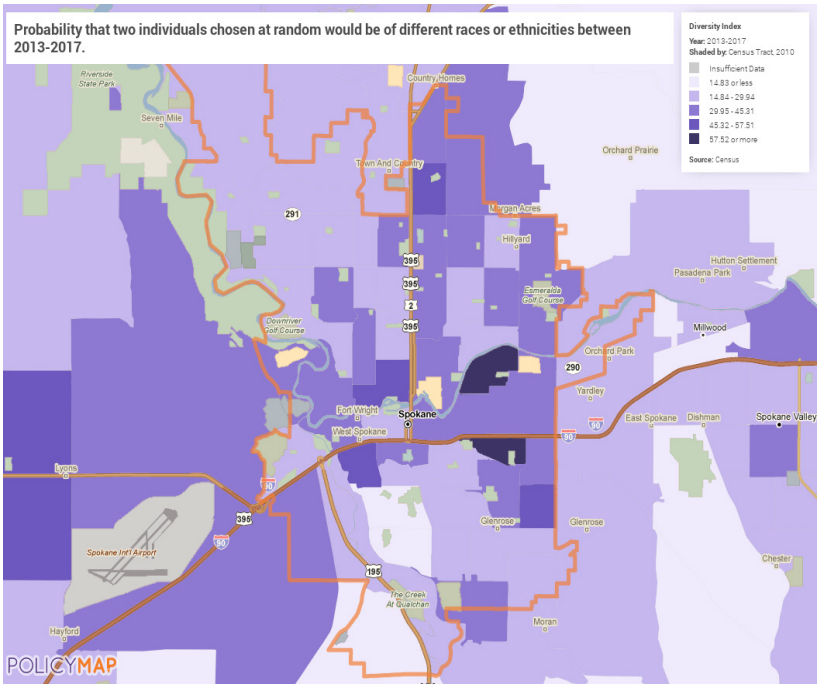
C2. Address racial inequities and disparities in housing.

When considering strategies that the City of Spokane can undertake to address housing needs and affordability challenges, it is important to understand and consider the historic context that has contributed to patterns of inequity. As in other parts of the state and across the country, Spokane has a history of segregation based on race, national origin, and other characteristics. Historical practices such as 'redlining' and restrictive covenants on property that have had long-lasting impacts on neighborhoods and homeownership.

Redlining was the practice of discriminatory lending in government-backed mortgages by the Federal Housing Administration in the 1930s through the Home Owners' Loan Corporation (HOLC). The HOLC produced maps that assessed credit-worthiness of neighborhoods, including a map of Spokane. Areas that were considered high risk were "hazardous" or "redlined" and denied loans and capital investment, particularly in and near African American communities, lower income households, immigrants, and diverse neighborhoods.[34] Some areas were further shaped by racially restrictive covenants that prevented people of minority races, religions, and ethnicities from purchasing a home. Some of these covenants are still on property records, though they are no longer in force.

Though the 1968 Fair Housing Act made these practices illegal, the use of redlining and racially restrictive covenants worked to isolate people of color into areas of disinvestment and concentrated poverty. Data in the City's Analysis of Impediments to Fair Housing report identified that in 1960, 63 percent of Black people in Spokane lived in only three census tracts; today those areas are some of the most racially diverse neighborhoods, including East Central, West Central, and Chief Garry Park—areas that were historically redlined. Conversely, areas that were identified as good or best for mortgage lending in the 1930s HOLC map in Spokane have some of the least diversity in the City today.

Figure 20. Diversity Index of Spokane



Source: PolicyMap[35], www.policymap.com

34 https://dsl.richmond.edu/panorama/redlining

35 Note: The diversity index is an index ranging from 0 to 87.5 that represents the probability that two individuals, chosen at random in the given geography, would be of different races or ethnicities between 2013-2017. Lower index values between 0 and 20 suggest more homogeneity and higher index values above 50 suggest more heterogeneity. Data were obtained from the Census' American Community Survey 2013-2017 estimates and calculated by PolicyMap.

Disaggregating data by racial, economic, geographic, gender, and other equity indicators can help the City of Spokane acknowledge and engage with historic, structural, and systemic drivers of inequity. Doing so can help the City evaluate whether a law, regulation, or practice is helping to reduce inequity or perpetuating it.[36] This framework can help deepen the analysis by considering all the ways race impacts a person's outcome, while also considering other ways that inequities may show up. The City should continue to research issues to understand the structures and systems that have perpetuated inequities in housing.

Actions for Consideration:

- Develop a racial equity framework and expand analysis of equity indicators to inform housing and land use policy, code regulations, and to mitigate displacement.
- Conduct an equity review and update the Comprehensive Plan Housing Chapter if needed.
- Continue work to eliminate barriers identified in the City's Analysis to Impediments of Fair Housing, and affirmatively further fair housing practices in City government.
- Expand research and application of equity and anti-displacement practices to deepen place-based analysis and reflect in policy development.
- Work with community partners to encourage actions that address unfair/discriminatory housing, lending and appraisal practices and increase access to credit.
- Equitably engage and empower all community members to participate in shaping housing policies, particularly those most impacted including but not limited to people of color, people with disabilities, lower income households, renters, refugees, immigrants, women and LGBTQIA+ and other under-represented groups.
- Partner with local organizations to provide fair housing education for housing providers, and fair housing design and construction training for developers, contractors, architects, engineers, and city planning and development personnel.

36 https://housingmatters.urban.org/articles/applying-racial-equity-lens-housing-policy-analysis

C3. Preserve and stabilize the viability of existing homeownership for low-income homeowners.

Many homeowners in Spokane are struggling with rising monthly housing costs, growing property tax or utility bills, and long-term maintenance of their home. Some homeowners, like seniors on fixed incomes or low-income residents, cannot make needed repairs to their properties. This can put their homes at risk for disrepair and possible code violations.

The City could identify ways to increase funding and resources to help homeowners keep up with maintenance and weatherization and help them stay in their homes longer. The City currently works with and funds many partner organizations like Spokane Neighborhood Action Partners (SNAP) to help make home repairs, provide access to loans, and address issues in homes that pose health or safety hazards through the Essential Repair and Single Family Rehabilitation programs.[37] The City can also look to support local tax relief programs for longtime homeowners to help lower their overall housing costs and keep them in their homes.

Actions for Consideration:

- Identify and allocate additional resources for the rehabilitation and maintain viable affordable housing that goes beyond regular upkeep.
- Encourage proactive counseling and education for homeowners on maintenance and upkeep of their homes.
- Support programs that reduce tax burdens to help homeowners with costs and stay in their neighborhoods, targeting but not limiting such programs to lower and moderate income, elderly, disabled, and veteran homeowners.
- Investigate expanding City resources, programming, and partnerships to support home safety modification projects for lower income, disabled, and elderly homeowners.

36 https://my.spokanecity.org/chhs/programs/

D. Leverage and grow partnerships to support housing initiatives across the region.

New and expanded local and regional partnerships will be critical when tackling the full scale of housing challenges faced by the community. Such partnerships provide an opportunity for the City to collaborate with efforts it cannot undertake on its own. Housing challenges are prevalent across the greater region and regional action is needed to enhance cooperation and coordination among jurisdictions. The City should continue participating in multi-jurisdictional efforts to address regional housing needs and advance initiatives across the greater metro area, where appropriate and feasible. It is important for the City of Spokane to develop partnerships with groups that influence or are affected by the housing market. These groups include for-profit and nonprofit developers, community organizations, community members, neighboring jurisdictions, agency partners and others.

Draft Strategies

D1. Support growth management planning which best meet the Comprehensive Plan's goals and policies.

The City's Comprehensive Plan Chapter 3 Land Use, includes Goal LU 10, Joint Planning. This goal seeks to support joint growth management planning and annexation requests which best meet the City's development goals and policies. Activities undertaken under this goal should be expanded if the City and region are to achieve greater success in addressing housing issues.

Potential Actions:

- Consider funding City-led studies of areas that may be proposed for future urban growth or urban reserve areas for future expansions (in the long term), to better understand potential impacts to utilities and transportation. These could be undertaken in anticipation of the 2026 regional periodic Comprehensive Plan updates in Spokane County (RCW 36.70A.130).

- Continue to promote and support regional planning efforts such as the Steering Committee of Elected Officials and implementation of Countywide Planning Policies (CWPPs).

D2. Leverage partnerships within the health, education, parks, and transportation fields to support housing affordability, access to opportunity and quality of life.

Housing touches so many aspects of someone's life. Data shows that where someone lives can impact their life and health outcomes. People living just a few blocks apart may have vastly different life expectancies, in part because of their neighborhood. When households struggle to pay housing costs, they face financial and housing instability and are at heightened risk for a host of negative health outcomes. A safe and affordable home that is close to schools, work, amenities, and transit can help a person's overall health, wellbeing, and access to opportunity. Health institutions are well aware of how the social determinants of health (community conditions such as the availability of jobs, affordable housing, and grocery stores) shape health disparities. Many local and regional health stakeholders are exploring how they can help address long-term sustainable solutions to often complex housing and health problems, and advocate for, invest in, and provide services through affordable housing development.

When there is a disconnect between housing supply, job location, and services there can be corresponding greater demands on the City and region's transportation network and cause a greater proportion of people's time and income to be spent on commuting. Housing and transportation are the two biggest expenses in a typical household, on average comprising close to half of a household's income in the City of Spokane. With direction from the H+T Affordability Index and other research published in the past decade, collaboration between policy organizations focused on affordable housing and transportation has increased precipitously.[38]

The City should continue to foster and build on partnerships with community members, organizations, school districts, and agencies to encourage housing initiatives that integrate across disciplines and work together to ensure all people and families have what they need to succeed.

Actions for Consideration:

- Link housing and transportation in higher density zones to connect communities with affordable housing options, walkable neighborhoods, and public transportation.
- Continue to explore connections and partnerships with school districts on housing, planning, and education outcomes to support greater access to opportunity for all students and families.
- Leverage partnerships with hospitals and health care institutions to address upstream causes of inequity, promote safe and healthy housing, and maximize positive health outcomes.

38 https://htaindex.cnt.org/

D3. Grow and expand use of both local and regional housing data and analysis.

The development of the HAP has brought together a diverse group of stakeholders and parties interested in the state of housing in the City. The City should consider carrying this momentum forward and further engage both non-profit and market-rate developers, realtors, community organizations, faith-based groups, agency partners, and community members in local and regional discussions on the housing market. Proactive and sustained momentum should include clearly defined purpose and duration of engagement.

The Housing Needs Assessment provides a foundation to continue to analyze housing needs. Market trends are dynamic and change quickly. The City should work with local and state organizations to expand on the needs assessment with periodic updates over time. In particular, monitoring affordable and accessible housing can help the City better understand expiring affordability for income-restricted housing units.

Actions for Consideration:

- Develop and deploy a regional competitive market analysis, inclusive of but not limited to measures of inventory, cost drivers, regulatory environment, and publish regular updates.
- Leverage partnerships with universities and community research organizations to expand existing housing data and increase the frequency of collection/analysis.
- Build partnerships to create a database or registry of affordable and accessible housing. Monitor expiring affordability.
- Establish an ongoing community stakeholder group to build on the relationships built during preparation of the HAP, seeking more regular and broad discussion of the regional housing market.

4. IMPLEMENTATION AND MONITORING

4.1. Implementation Matrix

Considering the information provided above and the strategies identified during the HAP process, the implementation matrix provides a roadmap for converting the recommended actions in the HAP into actual regulatory and program changes. Additionally, the proposed monitoring program provides a system for measuring the effectiveness of housing strategies in achieving the priorities.

The following section provides an implementation blueprint showing the potential first steps, anticipated timing of strategies, and the investment level for the strategies discussed in the HAP. This section will also provide options for measuring the performance of different strategies such as developing a dashboard which monitors Spokane's housing target and action plan progress. The matrix identifies suggested starting points for development of more refined work programs with elected officials and the community. For the full potential actions for each strategy, see Chapter 3.

The implementation matrix identifies anticipated implementation timeframes after adoption:

Short-term: 1-3 years

Mid-term: 3-5 years

Long-term: 5+ years

The implementation matrix also considers the level of resources needed, both in staff and other costs, including staff time required, additional resources or programming needed, or anticipated public funding required to implement.

Low: Minimal staff, resources, time, funding

Medium: Moderate staff, resources, time, funding

High: Intensive staff, resources, time, funding

Once the plan is adopted, additional effort should be given to further prioritize the strategies and potential actions. Further engagement, discussion, and consensus will be needed to identify which actions to pursue first, which can wait for additional resources, and which are less urgent but still important in the long-term. Additionally, the City should define and analyze the impact of strategies on increasing housing supply, options, and affordability.

4.2. Monitoring Program

The City should commit to issuing an annual report to evaluate its progress in implementing HAP strategies. This report should describe prioritized areas of focus and a proposed work plan for the next several years that could be reflected in the joint Plan Commission and City Council work plan, City Budgets, and any master planning (like the Capital Improvement Program). Action priorities could be discussed with partners and shared as a part of community outreach/involvement to ensure alignment with the plan of action. This program is already envisioned by the Comprehensive Plan in Housing Policy H 2.5 (below).

Comprehensive Plan Housing Policy H 2.5: "Provide a report annually to the City Plan Commission that monitors progress toward achieving the housing goals and includes recommended policy change if positive direction toward achieving the housing goals is not occurring."

> **Discussion:** "Using readily available datasets as a basis for a simple set of indicators can illustrate progress that has been made to achieve housing goals and policies and provide assistance in determining what actions are needed to implement the goals and policies and whether revisions to the policies are needed. The public can provide feedback about the indicators that are most important to them."

Determining the exact indicators and monitoring frequency will require additional research into the availability of data, staff time, and the necessary process to establish tracking systems. Also required would be discussions with City leaders and the community, to ensure that the chosen indicators adequately and equitably gauge housing progress.

Guiding Principles for Developing a Monitoring Program

Staff recommends the following objectives in selecting data sources and indicators to use in the monitoring program:

- Use the monitoring program to advance the implementation of adopted Comprehensive Plan Housing Element goals and policies.
- Select indicators that are both easy to understand and useful in evaluating progress towards goals and policies.
- Use indicators from readily available, regularly updated, well-respected data sources.
- Use data specific to the City of Spokane. Regional or statewide data may be included for the purpose of benchmarking or comparison, but should not be relied upon solely to describe the state of housing within the city limits.

For a staff memo on the proposed monitoring program, see the Appendix F.

Table 1. Implementation Matrix

Note: The following matrix identifies potential first steps are suggested starting point for development of more refined work programs with elected officials and the community. For the full potential actions for each strategy, see Chapter 3.

Strategy	Potential First Steps	Starting Timeline	Investment
A. Increase housing supply, options, and affordability for all incomes.			
A1. Explore and expand allowed housing types to encourage missing middle housing throughout Spokane's neighborhoods.	• Allow duplexes (two units per lot) in RSF and RSF-C zones, on each parcel or each corner lot; suggested action in RCW 36.70A.600. • Increase the allowed number of attached units on individual lots in RSF, RSF-C and RTF zones outright, without the requirement of a planned unit development (PUD) process.	Mid-term	Medium
A2. Target efforts to increase the development of affordable housing throughout the City to support mixed-income neighborhoods.	• Examine incentives for affordable housing, including allowing fee waivers for development of income-restricted units, while also exploring policies to mitigate displacement. • Utilize and build on state and federal funding sources to increase the supply and preservation of affordable homes.	Short-term	High
A3. Continue to streamline and simplify changes to the City's permit process, as necessary.	• Adopt SEPA (State Environmental Policy Act) infill exemptions (RCW 43.21C.229) for residential or mixed-use development; suggested action in RCW.36.70A.600.	Short-term	Low
A4. Leverage infrastructure and investment, including near high-performance transit stops, in Centers and Corridors, the downtown core, and other targeted areas to increase housing supply.	• Increase building height and/or remove parking required in exchange for more housing in Centers and Corridors. • Encourage and communicate the ability for developers to build to allowed density in Centers and Corridors.	Short-term	Medium
A5. Revise Accessory Dwelling Unit standards to allow for additional flexibility.	• Explore development code changes for accessory dwelling units.	Short-term	Medium
A6. Leverage public and partner-owned land for affordable housing, including a land bank.	• Allow more flexibility for faith institutions to increase the number of affordable homes they can build on their property, pursuant to RCW 35A.63.300 and RCW 36.70A.545.	Long-term	High
B. Preserve existing housing affordability and quality to help people thrive where they live.			
B1. Expand preventative and proactive code enforcement to help maintain safe and quality housing.	• Improve resolution to "zombie" properties by prioritizing receivership instead of demolition.	Short-term	Medium
B2. Align and leverage programs, funding, and resources to preserve the quality and livability of existing affordable housing.	• Streamline navigation and processes to support improved access to City housing and community development programs. • Synthesize priority areas for Community Development Block Grant (CDBG) and other flexible funding sources to address housing needs.	Short-term	Medium
B3. Enhance protections and assistance for renters, particularly the most vulnerable.	• Work with community members and tenant advocates to address ongoing barriers to accessing rental housing. • Identify ongoing sources of rental and utility assistance for low-income households to promote housing stability post-COVID.	Short-term	Medium

Strategy	Potential First Steps	Starting Timeline	Investment
B4. Maintain and improve existing affordable rental housing.	• Continue to engage in proactive outreach to property managers and explore policies and programs that provide guidance and resources to support rental housing.	Short-term	Low
B5. Study the local short-term rental market to reduce impact on housing affordability, neighborhood identity, and displacement.	• Track short-term rentals to understand compliance with current permitting requirements.	Short-term	Medium
C. Enhance equitable access to housing and homeownership.			
C1. Reduce barriers and expand access to housing and homeownership for lower income households, first-time homebuyers, people of color, and people with disabilities.	• Expand information provided in Spanish, Russian, Marshallese, Vietnamese, Arabic, and other languages to help increase access to housing and community development programs and resources.	Short-term	Low
C2. Address racial inequities and disparities in housing.	• Develop a racial equity framework and expand analysis of equity indicators to inform housing and land use policy, code regulations, and to mitigate displacement.	Short-term	Medium
C3. Preserve and stabilize the viability of existing homeownership for low income homeowners.	• Support programs that reduce tax burdens to help homeowners with costs and to stay in their neighborhoods.	Short-term	Medium
D. Leverage and grow partnerships to support housing initiatives across the region.			
D1. Support growth management planning which best meet the Comprehensive Plan's goals and policies.	• Continue to promote and support regional planning efforts such as the Steering Committee of Elected Officials and implementation of Countywide Planning Policies (CWPPs).	Short-term	Low
D2. Leverage partnerships within the health, education, parks, and transportation fields to support housing affordability, access to opportunity and quality of life.	• Link housing and transportation to create connected communities with affordable housing options, walkable neighborhoods, and public transportation.	Short-term	Medium
D3. Grow and expand use of both local and regional housing data and analysis.	• Establish an ongoing community stakeholder group to build on the HAP for more regular and broader discussion of regional housing market.	Short-term	Low

5. APPENDICES

A. Housing Needs Assessment

B. Additional Data Analysis

C. Housing Policy Framework

D. Summary of Community Engagement

E. Displacement Risk Assessment

F. Proposed Monitoring Program

G. Glossary of Terms

To view all the appendices, visit the Housing Action Plan project page:

https://my.spokanecity.org/housing/spokane-housing-action-plan/

Appendix A

Housing Needs Assement

This appendix is part of the City of Spokane Housing Action Plan - Public Review Draft. To view the full draft, appendices, and project materials, visit the project webpage: https://my.spokanecity.org/housing/spokane-housing-action-plan/.

CITY OF SPOKANE

HOUSING ACTION PLAN

HOUSING NEEDS ASSESSMENT

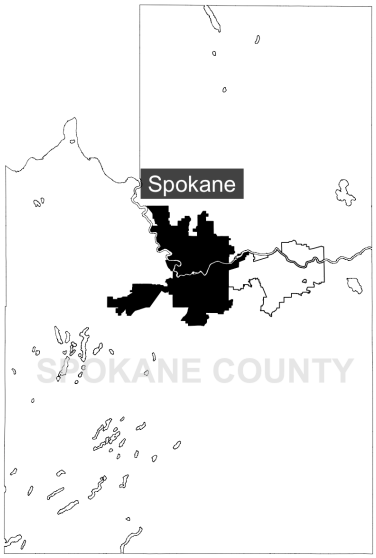
SUMMARY REPORT

REVIEW DRAFT - DECEMBER 7, 2020 UPDATE

City of Spokane

The City of Spokane is developing a Housing Action Plan (HAP) to identify ways to meet housing needs now and into the future. The HAP is made possible due to a Washington State Department of Commerce House Bill 1923 Grant. HAPs should include strategies and actions to encourage greater housing diversity and affordability, access to opportunity for residents of all income levels, and should address both affordable and market-rate housing needs. An initial step in the HAP process is to define the range of housing needs by analyzing the best available data that describes the area's housing and associated demographic, workforce, and market trends over the past few decades. This assessment helps answer questions about the availability of different housing types, who lives and works in the Spokane area, and what range of housing is needed for all income levels through 2037. The HAP planning horizon aligns with the 20-year growth target for the City of Spokane's Comprehensive Plan. Housing analysis is an important exercise since a community's housing needs tend to continually evolve based on changes in the broader economy, local demographics, and the regulatory environment.

The City of Spokane, like other communities in the Spokane-Coeur d'Alene metropolitan area, has changed and grown over the years, leading to greater demand for different housing types. The diverse housing needs have not always been successfully met and access to housing has not always been equal, especially for low income families and communities of color. Analyzing housing needs is complex because it represents a bundle of services that people are willing or able to pay for, including shelter and proximity to other attractions (e.g., jobs, shopping, recreation); amenities (e.g., type and quality of home fixtures and appliances, landscaping, views); and access to public services (e.g., quality of schools, parks, etc.). Since it is difficult to maximize all of these services while minimizing costs, households must make decisions about trade-offs and sacrifices between needed services and what they can afford.



In addition, housing markets function at a regional scale, which makes it challenging for individual jurisdictions to adequately address issues without regional partnerships.

This Housing Needs Assessment summary compares the City of Spokane with Spokane County and the City of Spokane Valley to provide a more complete picture of the county-wide housing landscape while also offering insights on localized versus regional trends, and a more nuanced view of housing market dynamics. Various U.S. Census Bureau, county assessor, and housing market datasets were used to assess the housing stock, workforce, demographics, and expected demand. The housing needs assessment findings are organized in the following topic areas:

- Executive Summary
- National Trends
- City of Spokane Housing Trends
- City of Spokane Demographics
- City of Spokane Housing Affordability
- City of Spokane Housing Needs Forecast
- City of Spokane Employment Trends
- Spokane County Trends

This document and analyses were produced by:

ECONorthwest
ECONOMICS · FINANCE · PLANNING

Executive Summary

› The rate of population growth and housing development in the City of Spokane has remained steady for most of the decade, growing around 5% and adding around 11,184 more people since 2010.

› To accommodate forecast housing needs for the City of Spokane, around 357 housing units need to be produced per year through 2037. Meeting this forecasted housing need is achievable given the City of Spokane has seen 537 units on average built annually between 2010 and 2019. The city should continue to advance policies and strategies that support housing growth for a diversity of housing types and at different affordability levels, such as through allowances for attached single-family housing in different parts of Spokane City. The city should strive to inclusively meet diverse housing needs for current and future households, in particular to provide more housing options attainable for middle- to low-income households, earning below 120% of the Area Median Income (AMI).

› Housing needs change over a person's lifetime. Thus, it is important to track shifts among age groups to better understand how housing needs change as community demographics shift. The City of Spokane's senior (65+) and millennial (25-34 years) populations grew by two percentage points from 2012 to 2018. Spokane County projections from 2020 to 2030 estimate that the 65+ population will expand from 18% to 22% of the total population – a trend that is consistent with other communities across the country. Homeownership rates increase as age increases and older people are more likely to live in single-person households which tend to be smaller in size. The aging of the Baby Boomer generation (born 1946 to 1964) could also generate greater demand for smaller sized housing and housing with living assistance support.

› The rising cost of housing is a top concern since more people are finding it increasingly difficult to afford housing. While the City of Spokane's population grew by 5% since 2010, home sales prices escalated by 47% in that same period of time. This increase has outpaced the city's homeowner incomes increase (1% rise from $70,711 to $71,727, remaining in the middle-income category).

› Rents for 2-bedroom apartments also increased by 11% since 2010. Increasing rents is a similar trend unfolding in Spokane County, several other cities, and across Washington State. Renter incomes in Spokane City have also increased by nearly 21% from $27,290 to $32,926. This corresponds with Spokane City's declines in the number of households earning less than 50% of AMI from 2012 - 2018. By 2018, Spokane City saw increases in renter incomes overall which could be an early warning sign that moderate-income households are being priced out of the homeownership market by higher income households. Overall the average rent per square feet for a 2-bedroom apartment in the City of Spokane have remained consistently lower than Washington State, and in the cities of Bellingham, Vancouver, and Bremerton over the last decade and lower cost rentals, could attract more people to the area.

› Another key finding is the low vacancy rate of 2-bedroom apartments over the last decade. On average, from 2010 to mid 2020, the vacancy rate was 2.7% for 2-bedroom apartments. This low rate is below the 5% standard, indicating an inadequate supply to satisfy demand. This is exacerbated due to slight increases in the share of renters in Spokane City between 2012 and 2018. Overall, this signifies increasing pressure on the already limited supplies of moderate-income (60-80% AMI) rentals and if they continue, could lead to increasing financial hardships for households across the City.

› A key way to evaluate housing affordability issues is to quantify housing cost burden which is defined as households paying more than one-third of their gross income on housing. Housing cost burden issues have not affected all households evenly - low and moderate-income households have been disproportionately affected and income level is strongly tied to cost burden. In fact, nearly half of households (renters and homeowners) earning less than 50% of AMI were severely cost burdened, meaning paying more than half their income on housing, while at least 69% of renters earning less than 80% of AMI were cost burdened. Cost burden rates in the City of Spokane are similar to Spokane County as a whole.

Executive Summary

› Between 2012 and 2018, Spokane's share of 1, 2, and 3-person households grew while the number of 4-person households declined. This suggests that demand is increasing for housing in Spokane City suited to smaller household sizes.

› Similar to Spokane County, Spokane City's population below poverty decreased from 20% to 16% from 2012 to 2018. This trend could be adding demand to the already constrained supply of moderate-to middle-income housing.

› Spokane City's housing stock mostly consists of single-family detached homes (69%) and lacks housing diversity needed to accommodate future demand. The city has a low supply (9%) of middle housing (e.g., townhomes, triplexes, duplexes, quad homes, and cottages) which is a critical housing type allowing more seniors and couples to downsize and remain in their community, while also providing more options for young households forming and working families to get a foothold in great neighborhoods.

› Spokane City's growing workforce increased by 4% from 2010 to 2017. Substantial growth in dominant sectors such as healthcare and social assistance with average 2018 salaries at 80-100% AMI could fuel demand for more moderate-to middle-income housing.

› As a result of Spokane's changing demographics, at least 6,791 housing units are needed by 2037. If units are allocated based on recent income distribution trends, half of the total units needed through 2037 would be for households earning over 100% AMI, and the remaining half would be split evenly for households earning 50-100% AMI, and less than 50% AMI. However, strategies could be developed to target certain housing needs to move beyond existing trends.

› Overall, these findings indicate increased demand for moderate and middle-income options (80-120% AMI), and housing suitable for smaller households, that can mostly be mostly met through single-family attached housing. In addition, demand has increased for 2-bedroom apartments, rentals, and housing for seniors' special needs.

The COVID-19 pandemic has affected the production of housing in many regions and the ability of households to pay for housing consistently. This will likely exacerbate housing availability and stability. Parts of this analysis relied on pre-COVID data.

*Median Income Levels**

When examining household income levels, the Area Median Income (AMI) and Median Family Income (MFI) are helpful benchmarks for understanding what different households can afford to pay for housing expenses. Since housing needs vary by family size and costs vary by region, HUD produces a median income benchmark for different family sizes and regions on an annual basis. These benchmarks help determine eligibility for HUD housing programs and support the tracking of different housing needs for a range of household incomes. AMI means the same thing as MFI but is more commonly used in the industry.

- AMI is used in this report and the median income value (100%) primarily used is an annual income of $65,200 for a family of four (Spokane County rate for 2018).
- Below 30% of the AMI is extremely low income (under $19,560), 30-50% of AMI is very low income ($19,560-$32,600), 50-60% of AMI is low income ($32,600-$39,120), 60-80% of AMI is moderate income ($39,120-$52,260), 80-120% AMI is middle income ($52,260-$78,240), and above 120% AMI is high income (above $78,240).
- To put these values into perspective, a dishwasher earns an estimated $26,580 per year on average and would be very low income. A pharmacy tech earns $40,940 annually and would be moderate income.
- Income levels tend to vary throughout a lifetime and homeownership rates tend to increase as income increases.

*Source of AMI: Spokane County/US Housing and Urban Development (HUD), 2018, and Occupational Employment Statistics, US Bureau of Labor, 2019, Spokane-Spokane Valley Metropolitan. https://static.spokanecity.org/documents/chhs/programs/homeinvestment/2018-spokane-home-income-and-rent.pdf.

National Housing Trends

Key National Demographic Trends Associated with Housing

Nuclear family households, the predominant type of household of the mid 20th Century, shrunk from 40% in 1970 to 20% in 2018 while the share of single-person households increased from 15% in 1970 to 28% in 2018, to take over as being the most prevalent household type. This trend could lead to fewer persons per household which would increase demand for housing units.

In addition, around one-third of Americans between 18-34 years are living in their parent's homes (as of 2018) and the median age for first marriage increased to almost 30 in 2016. This trend could decrease housing demand for 18-34 aged persons or at least delay it.

America is aging, and the number of seniors will continue to grow over the next few decades to an estimated share of around 22% over age 65 by 2050. This is a big increase since only around 16% of US (and Washington state) residents were over 65 in 2018. Seniors are projected to outnumber children for the first time ever by 2035.

Nationwide, the Hispanic/Latino population is predicted to be the fastest growing sector over the next few decades and these households tend to include multiple generations, requiring more housing space. Over the coming decade, minorities will make up a larger share of young households and constitute an important source of demand for both lower-cost rental housing and home-ownership opportunities.

Sources: AARP (2018) Making Room for a Changing America, U.S. Census Bureau Annual Social and Economic Supplements 1950 and 1970, 2015 U.S. Census ACS, Washington State Office of Finance and Management, U.S. Census Bureau, 2019.

Spokane City Housing Trends

92,282

Total number of housing units in the City of Spokane as of mid-2020

Source: Spokane County Assessor, 2020.

5,366

Number of housing units built between 2010-2019

Source: Spokane County Assessor, 2020.

537

New housing units built on average every year since 2010

Source: Spokane County Assessor, 2020.

1.07

Ratio of Housing Units to Households, as of 2018, for the City of Spokane

Source: Washington State Office of Financial Management (OFM), 2018, ECONorthwest calculations. Note: The housing units to household ratio should be above one since healthy housing markets should have more housing units to allow for vacancy, demolition, second/vacation homes, and broad absorption trends.

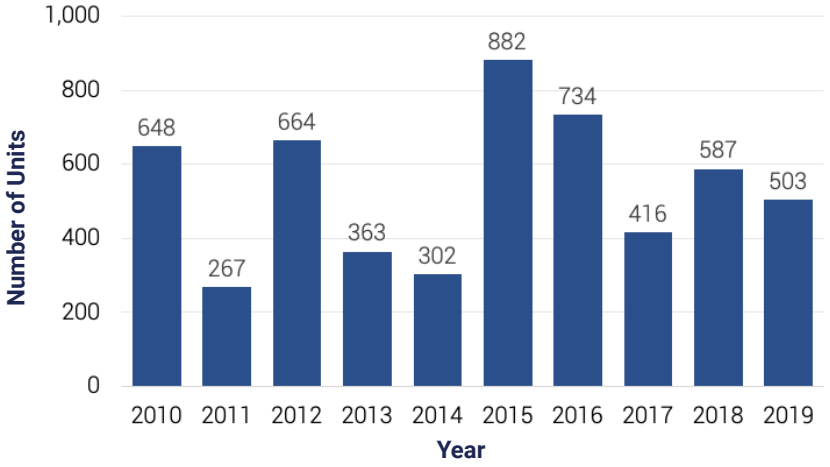
5.4%

Change in population

	2010	2018
Population	208,916	220,100

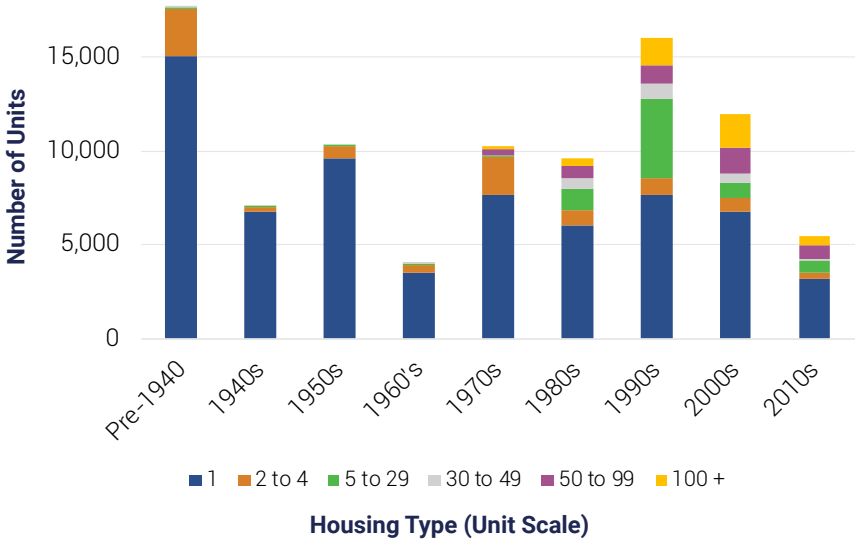
Source: OFM, 2020.

Number of Units Built Annually from 2010-2019



Source: Spokane County Assessor, 2020.

Housing Type Built by Decade, as of Mid-2020



Source: Spokane County Assessor, 2020. Note: Housing scale with 5 or more units is considered multifamily and housing with 5 or less units is single-family.

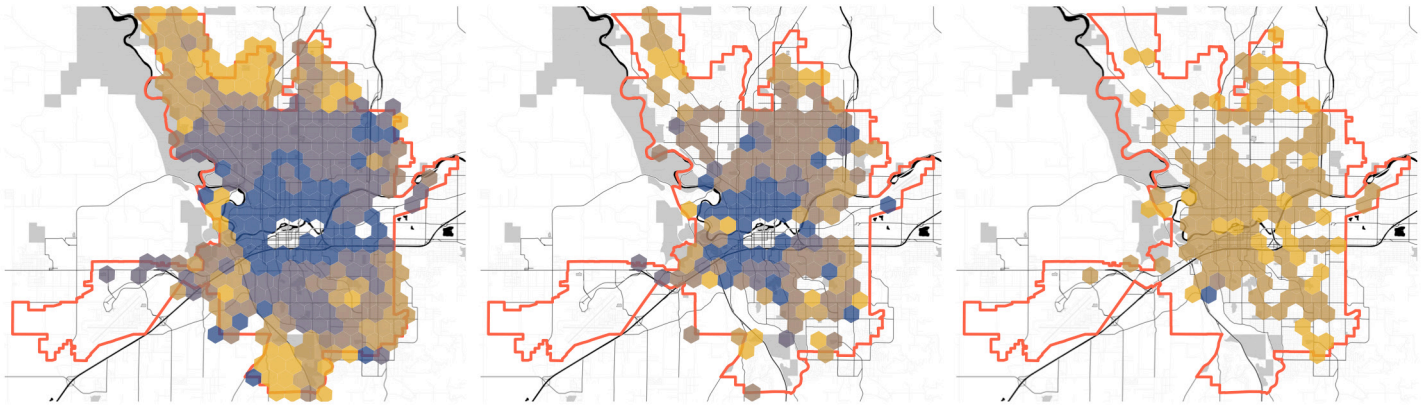
Share of Housing By Type, as of Mid-2020

Housing Type	Average Age	% of Housing
Single-family Detached	70	69%
Apartment/Condo	35	21%
Single-family Attached	60	9%
Mobile/Manufactured Home	34	1%

Source: Spokane County Assessor, 2020. Note: The above numbers include housing units in the City of Spokane. Single-family attached includes duplexes, triplexes, and quad homes.

Spokane City Housing Trends

Age of Housing by Type



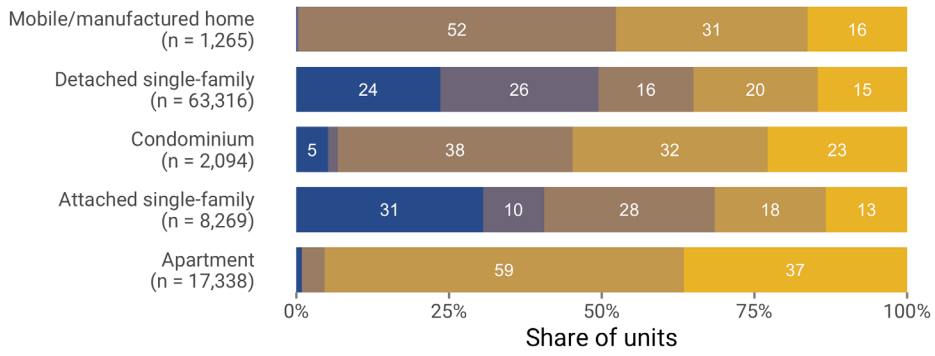
Single-Family Detached | Single-Family Attached | Apartment

Average Year Built

Pre-1940 | 1940-1959 | 1960-1979 | 1980-1999 | 2000-2020

Source: Spokane County Assessor, 2020.

Type of Housing Built by Decade, as of Mid-2020



Year Built

Pre-1940 | 1940-1959 | 1960-1979 | 1980-1999 | 2000-2020

Source: Spokane County Assessor, 2020.

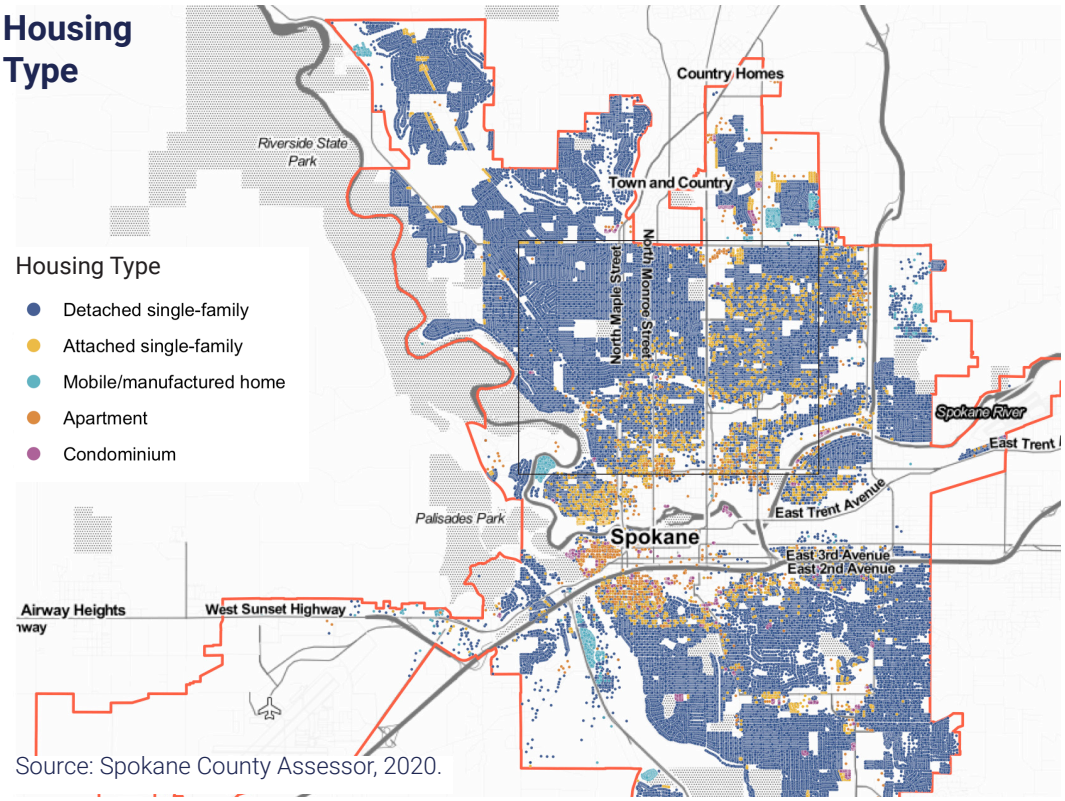
Housing Units Built as of Mid-2020

Decade	Percent of Units
Before 1940's	19%
1940's	8%
1950's	11%
1960's	4%
1970's	11%
1980's	10%
1990's	17%
2000's	13%
2010's	6%

Source: Spokane County Assessor, 2020. Note: This includes only existing housing as of mid-2020 (demolished housing not included).

Spokane City Housing Trends

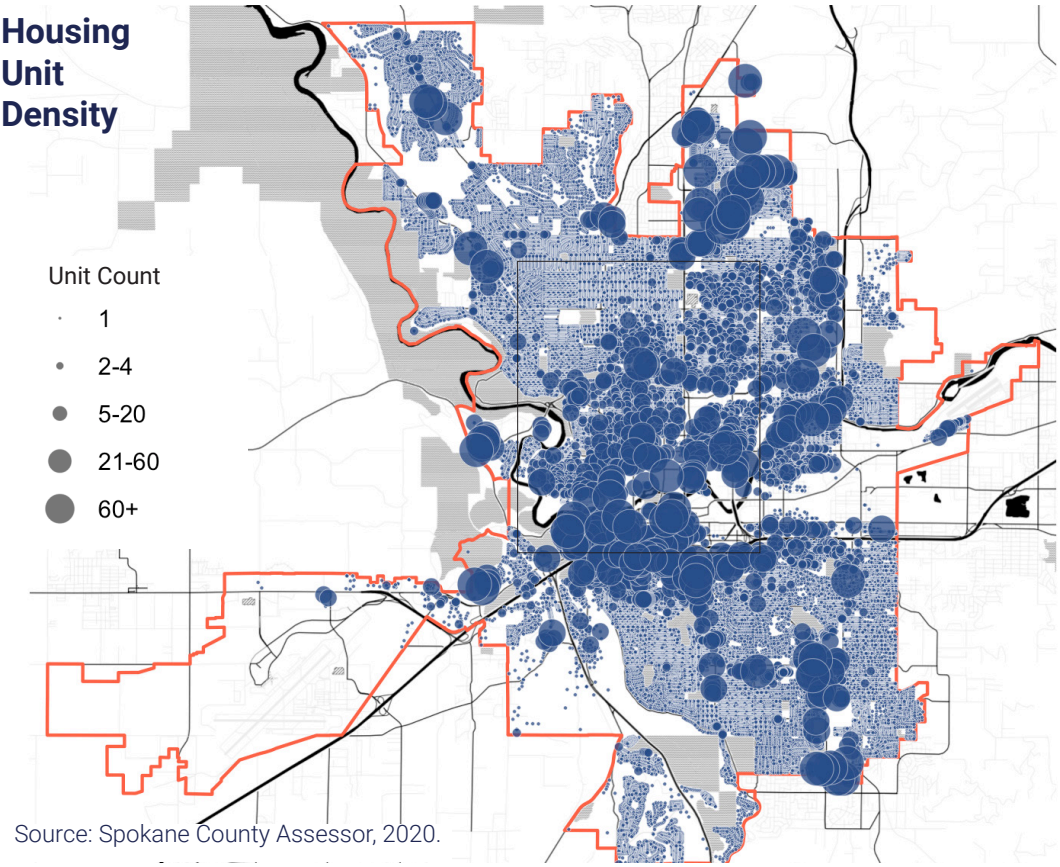
Housing Type



Source: Spokane County Assessor, 2020.

› *Denser housing is clustered in the center, northeast, and along major corridors. Different housing types tend to be concentrated in certain zones rather than interspersed throughout neighborhoods. Overall, Spokane City lacks housing diversity particularly due to low supplies of single-family attached housing such as town homes, triplexes, and duplexes.*

Housing Unit Density



Source: Spokane County Assessor, 2020.

4.8%

Change in number of households between 2012 and 2018

	2012	2018
House-holds	91,703	96,114

Source: OFM, 2020.

Spokane City Demographics

21.2%

Change in median household income from 2012 to 2018

	2012	2018
Median Income	$44,608	$54,085

Source: ACS 1-Year (2012, 2018). All values are in 2018 inflation-adjusted dollars.

20.7%

Change in median renter household income from 2012 to 2018

	2012	2018
Median Renter Income	$27,290	$32,926

Source: PUMS (2012, 2018). All values are in 2018 inflation-adjusted dollars.

1.4%

Change in median owner household income from 2012 to 2018

	2012	2018
Median Owner Income	$70,711	$71,727

Source: PUMS (2012, 2018). All values are in 2018 inflation-adjusted dollars. Note: A household earning more than $70,000 per year would be middle- or high-income (family of 4, 2018).

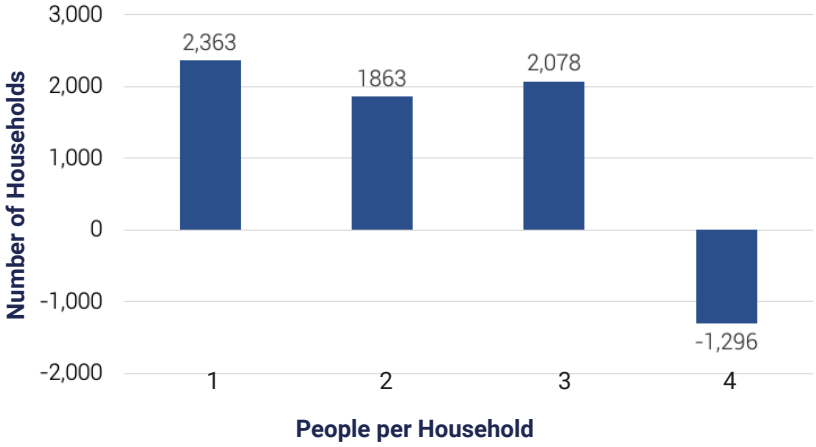
47.0%

Increase in median home sales price

	2010	2020
Median Sales Price	$174,000	$256,000

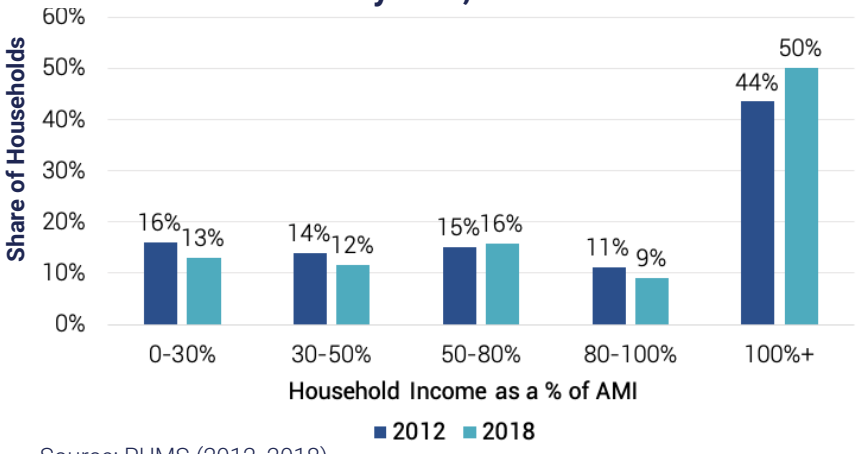
Source: Spokane County Assessor, 2020. Values are in 2020 inflation adjusted dollars. Notes: A household would need to earn over 100% AMI to afford the 2020 median home sales price. The Zillow Home Value Index shows a 59.0% increase between 2010-2020 to $267,279 for middle price-tiered homes (numbers were seasonally adjusted).

Change in Number of Households by Size Between 2012 and 2018



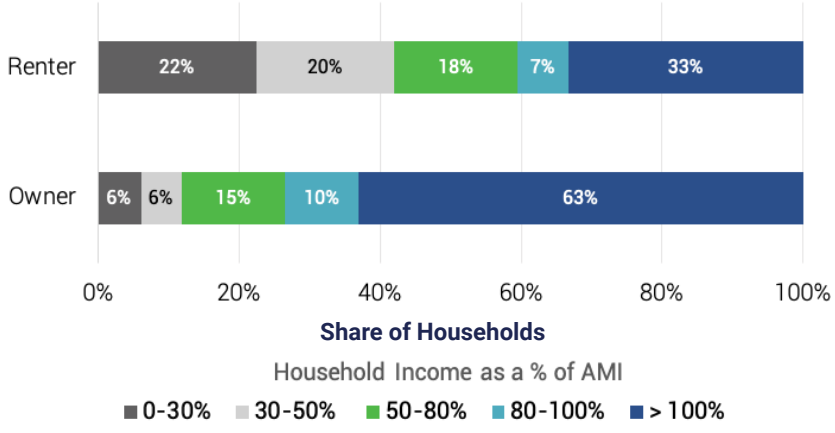
Source: PUMS (2012, 2018). Note: The average household size in 2018 was 2.01 for the City of Spokane, an average much lower than the City of Spokane Valley (2.27), Spokane County (2.14), and the U.S. (2.63) for the same year.

Income Distribution by AMI, 2012 and 2018



Source: PUMS (2012, 2018).

Income Distribution by AMI and Tenure, 2018



Source: PUMS, 2018.

Spokane City Housing Affordability

Cost Burdened

› A household who pays more than 30% of their income on housing (inclusive of households with severe cost burdening).

Severely Cost Burdened

› A household who pays more than 50% of their income on housing.

6,013

Total number of income restricted housing units as of mid 2020

Source: ECONorthwest analysis of public affordable housing data. Note: Restricted to low and moderate-household incomes.

11.2%

Increase in average rent for 2-bedroom apartment

	2010	2020
Average Rent	$972	$1,081

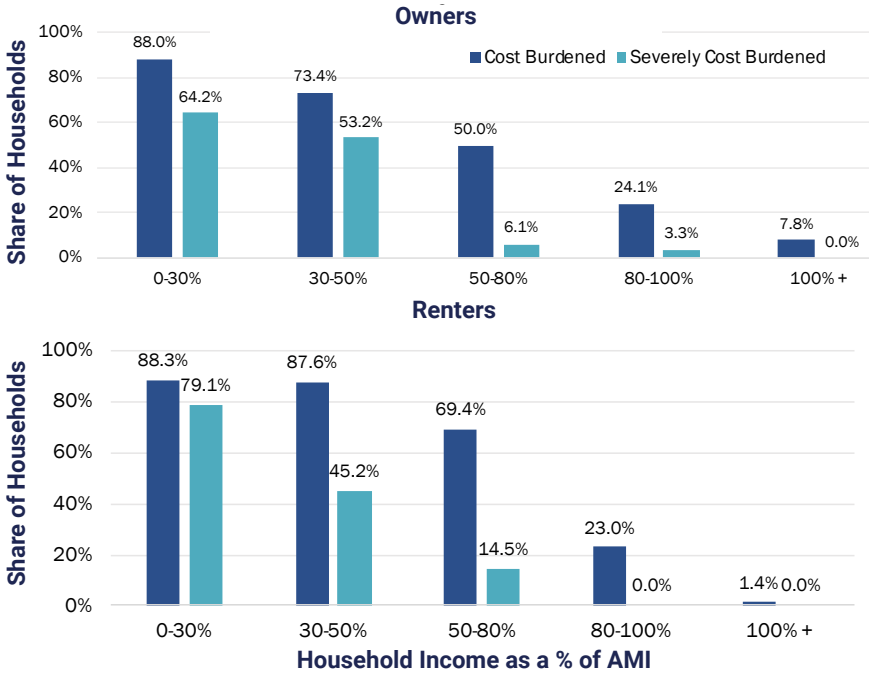
Source: Costar. All values are in 2020 inflation-adjusted dollars. Notes: This 2020 average rent would be affordable to those earning around 65% AMI or more. Average rents for a 2-bedroom apartment in Spokane County increased by 13% during the same time period. Between 2010 and mid 2020, the average rents per square feet for a 2-bedroom apartment in Spokane City was lower than Washington State and the cities of Bellingham, Vancouver, Renton, Spokane Valley, Federal Way, and Bremerton.

3.6%

2-bedroom apartments were vacant as of mid-2020

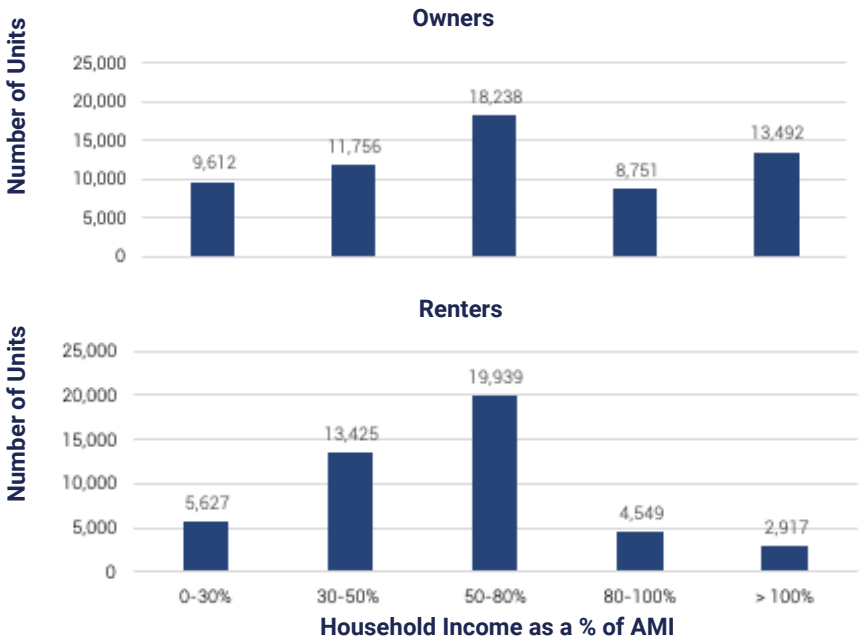
Source: Costar, Bureau of Labor Statistics. Notes: On average during the last decade, the vacancy rate was 2.7% for 2-bedroom apartments. This is a low rate of vacancy much below the 5% standard and rates for Spokane County and Washington State, indicating an insufficient supply to meet demand.

Share of Cost Burdened and Severely Cost Burdened Households by Tenure, 2018



Source: PUMS, 2018. Notes: Households below 50% AMI tend to be more cost burdened while in contrast, higher incomes above 100% AMI are less cost burdened since their larger incomes can go further to cover expenses. Owners tend to be less cost burdened due to mortgage lending stipulations; however it can occur when households see incomes decline. Cost burden does not consider accumulated wealth and assets.

Housing Units Affordable by AMI and Tenure, 2018



Source: PUMS, 2018, ECONorthwest calculation.

Spokane City Housing Affordability

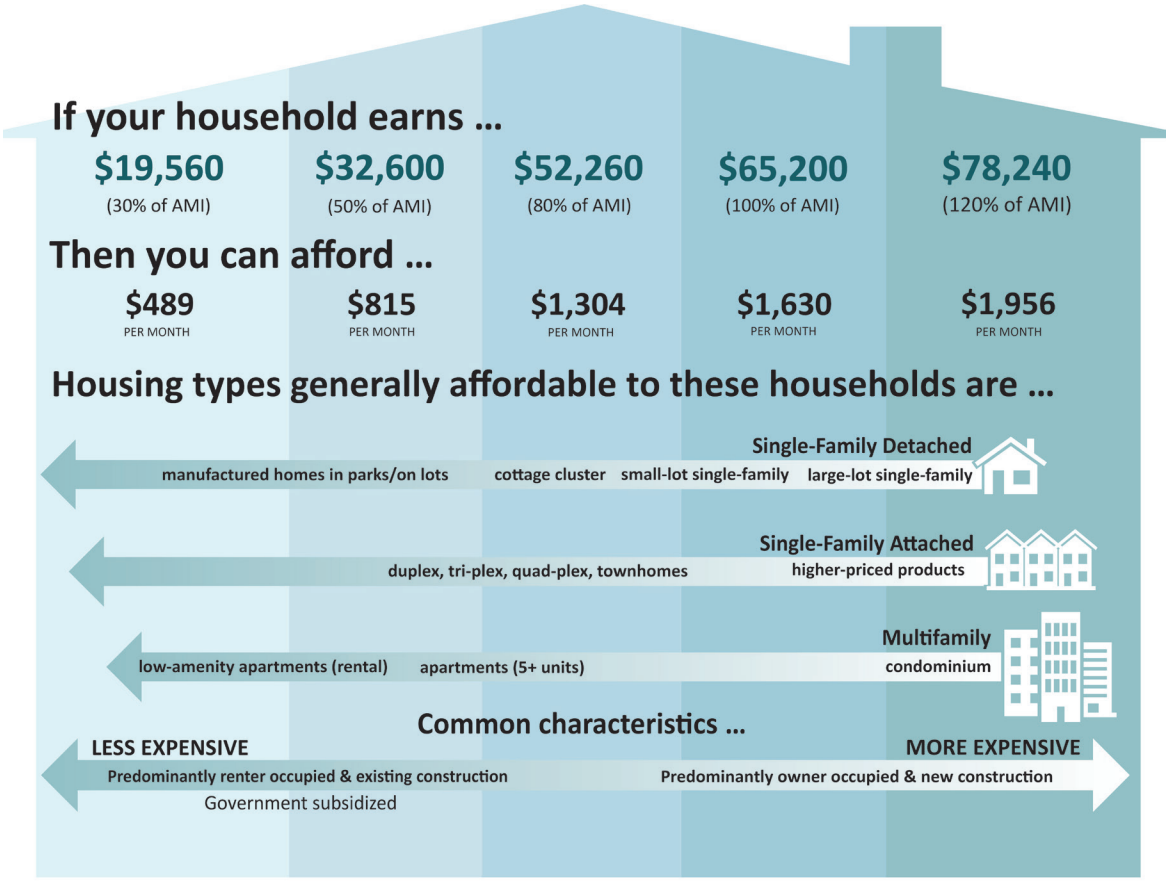
Financially Attainable Housing Types

Another way to evaluate housing needs is to consider the different types of housing generally affordable to different household incomes in comparison to the current housing stock. As shown in the below exhibit, the 2018 area median income was $65,200 for a family of four in Spokane County (100% AMI).

- Housing types affordable to households below this median annual income tend to be limited to apartments, manufactured homes, duplexes, tri-plexes, quad-plexes, and townhomes. Much of this housing is rented, particularly when priced for lower income households earning below 80% AMI and most of the housing below 50% AMI (extremely low and very low income) tends to be government subsidized.

- **Housing serving those earning below the median income (100%) is too limited since only 31% of the current housing stock includes duplexes, trip-plexes, quad-plexes, townhomes, apartments, and manufactured homes. Around 50% of all existing City of Spokane households in 2018 need housing priced below the median income (100% AMI) and future housing demand is expected to increase for moderate-to middle-income households (80-120% AMI).**

- Housing above the median income is predominantly newer construction and owner-occupied. This housing typically includes single-family detached homes, higher-priced single-family attached homes, and condominiums. Households earning above the median income tend to have more housing options available to them especially when considering that most of Spokane City's current housing stock is single-family detached (around 69%). Most people living in single-family detached housing own their home (79%) rather than rent it in Spokane City (ACS 1-Year, 2018).



Source: ECONorthwest. Note: All values are in 2019 inflation-adjusted dollars.

Spokane City Housing Needs Forecast

234,306

Projected population by 2037 (medium projection)

Source: Shaping Spokane.

748

Average annual population growth projected between 2018 and 2037

Source: OFM, 2019; Shaping Spokane; ECONorthwest calculations.

6,791

Projected number of units needed by 2037

Source: OFM, 2019; Shaping Spokane; ECONorthwest Calculation.

357

Average number of new units needed per year from 2019 to through 2037 (at a minimum)

Source: OFM, 2019; Shaping Spokane; ECONorthwest Calculation.

› If population and housing production both follow current trends, production could keep pace to fill housing gap.

Housing Units Needed Through 2037

Underproduction	Future Need	Housing Need
87	6,704	6,791

Source: PUMS, 2018; Shaping Spokane; ECONorthwest Calculation.
Notes: Underproduction is the estimated number of housing units needed to satisfy the housing shortfall over the last decade. Future need is the number of housing units needed up to 2037, based on the OFM population forecast.

Housing Units Needed as a Share of Existing Stock

Existing Units	Housing Need	% of Existing Units
92,282	6,791	7%

Source: Spokane County Assessor, 2020; ECONorthwest Calculation.

Housing Units Needed by AMI Through 2037, Based on 2018 Income Distribution Trends

AMI	# of Units	% of Units
0-30%	888	13%
30-50%	792	12%
50-80%	1,080	16%
80-100%	627	9%
100%+	3,405	50%

Source: PUMS, 2018; Shaping Spokane; ECONorthwest Calculation. Note: The units by income level provided in this table were allocated based on recent income distribution trends (2018).

HUD Affordability Level by Housing Type, 2018

AMI	Studio	1-bed	2-bed	3-bed
30%	$342	$366	$440	$509
50%	$570	$612	$734	$848
80%	$912	$978	$1,174	$1,356
100%	$1,140	$1,222	$1,468	$1,695

Source: HUD, 2018. Notes: The dollar values are for Spokane County and the AMI values were adjusted to include the family size that would be appropriate for the housing type. These are fair market rent values.

Spokane City Employment Trends

Employment Trends

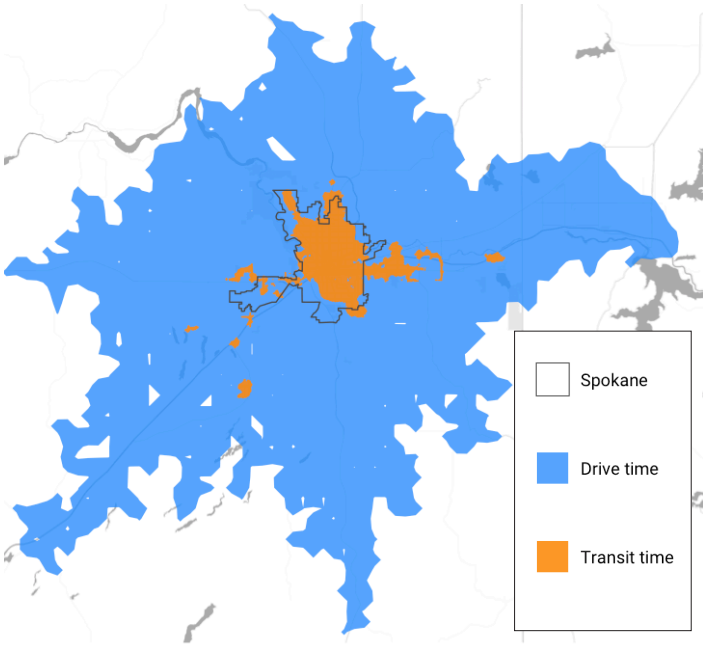
Understanding Spokane City's workforce profile and commuting trends will help provide insights on the housing needs of workers today and into the future. Factors such as job sector growth and commuting patterns may have implications for how many people are able to both live and work within the city. If such factors indicate many people are commuting into the city for work, it could be possible that the city does not have enough housing to accommodate its workforce or enough housing matching their needs and affordability levels.

This employment profile for the City of Spokane highlights trends associated with workforce and wage growth.

- As shown in the employment trends table, an estimated total of 121,111 people are part of the workforce in the City of Spokane as of 2017.
- Jobs grew overall in the city by 4% from 2010 - 2017.
- Among this total, the largest share works in health care and social assistance sectors (25% of total), retail trade (12% of total), and accommodation and food services sectors (9% of total).
- Removing small sectors (below 5% of total jobs), the job sectors experiencing high increases in job growth between 2010-2017 were health care and social assistance (19% increase) and professional, scientific, and technical services sectors (15% increase). Both of these sectors have an average salary in 2018 below 100% AMI, possibly indicating increased demand for middle and moderate-income housing.

Access to Employment*

Transit and auto access to regional employment was derived using a 45-minute travel shed for each mode. ECONorthwest calculated the number of jobs available within these travel sheds in each industrial sector category for the Spokane County region (2-digit code from the North American Industry Classification System - NAICS).The transit travel sheds originated from every transit stop within the city while the auto travel sheds originated from the center of all block groups in the city.



*Transit and automobile drive time of 45 minutes or less, departing at 7:00 AM, mid-week

Source: US Census LODES database, 2017 and census block geometries, 2010; Spokane Transit Authority database; ECONorthwest Calculations.

This analysis demonstrates how a large majority of jobs are more accessible by driving an automobile rather than taking public transit. In total, 235,552 jobs are within a 45-minute drive from the City of Spokane while fewer jobs, estimated at 94,249, are located within the 45-minutes transit shed. The denser urban areas within the small orange area could be analyzed for potential opportunities to include housing development that is transit-oriented. Mapping out commute sheds can be useful for estimating the extent of the regional housing market since most employed home buyers and renters tend to search for units with their commute in mind.

Spokane City Employment Trends

City of Spokane Employment Numbers					Access to Regional Employment	
Industry (2-digit NAICS Code)	Employees % (2017)	# Change (2010-2017)	% Change (2010-2017)	Average Salary (2018)	% Jobs by Auto	% Jobs by Transit
Agriculture, Forestry, Fishing and Hunting	0.4%	290	161%	$27,776	82%	9%
Mining, Quarrying, and Oil and Gas Extraction	0%	-42	-62%	$97,450	71%	8%
Utilities	0%	-817	-100%	$78,508	66%	2%
Construction	4.1%	1,096	28%	$41,403	78%	15%
Manufacturing	4.1%	926	23%	$46,781	85%	13%
Wholesale Trade	3.9%	-266	-5%	$44,872	92%	21%
Retail Trade	12.2%	-1,693	-10%	$31,906	87%	33%
Transportation and Warehousing	2.5%	590	24%	$54,968	92%	16%
Information	2.2%	-12	0%	$37,750	88%	46%
Finance and Insurance	5.8%	123	2%	$50,731	90%	43%
Real Estate and Rental and Leasing	1.6%	328	20%	$41,183	90%	39%
Professional, Scientific, and Technical Services	5.8%	922	15%	$62,036	87%	49%
Management of Companies and Enterprises	2.6%	828	36%	NA	94%	49%
Administrative and Support and Waste Management and Remediation services	4.3%	357	7%	$31,371	87%	29%
Educational Services	7.1%	-189	-2%	$52,702	88%	35%
Health Care and Social Assistance	24.6%	4,737	19%	$40,394	90%	46%
Arts, Entertainment, and Recreation	1%	74	6%	$33,594	64%	23%
Accommodation and Food Services	9.2%	892	9%	$26,316	85%	37%
Other Service	2.6%	-1,715	-35%	$36,879	86%	36%
Public Administration	6%	-1,366	16%	$54,130	86%	38%

Source: US Census LODES database, 2017 and census block geometries, 2010; ECONorthwest. Notes: The 2019 average annual salary for Spokane County was $50,234 (this is inclusive of all industries). Households earning the average salary and relying on a single income would be able to afford housing priced below 80% of the AMI.

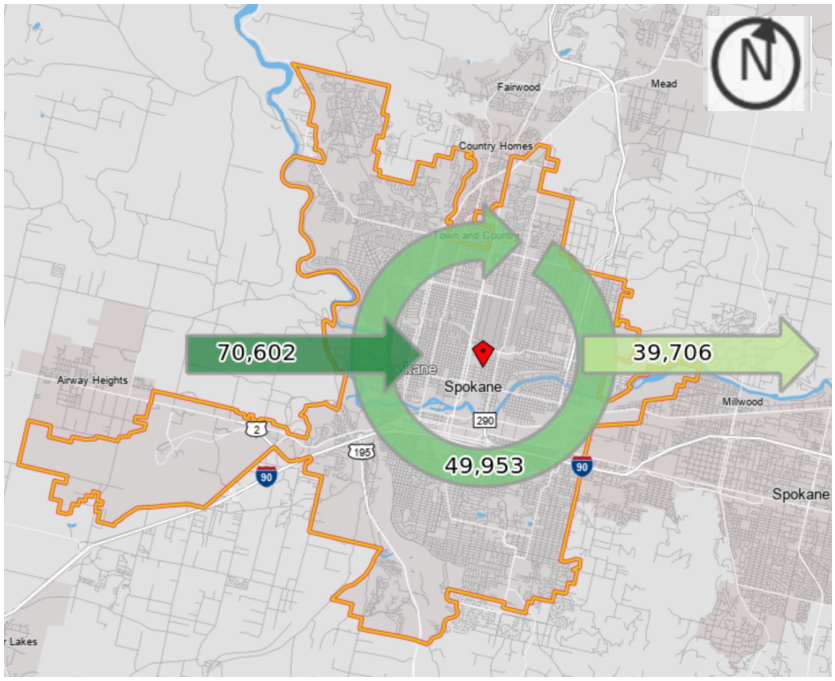
Spokane City Commuting Trends

› *More than half of Spokane's workforce lived and worked in Spokane (56%) in 2017. This is a slightly decreased share below 2010 levels (59%).*

› *Approximately 70,602 workers lived elsewhere and commuted into the City of Spokane for work while 39,706 workers lived in Spokane City and commuted elsewhere for their work in 2017.*

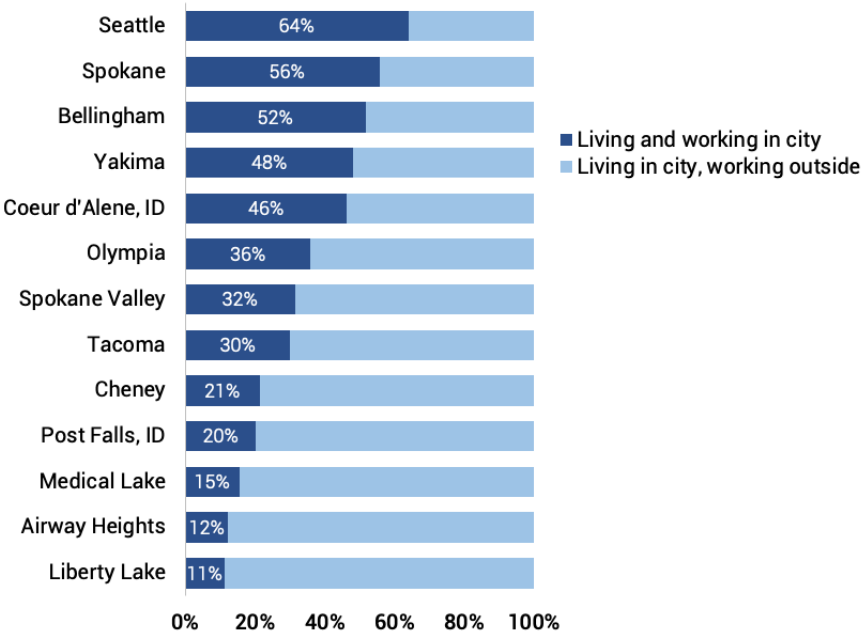
› *Among those working outside of the City of Spokane: 14% work in Spokane Valley, 2% work in Liberty Lake, 2% work in Airway Heights, and 2% work in Seattle. Another 1% of the workforce commutes to Cheney, Fairwood and Country Homes census designated places, Medical Lake, and Bellevue. The remaining 20% commute to other locations.*

Commuting Flow, 2017



Source: US Census LODES database, 2017; Census On the Map. Dark green arrow is showing 70,602 persons commuting into town and light green arrow shows 39,706 persons commuting out of town.

Commuting Trends, 2017



Source: US Census LODES database, 2017; Census On the Map

Spokane County Trends

7.8%

Change in population from 2010 to 2018

	2010	2018
Population	471,221	507,950

Source: OFM, retrieved in 2020.

6.8%

Change in number of households from 2012 to 2018

	2012	2018
Households	196,529	209,897

Source: OFM, retrieved in 2020.

21.0%

Change in median renter household income from 2012 to 2018

	2012	2018
Median Renter Income	$28,726	$34,749

Source: PUMS (2012, 2018). Note: All values are in 2018 inflation-adjusted dollars.

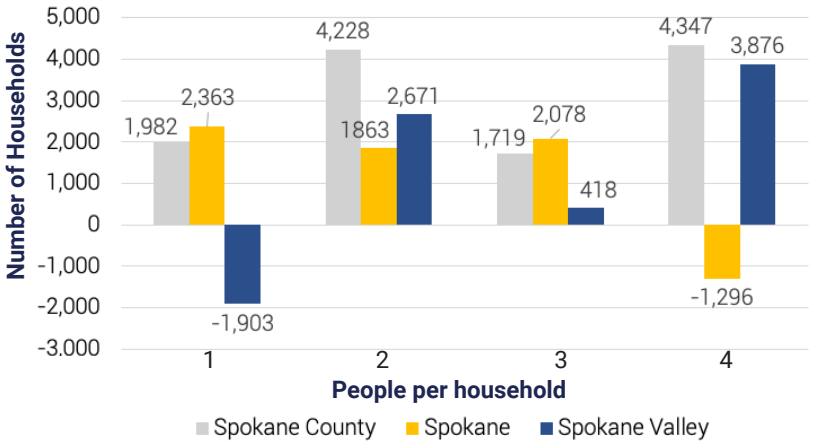
8.9%

Change in median owner household income from 2012 to 2018

	2012	2018
Median Owner Income	$68,833	$74,969

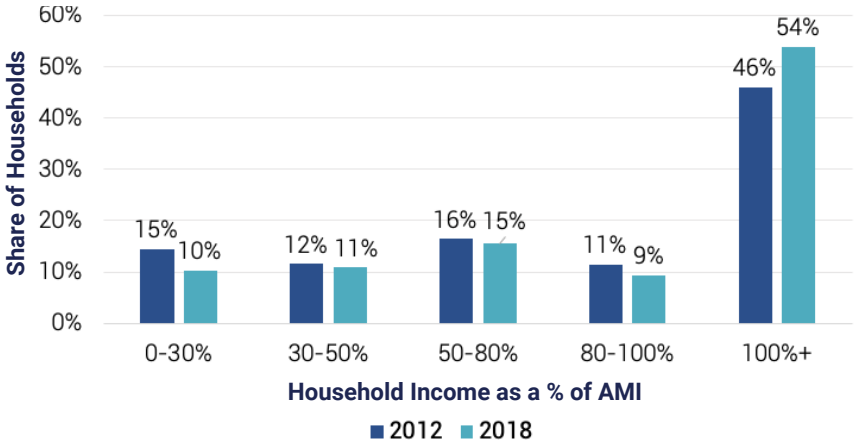
Source: PUMS (2012, 2018). Note: All values are in 2018 inflation-adjusted dollars.

Change in Number of Households by Size Between 2012 and 2018



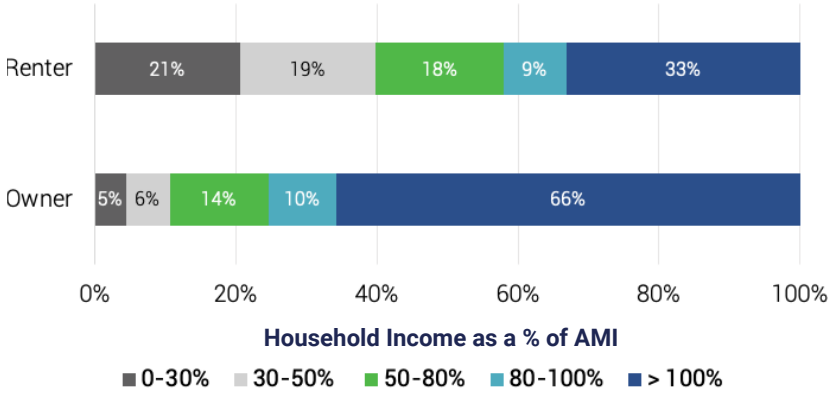
Source: PUMS (2012, 2018)

Income Distribution by AMI, 2012 & 2018



Source: PUMS (2012, 2018)

Income Distribution by AMI and Tenure, 2018



Source: PUMS, 2018.

Spokane County Trends

13.0%

Change in average rent for 2-bedroom apartment from 2010 to 2020

	2010	2020
Average Rent	$968	$1,094

Source: Costar. Values are in 2020 inflation adjusted dollars.

49.9%

Change in median home sales price from 2010 to 2020

	2010	2020
Median Sales Price	$184,000	$275,000

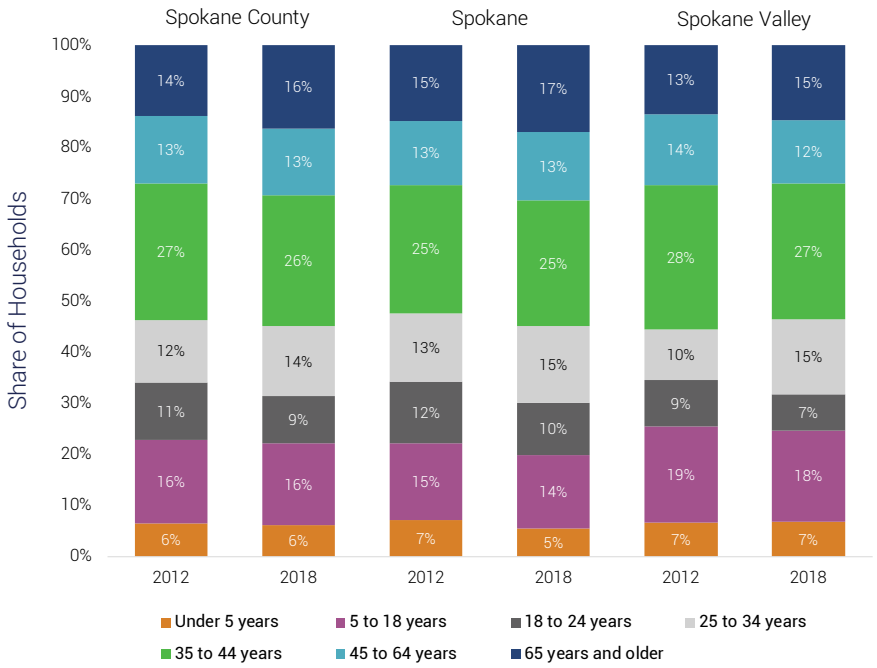
Source: Spokane County Assessor, 2020. Values are in 2020 inflation adjusted dollars.

Housing Units Built

Decade	Percent of Units
Before 1940's	11%
1940's	5%
1950's	8%
1960's	5%
1970's	15%
1980's	10%
1990's	19%
2000's	17%
2010's	9%

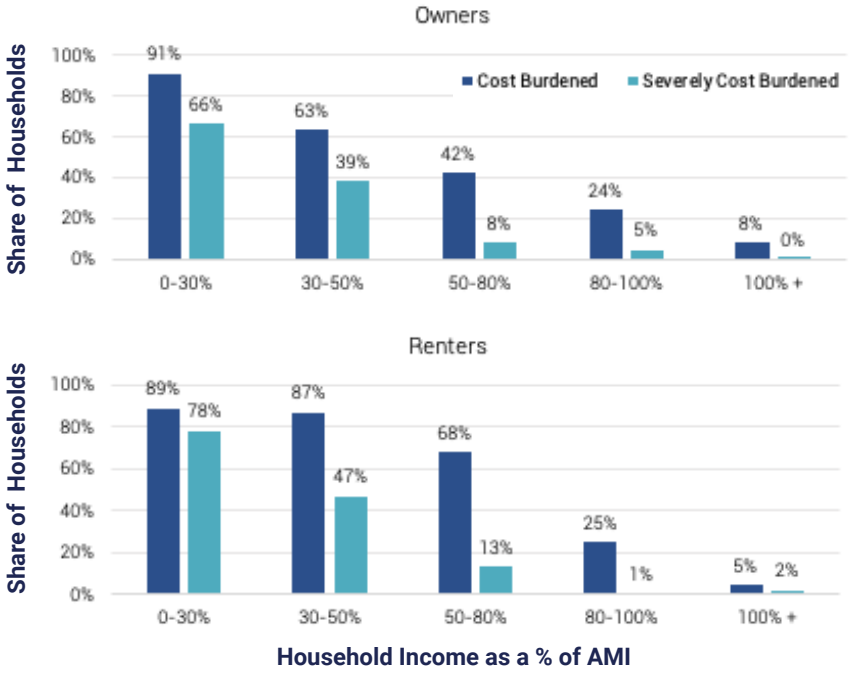
Source: Spokane County Assessor, 2020

Population by Age, 2012 & 2018



Source: ACS (2012, 2018); PUMS 1-Year Estimates.

Cost Burdened and Severely Cost Burdened by Tenure, 2018



Source: PUMS, 2018.

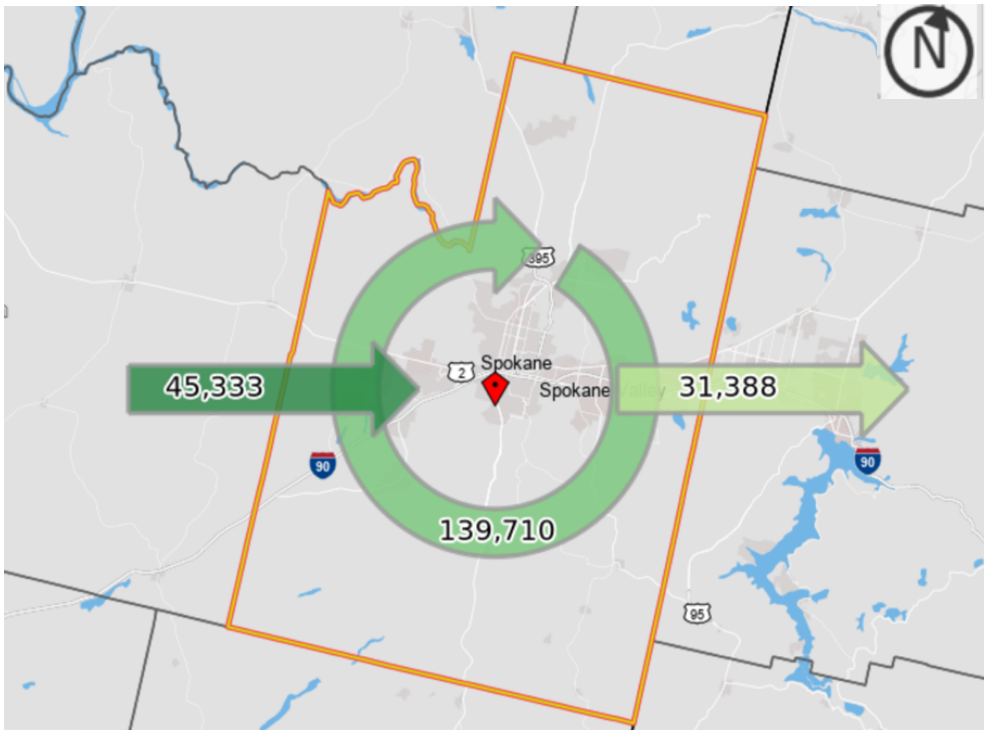
Spokane County Trends

› *About 82%, or 139,710, of Spokane County residents live and work in Spokane County.*

› *About 18%, or 31,388 of Spokane County residents work outside Spokane County.*

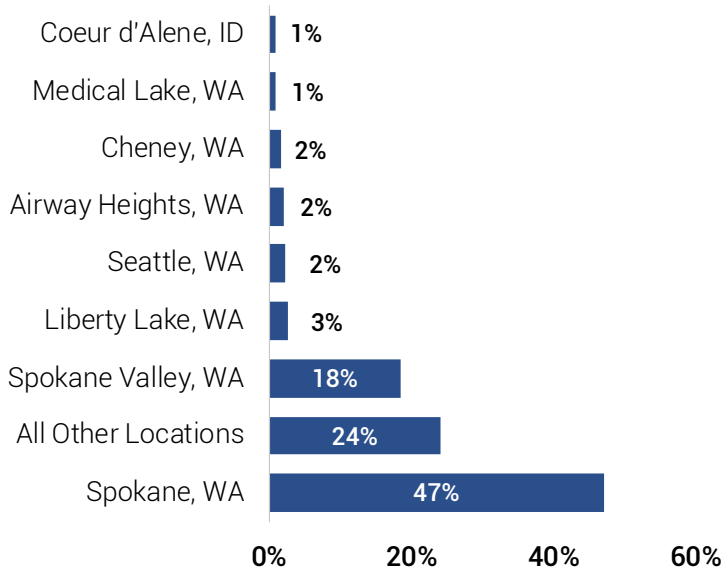
› *Most of Spokane County residents work in the City of Spokane or City of Spokane Valley.*

Commuting Flow, 2017



Source: US Census LODES database, 2017; Census On the Map. Dark green arrow is showing 45,333 persons commuting into town and light green arrow shows 31,388 persons commuting out of town.

Cities Where Spokane County Residents Work, 2017



Source: US Census LODES database, 2017; Census On the Map.

ECONorthwest
ECONOMICS • FINANCE • PLANNING

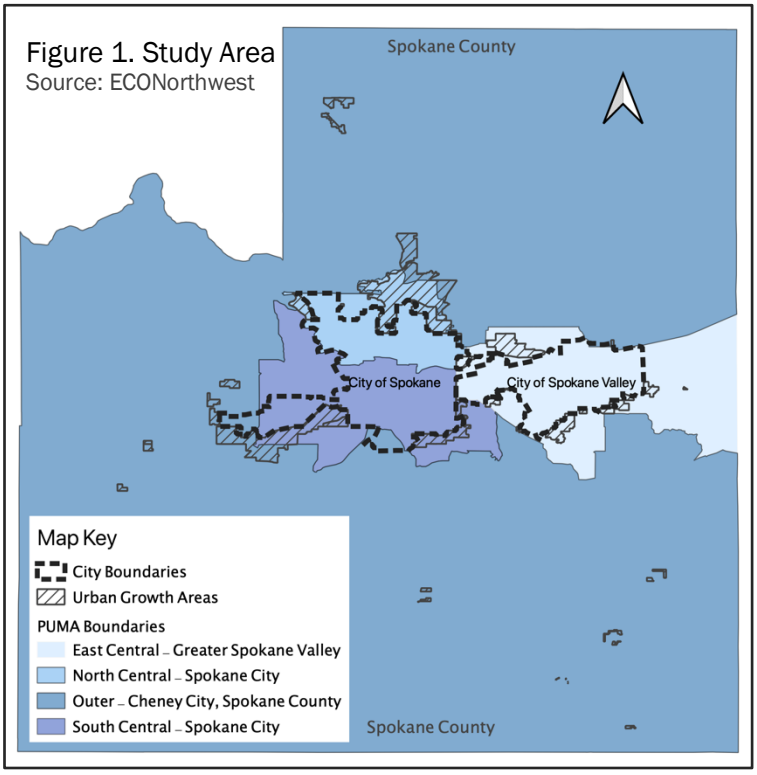
DATE: October 4, 2020
TO: City of Spokane
FROM: ECONorthwest
SUBJECT: HOUSING NEEDS ASSESSMENT METHODS MEMO

Background and Purpose

Two cities in Spokane County, Washington—the City of Spokane Valley and the City of Spokane—gained funding through the Washington State Department of Commerce HB 1923 grant to develop housing action plans. These housing action plans include a housing needs assessment, results from public engagement, analysis of key policy options, and recommendations for housing strategies to meet housing needs now and into the future up until 2037.

An initial step in the housing action plan development process is to analyze the best available data that helps define the range of unmet housing needs and the depth of housing affordability needs. This analysis should answer questions about the availability of different housing, who lives and works in the different cities, and what range of housing is needed to meet pent up demand into the future. Housing analysis is an important exercise since housing needs tend to continually evolve based on changes in the broader economy, local demographics, and regulatory environment.

The housing needs assessments (Task 3) for the Cities of Spokane Valley and Spokane provide an analysis of the housing supply, demand, and needs in each city and housing trends associated with Spokane County. Overall, assessments on housing needs help inform strategies to meet these needs.



The results of the housing context assessment were shared with each city via a "fact packet" containing data and analysis surrounding their existing housing stock and future housing needs. This memorandum accompanies these results to provide additional information on data sources and analysis methods.

Defining the Study Area

The Housing Needs Assessment focuses on the Cities of Spokane and Spokane Valley and provides key findings associated the broader, Spokane County context. The results compare the City of Spokane Valley with Spokane County and the City of Spokane to provide a more complete picture of the county-wide housing landscape while also offering insights on localized versus regional trends, and a more nuanced view of housing market dynamics.

Most of the findings associated with the demographic trends were described using the U.S. Census Bureau's Public Use Micro Sample (PUMS) data from 2012 through 2018. As shown in the above study area map, the PUMS data findings are provided in specific geographic areas. Public Use Microdata Areas are statistical geographic areas defined for the dissemination of Public Use Microdata Sample (PUMS) data The Spokane Valley demographic trends are mostly based on values within the East Central- Greater Spokane Valley PUMA (5310503) while the City of Spokane demographic trends mostly are based on the combination of the following PUMAs: North Central - Spokane City PUM (5310501) and South Central – Spokane City North PUMA (5310502). Most of the Spokane County demographic trends are based on the combination of the following PUMAs which cover the entire area of Spokane County: 5310501, 5310502, 5310503, and 5310504.

Data Sources

ECONorthwest primarily relied on 2019 data from the Washington Office of Financial Management (OFM) to evaluate housing and demographic trends. Where OFM data was unavailable ECONorthwest relied on the U.S. Census Bureau's Public Use Micro Sample (PUMS) data from 2012 and 2018.

The PUMS Census data provided several advantages for the analysis of demographic trends. The PUMS dataset provides more detailed information on housing characteristics (at the household level) and this helped ECONorthwest conduct analyses that would otherwise be unfeasible with other datasets that are aggregated such as the 5-year American Community Survey (ACS) data. With the PUMS data, ECONorthwest was able to create "cross-tabs" that look at the relationship between multiple housing characteristics. The analysis summarizing community and household demographic trends primarily relied on the ACS PUMS 1-Year Data for 2012 and 2018 (source link: https://www.census.gov/programs-surveys/acs/data/pums.html).

In addition to using OFM data on housing trends and existing housing types by size, we supplemented this analysis with Spokane County Assessor data. For housing market data on rents and sales prices, we relied on data from the Spokane County Assessor (retrieved in 2020) and CoStar (retrieved in 2020). CoStar is a proprietary data source commonly used for market analysis in the real estate industry. In addition, we used the county assessor data to describe housing types, ages, and housing density. The Spokane County Assessor Data includes parcel (housing lot) level information which is very fine-grained and detailed. This dataset, offered in

a Geographic Information System format, needed to map trends, shows parcel specific information on the home type, home sales, home value, and use.

For the housing demand analysis, we relied on the population projections forecasted for the 2037 forecast year which are provided in Volume V, Appendix E Population Projections City of Spokane Comprehensive Plan. The projections are based on the OFM medium series forecast for 2037 and applies the historic growth rate from 2003 through 2015 to forecast the future population of the cities and the unincorporated urban growth area.

The employment trends analysis was based on several different datasets. The Longitudinal Employer-Household Dynamics (LEHD) program at the US Census Bureau provides data describing statistics on employment, earnings, and job flows.

Analysis Methods

Total Housing Units Needed

ECONorthwest calculated future housing needs as the current underproduction of housing plus the future needs based on 2037 household projections. Without accounting for past and current underproduction, development targets focused solely on future housing needs will continue to underproduce relative to the actual need.

Figure 2. Total Needed Housing Units

Current Underproduction

Using population forecast from OMF and the Shaping Spokane report, and selected Census information, we can estimate both the current underproduction and future housing need. For this analysis we calculated the total future housing need as the current underproduction of housing plus the future need based on the 2037 household projections.

Current underproduction of housing was calculated based on the ratio of housing units produced and new households formed over time. The average household size in each city is calculated and converted to a ratio of total housing units to households. This ratio is compared to that of the region as the target ratio. If the ratio is lower, then we calculated the underproduction as the number of units it would have needed to produce over time, to reach the target ratio.

Washington State does not have a regional approach for housing production. This approach to underproduction is simple and intuitive while using the best available data that is both local and most updated. This analysis does not differentiate between renter and owner households and relies on average household size to convert population counts to household counts. One drawback of this approach is that it does not identify the underproduction at different levels of affordability.

Future housing need is calculated based on the forecasted growth. To calculate future housing need, we use a target ratio of 1.14 housing units per new household. This ratio is the national average of housing units to households in 2019. It is important to use a ratio greater than 1:1 since healthy housing markets allow for vacancy, demolition, second/vacation homes, and broad absorption trends.

Total Units Needed by Income

Once we arrive at the total number of units needed by 2037, the next step is to allocate the units by income level. We first look at the most recent distribution of households by income level (using PUMS to determine area median income or "AMI") in the Spokane County subregion. We then account for current and future household sizes at the city level to better understand nuances of how housing need by income can shift over time as household sizes change and subsequent changes to housing affordability.

Because forecasting incomes at the household level over time can be challenging at best, and misleading at worst, this data evaluates housing need using current income distributions forecast forward. The forecast housing need by income category at both the city level and at the subregion is likely to vary depending on policy choices made over the next two decades. That is to say that if cities choose to take less action on increasing housing production and affordability worsens due to demand outpacing supply, the forecast need for lower income households is likely to be less because those low income households that are most at risk from housing price changes are more likely to be displaced from the subregion. The ultimate income distribution in 2037 will be the result of regional housing trends and policy decisions made at the local level. We then apply each distribution of households by income to the total units needed to get the share of new units needed by income level.

Employment Analysis

An employment analysis was conducted for two reasons. First, employment analysis and trends in job growth by industry is a requirements for local housing action plans. Secondly, findings from access to employment analysis can help inform housing action strategies such as those related to development allowances in urban centers. Understanding Spokane Valley's workforce profile and commuting trends will help provide insights on the housing needs of workers today and into the future. Factors such as job sector growth and the city's commuting patterns may have implications for how many people are able to both live and work within the city. If such factors indicate many people are commuting into the city for work, it could be

possible that the city does not have enough housing to accommodate its workforce or enough housing matching their needs and affordability levels.

We developed city-level employment estimates by 2-digit NAICS codes using the U.S. Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics (LODES) data. For each city, the employment estimates show the total number of residents working in each 2-digit NAICS sector in that city, the change in employment in that sector in that city since 2010, and the 2018 average wages for the residents in that city in that sector.

Access to Employment

Transit and auto access to regional employment was derived using 45-minute travel sheds for each mode. ECONorthwest calculated the number of jobs available within these travel sheds in each industrial sector category for each city. We measured access to employment for both transit and auto use, using a preset limit of 45 minutes to generate isochrones (travel sheds). We used ESRI Services to create drive-time isochrones, simulating traffic conditions typical of 7:00AM, Wednesday.

Transit Isochrones

We created isochrones originating from every transit stop within the jurisdiction. Each transit stop was also weighted by the population within a half-mile distance (straight-line). These isochrones were then joined to LODES job points at the Census Block Level, and the total number of jobs by NAICS industry was calculated for each isochrone. For each jurisdiction, the total number of jobs reachable by transit (and walking) within 45 minutes was calculated as the weighted mean number of jobs within the isochrones, using the transit-stop population as weights.

Auto Isochrones

For drive-time isochrones, we used a similar method as the transit isochrones. Instead of transit stops, however, we used block group centroids as the isochrone origin points, and the associated block group population estimates provided the weights with which we calculated the average number of jobs reachable by the "average resident."

Share of Jobs Accessible

Once we calculated the total number of jobs available by 45-minute transit or auto travel from each city, we calculated the share of total jobs in that industry.

Caveats

Wage estimates by industry from ACS are not available for every industry, usually due to low numbers of survey samples. Many of these estimates, especially for industries with low numbers of workers, show relatively high margins of error and should be treated as rough approximations.

Appendix B

Additional Data Analysis

This appendix is part of the City of Spokane Housing Action Plan - Public Review Draft. To view the full draft, appendices, and project materials, visit the project webpage: https://my.spokanecity.org/housing/spokane-housing-action-plan/.

City of Spokane
Housing Action Plan
Housing Needs Additional Data Analysis

As of May 6, 2021

This document provides additional data analysis on community and regional housing needs, trends, and gaps for the Spokane Housing Action Plan. This will be updated as needed throughout the process.

Housing Action Plan Project Page: https://my.spokanecity.org/housing/spokane-housing-action-plan/

Prepared by Maren Murphy, AICP, Assistant Planner, mmurphy@spokanecity.org
Chris Green, AICP, Assistant Planner, City of Spokane, cgreen@spokanecity.org

Washington Office of Financial Management (OFM) Population and Housing Estimates

- See OFM for the latest April 1 official population estimates and housing estimates
  - https://www.ofm.wa.gov/washington-data-research/population-demographics/population-estimates/april-1-official-population-estimates

Spokane County GMA Population Allocation

Spokane County 2017-2037 Population Allocation

Spokane County RES 16-553

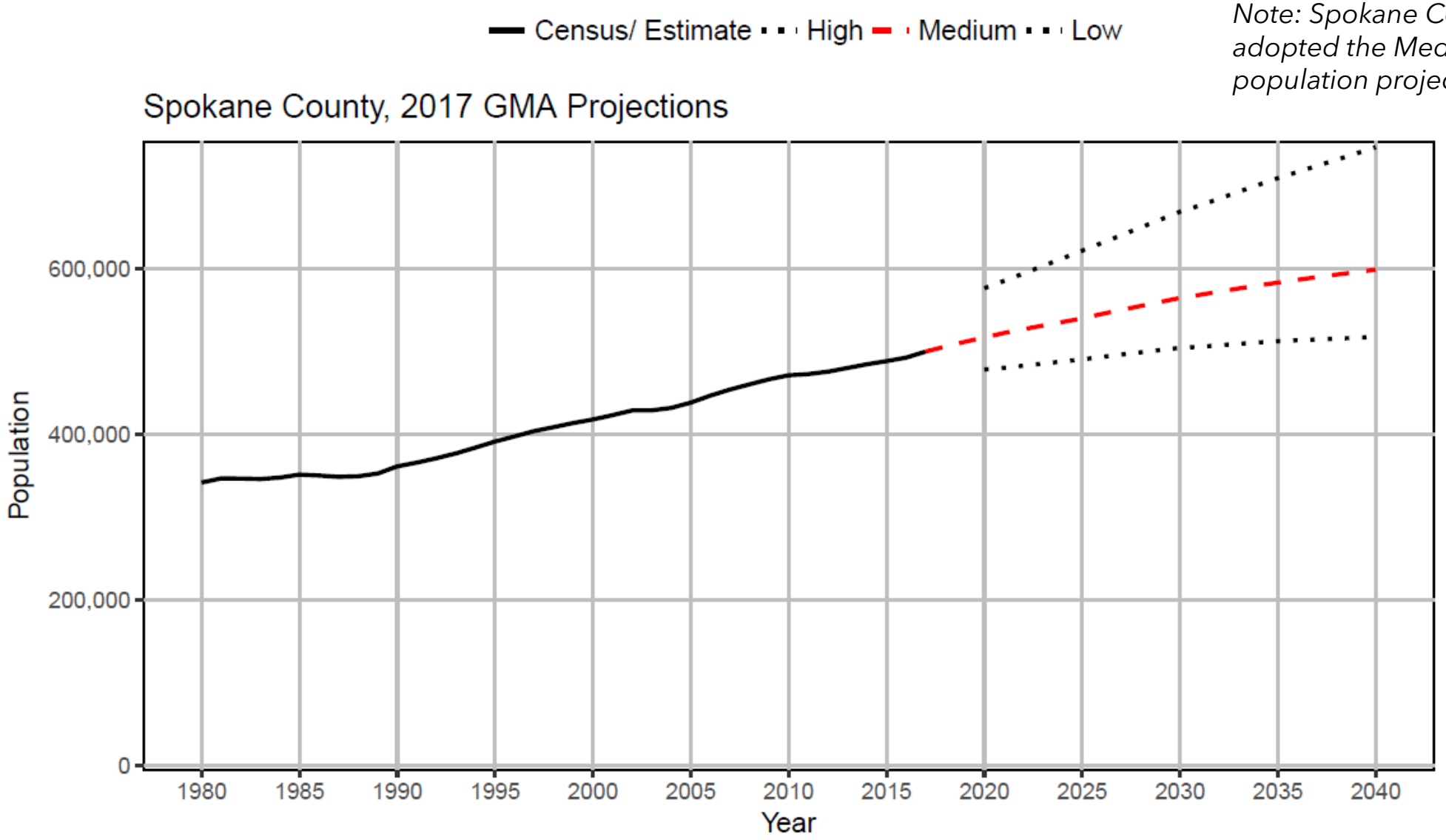
Note: The next periodic update will be in 2026 and will look at the forecast and allocation through 2046.

2017 - 2037 Forecast and Allocation for Spokane County

Jurisdiction	2017 Population Estimate	**2037 Population Forecast**	**2017 - 2037 Population Allocation**
Spokane County	499,348	**583,409**	
Unincorporated Spokane County	144,903	**176,780**	
Unincorporated UGA	53,893	**68,117**	**14,224**
Unincorporated Rural	91,010	**108,663**	**17,653**
Urban Growth Area	408,338	**474,746**	**66,408**
Incorporated Spokane County	354,445	**406,629**	**52,184**
Airway Heights	9,071	**14,298**	**5,226**
Cheney	11,827	**14,776**	**2,949**
Deer Park	4,110	**5,325**	**1,215**
Fairfield	620	**660**	**40**
Latah	195	**195**	**0**
Liberty Lake	9,780	**15,909**	**6,129**
Medical Lake	5,072	**6,042**	**970**
Millwood	1,808	**1,947**	**139**
Rockford	470	**470**	**0**
Spangle	281	**288**	**7**
Spokane	215,839	**236,698**	**20,859**
Spokane Valley	95,264	**109,913**	**14,650**
Waverly	108	**108**	**0**

OFM GMA Projection for Spokane County

Note: Spokane County adopted the Medium range population projection.



Spokane County and Selected Cities
Growth from 2017 to 2020

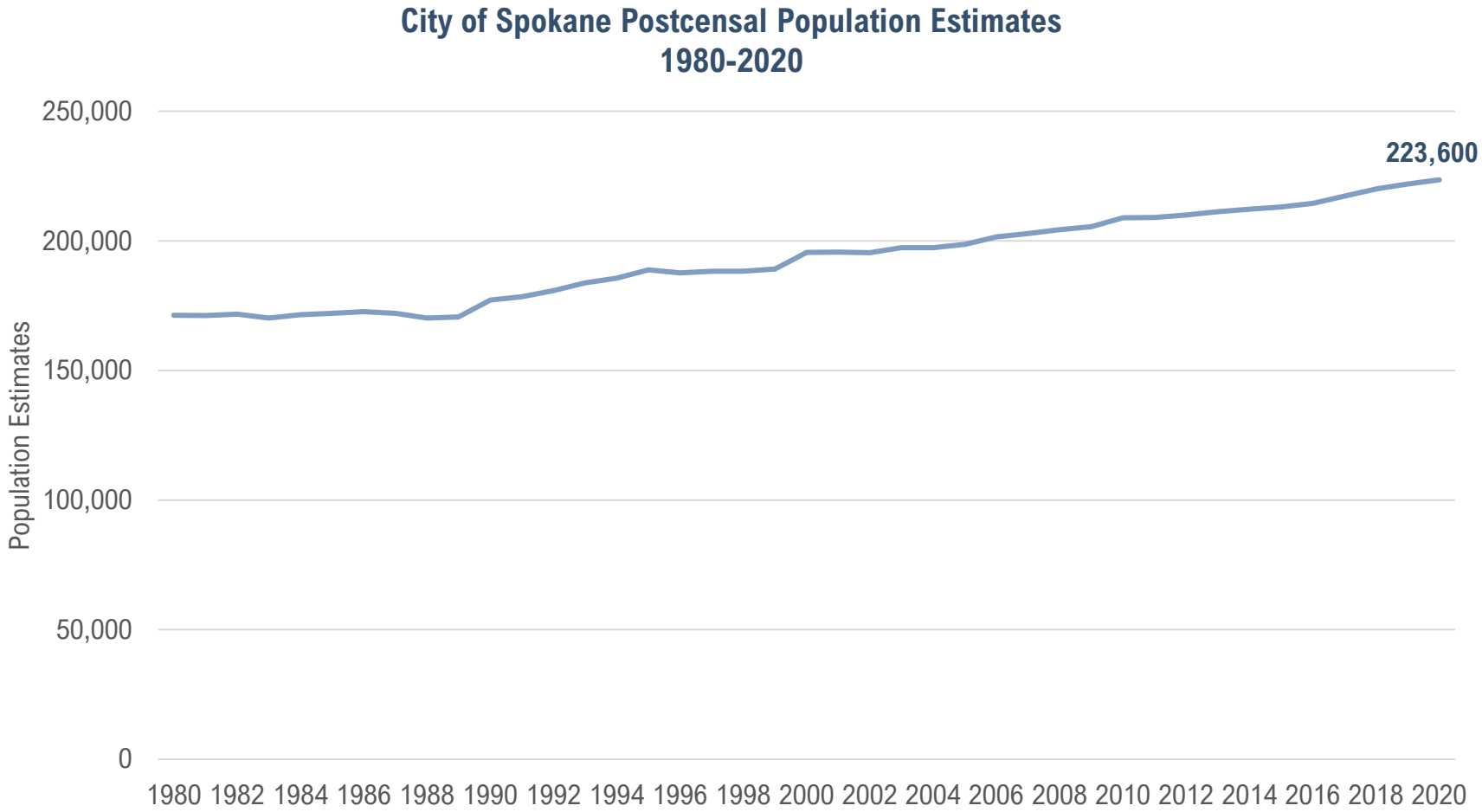
	2017 Population	2018 Population	2017 - 2018 Population Growth	2017 – 2018 Growth Rate	2019 Population	2018 – 2019 Population Growth	2018 -2019 Growth Rate	2020 Population	2019 – 2020 Population Growth	2019 -2020 Growth Rate	2017 - 2020 Population Growth	2017 - 2037 Population Allocation	% of Allocation Used
Spokane County	499,800	507,950	8,150	1.63%	515,200	7,250	1.43%	522,600	7,400	1.44%	22,800	84,061	27.12%
Unincorporated	144,788	147,650	2,862	1.98%	150,675	3,025	2.05%	154,250	3,575	2.37%	9,462	31,877	29.68%
Incorporated	355,012	360,300	5,288	1.49%	364,525	4,225	1.17%	368,350	3,825	1.05%	13,338	52,184	25.56%
City of Spokane	217,300	220,100	2,800	1.29%	222,000	1,900	0.86%	223,600	1,600	0.72%	6,300	20,859	30.20%
Spokane Valley	94,890	95,810	920	0.97%	96,720	910	0.95%	97,490	770	0.80%	2,600	14,650	17.75%
Cheney	11,880	12,200	320	2.69%	12,410	210	1.72%	12,640	230	1.85%	760	2,949	25.77%
Liberty Lake	9,910	10,390	480	4.84%	11,000	610	5.87%	11,300	300	4.55%	1,390	6,129	25.94%
Airway Heights	8,460	9,085	625	7.39%	9,490	405	4.46%	10,010	520	5.48%	1,550	5,226	29.66%

Note: A review of the UGA is required when 50% of population allocation is used. The average annual growth rate in Spokane County is approximately 1% per year.

Source:
April 1, 2020 Population Estimates, Washington State Office of Financial Management
Population Forecast and Allocation for 2017 to 2037 Planning Period. Board of County Commissioners for Spokane County, BCC Resolution # 2016-0553

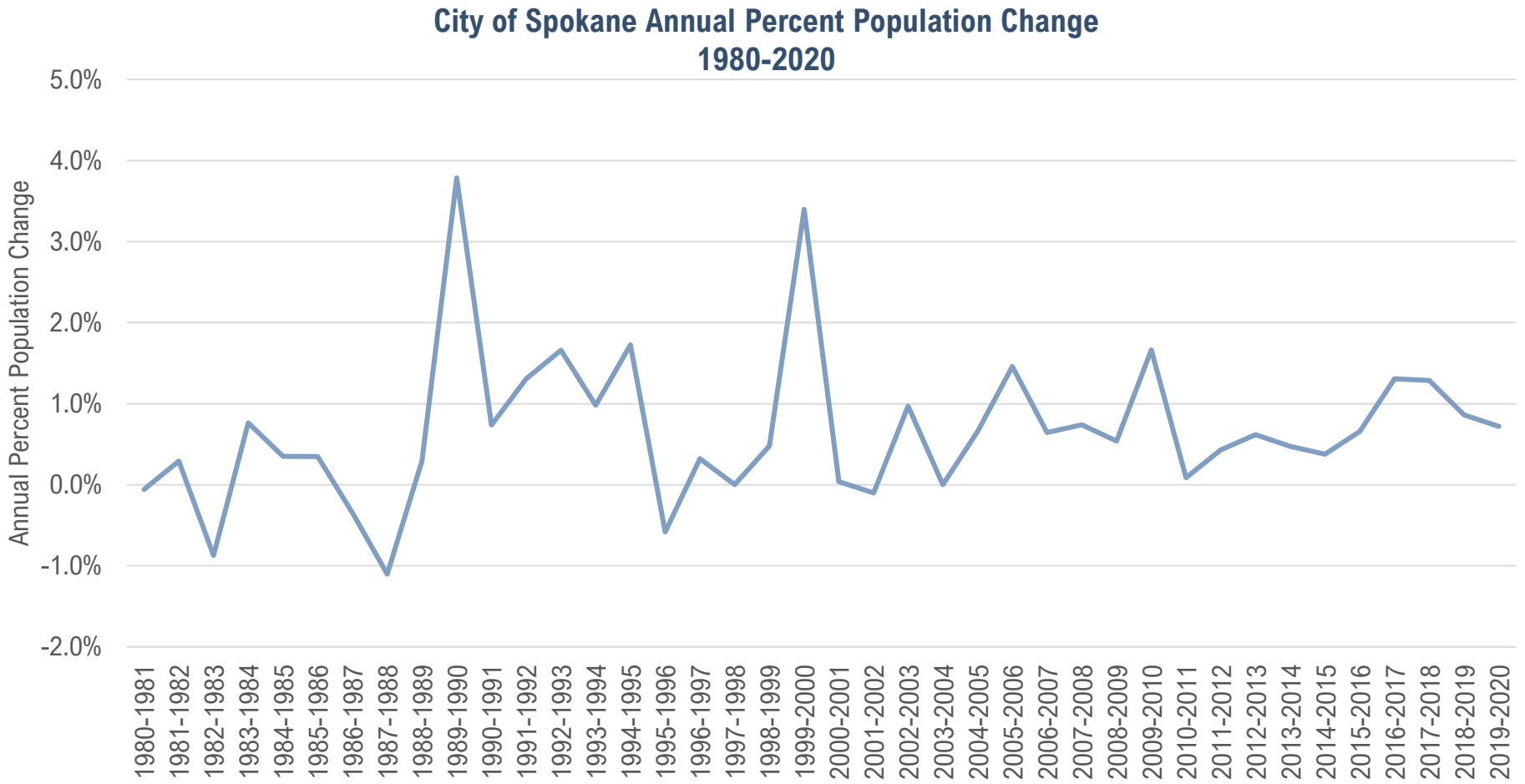
Population Growth

OFM Population Estimates



Source: OFM April 1 Population Estimates

OFM Population Estimates



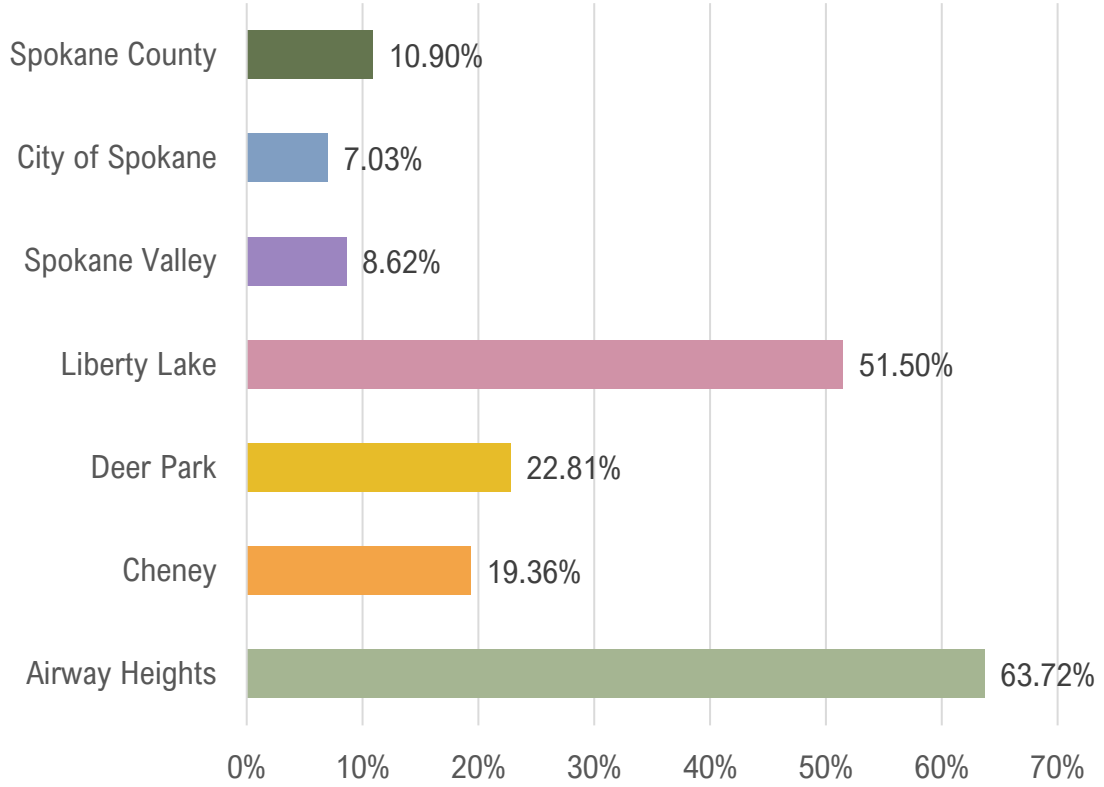
Source: OFM April 1 Population Estimates

OFM Population Estimates

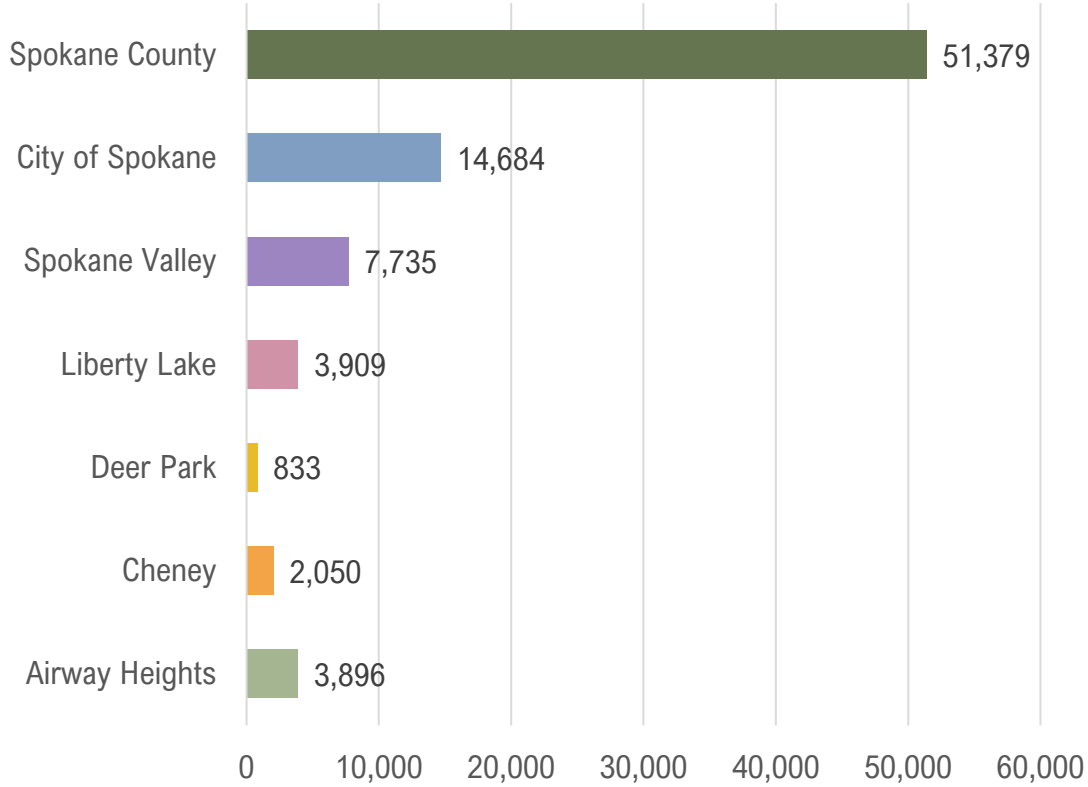
Washington State % Change in Population: **13.85%**

Washington State Numeric Change in Population: **931,660 people**

Percentage Change in Area Population, 2010-2020
OFM Population Estimates

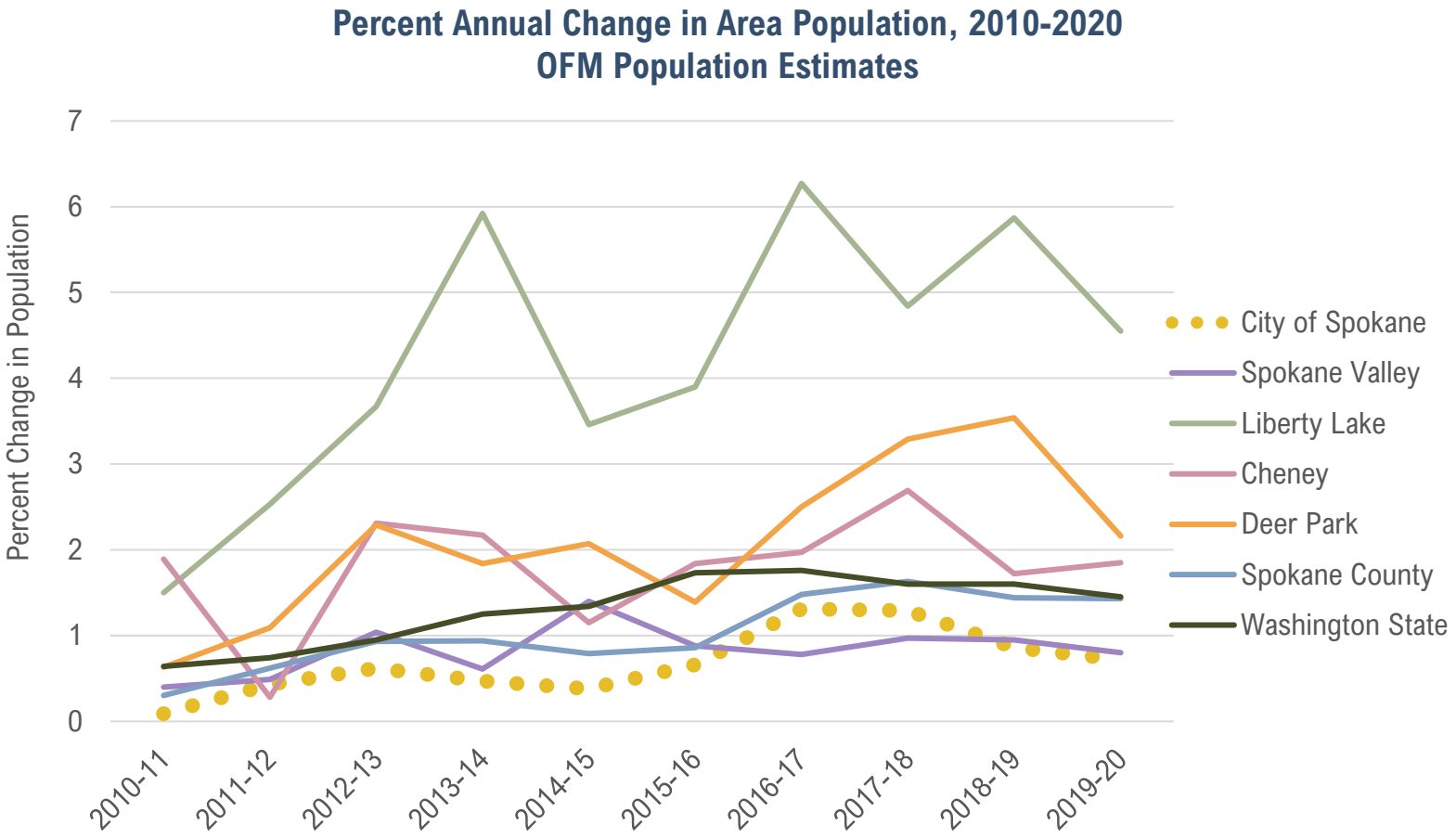


Numeric Change in Area Population, 2010-2020
OFM Population Estimates

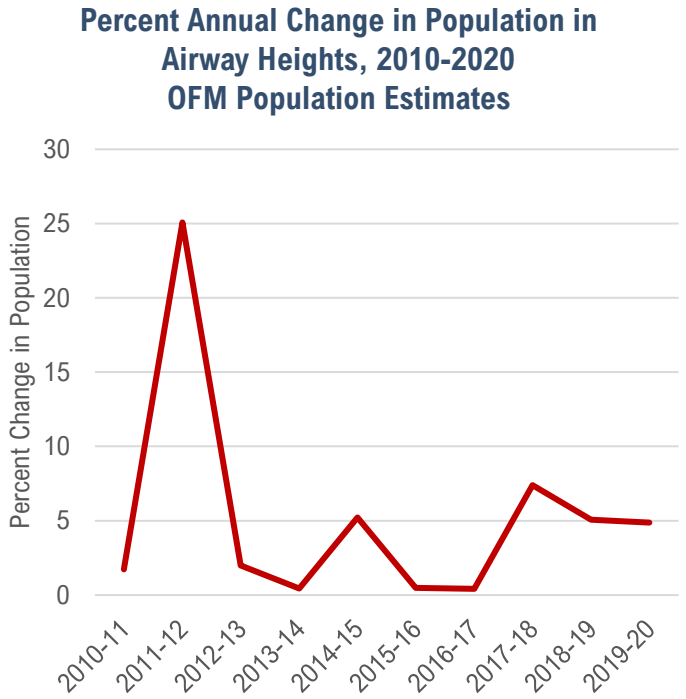


Source: OFM April 1 Population Estimates

OFM Population Estimates



Source: OFM April 1 Population Estimates



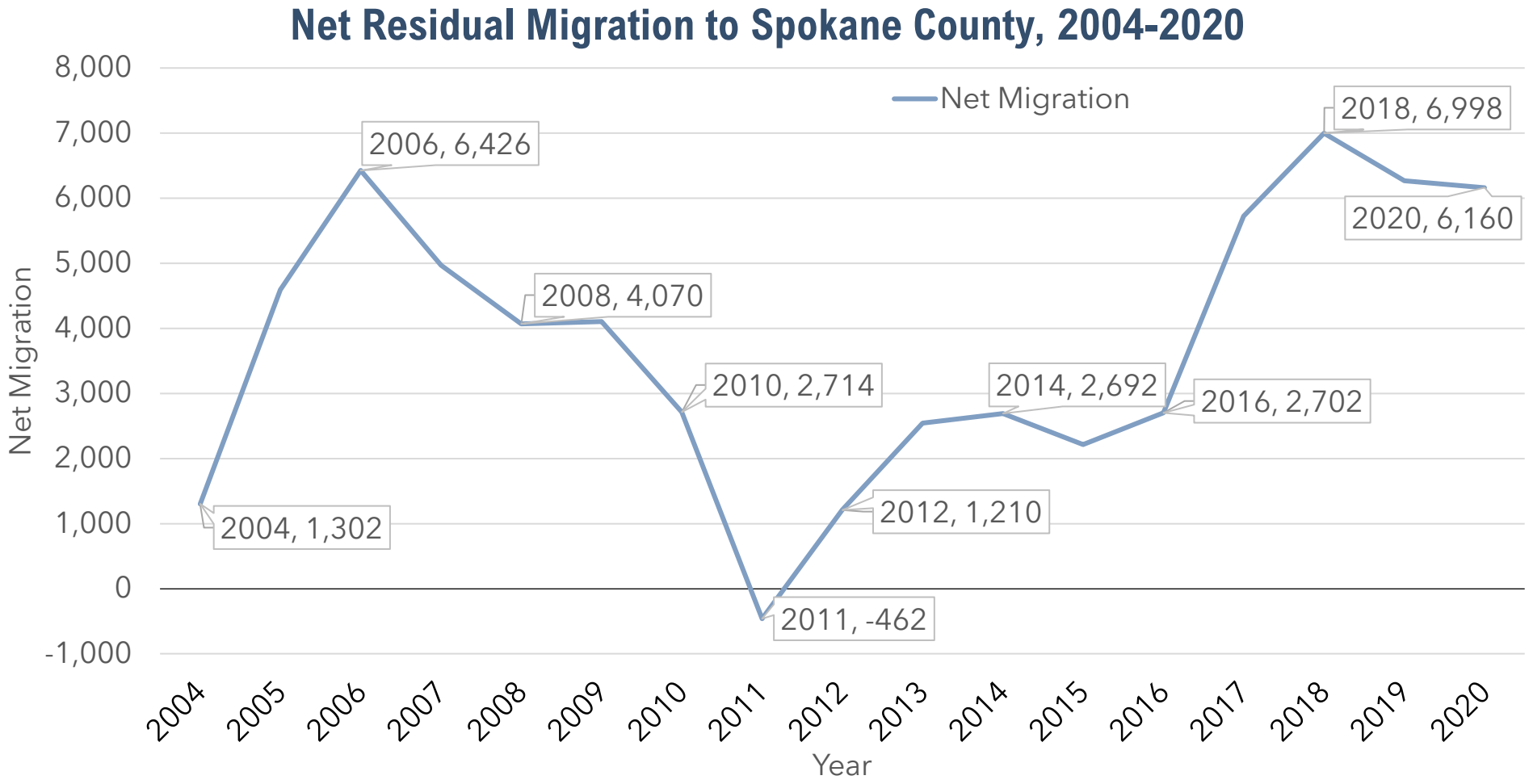
Note: Airway Heights is displayed separately due to the large percentage increase from 2011-2012

Spokane County In-Migration

Residual net migration measure the population gain or loss due to migration in and out of the area.

From 2019 to 2020, the total residual net migration in Spokane County was **+6,160 people.**

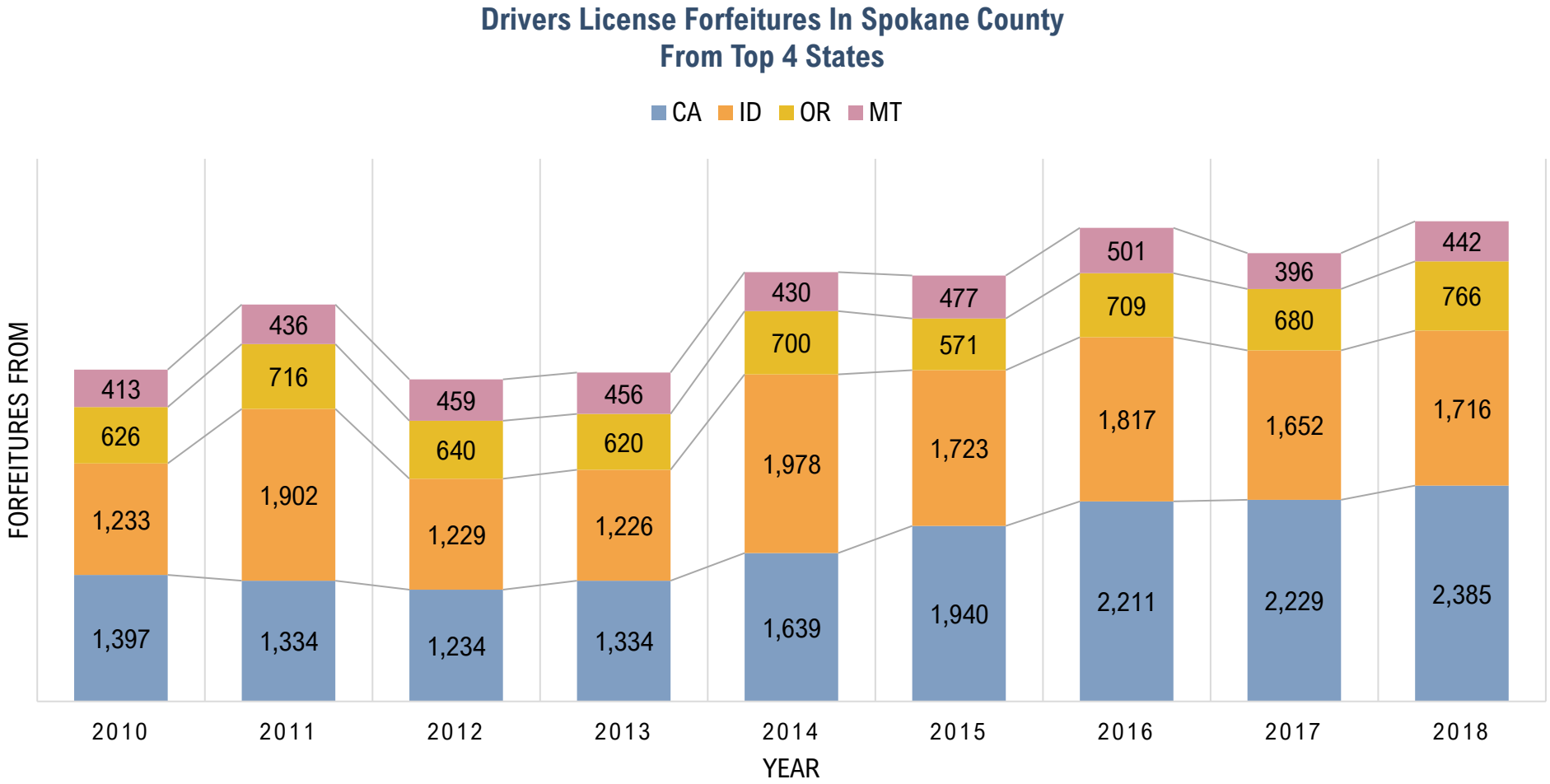
Since 2017, the residual net migration in Spokane County has been over 5,000 people each year.



Source: Washington State Office of Financial Management (OFM)
Population and Components of Change, Residual Net Migration, 1960 to Present

Spokane County In-Migration

From 2010 to 2018, an **average of 39%** of drivers license forfeitures in Spokane County have been from California and an **average of 36%** have been from Idaho.



Source: Spokane-Kootenai Real Estate Research Committee, The Real Estate Report v. 43, no. 2 (Fall 2019)
Washington State Department of Licensing: Washington State Drivers Report

Housing Trends

OFM Housing Unit Estimates

4%

Change in One Unit Housing Units in City of Spokane from 2010-2020

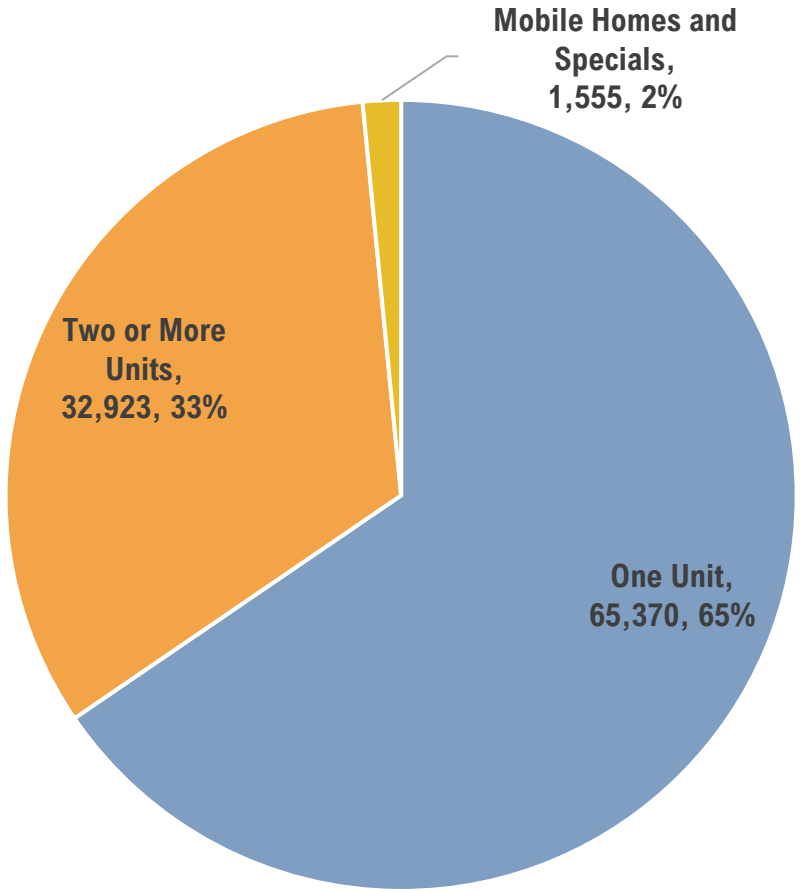
Source: OFM Housing Unit April 1 Estimates

11%

Change in Two or More Unit Housing Units in City of Spokane from 2010-2020

Source: OFM Housing Unit April 1 Estimates

Estimate of Total Housing Units in City of Spokane, 2020

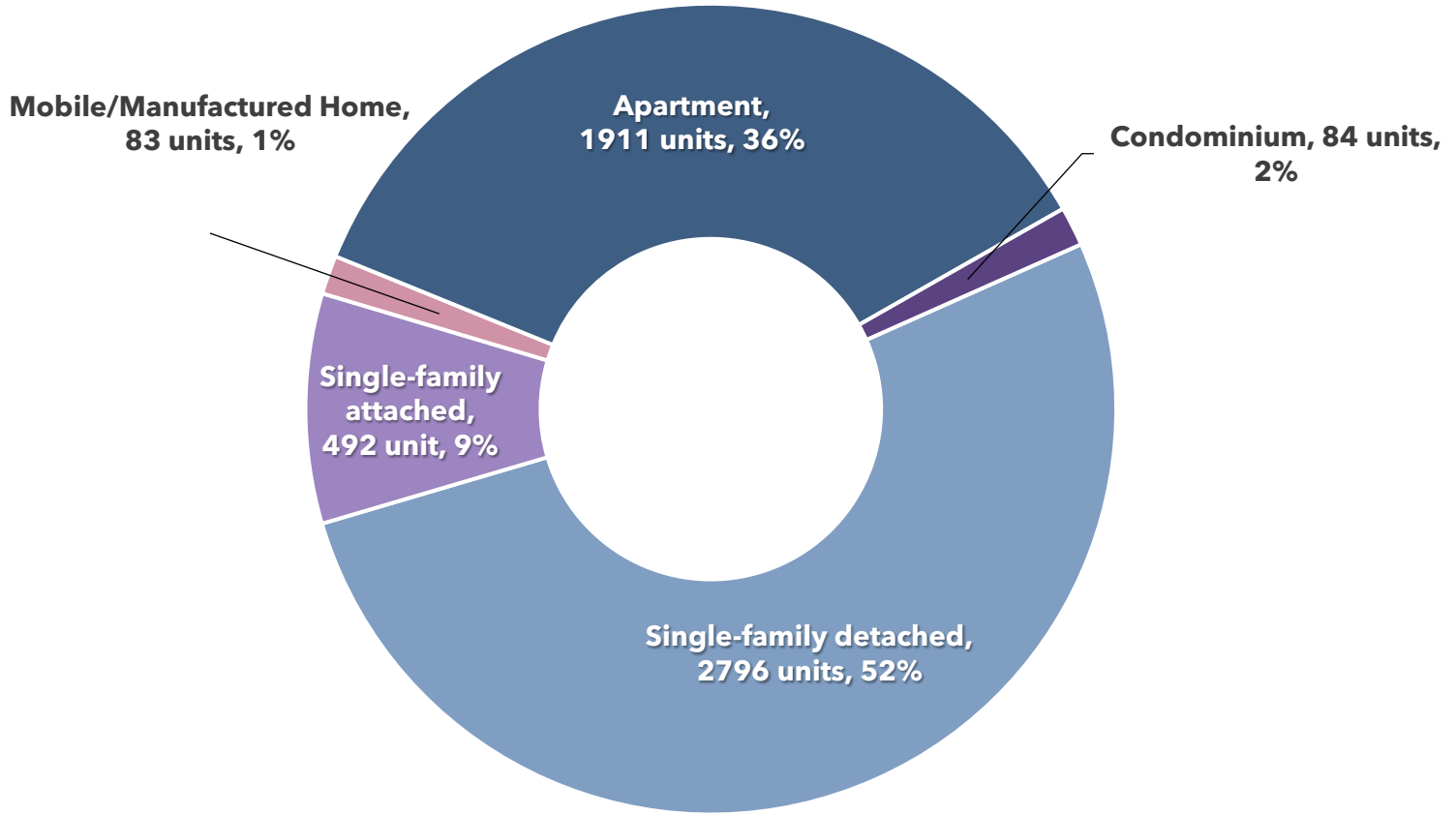


Source: OFM Housing Unit April 1 Estimates

City of Spokane Housing Trends

From 2010 to 2019: **over a third of new housing units** built in the City of Spokane has been apartments

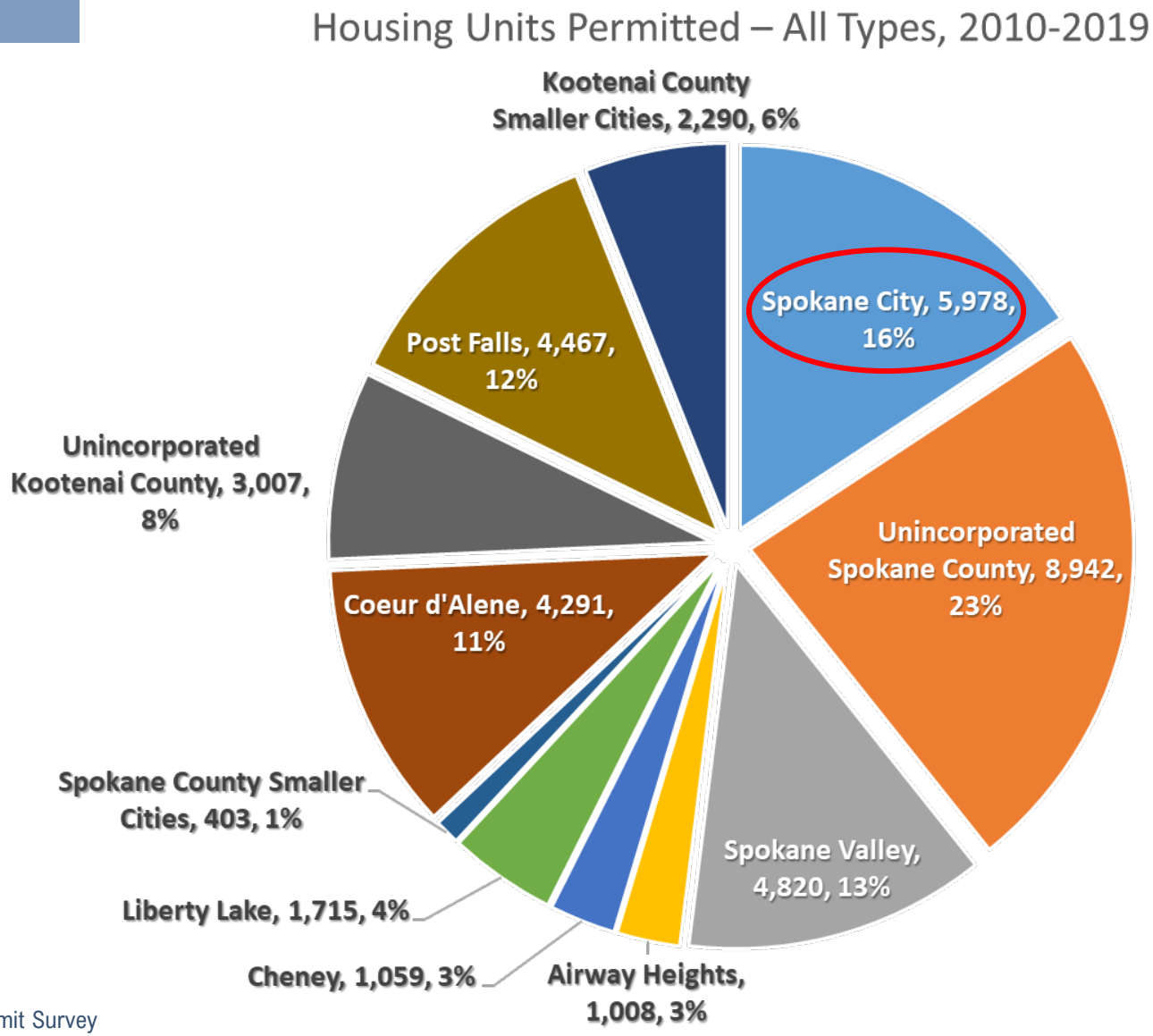
Housing Units by Type Built in the City of Spokane, 2010-2019



Source: Spokane County Assessor

Housing Within the Region

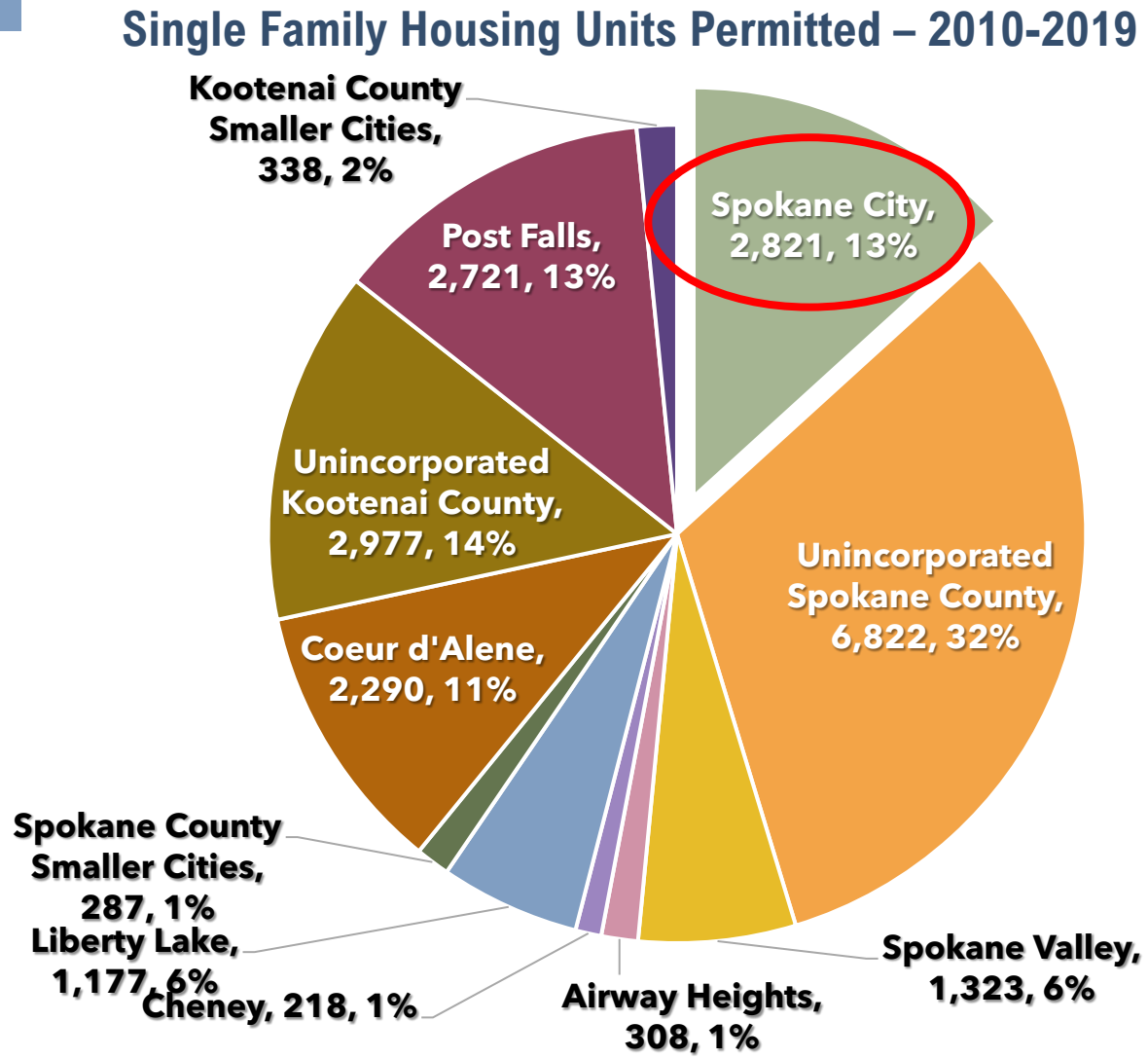
During the years 2010-2019, the City of Spokane issued **approximately 16% of all housing units permitted** in the Spokane-Coeur d'Alene region, the **2nd highest total in the region**



Source: State of the Cities Data Systems (SOCDS), US Census Building Permit Survey

Housing Within the Region

From 2010 to 2019, **13% of single-family housing units** (over 2,800 units) permitted were in the City of Spokane.

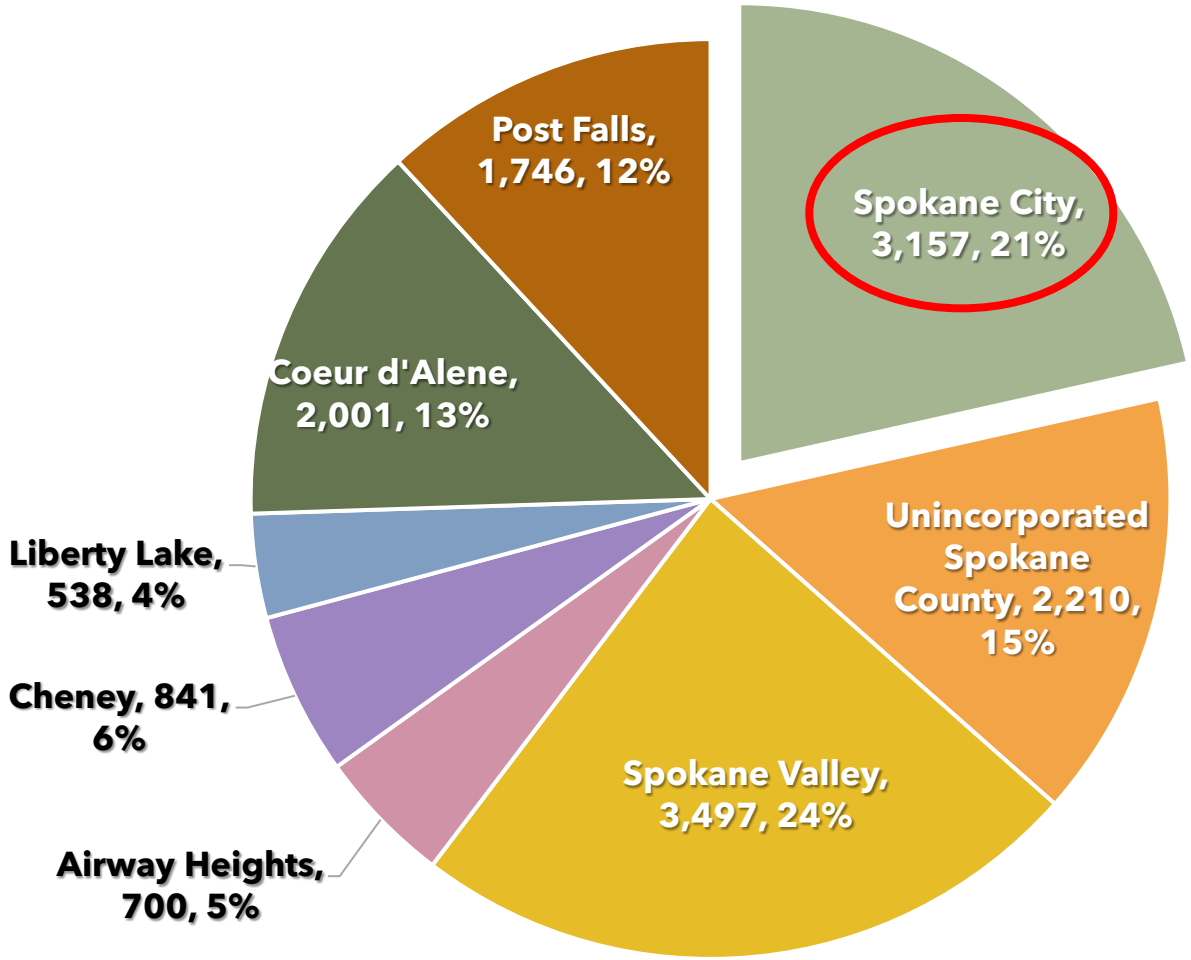


Source: State of the Cities Data Systems (SOCDS), US Census Building Permit Survey

Housing Within the Region

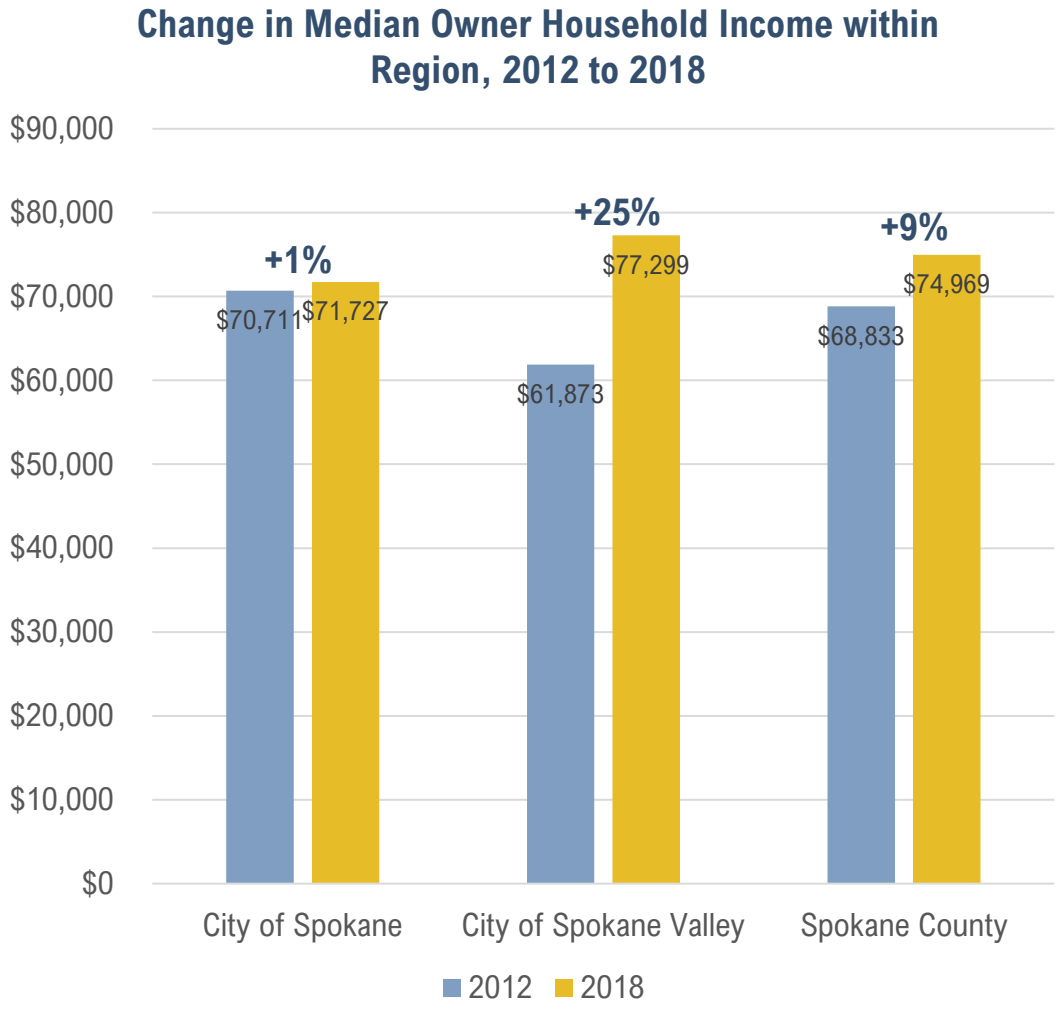
From 2010 to 2019, the City of Spokane had **21% of MF housing units permitted** in the region

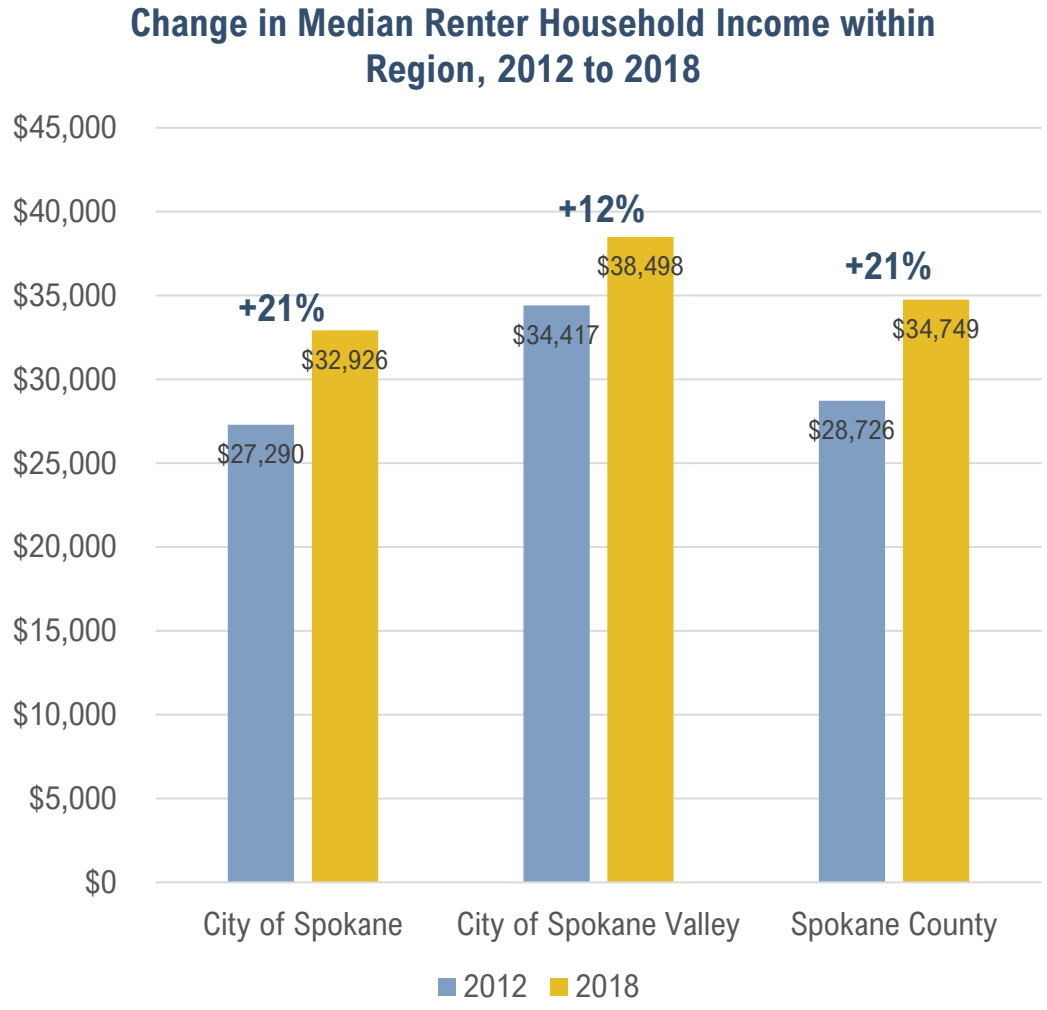
Multifamily Housing Units Permitted – 2010-2019



Source: State of the Cities Data Systems (SOCDS), US Census Building Permit Survey

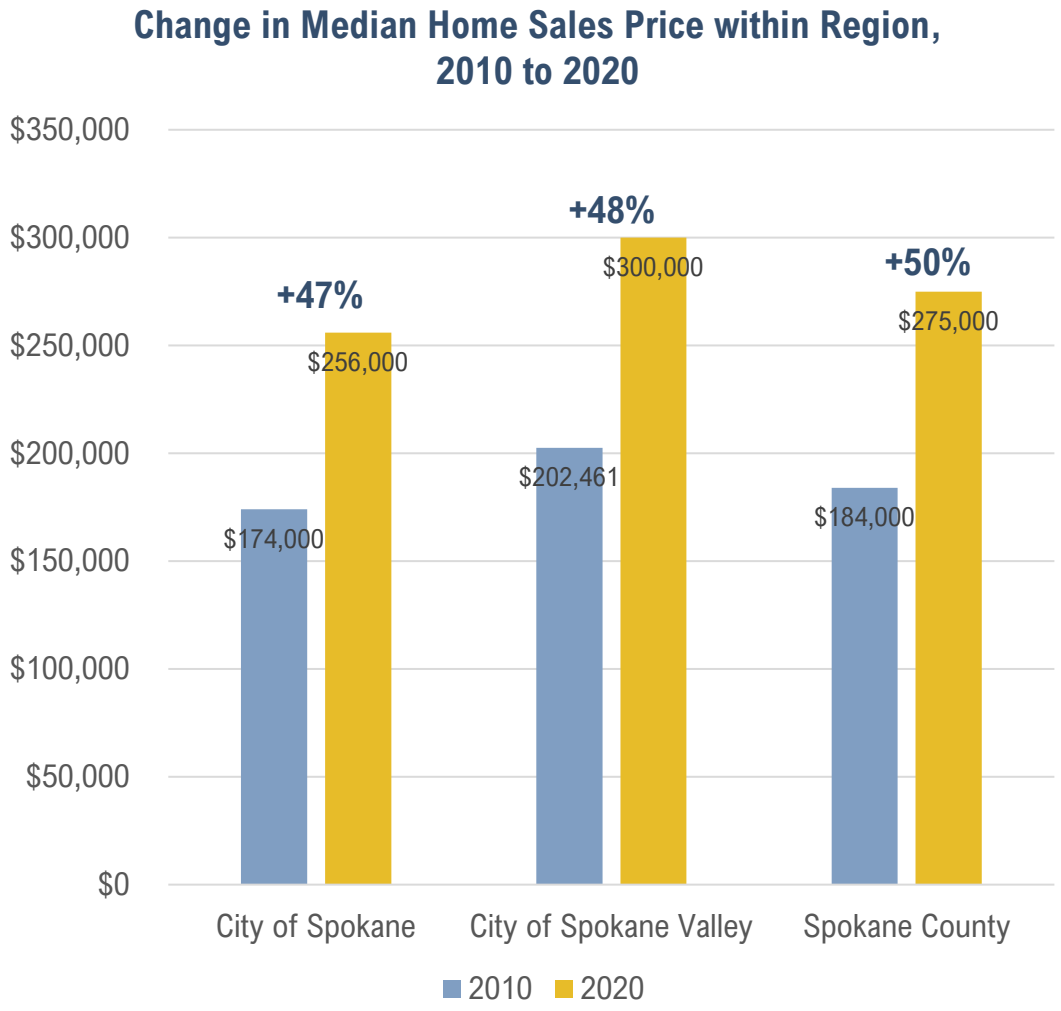
Comparison Within Region

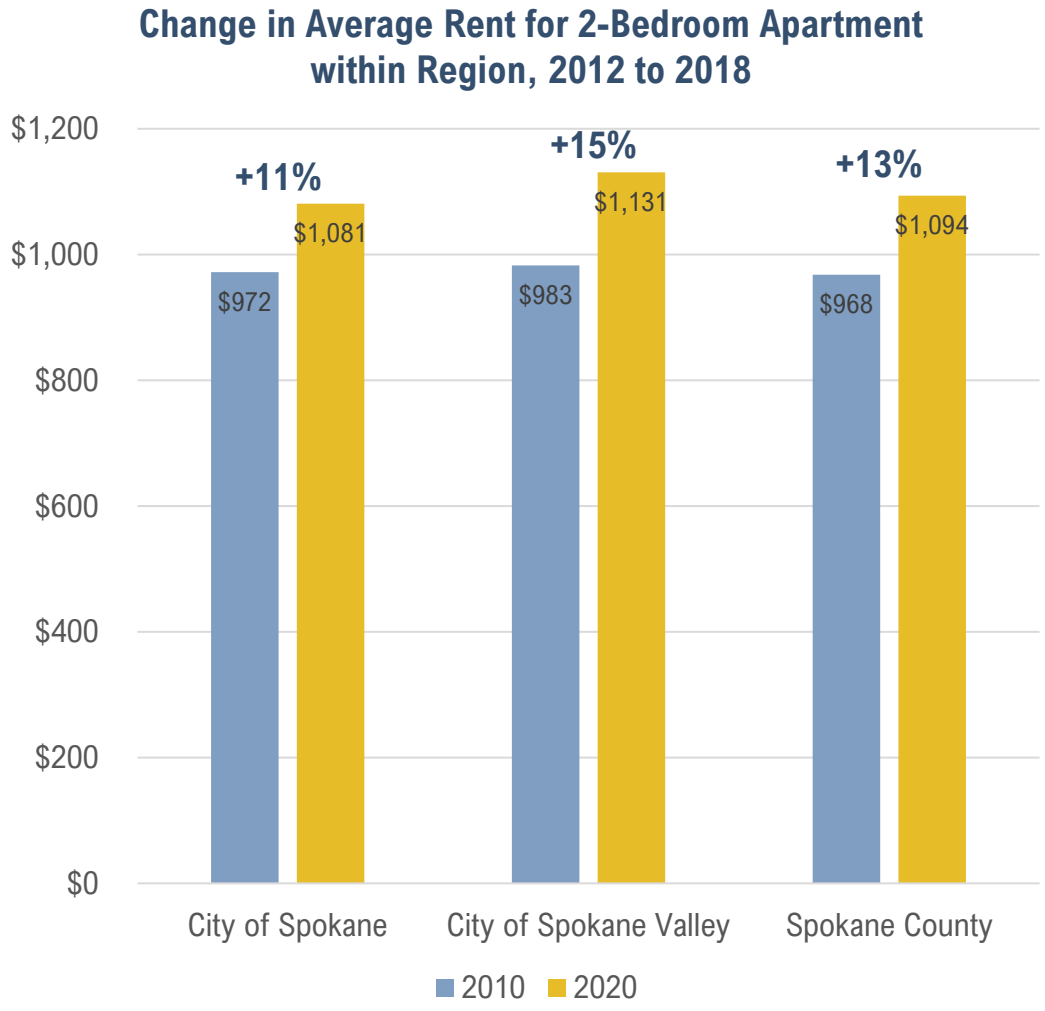




Source: PUMS (2012, 2018). Note: All values are in 2018 inflation-adjusted dollars.

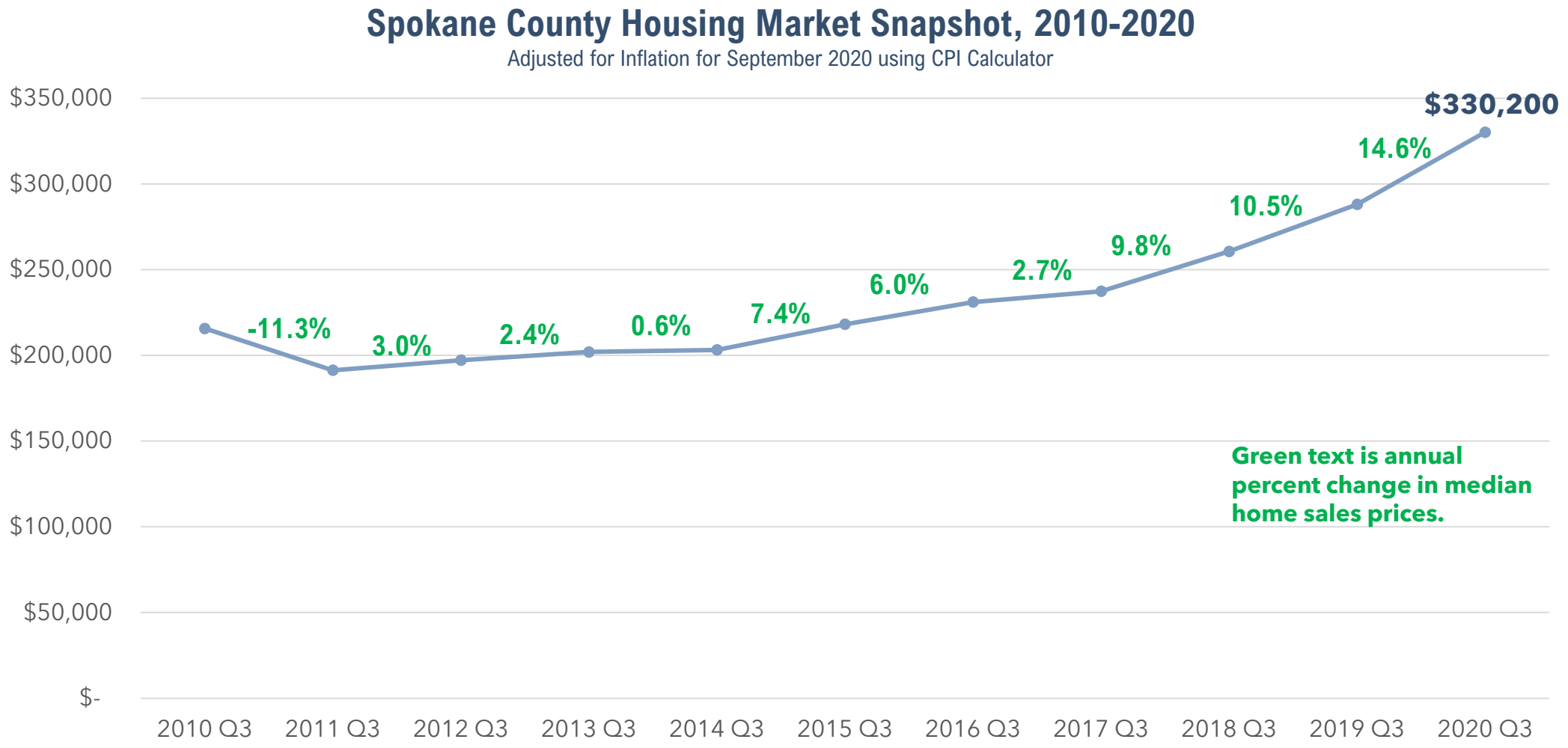
Comparison Within Region





Source: PUMS (2012, 2018). Note: All values are in 2018 inflation-adjusted dollars.

Spokane County Housing Market Snapshot

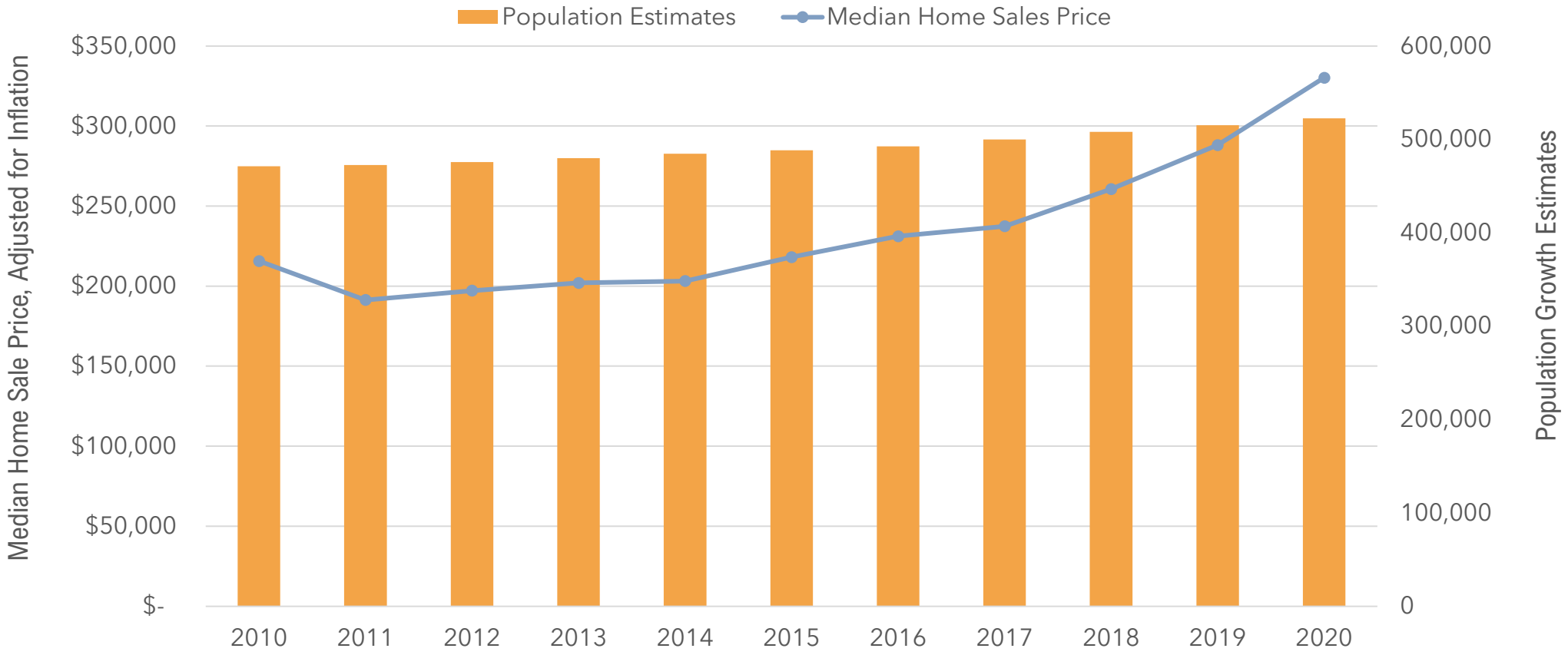


Source: University of Washington Center for Real Estate Research, Housing Market Snapshot

Spokane County Housing Market Snapshot

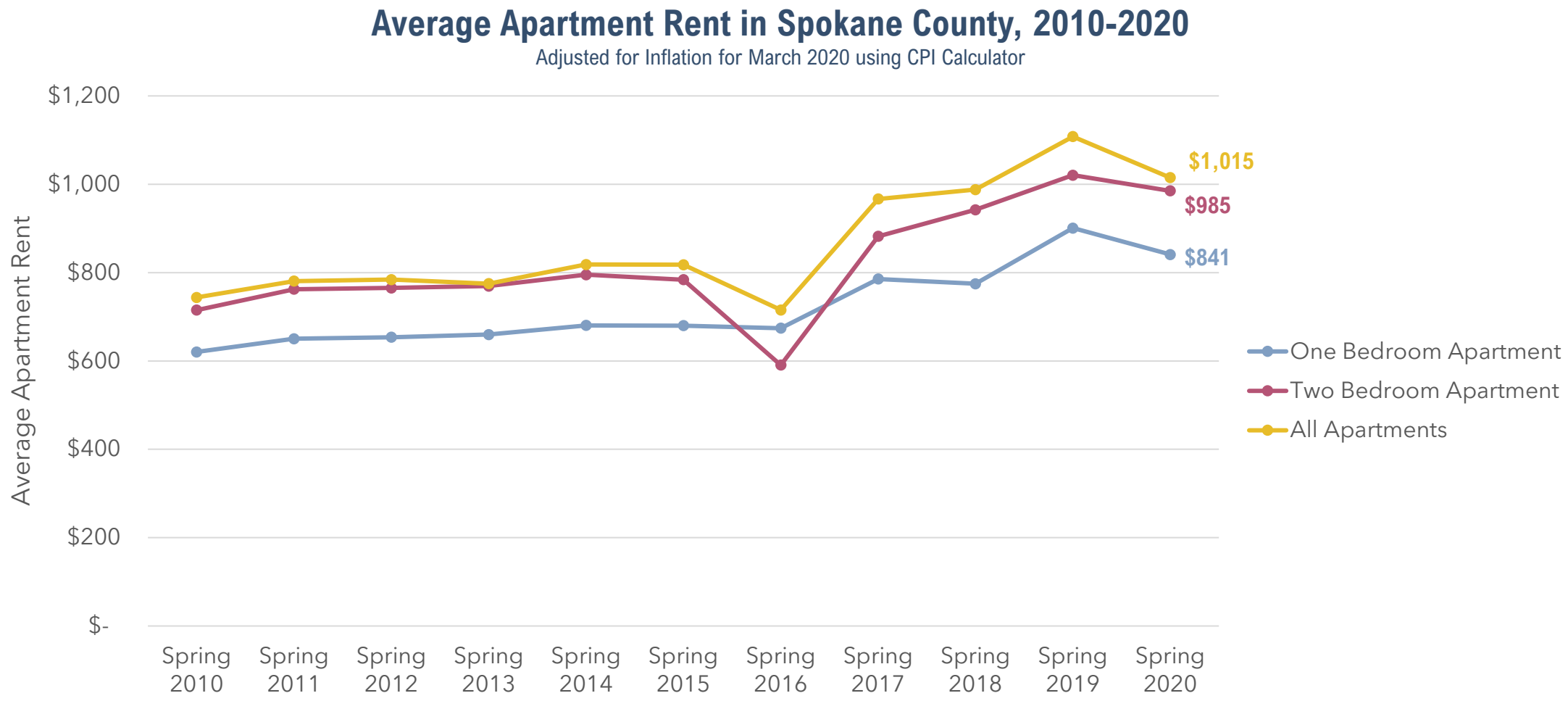
The Spokane County Home Prices are reported for Q3 each year, and are adjusted for inflation for September 2020 using CPI Calculator.

Spokane County Median Home Prices and Population Growth 2010-2020



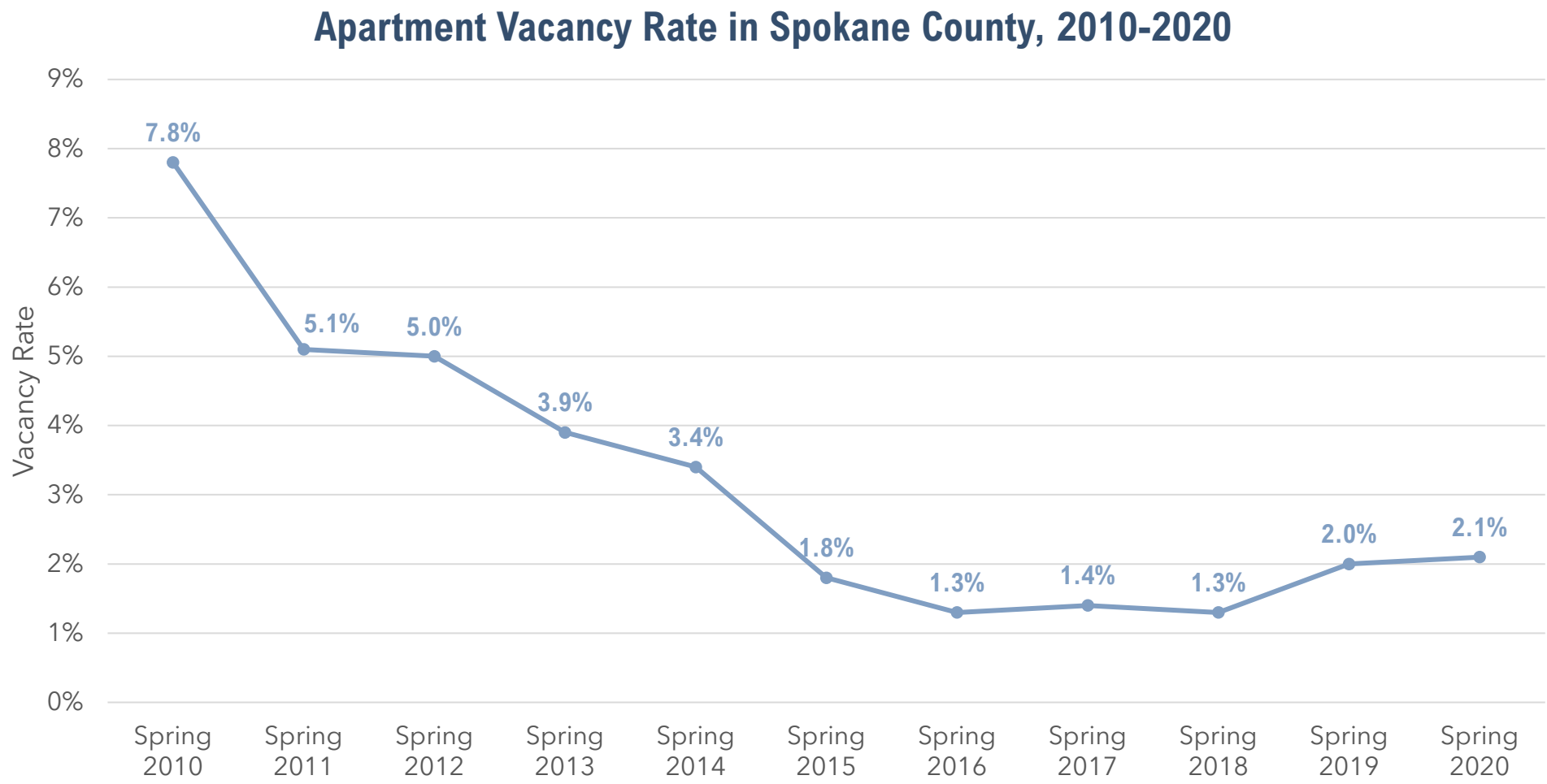
Source: Home Prices: University of Washington Center for Real Estate Research, Housing Market Snapshot; Population: OFM April 1 Population Estimates

Spokane County Apartment Market Survey



Source: University of Washington Center for Real Estate Research, Apartment Market Surveys

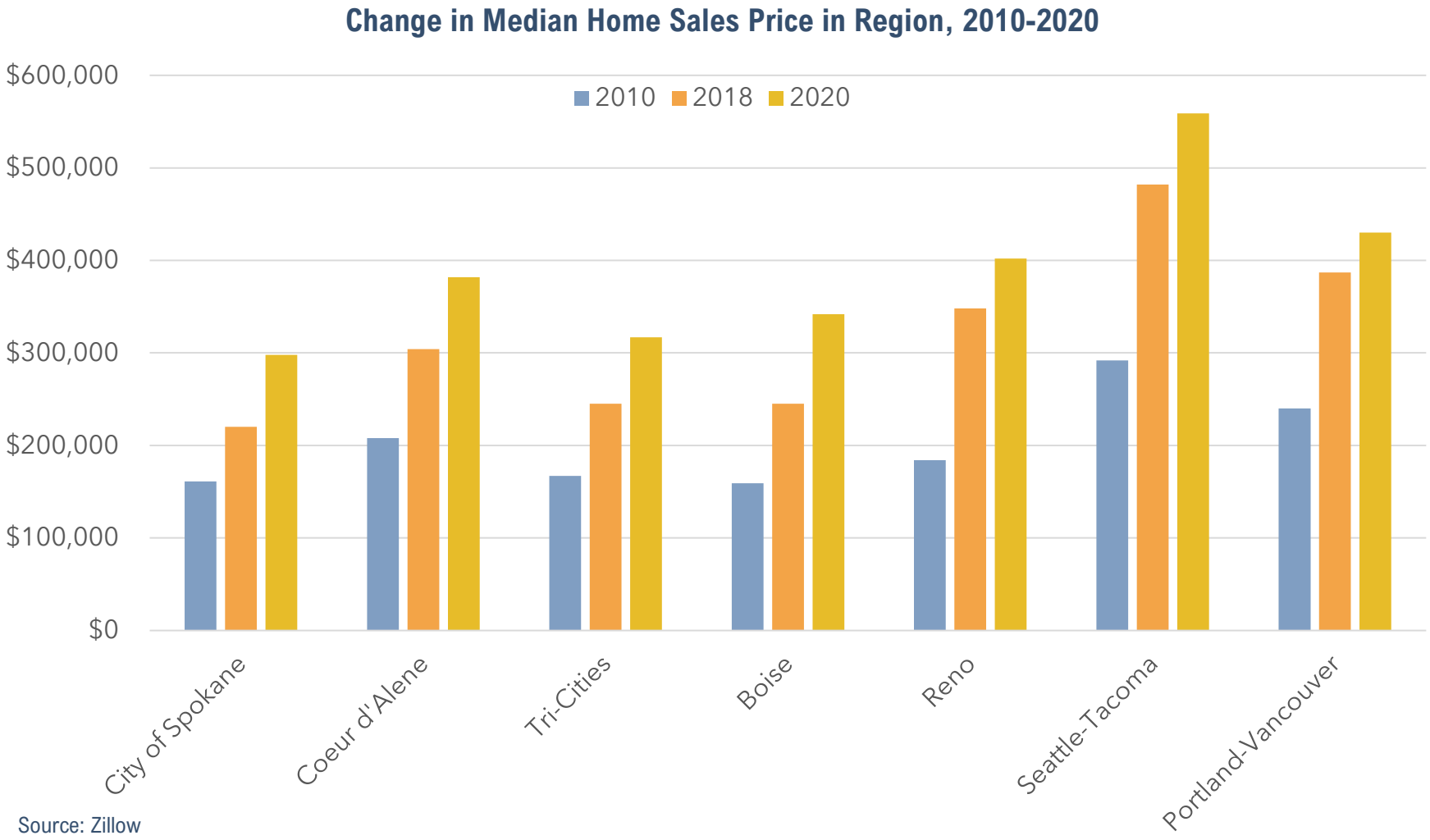
Spokane County Apartment Market Survey



Source: University of Washington Center for Real Estate Research, Apartment Market Surveys

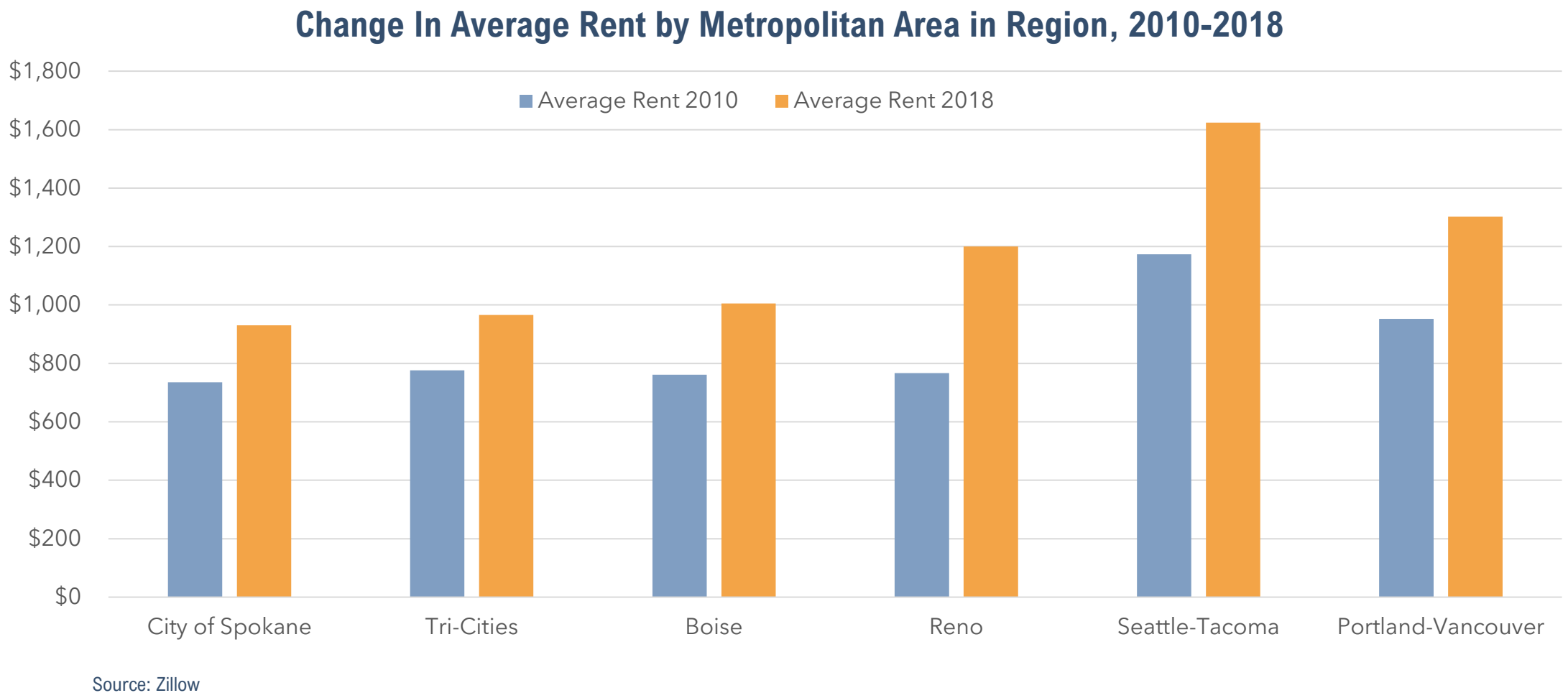
Comparison Across Regions

In many larger cities in the region, home sales prices increased considerably from 2010 to 2018. **In Spokane/CDA area, home sales prices have increased more from 2018 to 2020.**



Source: Zillow

Comparison Across Regions



Source: Zillow

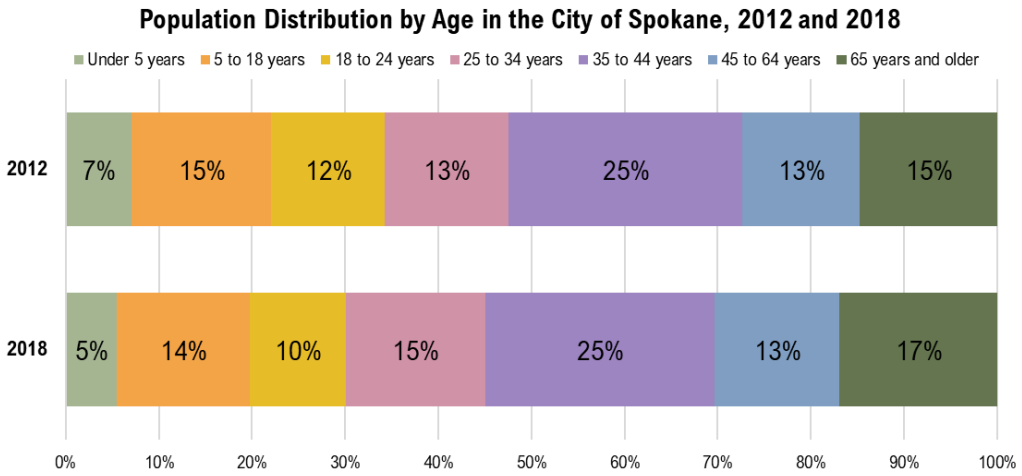
Demographics

City of Spokane Demographics

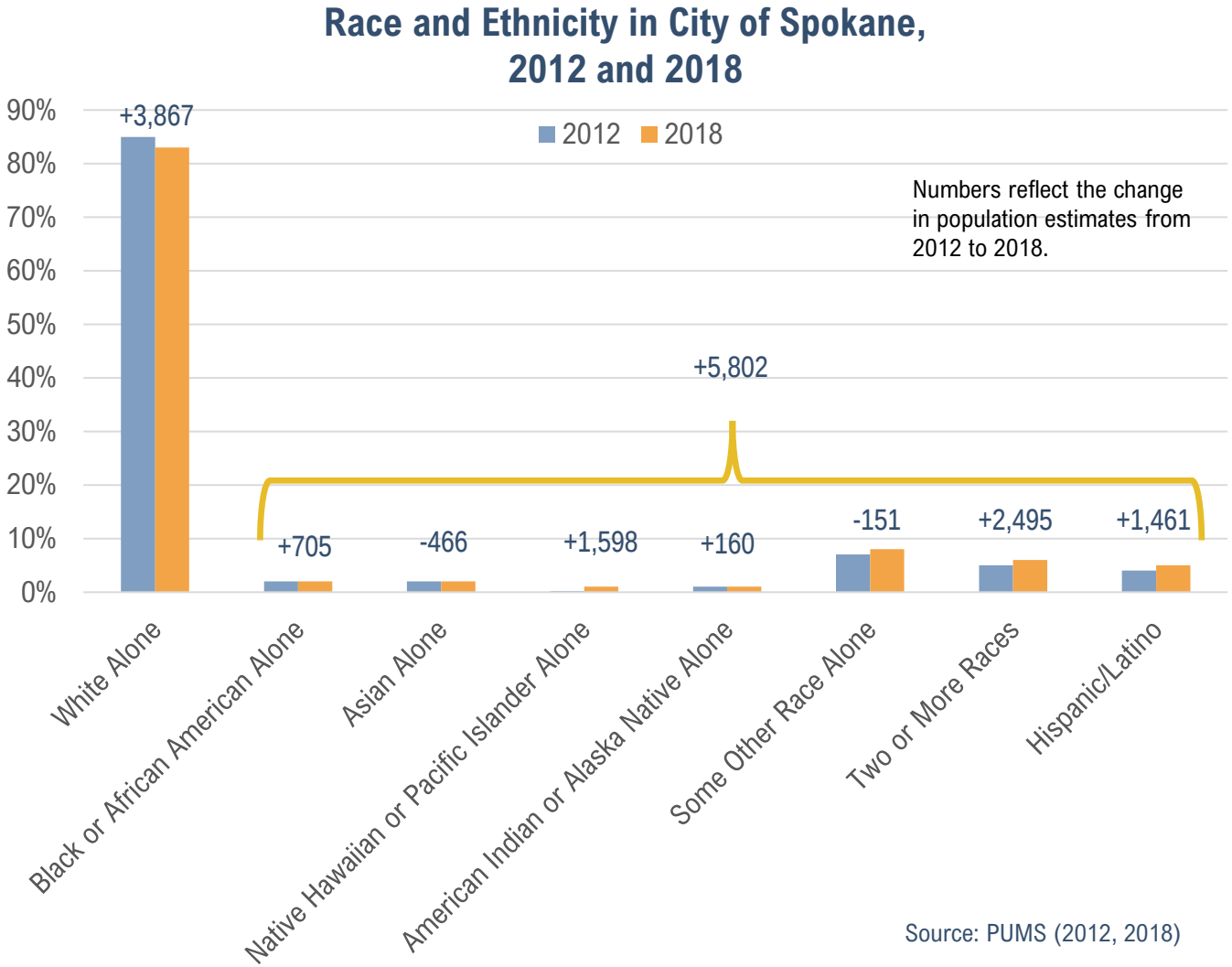
222,081

2019 Population, City of Spokane

Source: US Census Bureau, QuickFacts



Source: PUMS (2012, 2018)



Source: PUMS (2012, 2018)

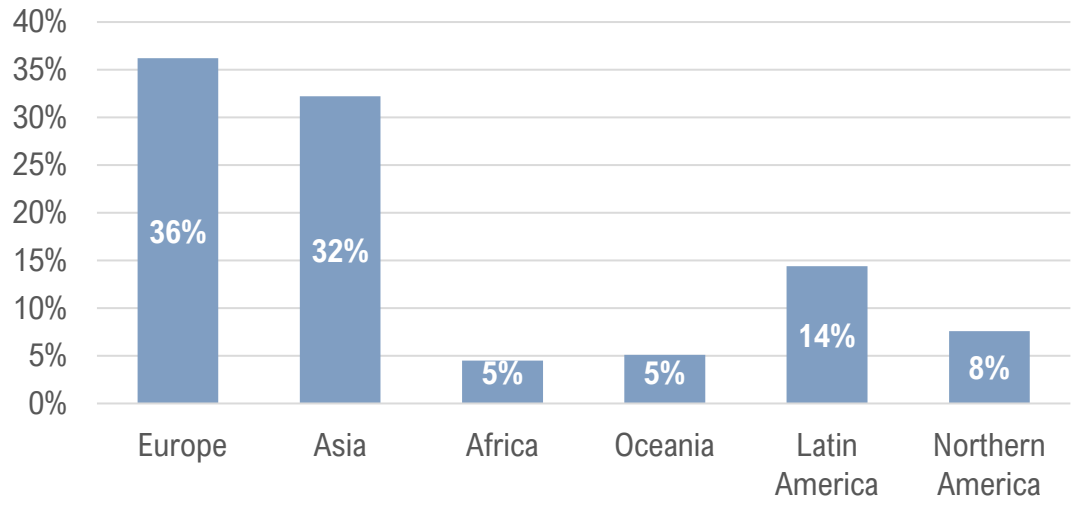
City of Spokane Demographics

6%

Foreign born population in City of Spokane, 2014-2018

Source: ACS (2014-2018), DP02

World Region of Birth of Foreign Born in City of Spokane, 2014-2018



Source: ACS (2014-2018), DP02

7%

Households speak another language at home in City of Spokane, 2018

	2018
Spanish	3%
Other Indo-European Language	2%
Asian and Pacific Island Languages	2%
Other Languages	1%

Source: PUMS (2018)

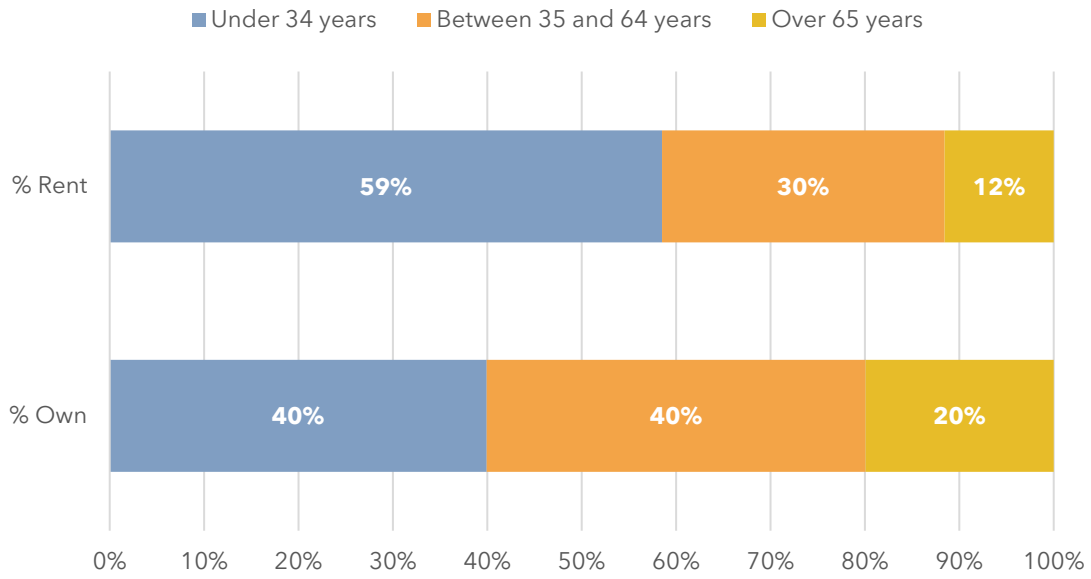
Top Languages Spoken at Home in City of Spokane, 2018

- Spanish
- Vietnamese
- Nepali
- Russian
- German
- Arabic
- Marshallese

Source: PUMS (2018)

City of Spokane Households

Tenure by Age of Householder in City of Spokane, 2018



Sources: PUMS (2012, 2018)

- Close to **60% of renters** are under 34 years old in the City of Spokane.
- The average age of homeowners is higher than the average age of renters in the City of Spokane.
- Renters between 35 and 64 years old have **increased 28%** from 2012 to 2018 in the City of Spokane.

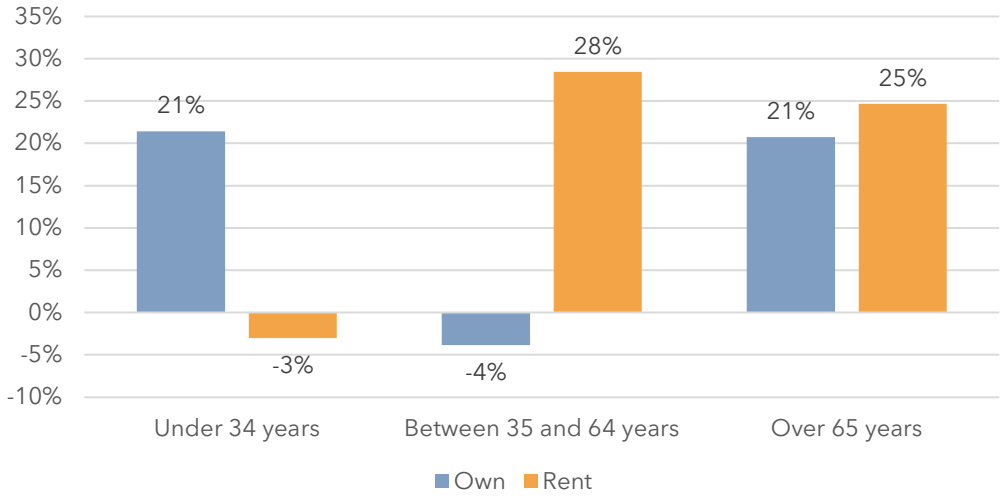
Average Age of Householder by Tenure in City of Spokane

Between 2012 and 2018

	2012	2018
Owned with Mortgage	36.7	37.8
Owned Free and Clear	60	57.6
Rented	31.8	35.1
Occupied without Payment of Rent	30.4	45.4

Sources: PUMS (2012, 2018)

Percent Change in Tenure by Age of Householder in City of Spokane, 2012 to 2018

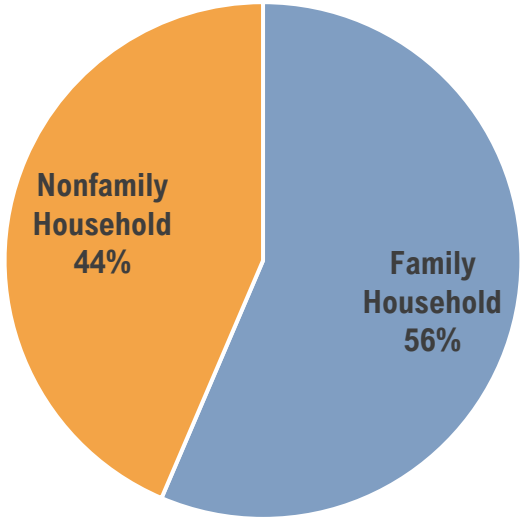


Sources: PUMS (2012, 2018)

City of Spokane Households

A **family household** is a household maintained by a householder who is in a family, and includes any unrelated people who may be residing there. A **nonfamily household** consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related. **Multigenerational households** are defined as households that consist of three or more generations of parents and their families.

Household Type in City of Spokane, 2018



Source: PUMS (2018)

4%

Change in family households in City of Spokane
Between 2012 and 2018

	2012	2018
Family Households	59,323	61,420

Sources: PUMS (2012, 2018)

13%

Change in nonfamily households in City of Spokane
Between 2012 and 2018

	2012	2018
Nonfamily Households	42,029	47,429

Sources: PUMS (2012, 2018)

Over half of households in the City of Spokane are family households, though **nonfamily households have increased** at a higher percentage rate than family households from 2012 to 2018.

3%

Multigenerational households in City of Spokane, 2018

Source: PUMS (2018)

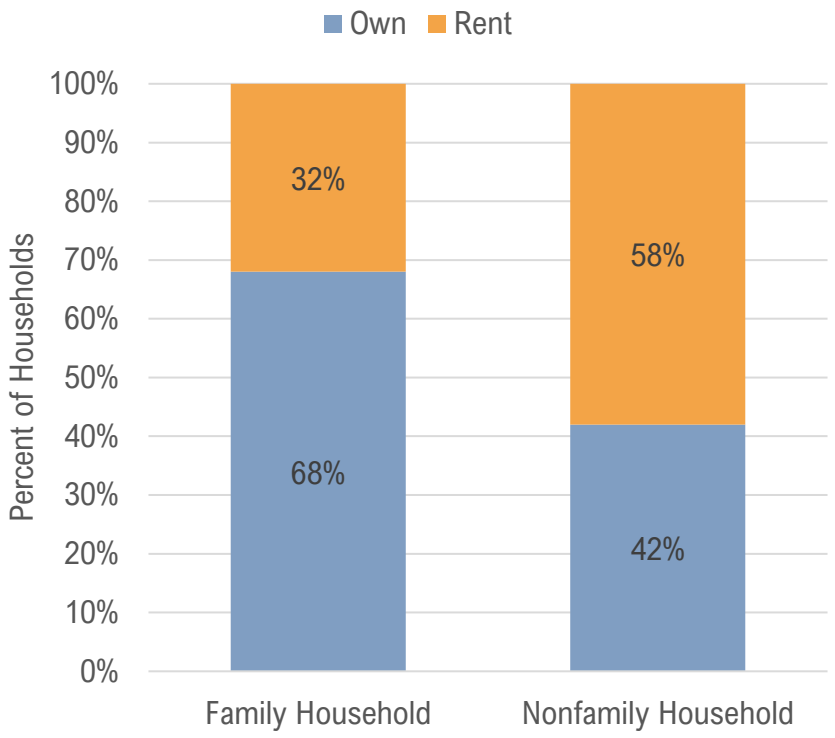
City of Spokane Households

A **family household** is a household maintained by a householder who is in a family, and includes any unrelated people who may be residing there. A **nonfamily household** consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related. A **single parent household** is a household with a male householder or female householder without a spouse present, with own kids in the household 17 years and under.

Family households, particularly married couple families, are **more likely to own a home** than nonfamily households in the City of Spokane.

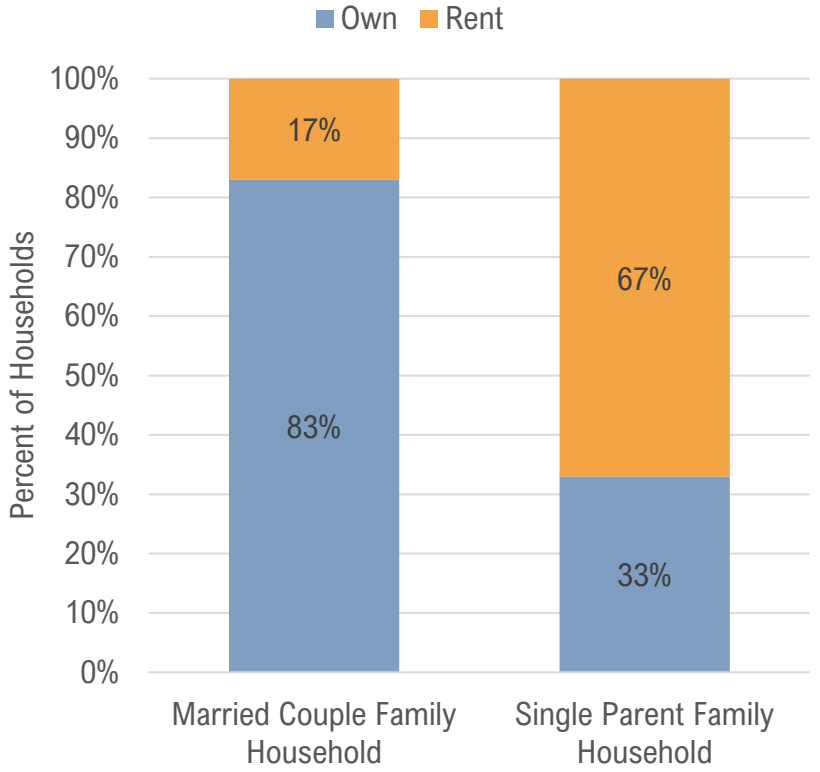
Single parent households have a higher percentage of **renters** than owners in the City of Spokane.

Tenure by Household Type in City of Spokane, 2018



Source: PUMS (2018)

Tenure by Family Households with Children in City of Spokane, 2018



Source: PUMS (2018)

City of Spokane Households

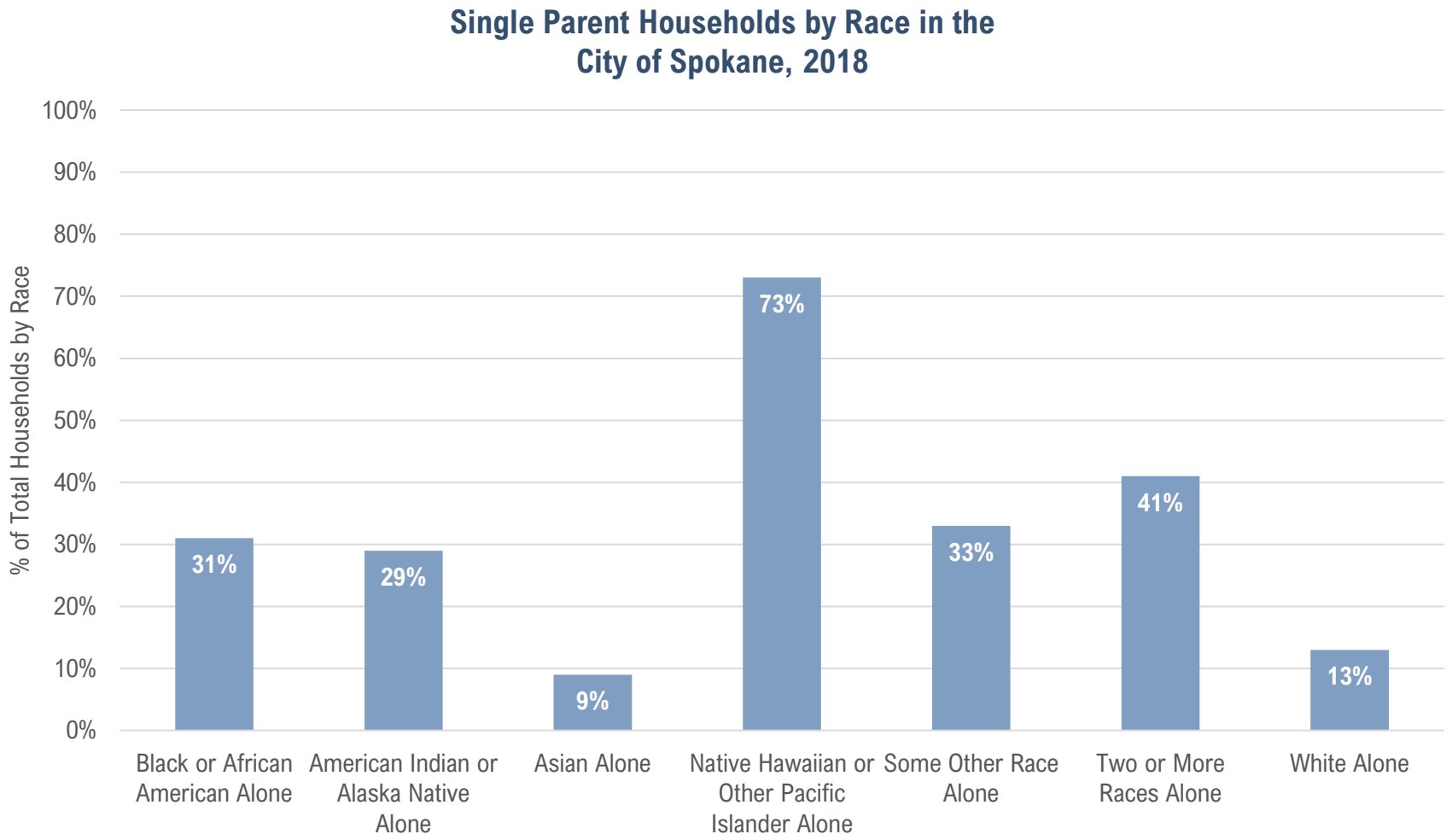
A **single parent household** is a household with a male householder or female householder without a spouse present, with own kids in the household.

10%

Change in single parent household in City of Spokane

Between 2012 and 2018

Sources: PUMS (2012, 2018)



Source: PUMS (2018)

City of Spokane Housing Characteristics

From 2010 and 2018, there was a **higher change in renter occupied housing units** than owner occupied housing units in the City of Spokane.

Mobile homes units decreased by 25% from 2010 to 2018 in the City of Spokane.

1 in 10 housing units **do not have a vehicle** in the City of Spokane.

2%

Change in owner occupied housing units in City of Spokane

Between 2010 and 2018

	2010	2018
Owner Occupied Housing Units	51,022	52,179

Sources: ACS (2010, 2018), Table DP04

7%

Change in renter occupied housing units in City of Spokane

Between 2010 and 2018

	2010	2018
Renter Occupied Housing Units	37,773	40,383

Sources: ACS (2010, 2018), Table DP04

-25%

Change in mobile homes in City of Spokane

Between 2010 and 2018

	2010	2018
Mobile Home Units	1,807	1,348

Sources: ACS (2010, 2018), Table DP04

10%

of Housing Units With No Vehicle in City of Spokane

Source: ACS (2014-2018), Table DP04

-13%

Change in vacant housing units in City of Spokane

Between 2010 and 2018

	2010	2018
Vacant Housing Units	7,784	6,769

Sources: ACS (2010, 2018), Table DP04

City of Spokane Disability Characteristics

16%

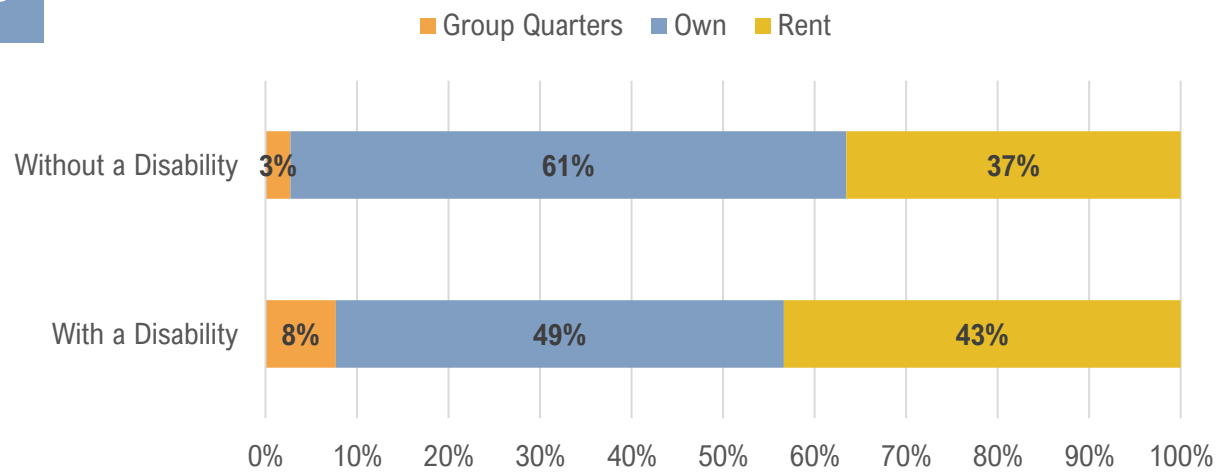
Population with a disability in City of Spokane, 2018

Percent Population with Disability in City of Spokane, by Type	2018
Hearing Difficulty	4%
Vision Difficulty	3%
Cognitive Difficulty	7%
Ambulatory Difficulty	8%
Self-Care Difficulty	3%
Independent Living Difficulty	6%

Percent Population with Disability in City of Spokane, by Age	2018
5-17 years	7%
18 to 34 years	8%
35 to 64 years	19%
65 to 74 years	28%
75 years and over	45%

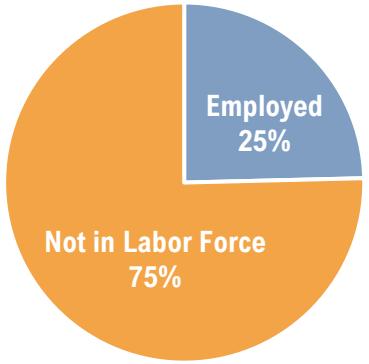
Source: PUMS (2018)

Tenure by Disability Status in City of Spokane, 2018



Source: PUMS (2018)

Employment Status of People with Disabilities in City of Spokane, 2014-2018



Source: ACS (2014-2018), Table S1811

$20,334

Median Earnings in Past 12 Months (in 2018 Inflation Adjusted Dollars) For People With A Disability in the City of Spokane

Source: ACS (2014-2018), Table S2811

Spokane Life Expectancy Story Map

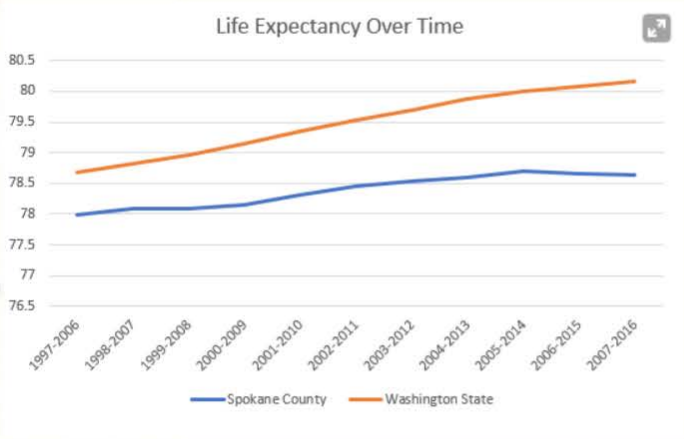
A Story Map

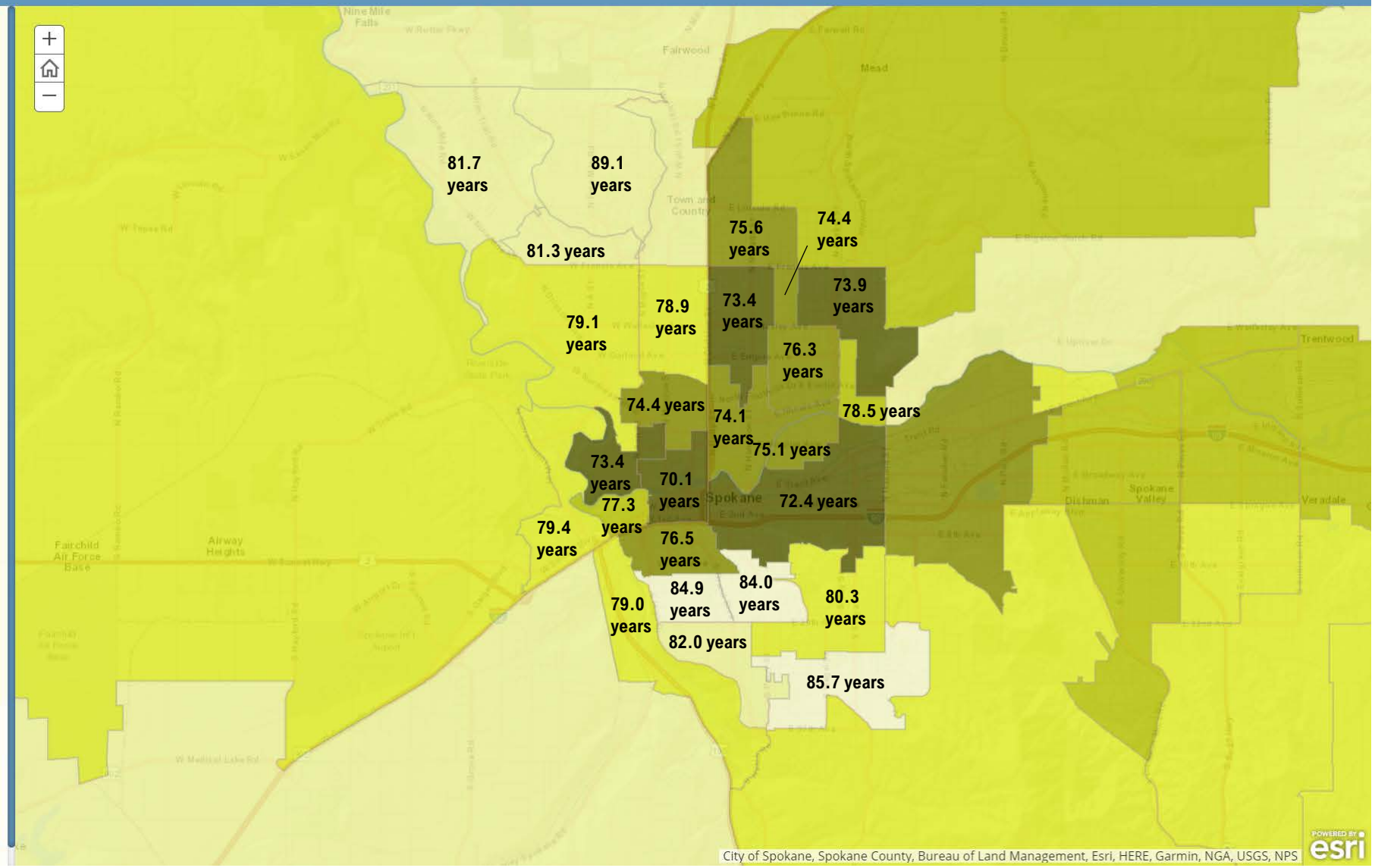
Life Expectancy | Poverty | Race | Education

Life expectancy is the probable number of years remaining in the life of an individual or population determined statistically. For the purpose of these maps, life expectancy at birth was calculated for infants who were born during the specified aggregated years.

There is a 15 year life expectancy gap between the Riverside neighborhood, whose life expectancy is 70.1 and Southgate neighborhood, whose life expectancy is 85.7.

Expand the *Life Expectancy Over Time* graph to see how **Spokane County's overall life expectancy compares to Washington State.**



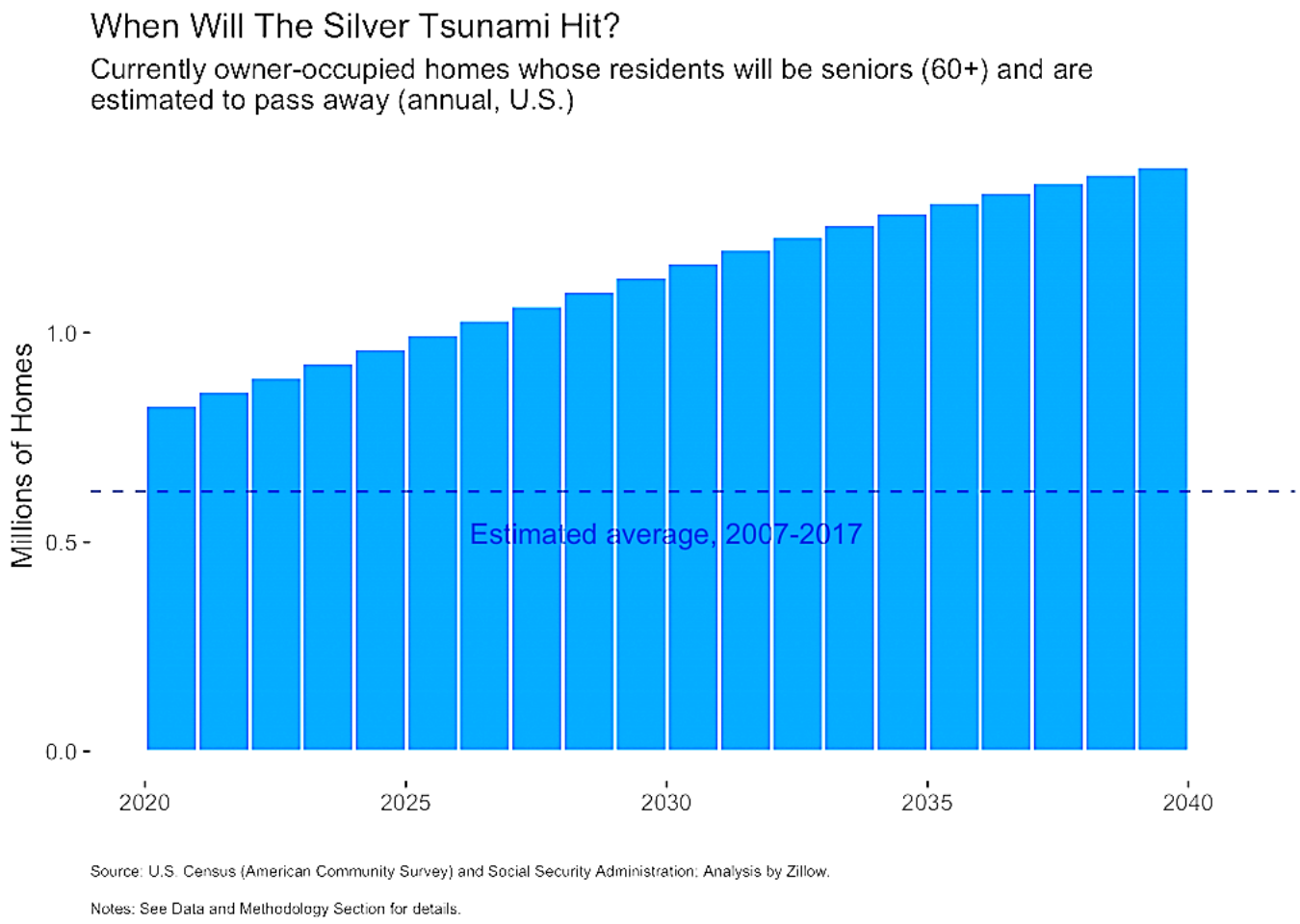


Source: SRHD Health Insights "Eye on Equity"

National Aging Trends

"Silver Tsunami"

Zillow Research estimates that over the next 20 years, more than a quarter of the nation's currently owner-occupied homes (27.4%) will hit the market as their owners pass away or otherwise vacate their homes.

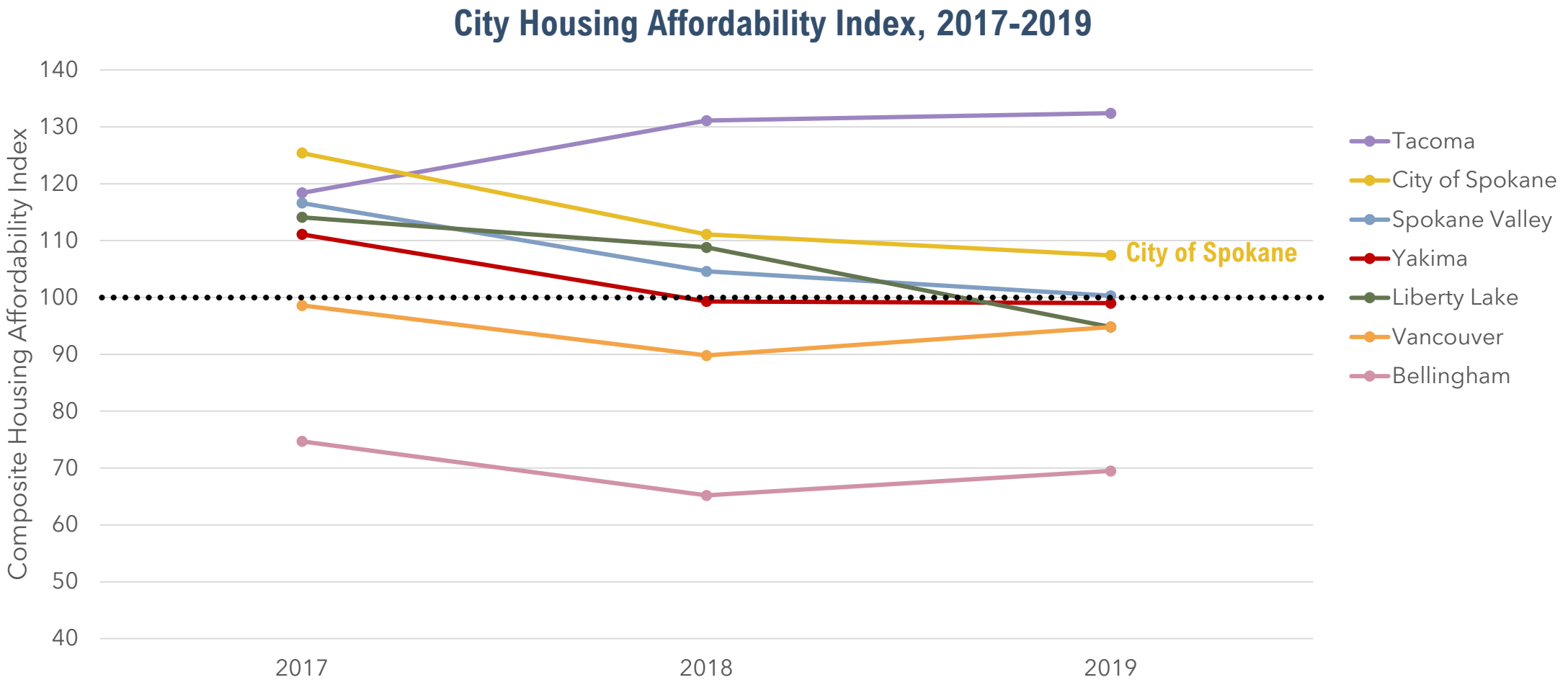


Source: Zillow Research

Housing Affordability

Housing Affordability Index

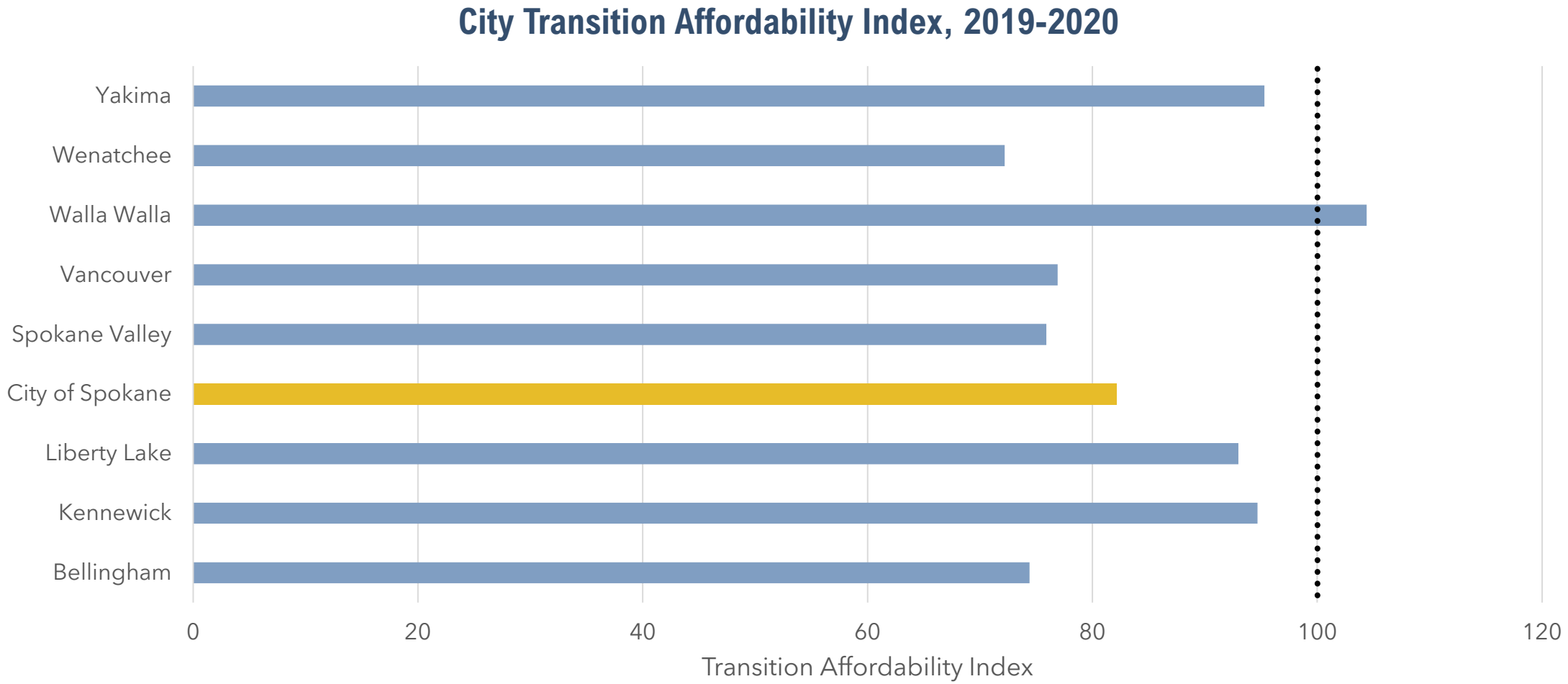
When the index lies at 100, the household pays exactly this share of its income to principal and interest. When the index lies **above 100 the household pays less**, and when it is below 100, the household pays more.



Source: University of Washington Center for Real Estate Research Affordability Index

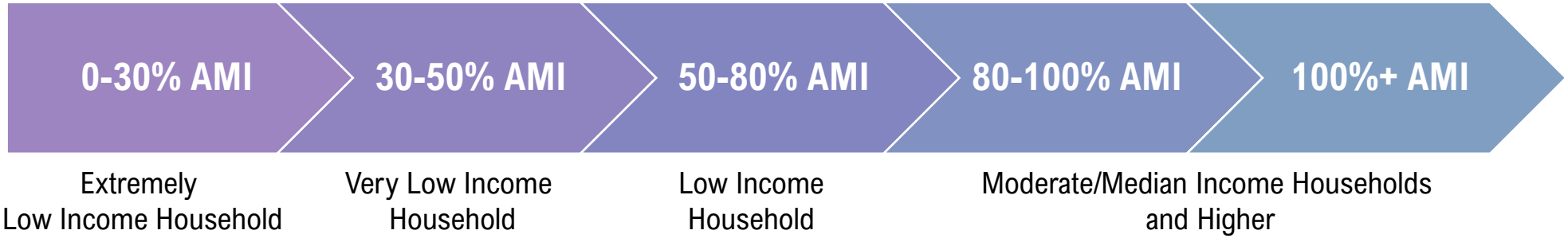
Housing Affordability Index

An index value **below 100** indicates that a household earning 70% of median household income is **rent overburdened.**



Source: University of Washington Center for Real Estate Research Affordability Index

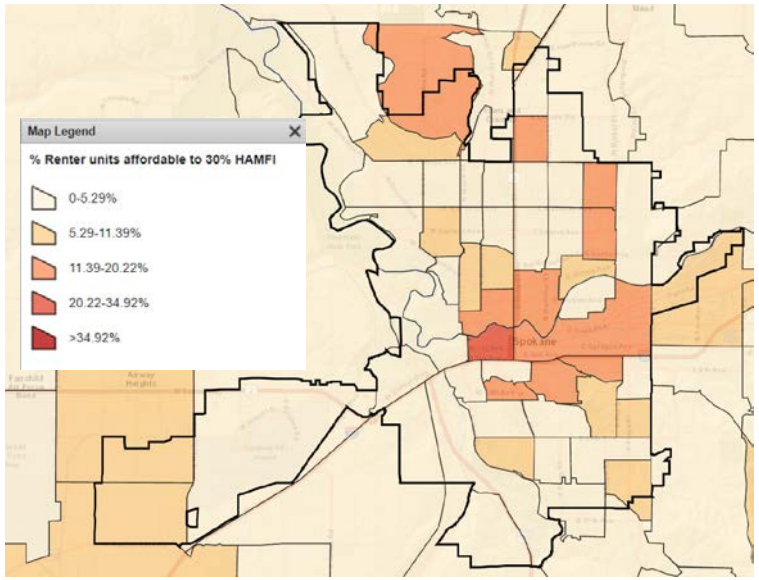
What is Area Median Income (AMI)?



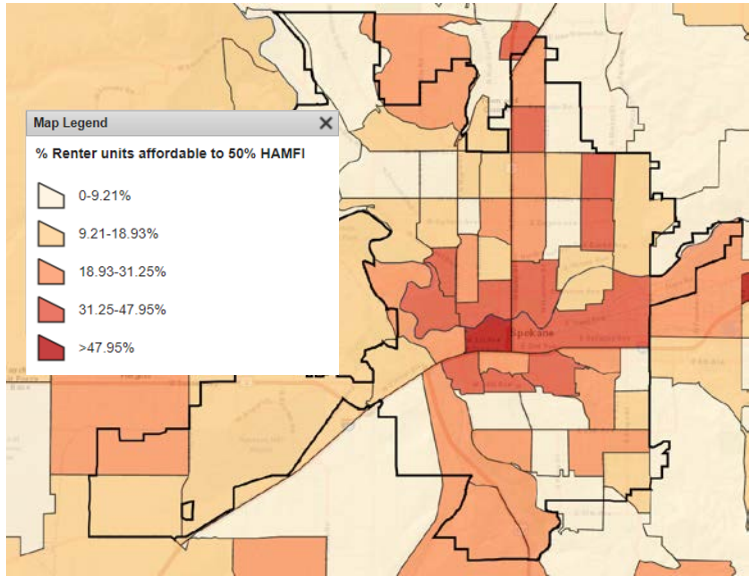
When examining household income levels, the Area Median Income (AMI) is a helpful benchmark for understanding what different households can afford to pay for housing expenses. Since housing needs vary by family size and costs vary by region, the Department of Housing and Urban Development (HUD) produces a median income benchmark for different family sizes and regions on an annual basis. For current ranges, visit the City of Spokane Community, Housing, and Human Services website.

HUD Housing Affordability by AMI – Renter Units

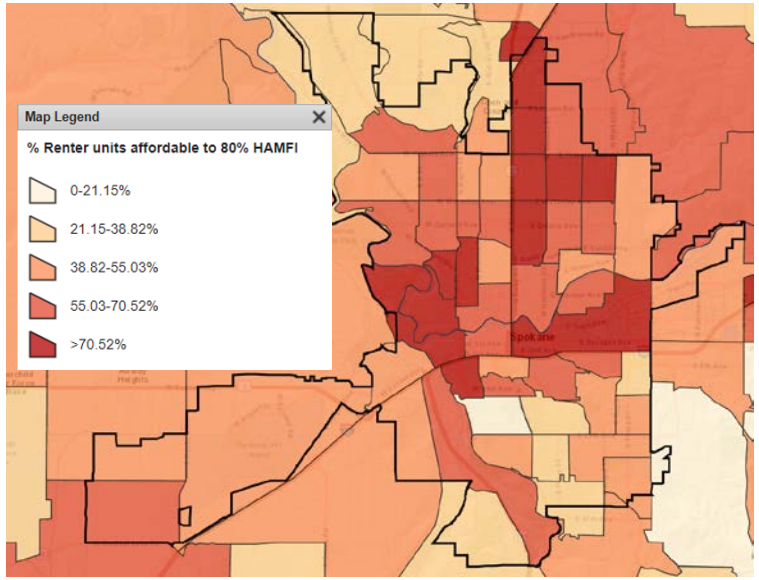
% Renter Units Affordable to 30% AMI



% Renter Units Affordable to 50% AMI



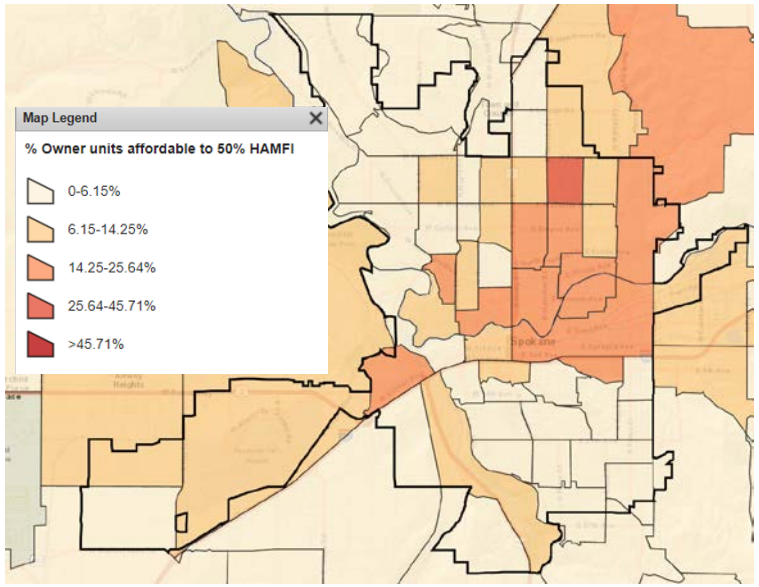
% Renter Units Affordable to 80% AMI



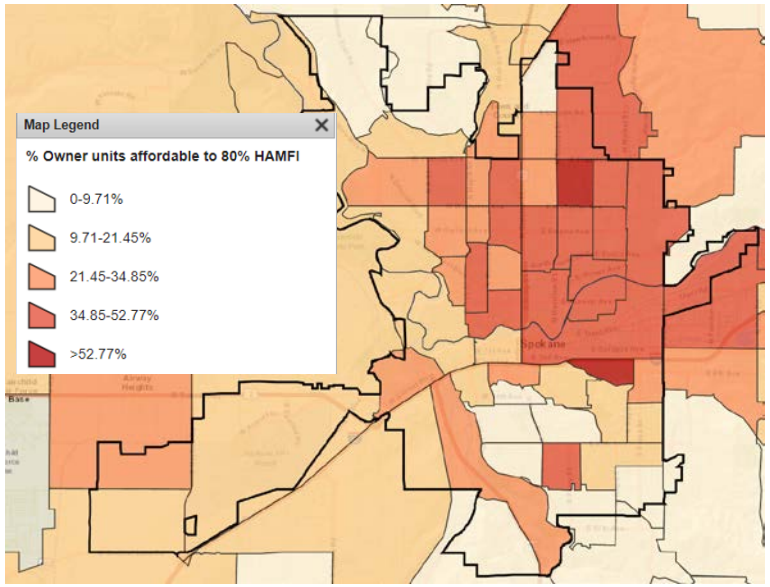
Source: HUD CPD Maps. For 2020 AMI limits, visit the City of Spokane's CHHS webpage: https://static.spokanecity.org/documents/chhs/programs/homeinvestment/2020-spokane-home-income-and-rent.pdf

HUD Housing Affordability by AMI – Owner Units

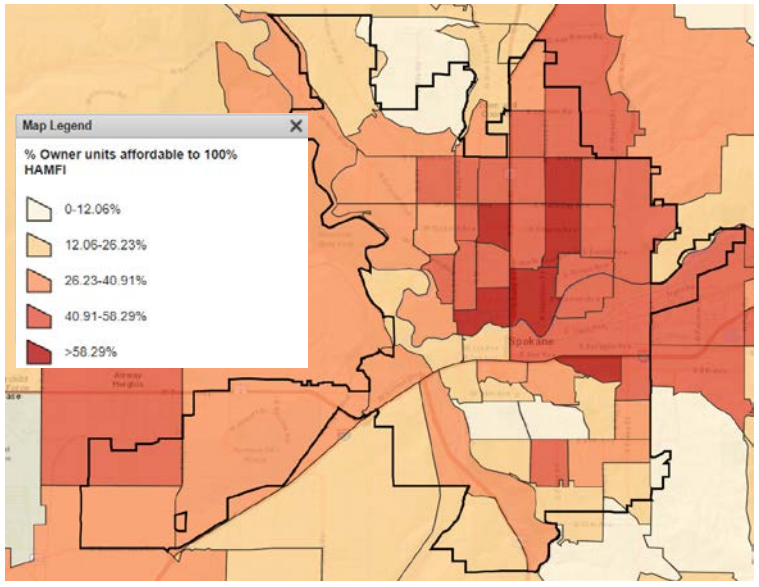
% Owner Units Affordable to 50% AMI



% Owner Units Affordable to 80% AMI



% Owner Units Affordable to 100% AMI



Source: HUD CPD Maps. For 2020 AMI limits, visit the City of Spokane's CHHS webpage: https://static.spokanecity.org/documents/chhs/programs/homeinvestment/2020-spokane-home-income-and-rent.pdf

Cost Burdened Households in City of Spokane

Cost Burdened

› *A household who pays more than 30% of their income on housing (inclusive of households with severe cost burdening).*

Severely Cost Burdened

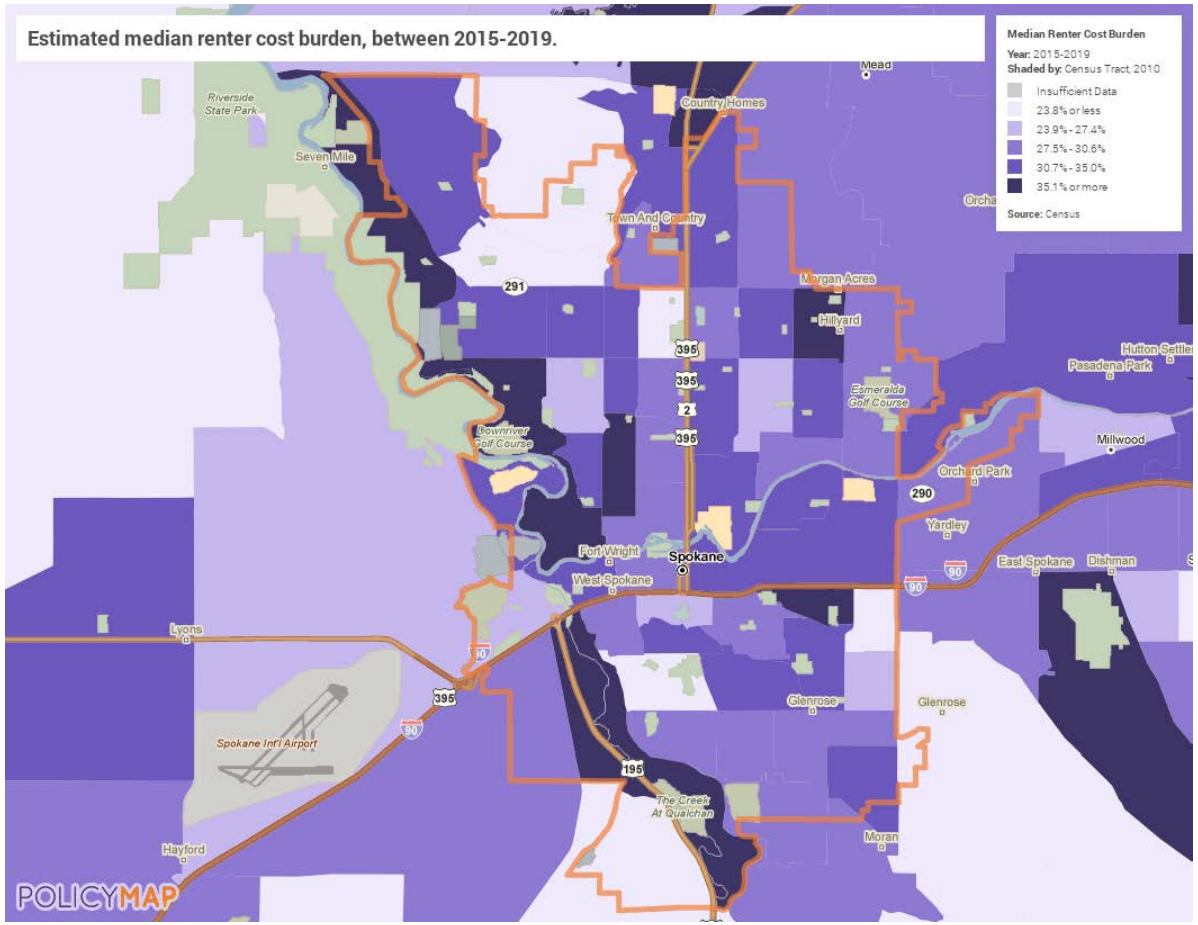
› *A household who pays more than 50% of their income on housing.*

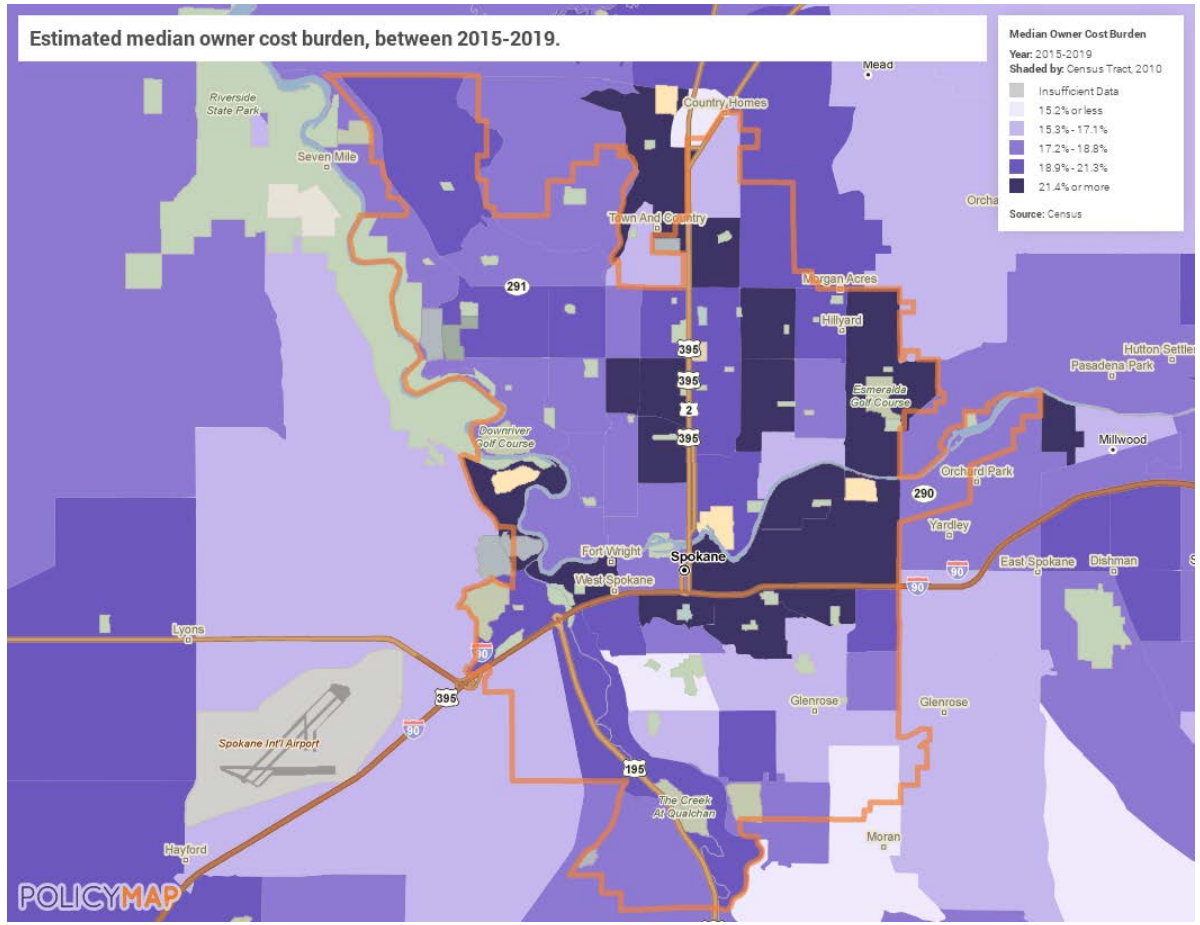
- Close to **38,000 households are cost burdened**, or 35% of all households.
- Over **half of renters** in the City of Spokane are **cost burdened**.
- Over a **quarter of renters** are **severely cost burdened** in the City of Spokane.

Cost Burdened Households in City of Spokane	Number of Households	Percentage of Households
Total Cost Burdened	**37,954**	**35%**
Owners Cost Burdened	14,891	24%
Renters Cost Burdened	23,063	51%
Total Severely Cost Burdened	**17,811**	**17%**
Owners Severely Cost Burdened	4,964	8%
Renters Severely Cost Burdened	12,847	28%

Source: PUMS (2018)

Cost Burden by Tenure by Census Tract





Source: PolicyMap

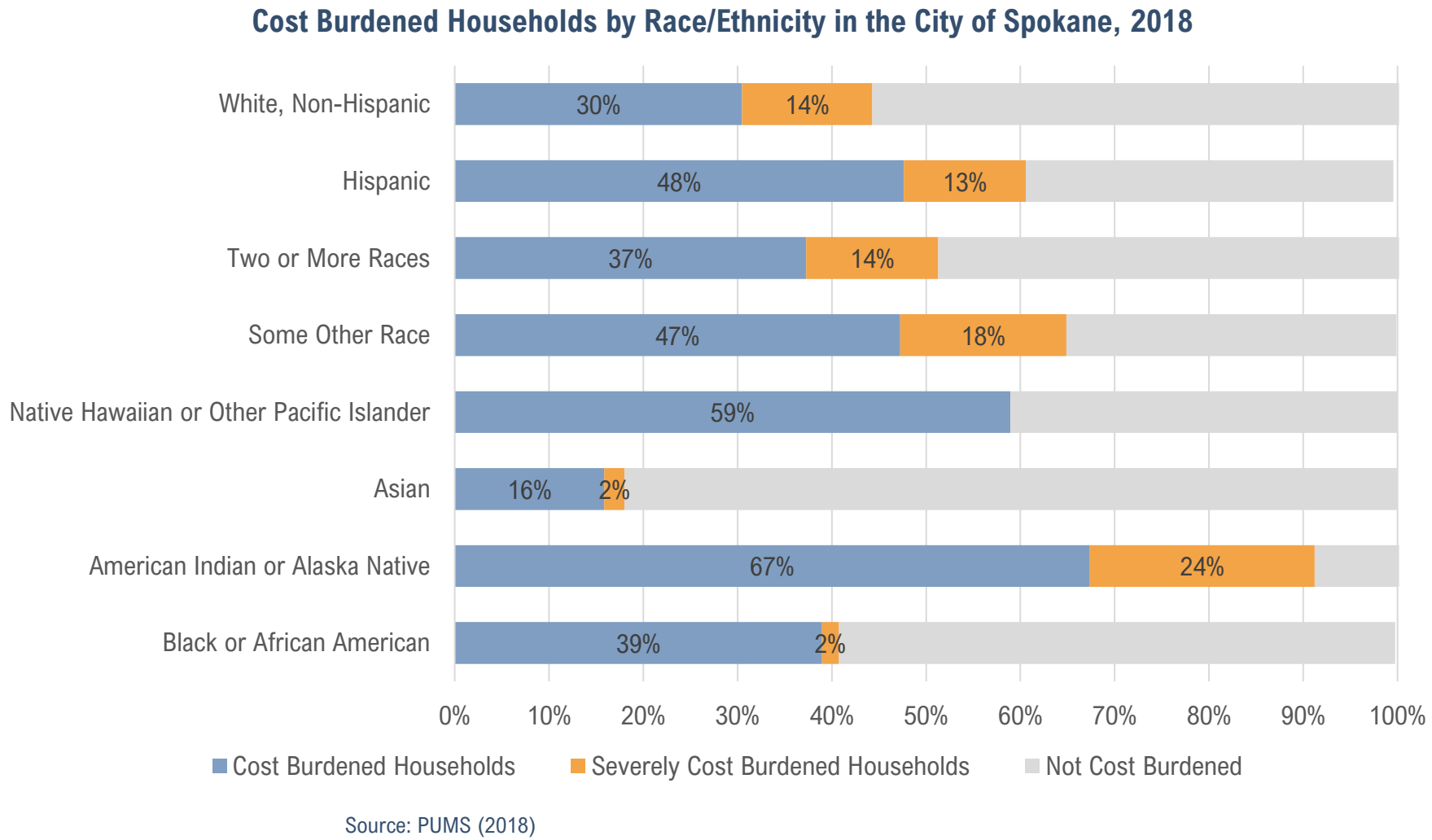
Cost Burdened Households in City of Spokane

Cost Burdened is a household who pays more than 30% of their income (inclusive of households with severe cost burdening). **Severely Cost Burdened** is a household who pays more than 50% of their income on housing.

67% of American Indian or Alaska Native households are cost burdened, and nearly a quarter are severely cost burdened in the City of Spokane.

Close to **60% of Native Hawaiian or Other Pacific Islander households** are cost burdened in the City of Spokane.

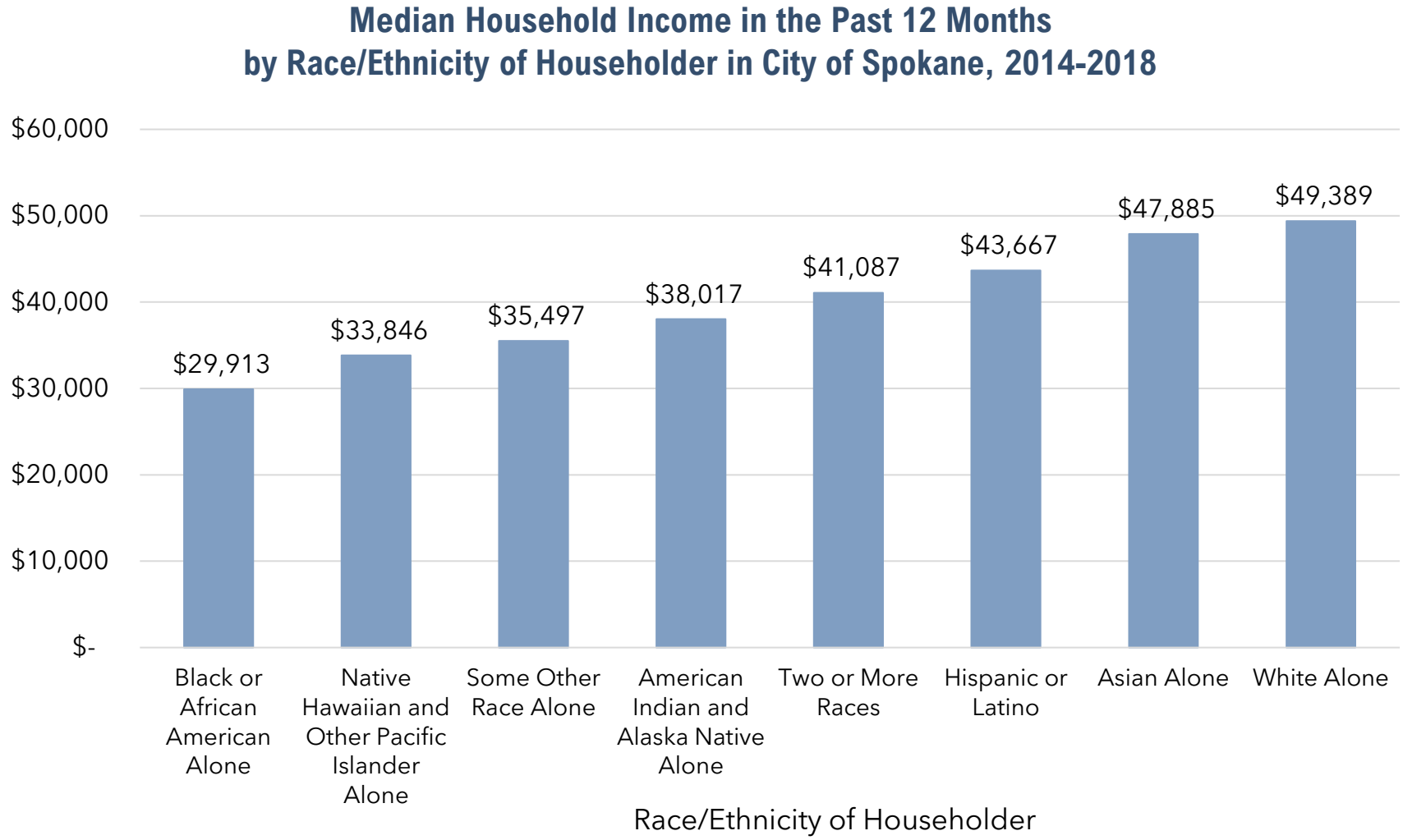
Close to **half of Hispanic households** and households of Some Other Race are cost burdened in the City of Spokane.



Source: PUMS (2018)

City of Spokane Income and Tenure

The median household income of White householders is **60% higher** than the median household income of Black or African American households.

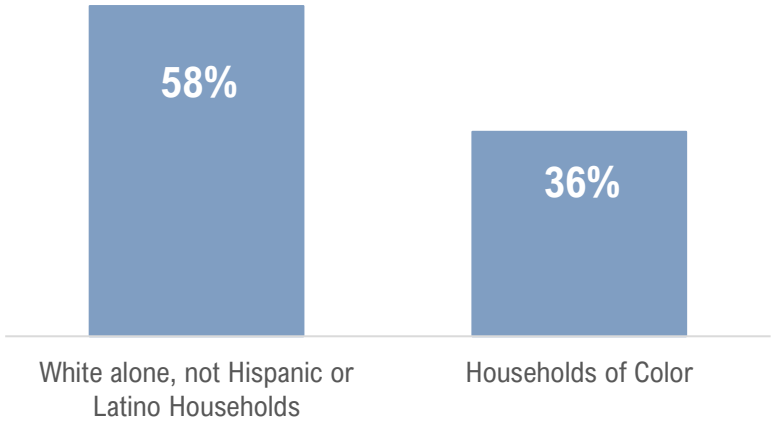


Source: ACS (2014-2018), Tables B19013A, B19013B, B19013C, B19013D, B19013E, B19013F, B19013G, B19013H, B19013I

City of Spokane Income and Tenure

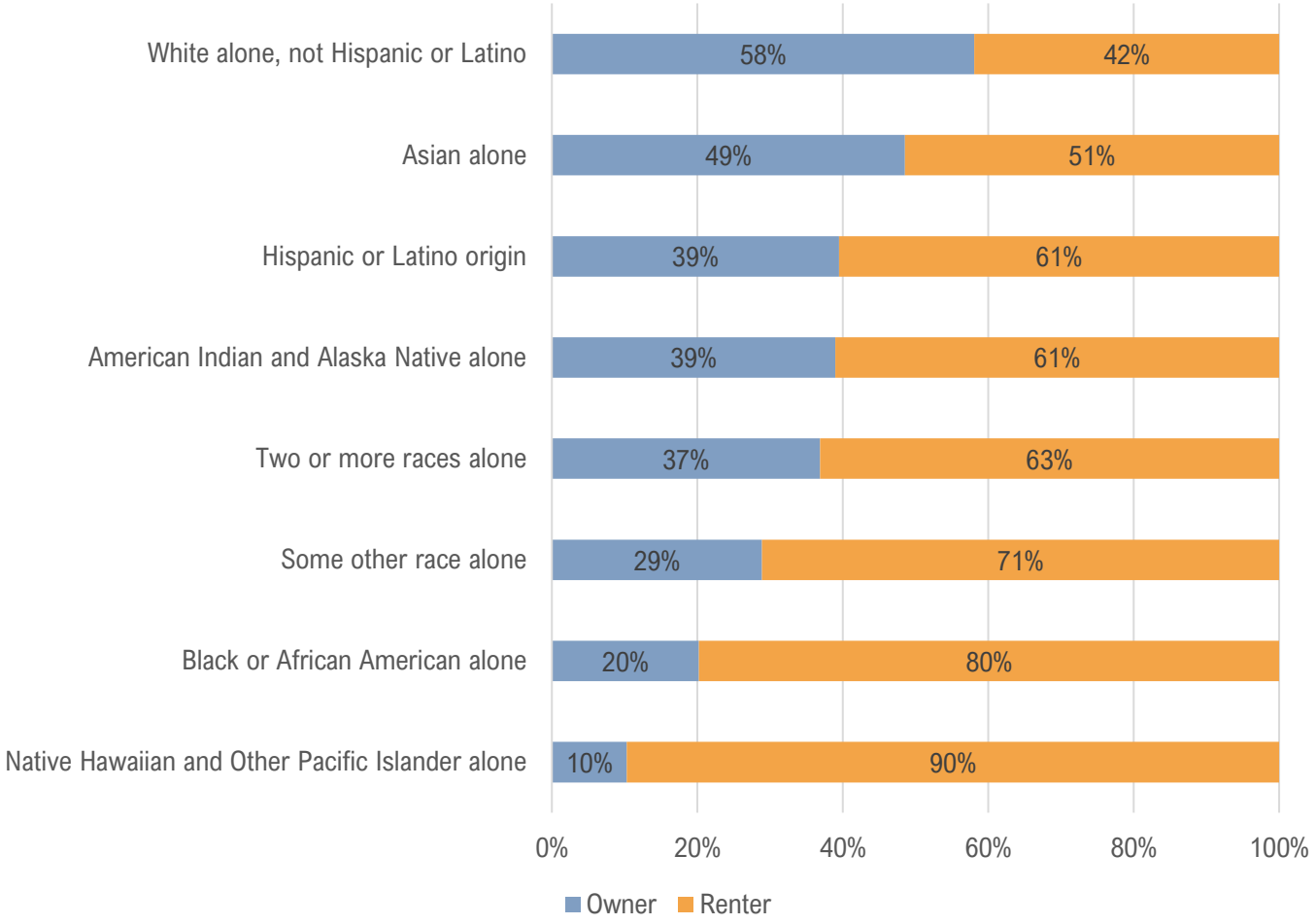
The **racial gap in homeownership** in City of Spokane between White households and Black households is **close to 40%**, and **close to 50%** for Native Hawaiian and Other Pacific Islander households.

Homeownership Rate by Race in City of Spokane, 2014-2018



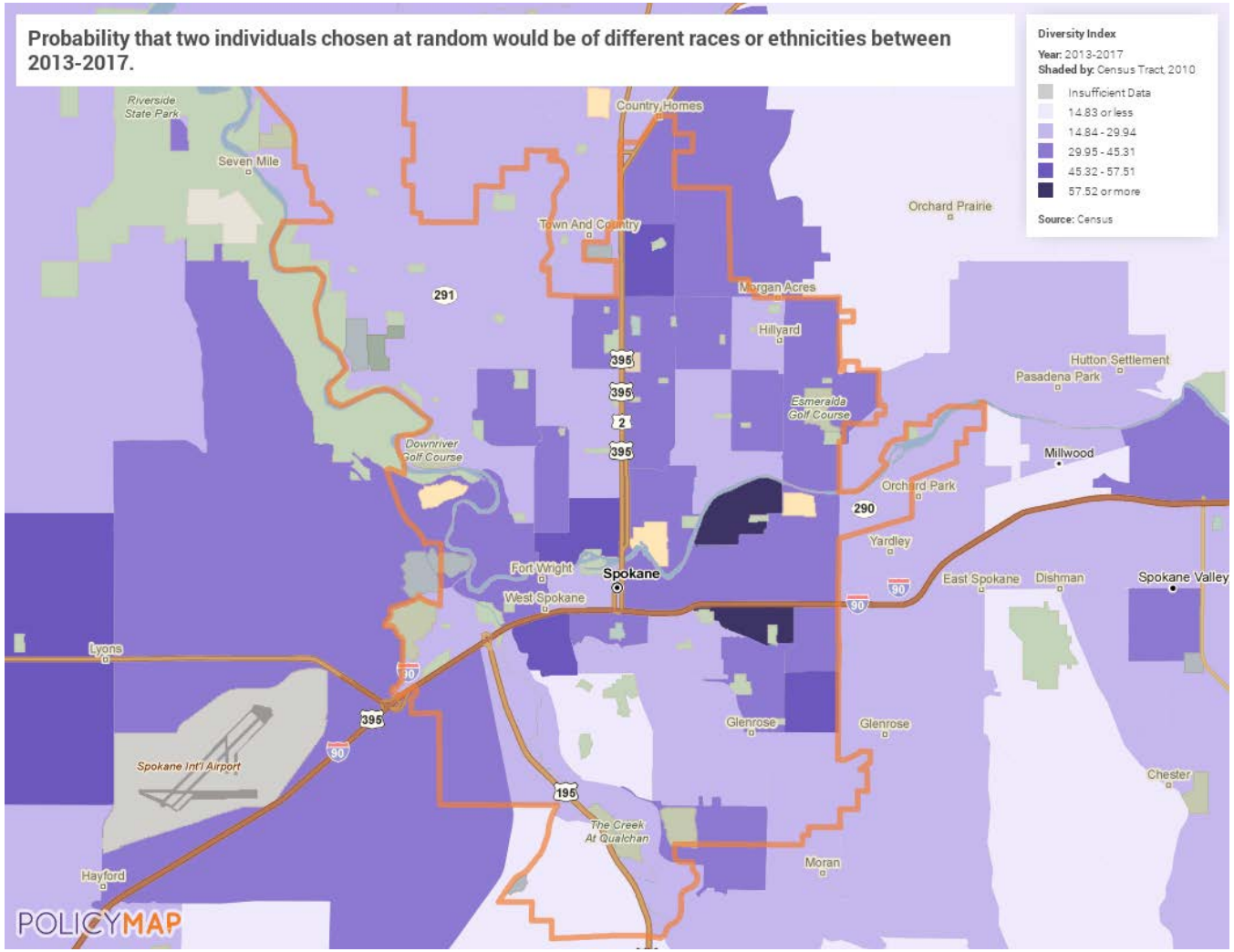
Source: ACS (2014-2018), Table S2502

Tenure by Race/Ethnicity of Householder in City of Spokane, 2014-2018



Source: ACS (2014-2018), Table S2502

Diversity Index



The diversity index is an index ranging from 0 to 87.5 that represents the probability that two individuals, chosen at random in the given geography, would be of different races or ethnicities between 2013-2017. Lower index values between 0 and 20 suggest more homogeneity and higher index values above 50 suggest more heterogeneity. Data were obtained from the Census' American Community Survey 2013-2017 estimates and calculated by PolicyMap.

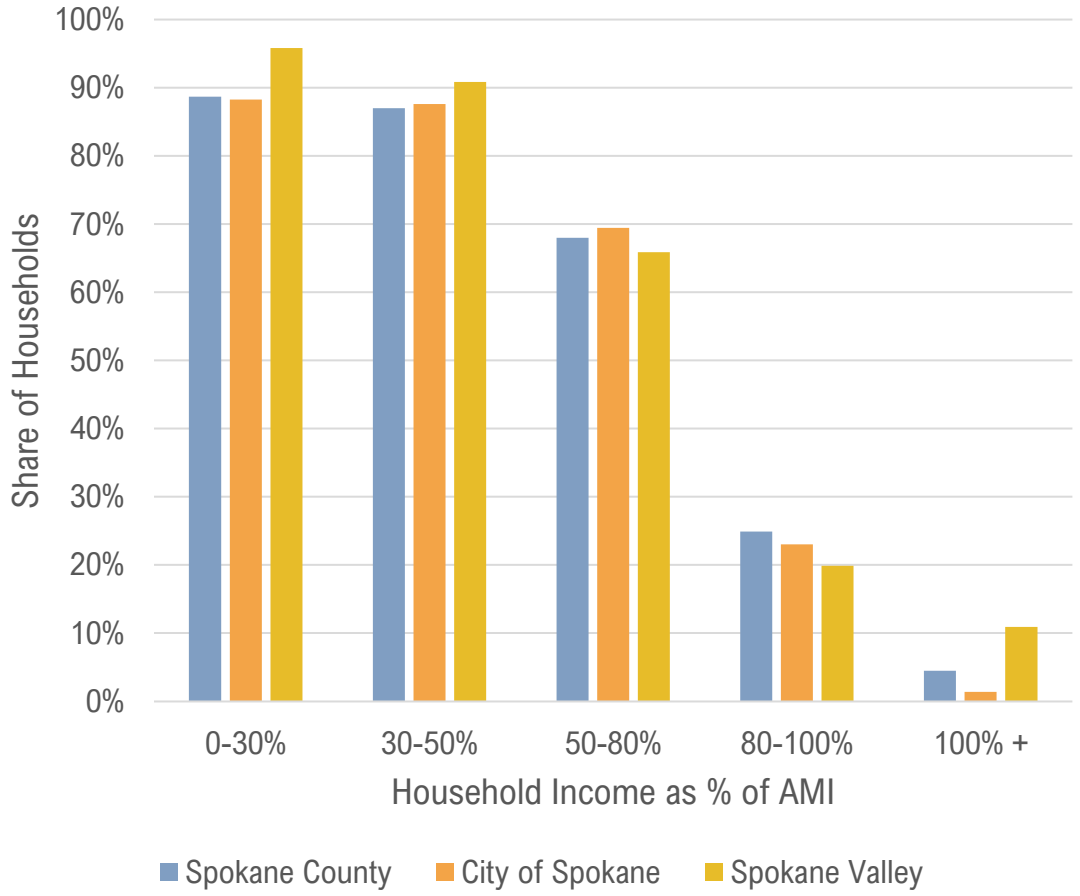
Source: PolicyMap

Cost Burdened Households Across the Region

Regional Comparison of Cost Burdened by Owners

Source: PUMS (2018)

Regional Comparison of Cost Burdened by Renters

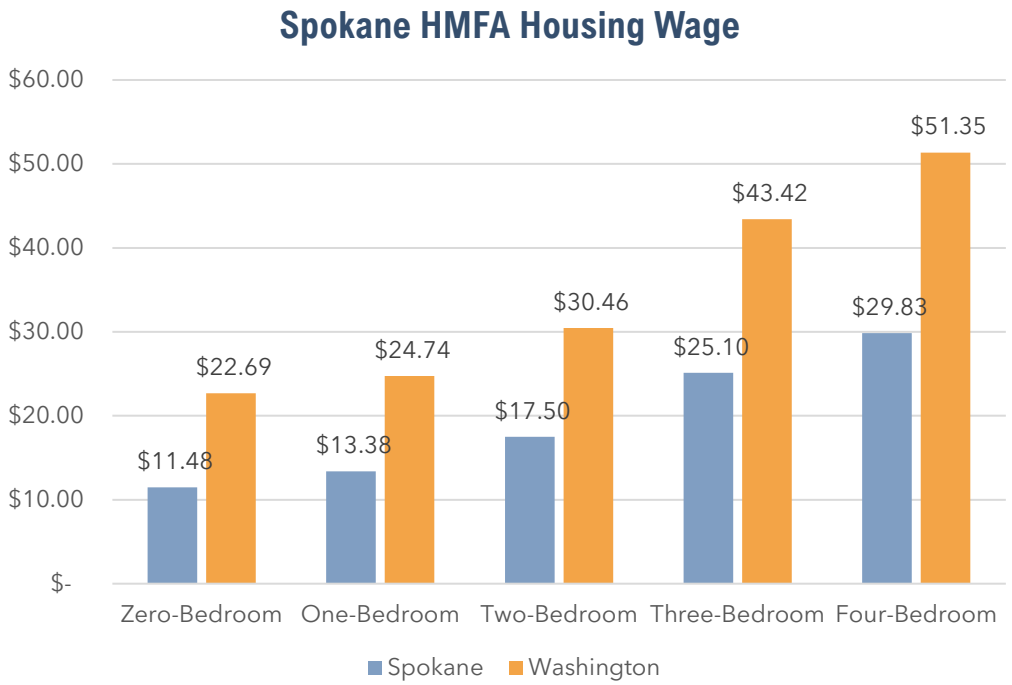


Source: PUMS (2018)

Spokane Housing Wage

$17.10 per hour

Spokane HMFA* Housing Wage



It takes **52 work hours or 1.3 full time jobs** to afford a 2-bedroom rental home in Spokane.

52
Work Hours Per Week at Minimum Wage to Afford a 2-Bedroom Rental Home (at Fair Market Rents)

40
Work Hours Per Week at Minimum Wage to Afford a 1-Bedroom Rental Home (at Fair Market Rents)

1.3
Number of Full-Time Jobs at Minimum Wage to Afford a 2-Bedroom Rental Home (at Fair Market Rents)

1
Number of Full-Time Jobs at Minimum Wage to Afford a 1-Bedroom Rental Home (at Fair Market Rents)

$36,400
Annual Income Needed to Afford a 2-Bedroom Rental Home (at Fair Market Rents)

$27,840
Annual Income Needed to Afford a1-Bedroom Rental Home (at Fair Market Rents)

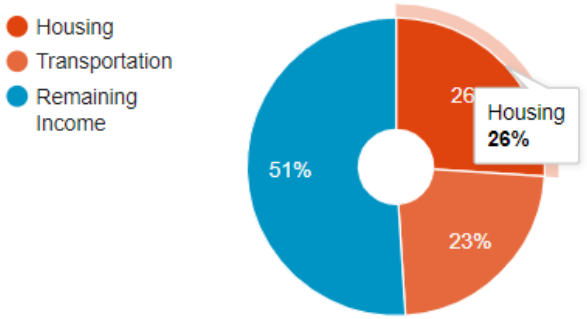
Source: National Low Income Housing Consortium "Out of Reach 2020: Washington", https://reports.nlihc.org/oor/washington

**HMFA is HUD METRO FMR AREA: Indicates that only a portion of the OMB-defined core-based statistical area (CBSA) is in the area to which the income limits or FMRs apply. HUD is required by OMB to alter the name of metropolitan geographic entities it derives from the CBSAs when the geography is not the same as that established by OMB. Fair Market Rents (FMRs) published by HUD and is used to represent the cost to rent a moderately-priced dwelling unit in the local housing market.*

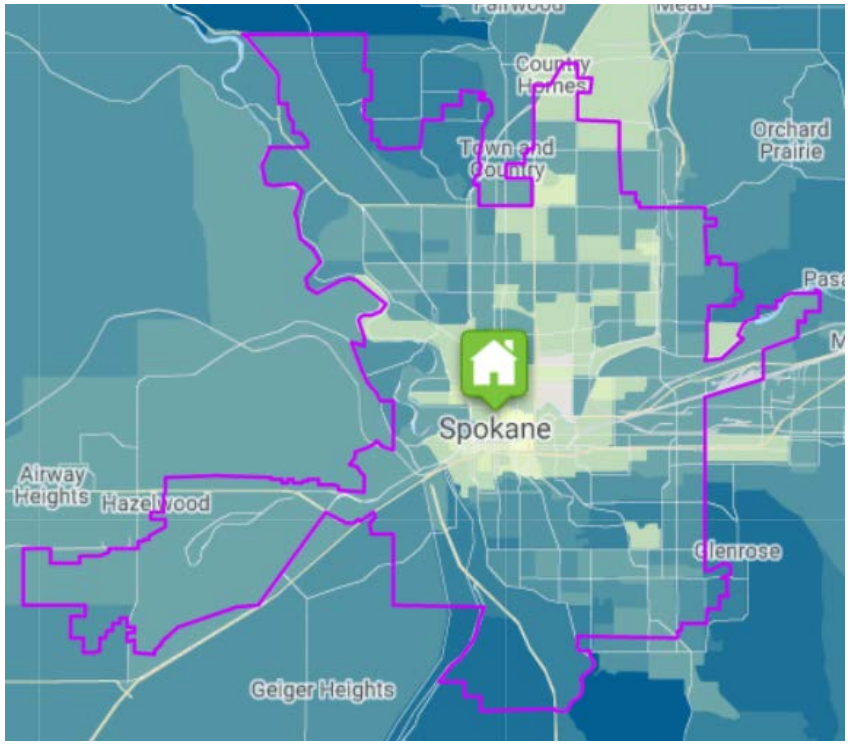
City of Spokane Housing + Transportation

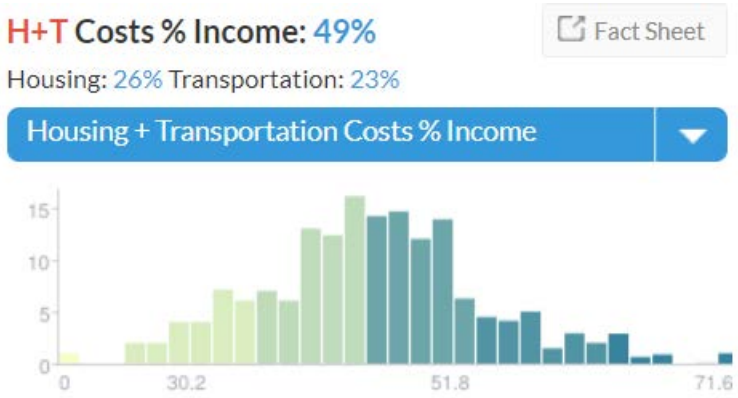
City of Spokane
Average Housing + Transportation Costs % Income

Factoring in both housing *and* transportation costs provides a more comprehensive way of thinking about the cost of housing and true affordability.



Households in the City of Spokane spend on average **49% of their income** on housing and transportation costs.





Source: Housing and Transportation Affordability Index

City of Spokane
Housing + Transportation Costs % Income ?
Average : 49% Range: 24 - 79

Population | Household | Neighborhood

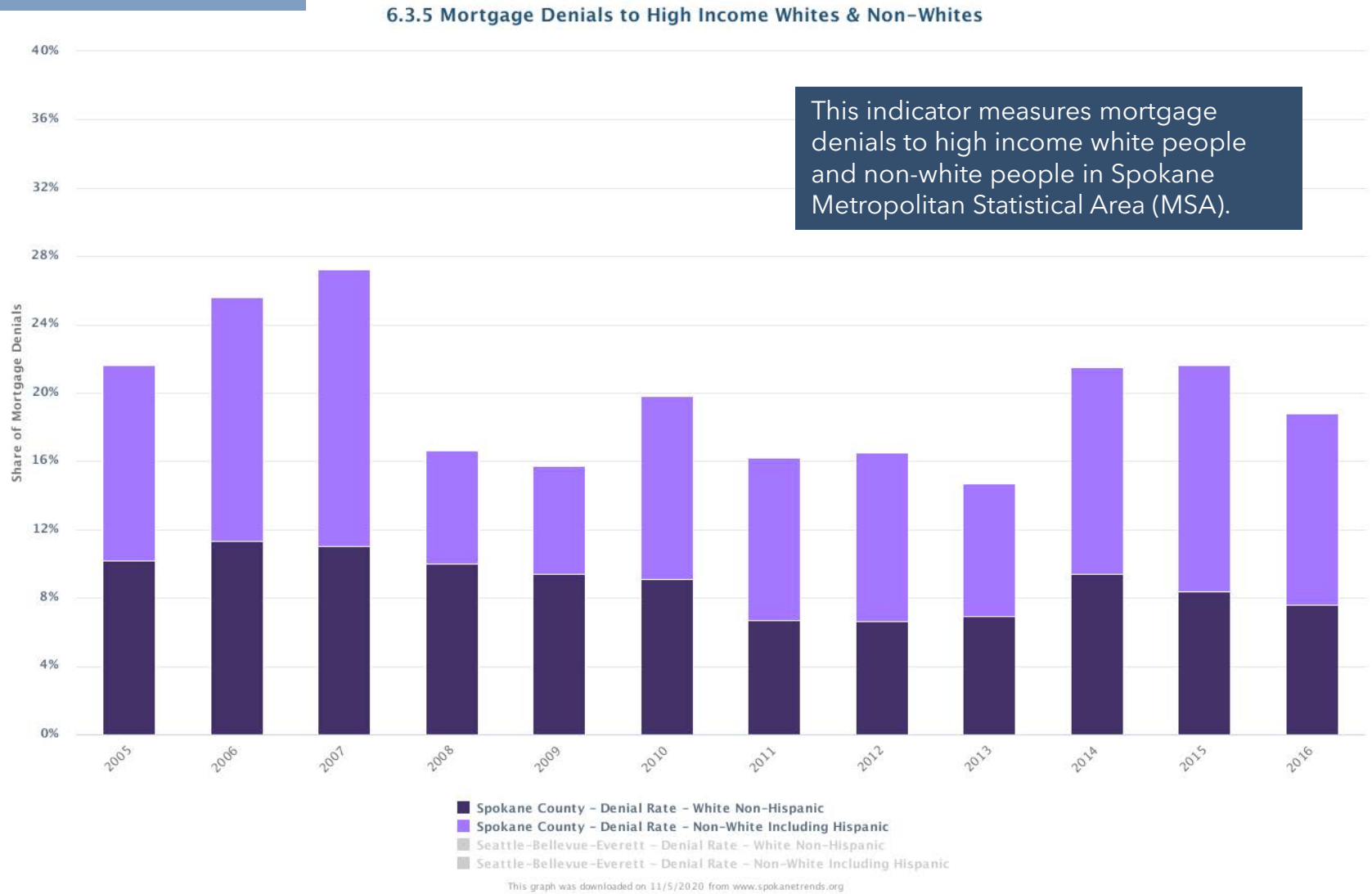
	Households	% of Households
< 24%	709	0.8%
24 - 36%	6,848	8.1%
36 - 45%	20,045	23.6%
45 - 54%	33,393	39.3%
54 - 66%	19,618	23.1%
66 - 78%	4,148	4.9%
78 - 87%	185	0.2%
87% +	0	0%
Total	84,946	100%

Spokane County Mortgage Denials

Access to the housing market can be analyzed by the number and amount of loans made. The data reflects the equity of banks' lending practices, the extent of neighborhood investment by lending institutions, and the ability of people to access mortgages.

During 2016, the share of mortgage denials in the Spokane MSA:

- High income White, non-Hispanic people: **7.6%**
- High income non-White (includes Hispanic) people: **11.2%**



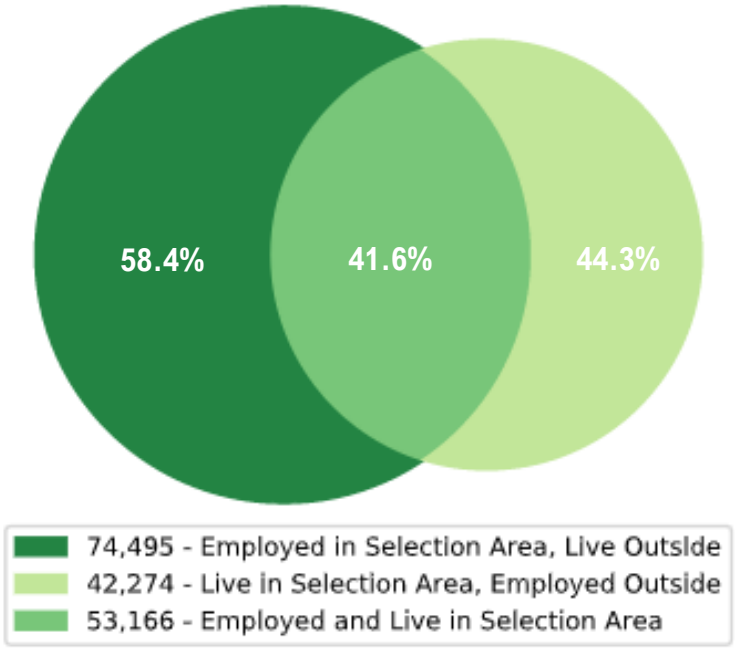
Source: EWU Community Indicators

Employment and Workforce

City of Spokane Workforce Trends

City of Spokane

Inflow/Outflow Job Counts in 2017



Source: Census OnTheMap

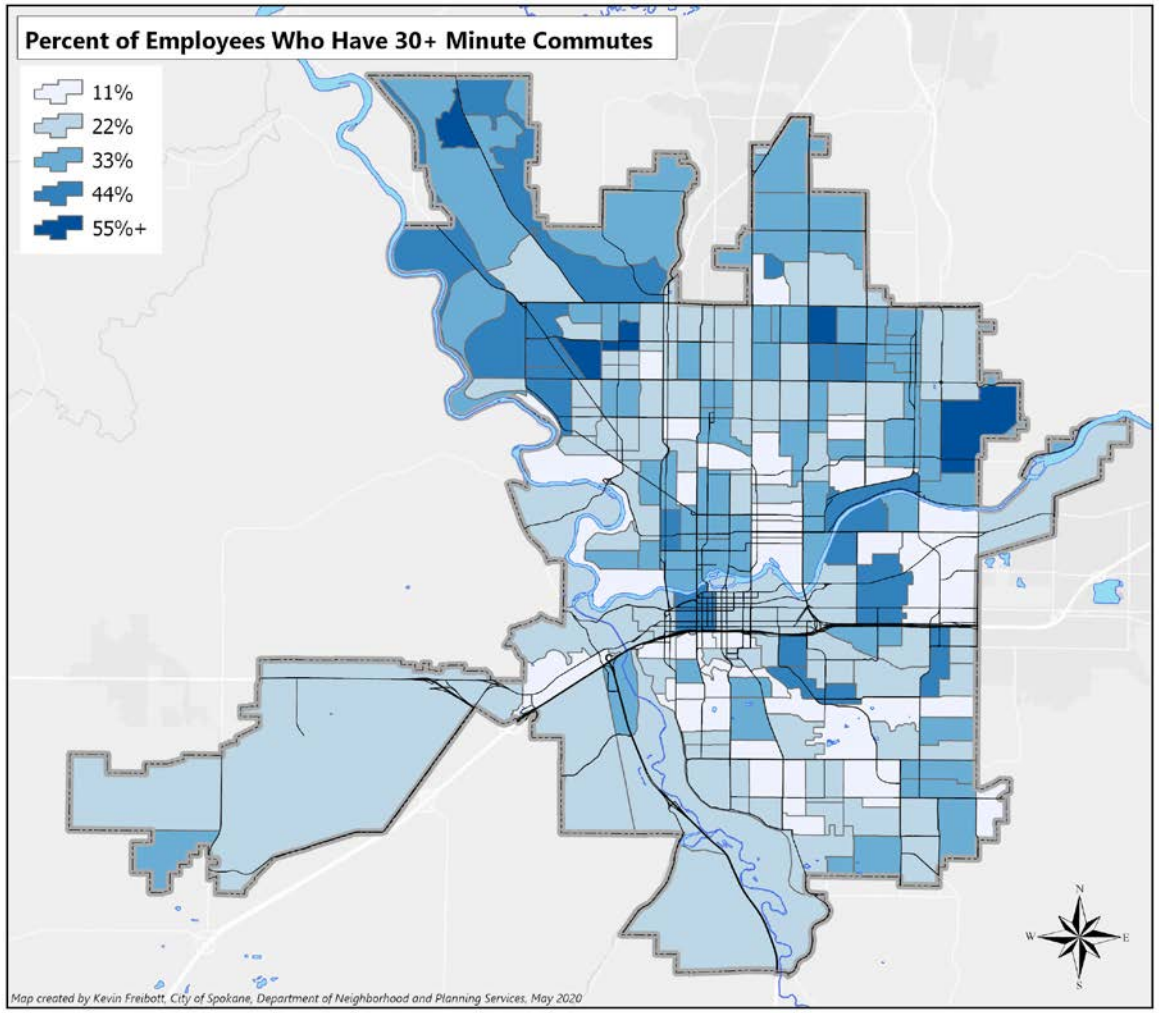
City of Spokane

Inflow/Outflow Job Counts (All Jobs)

	2017 Count	2017 Share
Employed in the Selection Area	127,661	100.0%
Employed in the Selection Area but Living Outside	74,495	58.4%
Employed and Living in the Selection Area	53,166	41.6%
Living in the Selection Area	95,440	100.0%
Living in the Selection Area but Employed Outside	42,274	44.3%
Living and Employed in the Selection Area	53,166	55.7%

More than half of Spokane's workforce **live outside of the city**. Of residents who live in Spokane, over half work in the city.

City of Spokane Commute Trends



20 minutes

Average commute time in City of Spokane, 2018

	2018
Owner	18.6 mins
Renter	20.3 mins
Cost Burdened Households	22.7 mins
Severely Cost Burdened Households	24.1 mins

Source: PUMS (2018)

Commuting to Work in City of Spokane, 2018

	2018
Drove alone	75.5%
Carpool	9.8%
Public Transportation	4.1%
Walked	3.3%
Worked at Home	5.2%
Other Means	2%

Source: ACS (2014-2018)

Appendix C

Housing Policy Framework

This appendix is part of the City of Spokane Housing Action Plan - Public Review Draft. To view the full draft, appendices, and project materials, visit the project webpage: https://my.spokanecity.org/housing/spokane-housing-action-plan/.

City of Spokane Housing Action Plan
Housing Policy Framework

INTRODUCTION AND PURPOSE

This review is being undertaken as a component of the City of Spokane's Housing Action Plan work. The purpose of this policy framework evaluation is to review and evaluate the current City of Spokane Comprehensive Plan Housing Element to determine the City's progress and success in attaining planned housing types and units, achievement of goals and policies, and implementation of the schedule of programs and actions.[1] This document reviews goals and policies adopted in the Comprehensive Plan Housing Element, as well a related Comprehensive Plan goals, implementing measures, and the state and regional framework for planning for housing capacity in the City of Spokane.

BACKGROUND

A REGIONAL, STATE, AND NATIONAL ISSUE

Spokane is part of a regional housing market, spanning multiple cities, and the surrounding three counties in Washington as well as Kootenai County in the state of Idaho. While this evaluation considers the market and policy implications of this regional setting, the analysis focuses on policies and programs adopted by the City of Spokane. As discussed in further detail in the "State and Local Policy Framework" section below, population allocations for the City of Spokane and other cities and towns within Spokane County are adopted by the Spokane County Board of Commissioners, based on projections developed by the Washington State Office of Financial Management (OFM). A recent review of population growth estimates in Spokane County and selected cities indicates that the City of Spokane's population grew by approximately 6,300 between 2017 and 2020, or about 30.2% of the City's 2017-2037 population allocation, as established by Spokane County in 2017. The City of Spokane's recent growth rate in proportion to 2017-2037 population allocation exceeds any other jurisdiction in the Spokane County and puts the City on pace to exceed this allocation prior to 2037.[2]

In addition to varying growth rates, price differences between jurisdictions within the region and across the United States influence the local market for housing. Typical home prices and median rents within the City of Spokane remain lower than regional averages for Spokane and Kootenai County.[3] Despite rapid price increases in the past decade, housing in Spokane remains affordable relative to neighboring regions. The National Association of Homebuilders/Wells Fargo Affordability Index found that in the 3rd Quarter of 2020, a higher percentage of homes sold in the Spokane metropolitan area were affordable to a median income household than any other metropolitan area in Washington, Idaho, Oregon, California, Nevada, or Utah.[4] Washington Center for Real Estate Research has calculated that due to falling interest rates, the monthly payment on a $300,000 mortgage decreased by $327.12 between November 2018 and August 2020, allowing prospective buyers to raise their

[1] RCW 36.70A.600 (2)(e).
[2] Spokane County Department of Building and Planning, "Spokane County and Selected Cities: Growth from 2017 to 2020," October 2020.
[3] Zillow Home Value Index (ZHVI), December 2020; U.S. Census Bureau, 2018 1-Year ACS Table B25064.
[4] The NAHB/Wells Fargo Housing Opportunity Index: Complete Listing by Affordability Rank, 3Q 2020.

offering prices in competitive markets. Taken together, these external pressures influence the regional housing market, and in turn the price and relative affordability of housing within the City of Spokane.

STATE AND LOCAL HOUSING POLICY FRAMEWORK

WASHINGTON STATE GROWTH MANAGEMENT ACT (GMA)

The Washington State Growth Management Act (GMA) requires local jurisdictions to adopt a Comprehensive Plan, with periodic review and update occurring every eight years.[5] Spokane's Comprehensive Plan was first adopted in 2001 after a multi-year public involvement and review process, and most recently undergoing a periodic update in 2017. The Comprehensive Plan consists of several elements responding to topical goals set forth in the GMA, including housing. The GMA establishes the following housing goal:

> *Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

The Comprehensive Plan includes goals and policies in the Housing Element and elsewhere throughout the plan that address the housing needs set forth in the GMA housing goal. These goals and policies are evaluated in further detail in the analysis below.

COUNTYWIDE PLANNING POLICIES FOR SPOKANE COUNTY (CWPPS)

Counties planning under GMA must adopt "... written policy statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted …" to ensure consistency between comprehensive plans within the County. The Countywide Planning Policies for Spokane County (CWPPs) were originally adopted by the Spokane County Board of Commissioners in 1994, with the most recent amendment adopted in 2011. The CWPPs provide specific policy support for affordable housing actions, including policies under Topic 7 (Affordable Housing) which emphasize a diverse mix of housing types and prices, preservation of existing housing units, and regulatory and financial incentives for affordable housing development. The CWPPs include adopted allocations for the future population growth of Spokane County and cities and towns within the County, based on projections developed by the Washington State Office of Financial Management (OFM). In 2008, the CWPPs were amended to require jurisdictions within the County to conduct a land quantity analysis (LQA) at periodic intervals to measure population growth relative to remaining land supply within Urban Growth Areas. The population allocations and most recent LQA for the City of Spokane are discussed in further detail in the later section "Success in attaining Planned Housing Types and Units."

MAYOR-COUNCIL JOINT STRATEGIC PLAN (2017)

The Joint Administration-Council 6-Year Strategic Plan, adopted in 2017, includes near-term and longer-term strategic initiatives focused in four key areas: Safe and Healthy; Urban Experience;

[5] RCW 36.70A.130.

Innovative Infrastructure; and Sustainable Resources. The Urban Experience initiative includes strategies to focus investment in key centers and to increase housing quality and diversity.

RECENT EFFORTS TO INCREASE RESIDENTIAL CAPACITY

Over recent years, the City has implemented a range of strategies to increase the supply of housing in the City, particularly focused on decreasing infrastructure costs associated with new development and increasing the variety of housing types and levels of affordability available. In 2005 and 2006, the City undertook significant changes to the development code in order to better implement the goals and policies of the Comprehensive Plan, adopted in 2001. Further changes were enacted to residential development standards in 2011, and will continue to evolve over time in response to changing policies and conditions.

More recent projects to increase residential capacity in the City of Spokane have included the following:

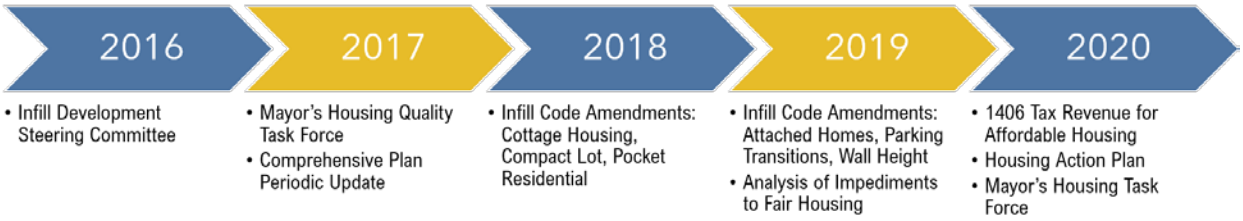


Figure 1 - Efforts to Increase Residential Capacity, 2016-2020

Outcomes from several of these projects, as well as the HUD Consolidated Plan adopted by the City, are summarized below:

- **Infill Housing Strategies Project (2016-2019):** The City adopted a separate set of code amendments in early 2018 for cottage housing and other alternative residential development in Spokane's lower-density residential areas.
- **Mayor's Housing Quality Task Force (2016):** The Mayor's Housing Quality Task Force convened in 2016 to address housing quality and affordability throughout Spokane. Quality and affordable housing is multifaceted; it is both multifamily and single family, owner occupied and renter occupied and it is both new developments and the rehabilitation of existing properties.
- **City Council Infill Housing Task Force (2016):** In 2016, a subcommittee of the Plan Commission engaged developers, design contractors, community representatives, and leaders, to ask what changes were needed to encourage high-quality housing and commercial development in appropriate designated areas of Spokane. A series of 24 recommended actions provides a guide to address residential and commercial development on vacant lots in now built-up areas. The committee's recommendations were adopted by Spokane City Council in November 2016.[6]
- **HUD Consolidated Plan:** The City of Spokane 2020-2024 Consolidated Plan follows US Department of Housing and Urban Development requirements to and identifies housing and community development priorities that align and focus funding from federal formula block

[6] City Council Resolution RES 2016-0094, adopted November 21, 2016.

grant programs, including **Community Development Block Grant (CDBG) Program**, **HOME Investment Partnerships (HOME) Program**, **Housing Trust Fund (HTF)**, **Emergency Solutions Grants (ESG) Program**, and **Housing Opportunities for Persons With AIDS (HOPWA) Program**. These grant programs help fund construction of affordable housing units, renovation of existing units, and other measures which increase or maintain residential opportunities for low- and moderate-income households in Spokane.

SUCCESS IN ATTAINING PLANNED HOUSING TYPES AND UNITS

RCW 36.70A.600(2)(e) requires that the Housing Element evaluation include "an evaluation of success in attaining planned housing types and units." The Housing Element of the City of Spokane Comprehensive Plan does not set formal targets for numbers of housing units or types, but adopted goals and policies are based on population allocations adopted in the Spokane Countywide Planning Policies.

POPULATION PROJECTIONS AND GROWTH

Spokane's Comprehensive Plan uses a 2037 growth target of 234,306 residents, based on Spokane County Steering Committee of Elected Officials Population Forecast Recommendations,[7] and Washington State Office of Financial Management (OFM) projections. The OFM estimates Spokane's 2020 population at 223,600, a population increase of approximately 14,684 residents since the 2010 census. Since the City's adoption of its 2017 Comprehensive Plan update, the city has added approximately 6,300 residents (or 2,100 per year), a greater annual amount compared to 2010-2017, when population increases averaged about 1,198 persons per year. Based on the population allocation set forth by Spokane County, the City of Spokane is expected to add an average of 748 persons per year between 2018-2037, as shown in Figure 2.

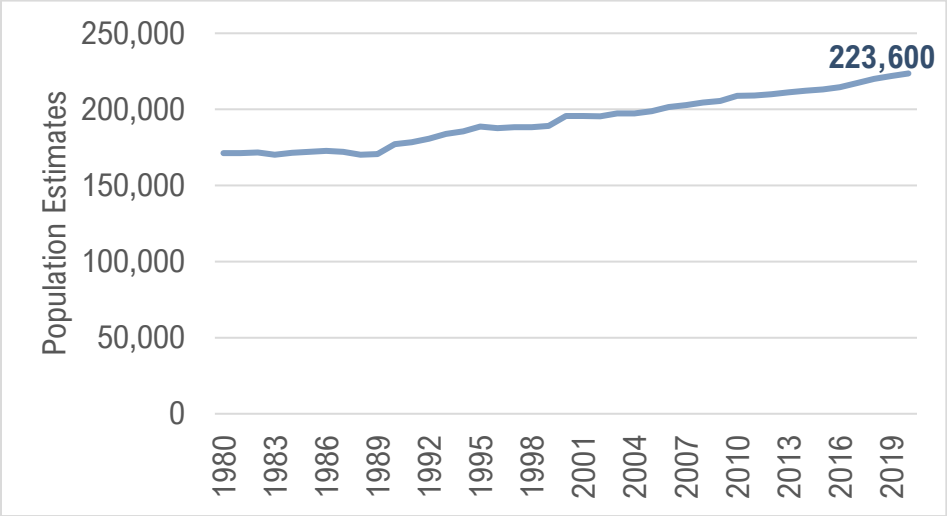


Figure 2 - City of Spokane Postcensal Population Estimates, 1980-2019

Source: City of Spokane, Housing Needs Assessment

LAND CAPACITY

The "Buildable Lands" review and evaluation program adopted in RCW 36.70A.215 does not apply to jurisdictions in Spokane County. The Countywide Planning Policies were amended in 2008 to direct jurisdictions to conduct a Land Quantity Analysis (LQA) using a county-wide methodology to establish the assumed land available for development and its development capacity within the City of Spokane

[7] Board of County Commissioners Resolution 16-0553, dated August 3, 2016.

to support residential and non-residential growth.[8] Using this methodology, the LQA considers capacity within approved developments, vacant land, partially used land, and areas where subarea planning and market studies have identified specific land use assumptions.

In effect, the LQA serves as a type of monitoring system to determine whether remaining land capacity warrants further study of existing urban growth area designations and adopted Comprehensive Plans. Jurisdictions in Spokane County must undertake an LQA prior to periodic updates of the Comprehensive Plan. The City of Spokane undertook a LQA in 2010, and most recently in 2015. The 2015 LQA estimated a sufficient land supply within the City of Spokane for approximately 8,090 additional single-family residential units and 9,812 multifamily units between 2015 and 2035. Work on the next LQA will begin in 2023, in advance of the 2026 periodic update of the Comprehensive Plan required under RCW 36.70A.130 of Spokane County and all jurisdictions.

EVALUATION OF HOUSING ELEMENT

GMA REQUIREMENTS FOR THE COMPREHENSIVE PLAN HOUSING ELEMENT

The Washington State Growth Management Act (GMA) requires cities to adopt a Comprehensive Plan, with periodic updates every eight years. The City of Spokane Comprehensive Plan was originally adopted in 2001 and updated pursuant to periodic review required under the GMA in 2006 and 2017. Comprehensive Plan elements related to Housing (Chapter 6), Land Use (Chapter 3), Transportation (Chapter 4) and elsewhere include policies related to the residential capacity goals set forth in HB 1923. Most housing-related goals and policies seek a balance between efficient use of land and infrastructure through focused growth, and protecting existing development from incompatible development and off-site impacts.

As described in RCW 36.70A.070(2), and WAC 365-196-410 the GMA requires a housing element to include the following elements:

- *An inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth*
- *A statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences*
- *Identification of sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities*
- *Adequate provision for existing and projected needs of all economic segments of the community.*

Housing goals and policies which "indicate desired directions, accomplishments, or aims in relation to the growth and development of Spokane" are contained in Chapter 6 (Housing) of the Comprehensive Plan, with supporting materials related to the inventory of existing housing and projected future needs for housing contained in the Draft Comprehensive Plan/EIS, Volume 2, Chapter 20, and subsequent addenda adopted following periodic review in 2006 and 2017.

[8] LQA methodology for Spokane County jurisdictions was developed by Washington State Department of Commerce and from the "Urban Growth Area Guidebook: Reviewing, Updating and Implementing Your Urban Growth Area." The LQA methodology was further amended by Spokane County in compliance with settlement agreement Resolution #2016-0464.

Staff Analysis: Taken together, the adopted documents making up the Housing Element meet the general requirements set forth in the GMA. The Housing Action Plan process provides an opportunity to consider an updated monitoring program, with supplemental targets adopted based on needs for specific unit types and affordability levels.

HOUSING ELEMENT VISION, VALUES, AND GOALS

Chapter 6 (Housing) of the Comprehensive Plan is guided by an overarching vision and values:

Housing Element Vision:

"Affordable housing of all types will be available to all community residents in an environment that is safe, clean, and healthy. Renewed emphasis will be placed on preserving existing houses and rehabilitating older neighborhoods."

Housing Element Values:

"The things that are important to Spokane's future include:

- *Keeping housing affordable;*
- *Encouraging home ownership;*
- *Maintaining pride in ownership;*
- *Developing a good mix of housing types;*
- *Encouraging housing for the low-income and homeless throughout the entire city;*
- *Preserving existing houses; and*
- *Rehabilitating older neighborhoods."*

The Comprehensive Plan provides further direction in the adopted goals of the Housing Element. Each of the policies in the Housing Element falls within one of the following goals:

Housing Goal H1: Housing Choice and Diversity.

> ***Goal:*** *Provide opportunities for a variety of housing types that is safe and affordable for all income levels to meet the diverse housing needs of current and future residents.*

Housing Goal H2: Housing Quality

> ***Goal:*** *Improve the overall quality of the City of Spokane's housing.*

Staff Analysis: As defined by the state legislature, the purposes of a Housing Action Plan most closely align with the emphasis in Housing Goal 1 on opportunity, affordability, and meeting diverse needs. However, Housing Goal 2 is an integral part of the housing element, and consistent with GMA requirements that a housing element "encourage preservation of existing housing stock" Further, improving the overall quality of the City of Spokane's housing can also provide additional paths for households to enjoy the opportunities and quality of life found in Spokane.

COMPREHENSIVE PLAN POLICIES RELATED TO HOUSING GOALS

The following Comprehensive Plan policies align most closely with the goals for Housing Action Plans as set forth in RCW 36.70A.600(2):

[…] The goal of any such housing plan must be 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. […]

Accordingly, the Comprehensive Plan policies considered below are grouped according to their relationship to overall increase of residential capacity, production of affordable units, development of a variety of housing types, and development of attainable housing at all price levels. An additional category, preservation of existing housing units is included to reflect the strong emphasis on preservation and improvement of existing housing stock in the Housing Element (see Goal H.2 – Housing Quality), Growth Management Act requirements for Housing Element goals and policies, and the consideration of displacement of existing residents required under HB 1923. Finally, some Comprehensive Plan policies are highlighted for further review for consistency with current state and local policies.

Some existing policies support the residential capacity goals set forth in HB 1923 and have already largely been programmed or implemented to the extent possible by the City. Other policies may allow room for further action planning to clarify and improve implementation efforts, or adjustment to more effectively provide the range and affordability of housing encouraged by HB 1923.

POLICIES SUPPORTING OVERALL INCREASE IN RESIDENTIAL DEVELOPMENT CAPACITY

IN THE HOUSING ELEMENT

H.1.1 Regional Coordination *Coordinate the city's comprehensive planning with other jurisdictions in the region to address housing-related needs and issues*

H 1.2 Regional Fair Share Housing *Participate in a process that monitors and adjusts the distribution of low-income housing throughout the region.*

H 2.5 Housing Goal Monitoring *Provide a report annually to the City Plan Commission that monitors progress toward achieving the housing goals and includes recommended policy change if positive direction toward achieving the housing goals is not occurring.*

IN OTHER COMPREHENSIVE PLAN ELEMENTS

Land Use Policy LU 7.3 Historic Reuse *Allow compatible residential or commercial use of historic properties when necessary to promote preservation of these resources.*

Urban Design & Preservation Policy DP 4.1 Downtown Residents and Workers *Encourage investments and create opportunities that increase the number of residents and workers in downtown Spokane.*

Staff Analysis: The policies identified above may contribute to housing development in multiple more specific categories (such as availability of a wide range of housing unit types or price points), these policies fit best with the overarching goal of HB 1923 to increase residential capacity. Housing Policies H 1.1, H 1.2, and H 2.5 support monitoring and coordination of housing programs across the region, reflecting the geographic scope of the Spokane-Coeur d'Alene housing market, and the need for both subsidized and market-rate housing to be provided in all jurisdictions. Land Use Policy LU 7.3 and

Urban Design & Preservation Policy DP 4.1 identify opportunities to increase residential capacity through repurposing existing buildings and available land in the Downtown core and surrounding areas for residential purposes.

The type of regional coordination described in Housing Policy H 1.1 typically takes place through the implementation of Growth Management Act requirements at the county and city levels during period review. An opportunity exists to conduct this coordination on an ongoing, rather than episodic basis, and to increase city-to-city coordination on housing-related needs and issues.

As described in the "Evaluating Success in attaining Planned Housing Types and Units" section above, the methodology and geographic scale of population projections and allocations, and other underlying assumptions which form the basis for projections of housing needs have changed since the Comprehensive Plan was originally adopted in 2001. Projected housing needs for the 2001-2020 time period are contained in a separate volume of the Comprehensive Plan (Volume II: EIS and Technical Appendices) and have now reached the end of their forecast horizon. Incorporating a monitoring and reporting program based on applicable guidance from the Washington Department of Commerce *Guidance for Developing a Housing Action Plan* and WAC 365-196-410 into the existing Housing Element would strengthen the annual report to the Plan Commission described in Housing Policy H 2.5.

POLICIES SUPPORTING PRODUCTION OF AFFORDABLE HOUSING UNITS

IN THE HOUSING ELEMENT

H 1.3 Employer-Sponsored Housing *Provide incentives for employers to sponsor or develop affordable housing in proximity to their place of employment.*

H 1.10 Lower-Income Housing Development Incentives *Support and assist the public and private sectors to develop lower-income or subsidized housing for households that cannot compete in the market for housing by using federal, state, and local aid.*

H 1.12 Affordable Housing Funding Sources *Support the development of affordable housing development funding sources.*

H 1.17 Partnerships to Increase Housing Opportunities *Create partnerships with public and private lending institutions to find solutions that increase opportunities and reduce financial barriers for builders and consumers of affordable and lower-income housing.*

IN OTHER COMPREHENSIVE PLAN ELEMENTS

Land Use Policy LU 7.1 Regulatory Structure *Develop a land use regulatory structure that utilizes a variety of mechanisms to promote development that provides a public benefit.*

Social Health Policy SH 1.6 Vacant, Condemned, and Real Estate Owned Buildings *Promote and assist non-profit organizations in purchasing and renovating vacant, condemned and/or Real Estate Owned properties in order to provide sites for additional community-related facilities and/or affordable housing to meet the diverse housing needs of our current and future residents.*

Social Health Policy SH 1.7 Surplus City Real Property *Establish a dedicated reserve fund within the City of Spokane's general fund to cover the cost of leasing any unused city-owned building and/or property that has been determined surplus to non-profit organizations.*

Staff Analysis: The City and outside partners provide or utilize a variety of incentives for construction of affordable housing units. The resources available change periodically due to changes in funding programs at the state and federal levels. For example, the total amount of tax credits available through the Low-Income Housing Tax Credit (LIHTC) program vary from year to year based on federal allocation levels, and the level of demand for tax credits (and in turn their effectiveness in supplying project equity) depends on economic conditions in any given year.

The City should continue to explore new funding sources and partnerships to increase production of affordable housing.

POLICIES SUPPORTING DEVELOPMENT OF A VARIETY OF HOUSING UNIT TYPES

IN THE HOUSING ELEMENT

H 1.16 New Manufactured Housing *Permit manufactured homes on individual lots in all areas where residential uses are allowed.*

H 1.18 Distribution of Housing Options *Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.*

H 1.19 Senior Housing *Encourage and support accessible design and housing strategies that provide seniors the opportunity to remain within their neighborhoods as their housing needs change.*

H 1.21 Development of Single-Room Occupancy Housing *Allow development of single-room occupancy units in downtown Spokane and in other areas where high-density housing is permitted.*

H 1.22 Special Needs Housing *Encourage the retention, inclusion, and development of special needs and assisted living housing.*

IN OTHER COMPREHENSIVE PLAN ELEMENTS

Land Use Policy LU 3.2 Centers and Corridors *Designate Centers and Corridors (neighborhood scale, community or district scale, and regional scale) on the Land Use Plan Map that encourage a mix of uses and activities around which growth is focused.*

Land Use Policy LU 3.5 Mix of Uses in Centers *Achieve a proportion of uses in Centers that will stimulate pedestrian activity and create mutually reinforcing land uses.*

Land Use Policy LU 3.6 Compact Residential Patterns *Allow more compact and affordable housing in all neighborhoods, in accordance with design guidelines.*

Land Use Policy LU 4.2 Land Uses that Support Travel Options and Active Transportation *Provide a compatible mix of housing and commercial uses in Neighborhood Centers, District Centers, Employment Centers, and Corridors.*

Social Health Policy SH 2.1 Care Facilities *Distribute care facilities fairly and equitably throughout all neighborhoods.*

Social Health Policy SH 2.2 Special Needs Temporary Housing *Disperse special needs temporary housing evenly throughout all neighborhoods.*

Staff Analysis: The Comprehensive Plan uses a focused growth strategy to accommodate ongoing population and economic growth within the City. More intense residential, commercial, and mixed-use development is permitted in designated Centers and Corridors, in alignment with existing infrastructure, services, and amenities. Housing development is also permitted in commercial zones throughout the City, with no limit on floor area ratio for residential development. While some residential development has occurred in these zones over the past twenty years, the envisioned intensity of development has not yet been realized in many centers and corridors.

Housing Policies H 1.9 and H 1.18 encourage variety in the types and price levels of housing at the individual project and citywide levels, respectively. In 2018, the City adopted updates to development standards for various types of infill housing. These updates allow a greater range of project types and facilitate construction of additional "missing middle" units, which often tend to be more affordable, in most zones. SMC Section 17C.190.110 includes manufactured housing and single-room occupancy housing as part of the Residential Household Living use category, effectively allowing these uses in any zone where residential uses are allowed and fully implementing Housing Policies H 1.16 and H 1.21.

Housing Policies H 1.19 and H 1.22 encourage the retention of housing types that meet the needs of seniors and other special needs populations. As described in the Housing Needs Assessment, most of the projected increase in population for Spokane between 2017 and 2037 will consist of over-65-year-old households, making this policy particularly relevant. Information provided by regional organizations indicate significant shortfalls in available housing for special needs and assisted living housing. Both policies could be strengthened by including an emphasis on production of new units to serve special-needs populations, and locating these units in opportunity-rich areas, in addition to the present focus on retaining existing units in their present locations.

POLICIES SUPPORTING DEVELOPMENT OF ATTAINABLE HOUSING AT ALL PRICE LEVELS

IN THE HOUSING ELEMENT

H 1.4 Use of Existing Infrastructure *Direct new residential development into areas where community and human public services and facilities are available.*

H 1.7 Socioeconomic Integration *Promote socioeconomic integration throughout the city.*

H 1.9 Mixed-Income Housing *Encourage mixed-income developments throughout the city.*

H 1.11 Access to Transportation *Encourage housing that provides easy access to public transit and other efficient modes of transportation.*

H 1.15 Performance Standards *Create a flexible project review process that allows for the use of alternative standards, but only if their use results in a project that is equal or superior to using existing standards.*

H 2.4 Linking Housing with Other Uses *Ensure that plans provide increased physical connection between housing, employment, transportation, recreation, daily-needs services, and educational uses.*

IN OTHER COMPREHENSIVE PLAN ELEMENTS

Capital Facilities Policy CFU 2.5 Exemptions from Impact Fees *Exempt development activities with broad public purposes from growth-related impact fees.*

Capital Facilities Policy CFU 4.1 Compact Development *Promote compact areas of concentrated development in designated centers to facilitate economical and efficient provision of utilities, public facilities, and services.*

Capital Facilities Policy CFU 6.1 Community Revitalization *Provide capital facilities and utility services strategically in order to encourage and support the development of Centers and Corridors, especially in deteriorated areas of the city.*

Staff Analysis: This group of policies can be grouped into a variety of themes which aim to maintain the affordability and living costs for residents by maximizing the use of existing infrastructure and amenities. Housing Policies H 1.4, H 1.11, and H 2.4 align housing needs with the focused growth goals of the Growth Management Act and Comprehensive Plan. These policies aim to reduce housing costs by reducing initial costs of providing infrastructure and reducing ongoing monthly costs faced by households due to inefficient transportation options or long distances to essential services, amenities, and other social and economic opportunities.

POLICIES SUPPORTING PRESERVATION OF EXISTING HOUSING UNITS

IN THE HOUSING ELEMENT

H 1.14 Building, Fire, Infrastructure, and Land Use Standards *Review periodically and, when needed, revise building, fire, infrastructure, and land use standards and requirements to ensure community standards are implemented and that new or rehabilitated housing remains affordable.*

H 2.1 Housing Rehabilitation *Provide assistance for housing rehabilitation beyond housing maintenance code requirements if the assistance is supportive of general community development activity and is on a voluntary basis.*

H 2.2 Property Responsibility and Maintenance *Assist in and promote improved and increased public and private property maintenance and property responsibility throughout the city.*

H 2.3 Housing Preservation *Encourage preservation of viable housing.*

IN THE OTHER ELEMENTS

Land Use Policy LU 1.14 Non-Conforming Uses *Avoid the creation of large areas of nonconforming uses at the time of adoption of new development regulations.*

Land Use Policy LU 1.16 Mobile Home Parks *Designate appropriate areas for the preservation of mobile and manufactured home parks.*

Urban Design & Preservation Policy DP 3.9 Redevelopment Incentives *Provide incentives to property owners to encourage historic preservation.*

Urban Design & Preservation Policy DP 3.10 Zoning Provisions and Building Regulations *Utilize zoning provisions, building regulations, and design standards that are appropriate for historic districts, sites, and structures.*

Urban Design & Preservation Policy DP 3.11 Rehabilitation of Historic Properties *Assist and cooperate with owners of historic properties to identify, recognize, and plan for the use of their property to ensure compatibility with preservation objectives.*

Staff Analysis: Housing policies within this grouping emphasize preservation of existing housing, avoiding costs associated with new construction and prevent displacement of existing occupants from naturally-occurring affordable housing. Housing Policy 2.3 sets forth the largest concept of housing preservation, while H 1.15 emphasizes periodic review of development standards to look for opportunities to increase flexibility. This approach could be strengthened by a policy more explicitly encouraging adaptive reuse of existing structures for residential purposes. Adaptive reuse can bring additional resources to projects located in historic structures, and makes efficient use of Spokane's generally older building stock, which is often located in the opportunity-rich areas highlighted elsewhere.

POLICIES TO REVIEW FOR CONSISTENCY WITH STATE OR LOCAL POLICY

H 1.8 Affordable Housing Requirement *Include a percentage of affordable housing within all new developments that include housing.*

H 1.13 Siting of Subsidized Low-Income Housing *Set clear site selection criteria for publicly subsidized housing to minimize geographic concentrations of publicly subsidized housing projects in neighborhoods with a high percent of minority or low-income households.*

H 1.20 Accessory Dwelling Units *Allow one accessory dwelling unit as an ancillary use to single-family homes in all designated residential areas as an affordable housing option.*

H 1.23 Distribution of Special Needs Housing *Include units that are affordable for low-income special need families in all housing developments.*

Staff Analysis: Housing Policy H 1.13 calls for "site selection criteria" for publicly subsidized housing. While the purpose of minimizing geographic concentrations of publicly subsidized housing is consistent with policies striving for greater equity and racial and socioeconomic integration of the city, state law prohibits such geographic restrictions on subsidized housing.

Housing Policy H 1.23 takes a different approach to more equal distribution of units, by proposing a requirement that all housing developments include housing units that are affordable for low-income special need families. Similarly, Housing Policy H 1.8 proposes a requirement to include a certain percentage of affordable housing in all new residential developments. Discussion sections following these policies do not provide enough detail to determine if set-asides of affordable units are meant to be required in all development types and sizes of developments, or other critical details. These policy options may be suited for further discussion as part of the next period update.

OPPORTUNITIES FOR ACTION PLANNING

OPPORTUNITIES TO IMPLEMENT EXISTING POLICIES

- Monitoring programs and housing targets aligned with identified needs for unit types and price ranges
- Regional coordination to ensure that a variety of housing is available across neighborhoods and jurisdictions
- Strategies to support adaptive reuse of existing buildings, and preservation of existing naturally-occurring affordable housing, as supported by Housing Goal H2 and various Land Use, Housing, and Design & Preservation Element policies.
- Strategies to support land acquisition for affordable housing, as supported by Social Health policies SH 1.6 and SH 1.7.
- Coordinating focused growth, infrastructure and amenities, and incentive strategies to promote housing development in core areas

CONSIDERATIONS FOR FUTURE COMPREHENSIVE PLANNING PROCESSES

- Policy updates to encourage multifamily housing as a greater percentage of units in designated centers and corridors (see LU 3.5), and to allow "missing middle" or other multifamily housing types in additional areas
- Policies to ensure that outlying areas are developed consistently with the mix of housing types and densities found elsewhere in the city
- Highlighting equity implications in existing policies, such as promotion of socioeconomic integration and mixed-income housing adopted in Housing Element goals and policies H 1.7 and H 1.9.

Appendix D

Summary of Community Engagement

This appendix is part of the City of Spokane Housing Action Plan - Public Review Draft. To view the full draft, appendices, and project materials, visit the project webpage: https://my.spokanecity.org/housing/spokane-housing-action-plan/.

Appendix D. Summary of Community Engagement and Outreach

Community input was used to shape the direction of the HAP's strategies and recommendations. Outreach and engagement for this project was responsive to COVID-19 social distancing requirements. A list of the outreach tactics used in development of the HAP is summarized below. All of the community engagement materials are available on the Housing Action Plan project webpage.

Table 1. Engagement Activities Timeline

Timeframe	Engagement Activities
Summer 2020	• Project webpage and informational sheet • Stakeholder interviews • Formation of Housing Action Plan Working Group and meeting • Overview presentations to Council, Commissions, Boards, and Committees
Fall 2020	• Stakeholder and Staff Roundtables • Update presentations to Council, Commissions, Boards, and Committees • Housing Action Plan Working Group meeting – housing needs assessment • Video overview for website • Website and email updates
Early Winter 2020/2021	• Community surveys on housing experiences and issues • Update presentations to Council, Commissions, Boards, and Committees • Housing Action Plan Working Group meeting – displacement risk assessment and survey results • Blog Post: Missing Middle Housing Types • Website and email updates
Late Winter 2020/2021	• Housing industry professional survey • Plan Commission and City Council workshops • Blog Post: Displacement Risk Assessment • Website and email updates
Spring 2021	• Housing Action Plan Working Group meeting – draft strategies • Video on Draft HAP for website • Open House meetings on Draft HAP • Draft plan for public review

Project Webpage

At the beginning of the project, City staff created a project webpage that is linked to the City's Housing webpage. Project updates, background information, presentations and materials, and reference links were provided. The City also provided a spot for community members to sign up for periodic email announcements on the development of the plan. In addition, an information sheet was produced to provide details and FAQs on the process.

Housing Action Plan:
https://my.spokanecity.org/housing/spokane-housing-action-plan/

Figure 1. Housing Action Plan Information Sheet

Figure 2. Screenshot of Housing Action Plan Project Page

Internal Team

A multidisciplinary internal City team was formed to help guide the planning process and collaborate with City staff on priorities and project outcomes. The team consisted of staff representing Neighborhoods, Housing and Human Services; Development Services Center; Code Enforcement; City Council Office; Mayor's Office; Integrated Capital Management; Planning Services; Community, Housing, and Human Services; Building Official; and Legal. The following meetings were held throughout the process to discuss key phases and outcomes, and receive direction and guidance from the Internal Team:

- **Meeting 1 – June 2, 2020**
- **Meeting 2 – July 15, 2020**
- **Meeting 3 – October 20, 2020**
- **Meeting 4 – November 17, 2020**
- **Mayor Briefing – December 9, 2020**
- **Meeting 5 – March 9, 2021**
- **Mayor Briefing – April 29, 2021**

Stakeholder Interviews and Meetings

At the beginning, stakeholder interviews were conducted with key community members to help understand housing challenges, and identify participants for the Housing Action Plan Working Group. The interviews provided important insights into defining the housing problem, what barriers exist to building and accessing housing, important housing topics to consider, and suggestions for who else to connect with. The conversations offered a starting place to build discussions around.

Discussion Questions:

1. Can you tell me a little about what you do?
2. How do you define the housing problem in Spokane? What are barriers to building housing?
3. What is important to know about housing in Spokane we begin Housing Action Plan? What are some housing topics we should pay attention to?
4. Who is important to talk to?
5. How can we amplify this conversation? What questions should we ask?

The interviewees represented housing developers, associations, nonprofit housing providers and advocates, realtors, faith-based organizations, and community groups:

- 4 Degrees Real Estate
- Bethel AME Church
- Disability Action Center NW
- Disability Rights WA
- Habitat for Humanity
- Jim Frank
- Latinos en Spokane
- Latrice Williams, Realtor
- Northwest Fair Housing Alliance
- Spokane Association of Realtors
- Spokane Home Builders Association
- Spokane Housing Alliance
- Spokane Low Income Housing Consortium
- Spokane Regional Health District
- Spokane Tenants Union
- Spokane Transit Authority
- The Native Project
- Transitions
- United Way
- World Relief
- ZBA Architecture

Housing Action Plan Working Group

The Housing Action Plan Working Group provided guidance on the project process and analysis, as well as the contents of the draft Housing Action Plan. The working group comprised of housing stakeholders, community groups, and community members who support and represent a variety of perspectives and experiences in the community. For a complete list of Working Group representation, please see the Acknowledgements section in the Housing Action Plan.

Working group members collaborated with the City to:

- Support and represent the interests of a variety of perspectives in the community.
- Identify community strengths and provide a deeper understanding of housing needs and inequities in Spokane.
- Review data and the Housing Needs Assessment, advise on changing conditions, and share on-the-ground knowledge which numbers alone may not capture.

- Provide insight into local information about development potential, barriers, and opportunities for housing production.
- Collaborate to identify and prioritize equitable community solutions that address housing needs for residents of all income levels.
- Promote links between the greater community and Housing Action Plan to build support for actions.

Working Group members were asked to actively share ideas, observations, and perspectives, while also actively listening to others. Participation was voluntary, and the Working Group met periodically between July 2020 and April 2021 in conjunction with the project timeline. The meetings were held online to observe safe practices and social distancing guidelines in accordance with public health directives.

Working Group meetings were held on the following dates:

- **Meeting 1: July 29, 2020**
- **Meeting 2: October 21, 2020**
- **Meeting 3: December 15/16, 2020**
- **Meeting 4: March 9, 2021**

Not all Working Group members were able to attend each meeting, and email communication was used to share meeting notes and updates throughout the project.

All Working Group materials and documents are provided on the project page.

Stakeholder and Staff Roundtables

The City of Spokane conducted four roundtables as part of the engagement process. These discussions included members of the Working Group, City staff, and additional community members. They were 1.5 hours each, and included time for both small group discussion as well as large group discussion. The roundtables were facilitated by City staff from Planning Services.

The roundtables were conducted virtually via Zoom on the following dates:

- **September 10, 2020: Development Regulations**
- **September 15, 2020: Land Use and Housing Policy**
- **September 17, 2020: Equity in Housing**
- **September 23, 2020: Affordable Housing and Rental Housing**

The roundtable objectives were:

- Gain deeper understanding of local housing challenges, needs and affordability issues.
- Amplify community knowledge and experience about housing to build the case for action.
- Understand inequities in housing, and implications for housing policy and regulations.
- Explore opportunities for housing production and potential strategies to address equitable outcomes.

In total, over 100 community members attended these discussion roundtables. Summary notes are provided on the project page.

Community Surveys and Housing Industry Professional Survey

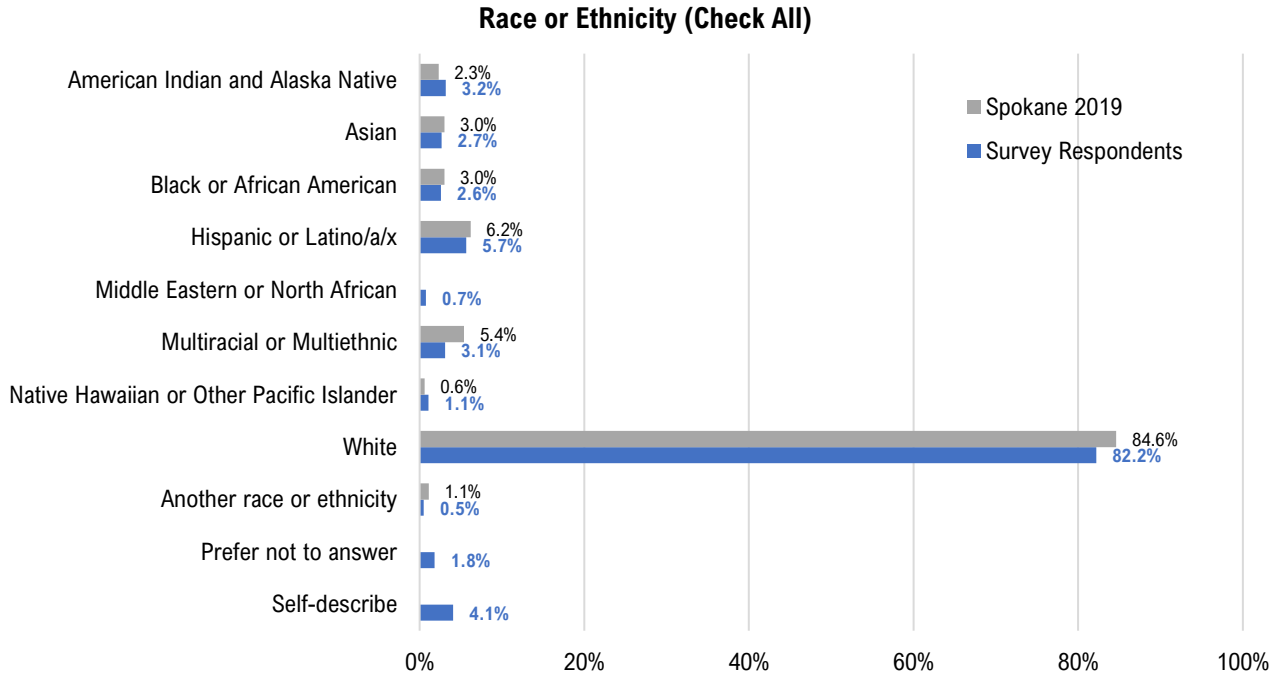
The City developed a set of community surveys as an opportunity to hear directly from community members and professionals on their experiences around housing in Spokane.

Two community surveys were developed and available online in November and December 2020: one for those who live in Spokane, and one for those who work in Spokane but live outside of the city. Both surveys were provided in English and five additional languages: Arabic, Marshallese, Russian, Spanish, Vietnamese. They were open to the public for anyone to participate in, and the City provided additional targeted outreach through media outreach and stakeholders like Spokane Public Schools.

For the community surveys, over 1,200 responses were received, with just over 60 responses for the translated surveys. Survey respondents roughly reflect the community demographics:

- **Half of respondents were between 25 and 44 years of age.**
  - *City: 40% in 2018 (Median age: 37) (ACS 2018)*
- **45% had a household income under $50,000.**
  - *City: Median $54,085 in 2018 (ACS 2018)*
- **37% of households had children under 18 years old.**
  - *City: 25% in 2018 (ACS 2018)*
- **55% own their home, 34% renting their home.**
  - *City: 63% owner-occupied, 37% renter-occupied (ACS 2018)*
- **66% live in single-family detached housing unit.**
  - *City: 65% live in one-unit housing unit (WA OFM 2020 Estimates)*
- **Survey respondents roughly reflected Citywide demographics for race and ethnicity.**

Figure 3. Survey Respondents, by Race and/or Ethnicity, Compared to Overall Spokane Demographics



Note: ACS does not have an option for Middle Eastern or North African

The City also completed a survey of housing industry professionals. Just over 100 responses were received from November 2020 to January 2021 from a variety of stakeholders like housing advocates, developers, property managers, builders, and realtors.

A full summary of all the surveys is available on the project page.

Public Review and Comments

The Draft Housing Action Plan was released for public comment in May 2021. The following is a brief summary of the comments received throughout the adoption process.

Overview of comments submitted through email:

- 26 total public comments
- 2 from organizations
- 24 from individuals

The City of Spokane hosted two online open houses on May 18, 2021 to provide information on the plan, how to comment, and encourage people to provide feedback. Over 30 people tuned into the open houses, which were recorded and shared on the HAP project page as a resource for additional viewing.

Summary of Public Comment Themes:

- Input or concerns regarding the subject of increasing housing supply, options, and affordability for all incomes as described in **Priority A** of the Housing Action Plan.
- Preserving existing housing affordability and improving existing housing quality as discussed in **Priority B** of the Housing Action Plan.
- Addressing the barriers to accessing housing as discussed in **Priority C** of the Housing Action Plan, with an emphasis on barriers to low-income and first time homebuyers, as well as a recommendation to add protections to renters with past criminal records.
- Support and input around growing partnerships with groups that influence or are affected by the housing market, as discussed in **Priority D** of the Housing Action Plan.
- Changing development regulations to better promote the development of **Accessory Dwelling Units (ADUs).**
- **Zoning Concerns** regarding: preserving Single-Family residential areas from multi-family residential zoning; providing more housing options in Single-Family residential areas; and general questions around current zoning regulations and potential zoning changes in Spokane.
- Input regarding current **Infill Development** regulations and utilizing incentives to increase infill residential development options.
- Better addressing the needs for the **Homeless** population in Spokane and utilizing affordable housing incentives to ultimately address the homeless problem.
- Concern for the lack of good **Senior Housing** options in Spokane.
- Comments expressing either the need to expand the current **Centers and Corridors** in support of the strategy, or are critical of the concept and express the need to review/redo the strategy altogether.
- **Readability** of the Housing Action Plan as well as **Draft Edits.**

- **Environmental Concerns** addressing the need for reducing vehicle mileage and greenhouse gas emissions, as well as concerns with aquifer limits and potential greenspace loss as a result of urban growth.
- Better addressing **Parking** issues in Spokane and finding creative solutions for limited street parking in established neighborhoods.

Additional Meetings and Presentations

As part of this project, City staff provided progress updates with the City's Council, Commission, Boards, and Committees; attended community and stakeholder meetings; and posted announcements and blogposts across a wide range of platforms.

Overview of meetings and presentations:

- 26 presentations to City Council, Plan Commission, and other Boards, Commissions, and Committees
- 2 presentations and 3 updates to Community Assembly
- 2 public open houses

Overview of online outreach:

- Total views of overview videos and presentations: 482
- Total social media interaction:
    - Facebook - 8 posts, 1,195 average people reached
    - Twitter – 7 posts, 2,222 average impressions
    - Nextdoor – 4 posts, 2,185 average impressions

Below is a summary of meetings and presentations up through the release of the Draft Housing Action Plan. Full materials, presentations, and videos are available on the project page.

Table 2. Summary of Meetings and Presentations

Meeting	Date
City Council	
Urban Experience Committee	June 8, 2020
City Council Affordable Housing Workgroup	June 24, 2020
City Council Study Session	October 15, 2020
City Council Affordable Housing Workgroup	October 28, 2020
City Council Housing Forum	November 24, 2020
City Council Study Session	January 7, 2021
City Council Study Session	February 11, 2021
City Council Study Session	February 18, 2021
City Council Study Session	February 25, 2021
City Council Study Session	June 10, 2021
City Council Study Session	July 1, 2021
Plan Commission	
Plan Commission Workshop 1	July 22, 2020
Plan Commission Workshop 2	September 9, 2020
Plan Commission Workshop 3	September 23, 2020

Plan Commission Workshop 4	November 11, 2020
Plan Commission Workshop 5	January 27, 2021
Plan Commission Workshop 6	February 10, 2021
Plan Commission Workshop 7	February 24, 2021
Plan Commission Workshop 8	May 12, 2021
Public Online Open Houses	May 18, 2021
Plan Commission Public Hearing	May 26, 2021
Plan Commission Deliberations & Action	June 9, 2021
Commission, Boards, and Committees	
CHHS Board	August 5, 2020
Human Rights Commission	August 5, 2020
CHHS Affordable Housing Committee	November 10, 2020
CHHS Affordable Housing Committee	March 9, 2021
Human Rights Commission	April 1, 2021
Community Assembly	
Community Assembly Presentation	September 2020
Community Assembly Briefing Paper	November 2020
Community Assembly Briefing Paper	March 2021
Community Assembly Briefing Paper	May 2021
Community Assembly Presentation	June 2021
Media	
Housing Action Plan Information Sheet	June 2020
Press Release: Community Surveys	November 2020
Social Media: Community Surveys	November-December 2020
Video: Housing Action Plan Overview	December 2020
Blog Post: Missing Middle Housing Types	December 22, 2020
Blog Post: Displacement Risk Assessment	January 19, 2021
Video: Draft Housing Action Plan	May 2021

Appendix E

Displacement Risk Assessment

This appendix is part of the City of Spokane Housing Action Plan - Public Review Draft. To view the full draft, appendices, and project materials, visit the project webpage: https://my.spokanecity.org/housing/spokane-housing-action-plan/.

Spokane Housing Action Plan

Housing Displacement Risk

Version Date: May 2021

Introduction

For many communities, an important step in assessing housing needs is to identify the community's risk factors related to displacement. The following analysis presents several factors to consider related to the 2020 Housing Action Plan, as they relate to conditions that may result in greater potential for residents to be displaced from their homes in the future due to economic strife, development pressure, and equity conditions present in the City and surrounding jurisdictions.

Displacement refers to instances where a household is forced or pressured to move from their home against their wishes. As high demand for homes drives up housing costs and increases pressure for redevelopment, many Spokane residents are concerned about the potential for displacement. Displacement can have a life-changing negative effect on households that are directly impacted. It can also disrupt the social fabric and networks of trust and support that existing within a community. For these reasons, understanding potential displacement risks in a community is an important step in assessing housing needs.

Methodology

This analysis was prepared under the guidance of the Washington State Department of Commerce methodology for Housing Action Plans as part of the housing needs assessment. However, the method suggested by the State methodology is not available to jurisdictions in eastern Washington as many variables the state asked jurisdictions to consider are not measured on a regional level in this area. As a result, the City of Spokane identified a comparable methodology—namely the Social Vulnerability Index prepared by the federal Agency for Toxic Substances and Disease Registry (ATSDR).

ATSDR's Geospatial Research, Analysis & Services Program (GRASP) created Centers for Disease Control and Prevention Social Vulnerability Index (SVI) to help public health officials and emergency response planners identify and map the communities that will most likely need support before, during, and after a hazardous event. While on the surface it may seem that disease and hazardous events have little to do with social displacement due to long-term effects like development pressure, many of the factors included in the SVI are the same as those that affect longer-term displacement factors. Accordingly, while the intent of the SVI is different, the ultimate results are the same as those that would cause residential displacement.

SVI groups the factors that contribute to vulnerability into four categories: socioeconomic status; household composition and disability; minority status and language; and housing type and transportation. The various sub-variables in each group are shown in **Table 1** Below. These factors, individually and combined, all contribute to displacement potential for residents. SVI calculates individual values for each category as well as a combined "overall" value. These values are available separated by Census Block Group throughout the state.

TABLE 1: VARIABLES AND CATEGORIES INCLUDED IN SVI VALUES

Overall Vulnerability	Socioeconomic Status	Below Poverty
		Unemployed
		Income
		No High School Diploma
	Household Composition and Disability	Aged 65 or Older
		Aged 17 or Younger
		Older than Age 5 with a Disability
		Single-Parent Households
	Minority Status & Language	Minority
		Speaks English "Less than Well"
	Housing Type & Transportation	Multi-Unit Structures
		Mobile Homes
		Crowding
		No Vehicle
		Group Quarters

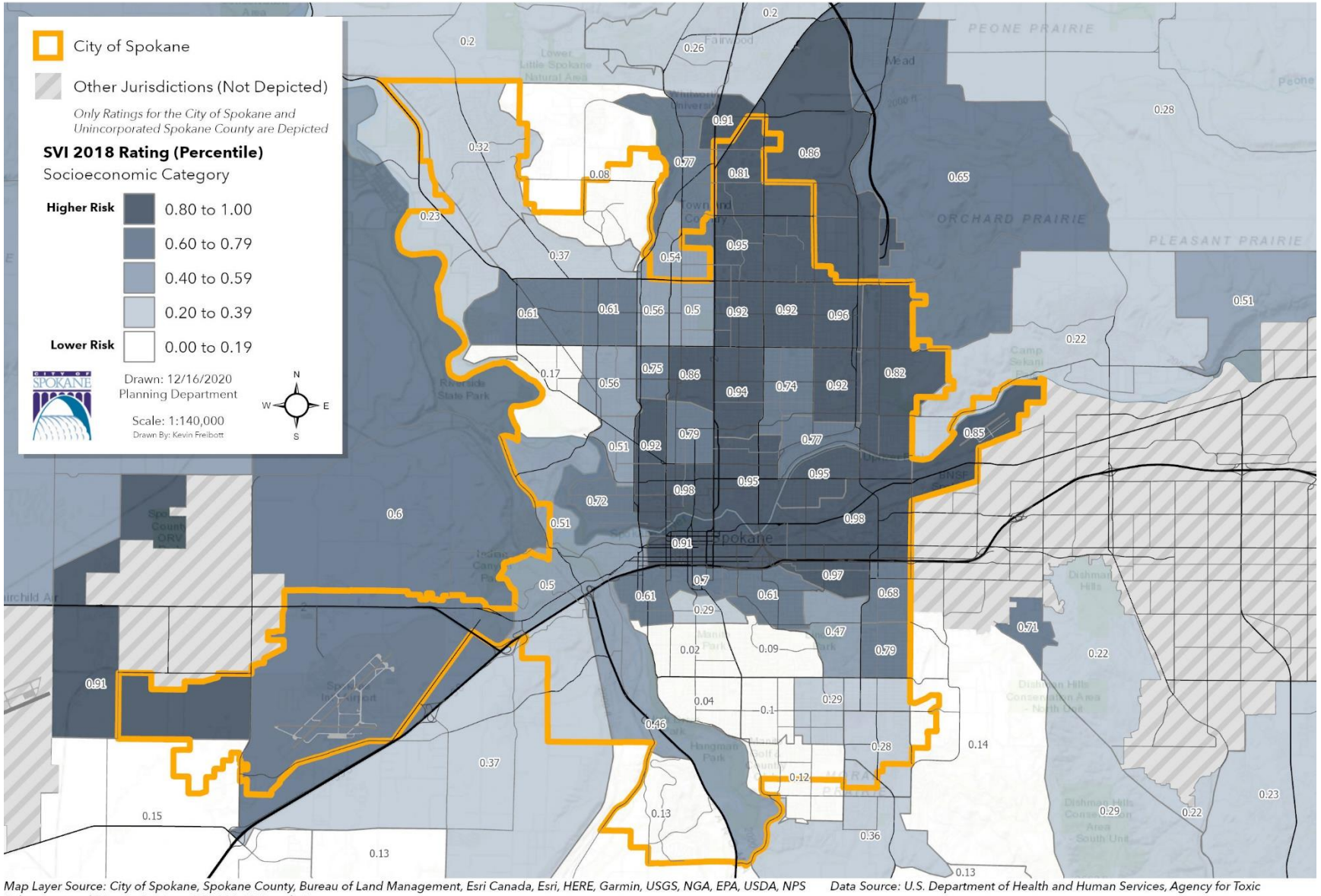
Source: CDC SVI 2018 Documentation, January 31, 2020

The original source for the values shown in the rightmost column in **Table 1** is the American Communities Survey, conducted by the U.S. Census Bureau, representing the 5-year estimates for 2018. Each Census Tract was ranked for these variables. Raw variables represent a percentage comparison between the census tract and the United States as a whole. Thus, these values are a comparison of a given tract's vulnerability as it compares to the nation. A rating of 0 (0 percent) indicates a low vulnerability while a value of 1 (100 percent) indicates high vulnerability. **Figure 1** through **Figure 5** indicate this value with color. Darker colors in the futures represent higher vulnerability in any given tract.

The following Figures are provided below, showing those values by block group in the City of Spokane and surrounding area:

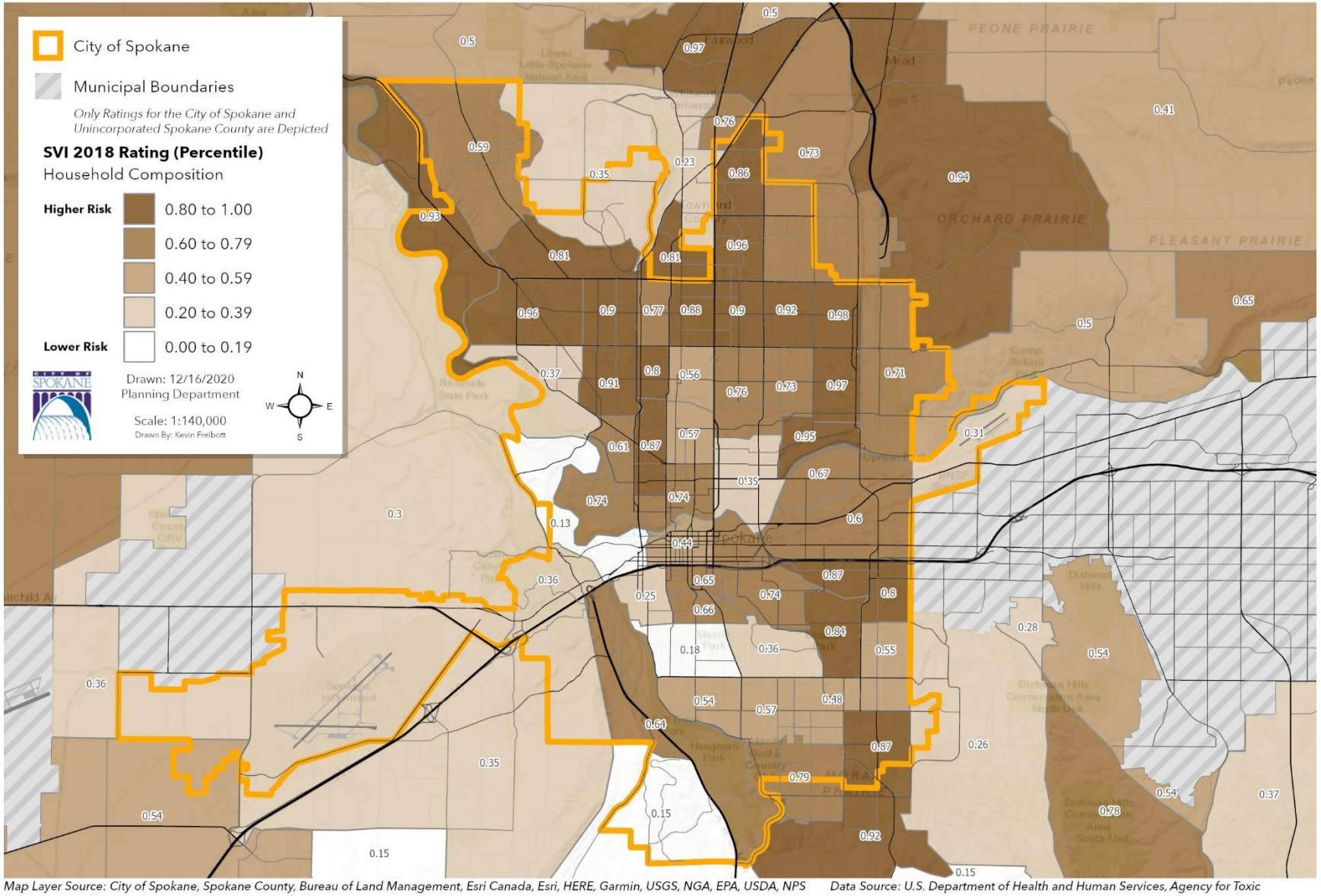
- **Figure 1**: Socioeconomic Status
- **Figure 2**: Household Composition and Disability
- **Figure 3**: Minority Status and Language
- **Figure 4**: Housing Type and Transportation
- **Figure 5**: Overall SVI Rating (All Factors Combined)

Figure 1: SVI Value, Displacement Risk due to Socioeconomic Status



Map Layer Source: City of Spokane, Spokane County, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS
Data Source: U.S. Department of Health and Human Services, Agency for Toxic Substances and Disease Registry, SVI2018 CDC analysis.

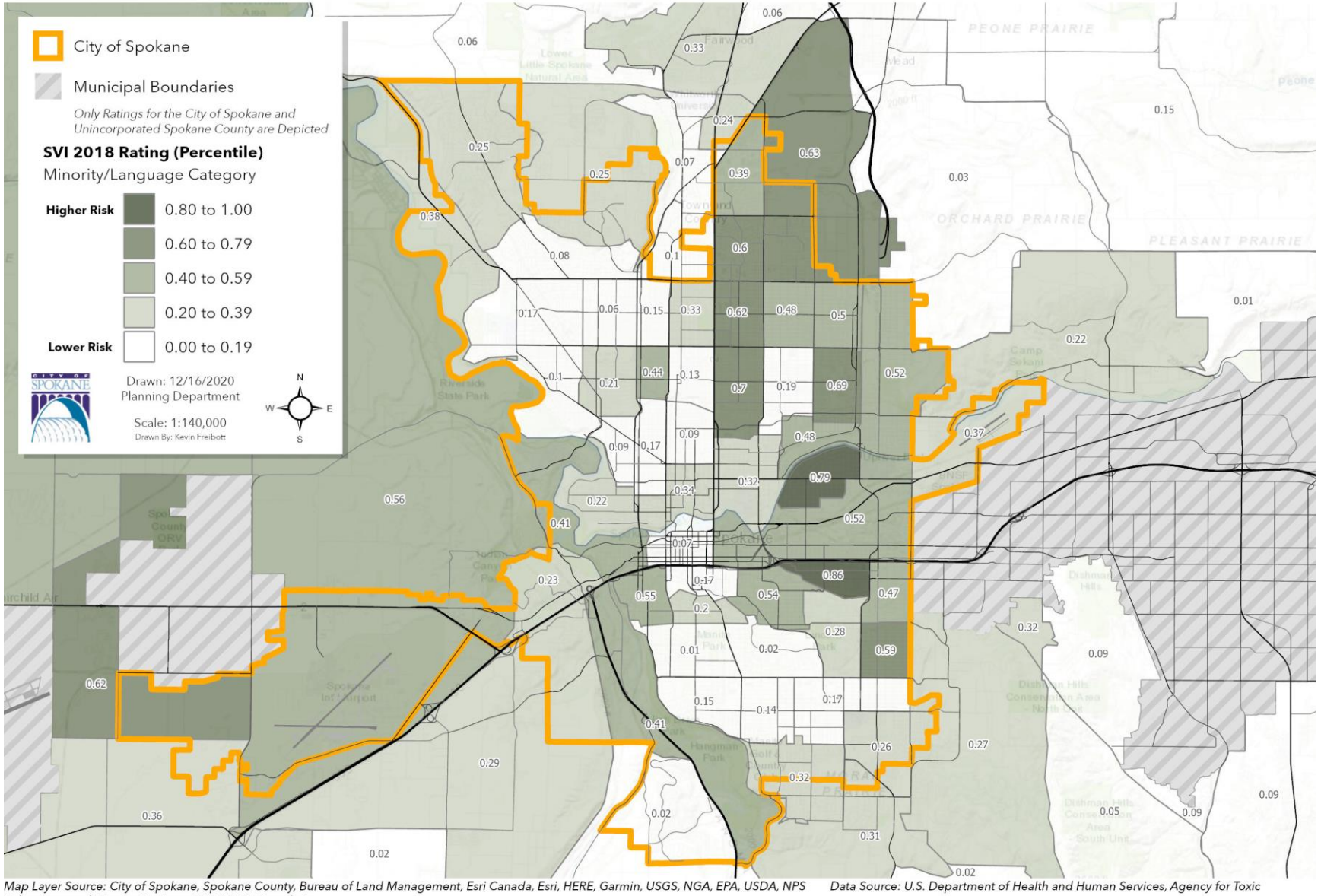
Figure 2: SVI Value, Displacement Risk due to Household Composition and Disability



Map Layer Source: City of Spokane, Spokane County, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

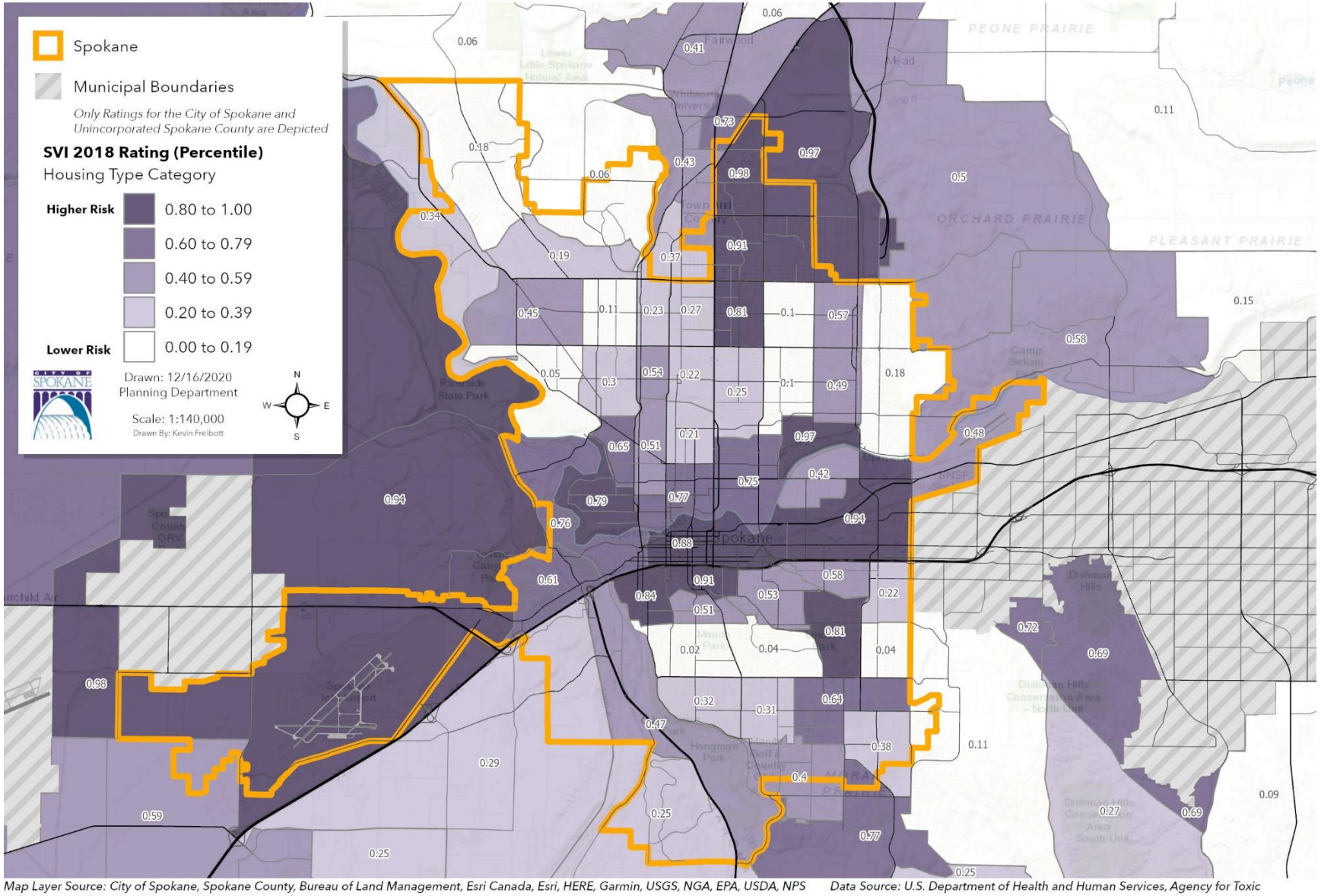
Data Source: U.S. Department of Health and Human Services, Agency for Toxic Substances and Disease Registry, SVI2018 CDC analysis.

Figure 3: SVI Value, Displacement Risk due to Minority Status/English Ability



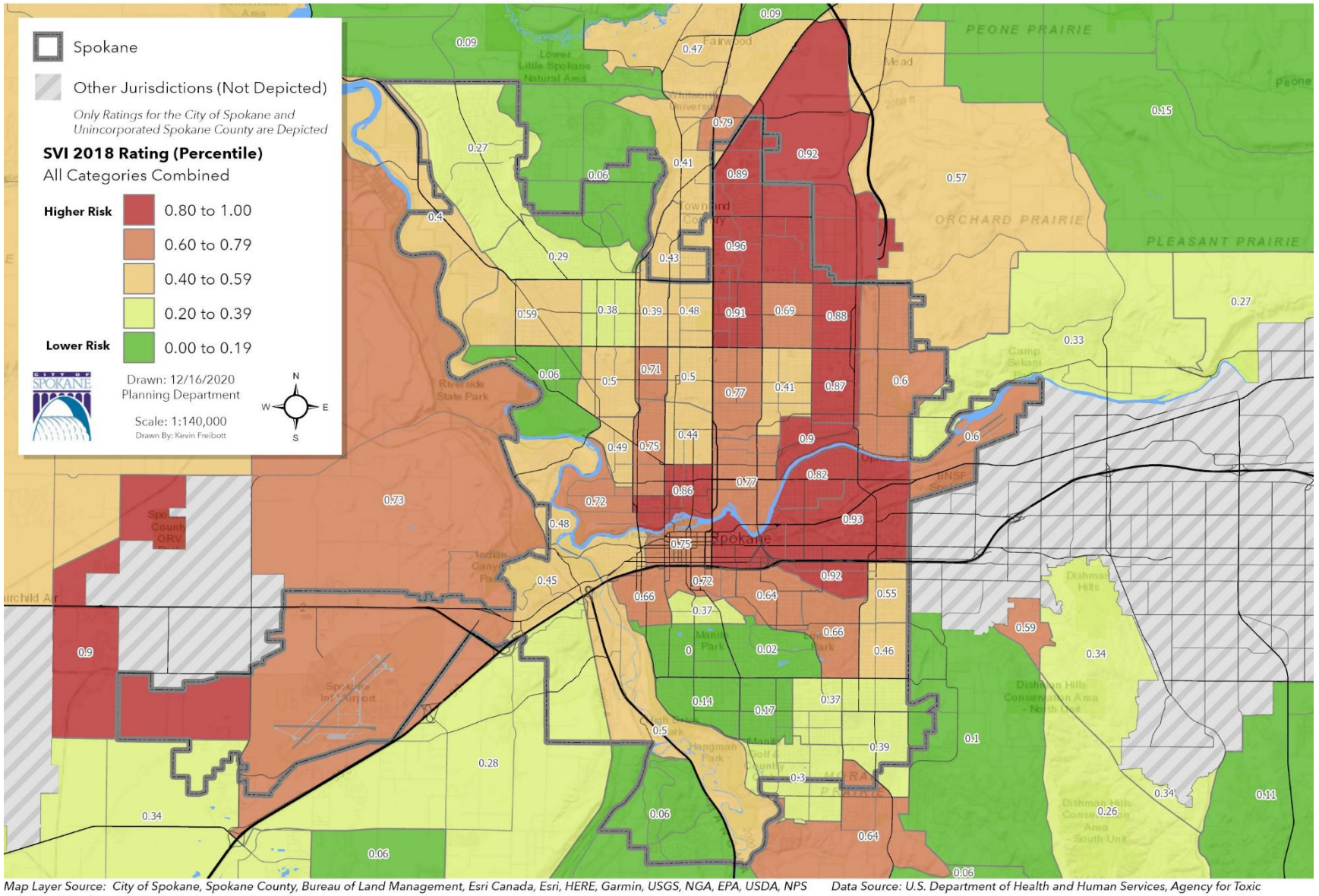
Map Layer Source: City of Spokane, Spokane County, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS *Data Source: U.S. Department of Health and Human Services, Agency for Toxic Substances and Disease Registry, SVI2018 CDC analysis.*

Figure 4: SVI Value, Displacement Risk due to Housing Type



Map Layer Source: City of Spokane, Spokane County, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS *Data Source: U.S. Department of Health and Human Services, Agency for Toxic Substances and Disease Registry, SVI2018 CDC analysis.*

Figure 5: Overall SVI Value, Combined Value for All Categories by Tract



Map Layer Source: City of Spokane, Spokane County, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS *Data Source: U.S. Department of Health and Human Services, Agency for Toxic Substances and Disease Registry, SVI2018 CDC analysis.*

Degree and Magnitude of Risk

The analysis presented in **Figures 1-5** gives a good overall evaluation of relative displacement risk throughout the region. However, these figures do not take into account the actual number of dwellings located in any one location. Areas with high displacement risk may only have a few homes within them. Conversely, areas with moderate risk may have extremely high numbers of dwellings. For example, the area around the Spokane International Airport is shown in **Figure 5** as having a generally high displacement risk. However, there are comparatively very few dwellings there, as most of the area contains Airport property. By factoring in both the risk *and* the number of dwellings, both sourced from the same Census and American Communities Survey data, the analysis becomes more helpful when determining where assistance might be applied and to what degree.

Methodology

To provide additional detail in this analysis, it is helpful to consider not only the comparative displacement risk in certain areas of the City but also the potential magnitude of that risk. The clearest way to provide both location of risk *and* the magnitude of that risk is to compare the risk factor depicted in **Figure 5** above with the number of dwelling units that exist in any given area. This helps correlate areas in the City of Spokane of high displacement risk with areas of high population and helps identify where more people are at risk of displacement. Additionally, it is helpful to further refine the data available by Census tract (the large areas indicated in the map) into smaller units of area to give a more refined level of detail.

Tesselation, the division of larger irregular areas into small regular shapes like hexagons, provides for a series of smaller shapes with no overlap. For this analysis, a tessellation of the study area was created with a map of interlaced hexagons 1/8 of a square mile in area. The resulting displacement risk of each hexagon was calculated by adding up the area of each risk level within that hexagon. In other words, a hexagon in which half the area has a risk of 1.0 and the other half has a risk of 0.5 would result in an overall risk in that hexagon of 0.75 (50% x 1.0 + 50% x 0.5 = 0.75).

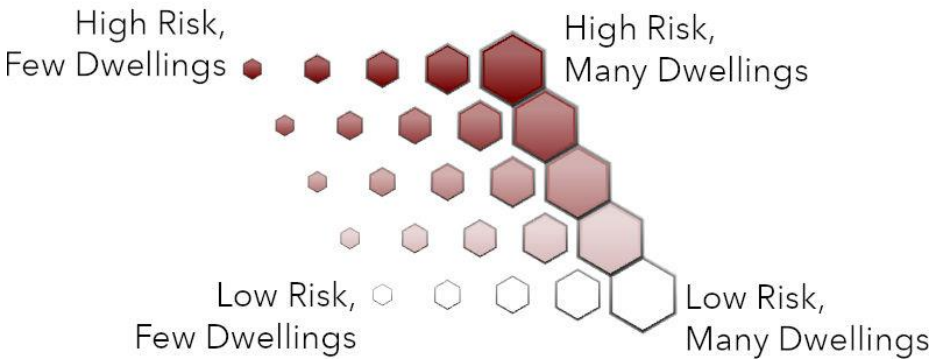
The resultant risk in each 1/8-square mile hexagon can then be compared against the number of dwelling units in that Census tract. Because the data does not include the location of each dwelling unit within the tract, the number of dwellings cannot be accurately refined into smaller units like the displacement risk. As a result, each hexagon was assigned the number of dwelling units matching the tract within which its center is located.

Results

The methodology described in the previous section provides for a simple comparison between hexagons of the resulting displacement risk versus the relative density of dwelling units in that part of the City. In other words, we can look at both the level of risk *and* the relative number of dwellings that may be at risk. To further clarify this situation, any hexagons in which there are zero dwellings have been removed entirely from the map.

The results of the methodology described above is depicted in **Figure 6**. Two factors are indicated by each hexagon. The relative number of dwellings within each hexagon is indicated by size—the larger the hexagon, the more dwellings that might be affected. Conversely, the

resulting displacement risk is shown by the intensity of color in the hexagon—white hexagons have low risk, dark red hexagons have high risk. As such, a large hexagon with dark red color indicates an area in which there is both a high risk of displacement and that displacement may affect many dwellings. Conversely, a small white hexagon indicates areas with little risk and few houses. The following graphic provides a general guide to the depictions in **Figure 6**.

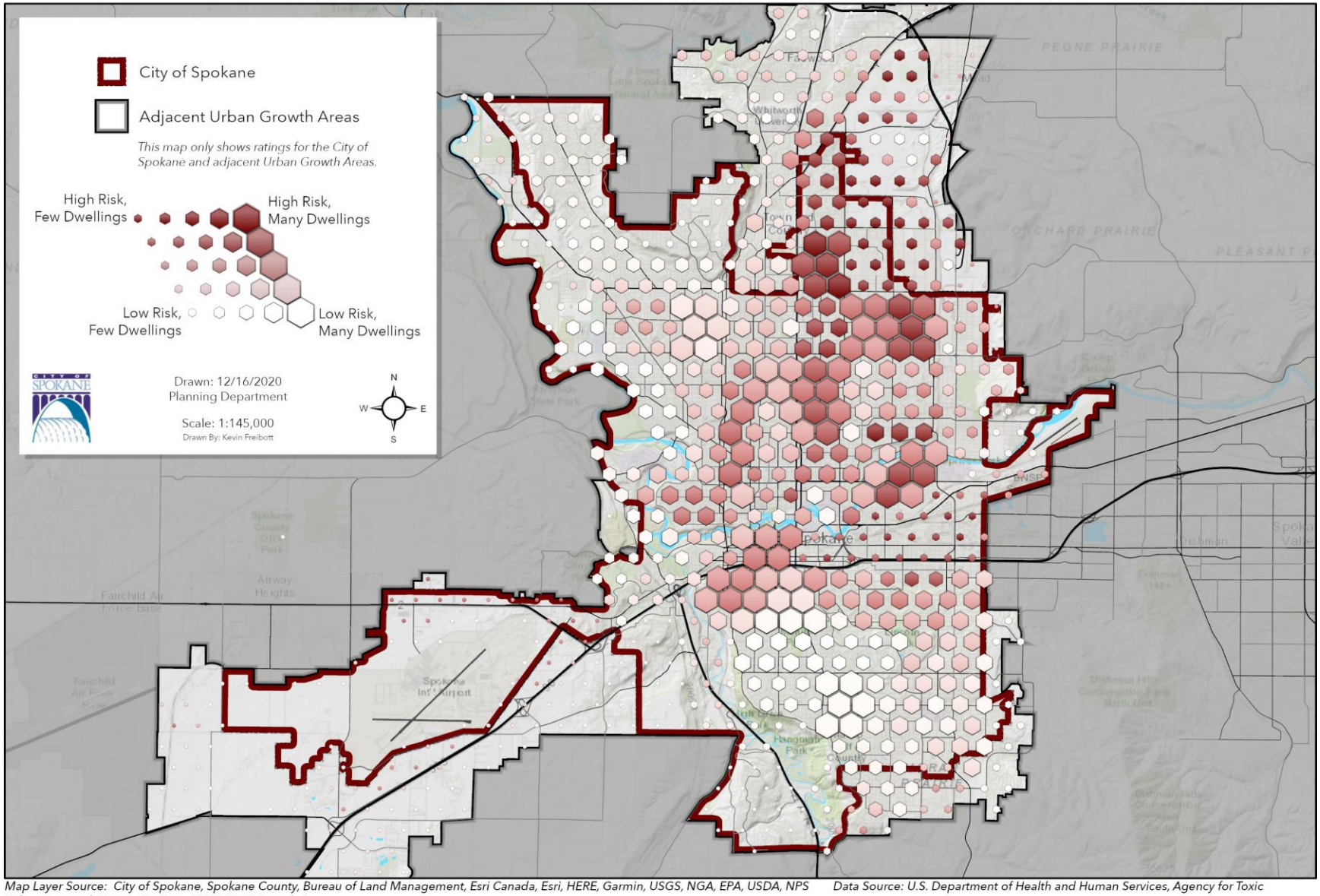


As shown in **Figure 6** below, there are several distinct areas of concern for higher risks of displacement affecting the most people.

- Distinct nodes of concern exist within the City of Spokane, namely north of the river between the Division and Hamilton/Nevada arterials.
- An additional node of concern, an area of potentially high risk with significant numbers of dwellings, exists in the Chief Garry Park neighborhood, south of the river.
- Additional areas of concern in the City of Spokane include the lower south hill areas and portions of the West Central Neighborhood along the Maple arterial and south of Boone.

Parts of the East Central neighborhood, specifically those north of the freeway, display universally high displacement risk, according to the analysis. However, the relatively fewer homes in that area when compared to the region indicates a lower magnitude of possible effect. That isn't to say decisionmakers shouldn't be concerned about that area, but the solutions presented to that location should consider the amount of housing as well as the potential benefit of any solution offered to that area.

Figure 6: Displacement Risk Compared to Housing Density (Showing Urban Growth Area Only)



Map Layer Source: City of Spokane, Spokane County, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS Data Source: U.S. Department of Health and Human Services, Agency for Toxic Substances and Disease Registry, SVI2018 CDC analysis.

Social Vulnerability and the Legacy of Redlining

Washington Department of Commerce guidance outlines that vulnerability to displacement, particularly economic displacement, can disproportionately impact communities of color. These disparities have roots in a history of housing discrimination and legacies of racial and economic inequality.[1]

Redlining was the practice of discriminatory lending in government-backed mortgages by the Federal Housing Administration in the 1930s through the Home Owners' Loan Corporation (HOLC). The HOLC produced maps that assessed credit-worthiness of neighborhoods, including a map of Spokane. Areas that were considered high risk were "hazardous" or "redlined" and denied loans and capital investment, particularly in and near African American communities, lower income households, immigrants, and diverse neighborhoods. Some areas were further shaped by racially restrictive covenants that prevented people of minority races, religions, and ethnicities from purchasing a home. Some of these covenants are still on property records, though they are no longer in force.

Another major contributor to today's patterns of inequality is exclusionary zoning. This refers to the use of zoning to limit the production of new housing in middle- and upper-income neighborhoods by prohibiting multi-family dwellings or setting large minimum lot size requirements. Limiting the supply and diversity of housing in these areas pushes up the value of remaining units over time. This can exclude lower-income residents and residents who have been historically marginalized. Furthermore, exclusionary zoning can exacerbate the effects of practices like redlining.

Where housing is concerned, racial segregation has been shown to impact health through poor housing conditions, disparities in educational and employment opportunities, inadequate transportation infrastructure, access to healthcare, and economic instability. Where people live impacts their exposure to health-promoting resources and opportunities (i.e., access to quality food, recreation, healthcare, etc.) as well as exposure to health-damaging threats (i.e., environmental pollutants, poor housing quality, etc.). This can lead to increased social vulnerability in neighborhoods.

The University of Richmond's Digital Scholarship Lab and the National Community Reinvestment Coalition analyzed redlining and social vulnerability to identify connections between historic policies and life outcomes today.[2] Many of the neighborhoods that show a higher risk of vulnerability and displacement are also neighborhoods which were historically redlined and residents experienced housing discrimination. Some areas have more visible continuity between the past and the present that shows the impact of redlining in privilege or vulnerability for generations. Other areas might show a decline in the relative area. Still other

[1] Washington Department of Commerce. Guidance for Developing a Housing Action Plan. Url: https://deptofcommerce.box.com/shared/static/pophc16jetggsctctmnbjomm0qa7tpu8.pdf

[2] The Digital Scholarship Lab and the National Community Reinvestment Coalition, "Not Even Past: Social Vulnerability and the Legacy of Redlining," American Panorama, ed. Robert K. Nelson and Edward L. Ayers, https://dsl.richmond.edu/socialvulnerability

areas show a change in the other direction for neighborhoods that have been gentrified in recent years.

When considering the combined and interrelated effects of redlining and exclusionary zoning, it can be helpful to compare maps showing historic redlining with currently understood areas of higher displacement risk. Accordingly, **Figure 7** shows a comparison between the 1930s HOLC map of Spokane and the 2018 Social Vulnerability Index rating for Spokane.

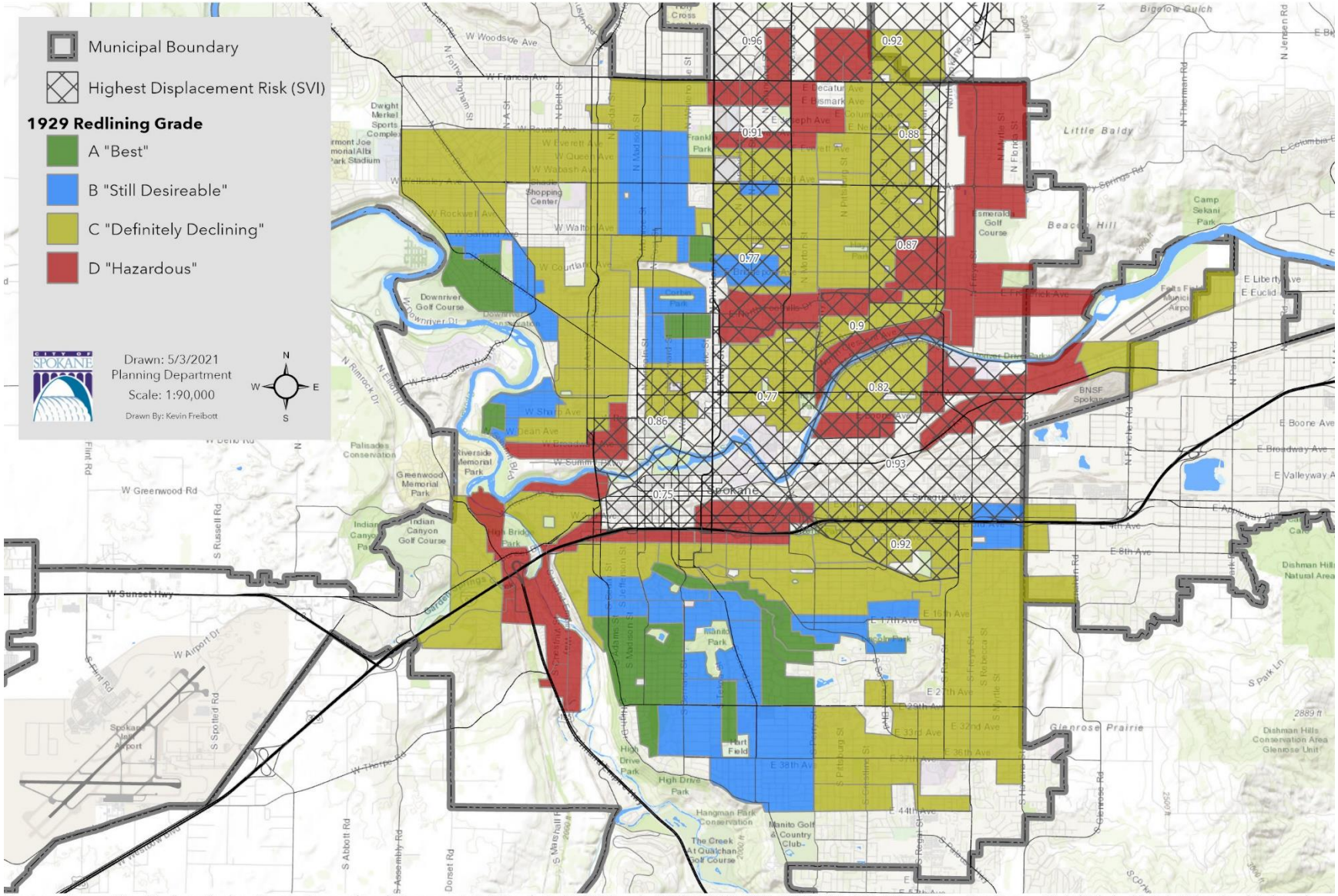
Demographics of the Highest Risk Census Tracts

As shown in Figure 5 above, 14 census tracts in Spokane are identified as having the highest risk of vulnerability and displacement. Most of these census tracts are located in Northeast Spokane, where much of historic redlining occurred (see Figure 7). Over 63,000 residents live in the highest risk census tracts, though not all the individual people face the same level of risk. **Table 2** below provides an overview of the socio-demographics of the people who live in those 14 tracts:

TABLE 2: DEMOGRAPHICS OF HIGHEST RISK CENSUS TRACTS IN SPOKANE

	Highest Risk Census Tracts	City of Spokane
Total Population	63,351 residents	214,084 residents
Total Occupied Housing Units	27,468 housing units	89,626 housing units
Average Owner-Occupied Housing Units	38%	55.2%
Average Renter Occupied Housing Units	62%	44.8%
Average Percent of Housing Units in Structures with 10 or More Units	30%	18.2%
Average Percent of Mobile Home Units	4%	1.6%
Average Percent of People of Color Population	27%	18.6%
Average Percent of Persons with a Disability	20%	16.1%
Average Percent of Single Parent Households with Children Under 18 Years	16%	10.8%
Average Percent of Persons below Poverty	27%	18.3%
Average Percent of Households with No Vehicle	16%	10.3%

Figure 7: Comparing Historic Redline Maps with Current Displacement Risk



Map Layer Source: City of Spokane, Spokane County, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA *Data Source: Digital Scholarship Lab, University of Redmond, original source from the Appraisal Department of the Home Owners Loan Corporation, 1938.*

Strategies for Mitigating and Responding to Displacement

By considering the results of this displacement risk assessment, decisionmakers can better understand which measures to reduce the risk or mitigate the effects of displacement should be applied, where in the City they should apply, and to what degree. The Department of Commerce has provided some possible solutions to displacement in their Guidance for Developing a Housing Action Plan. Those possible solutions are described briefly in **Table 3** below:

TABLE 3: POSSIBLE STRATEGIES TO MITIGATE/REDUCE DISPLACEMENT

Type of Displacement	Strategy
Physical Displacement Strategies	PD-1: Strategic Acquisition and Financing of Existing Multifamily Housing
	PD-2: Support Third-party Purchases of Existing Affordable Housing
	PD-3: Notice of Intent to Sell / Sale Ordinance
	PD-4: Foreclosure Intervention Counseling
	PD-5: Mobile Home Park Preservation and Relocation Assistance
	PD-6: Mobile Home Park Conversion to Cooperative
	PD-7: Tenant Relocation Assistance
	PD-8: Just Cause Eviction Protections
	PD-9: "Right to Return" Policies for Promoting Home Ownership
	PD-10: Regulating Short-term Rentals
Economic Displacement Strategies	ED-1: Community Land Trusts
	ED-2: Need-based Rehabilitation Assistance
	ED-3: Down Payment Assistance
	ED-4: Property Tax Assistance Programs
Cultural Displacement Strategies	CD-1: Grants/Loans to Directly Support Small Businesses
	CD-2: Financing Ground Floor Commercial
	CD-3: Preservation Development Authorities (PDA) and Ports
	CD-4: Commercial Community Land Trust
	CD-5: Community Benefits/Development Agreements
	CD-6: Micro-Retail and Flexible Cultural Space Design
	CD-7: Business Incubators, Co-Working Spaces, and Artisan/Makers Spaces

Source: Guidance for Developing a Housing Action Plan–Public Review Draft

Notes: Some of these strategies may be in place in part or entirely within the City of Spokane. This list is provided verbatim from the Department of Commerce documentation and does not represent a recommendation or prioritization of possible solutions. It is included here for completeness and to provide general information to the public.

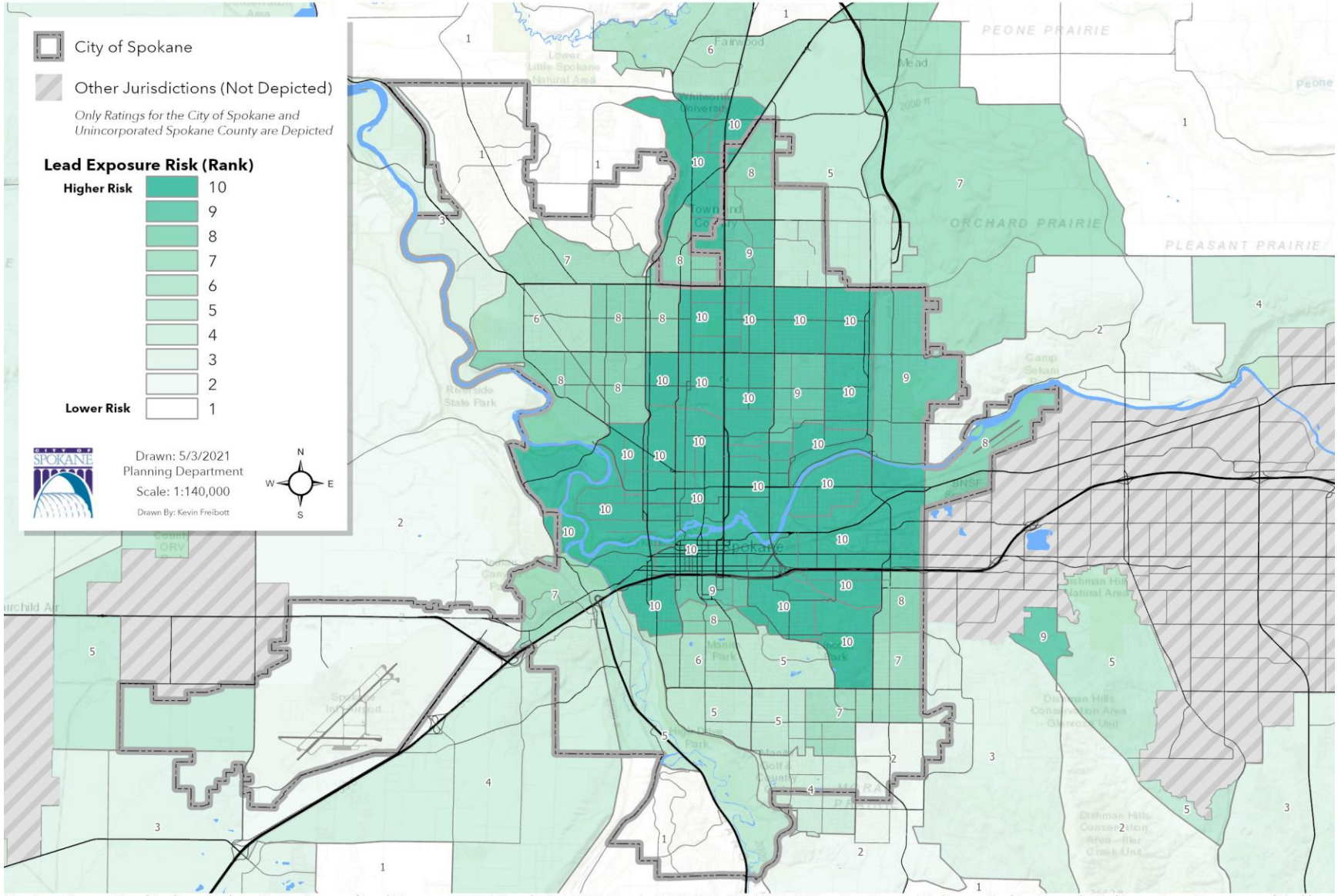
Additional Consideration: Lead Paint Exposure

While not strictly a consideration for displacement, consideration of the possible risk of exposure to lead paint can give further insight into portions of the study area that may contain aging housing. Lead paint in older homes can elevate indoor lead levels, which in combination with poor housing conditions can elevate the risk of lead exposure. Children who live in households at or below the federal poverty level and those who live in housing built before 1978 are at the greatest risk of lead exposure.[3] Also, communities of color are at a higher risk of lead exposure because they may not have access to safe, affordable housing or face discrimination when trying to find a safe, healthy place to live.[1] This is called housing inequity, and it puts some children, such as non-Hispanic Black persons, at a greater risk of exposure to lead.[1] Lead exposure can cause learning disabilities, behavioral problems, stunted physical growth and delayed mental development. These health conditions can themselves point to possible displacement of individuals and households that may be sensitive to lead exposure (i.e. those with young children). Also, the lead exposure risk of a given area can give a general indication of the age of homes and the need for those homes to be renovated or updated, processes that also result in displacement.

To map the possible lead exposure in the study area, and to provide additional consideration for displacement risk, the map in **Figure 8** is provided below. The data presented in **Figure 8** are sourced from the American Communities Survey and US Census Bureau, as compiled by the Washington Tracking Network of the Washington State Department of Health. Rather than a numerical exposure level in given locations of the study area, the map provides a ranking of 1 to 10, comparing each location in the study areas to all others and giving a rule-of-thumb indication of the level of expected possible exposure. The number rankings in this map have no relation to the SVI rankings presented in the previous maps.

[3] Childhood Lead Poisoning Prevention. "Populations at Higher Risk." Center for Disease Control. Url: https://www.cdc.gov/nceh/lead/prevention/populations.htm.

Figure 8: Lead Exposure Risk by Census Tract, Ranked



Map Layer Source: City of Spokane, Spokane County, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS Data Source: Washington Tracking Network, Washington State Department of Health. Web. "Housing Built Before 1980 that May Have Lead-based Paint based on Housing Estimates for 2010". Data obtained from the American Community Survey (ACS) five-year estimates. Published on WTN: October 2019.

Additional Research and Monitoring

By identifying specific areas with a heightened risk of displacement, the City can use this assessment to help inform discussions around displacement and better consider equitable strategies for minimizing and mitigating displacement in the Spokane HAP and future policy discussions. However, displacement of communities is a multi-faceted problem, and this analysis does come with caveats.[4]

It is important to note that the displacement risk assessment uses neighborhood conditions that were present in 2018, the latest available due to the collection method of the underlying data. Additionally, the analysis neither predicts future changes in demographics or neighborhood attributes, nor does it account for displacement that has already occurred. Finally, this assessment can only assess a general risk of displacement and cannot accurately predict if displacement will occur, the speed of displacement that occurs, or to what intensity displacement will occur within a community.

The displacement assessment lays the foundation for improving the City's ability to understand and proactively respond to pressures from growth and rising housing costs that impact people and families in Spokane. More research is needed around displacement and anti-displacement strategies in the future. This is a complex topic and the City should continue to monitor and develop additional guidance.

During the process of preparing this memo, a few opportunities for additional research and ongoing monitoring of displacement factors presented themselves for consideration. They are discussed here for the purpose of continuous improvement in local processes and consideration—as recommendations and things to consider rather than requirements. Accordingly, these are preliminary in nature and would require additional analysis and consideration by the City and others before implementations.

Analysis and Monitoring Over Time

The analysis presented herein represents a single point in time. While this can give a qualitative and quantitative picture of displacement risk in the City, much more could be learned if this process is reviewed on an annual or semi-annual basis and new factors are incorporated, such as development permits and other trends. By seeing how these factors change over time not only can the City and other stakeholders see whether efforts to alleviate displacement risk are successful but also how the needs of City residents evolve over time.

Available Land for Development

One factor that was available to communities and counties in the Puget Sound area, which is not available locally, is the amount of developable/vacant land in a given area. In areas where there is abundant vacant land for residential develop the impacts of displacement may be affected by local development pressures to redevelop existing sites rather than seek vacant sites for new development. A qualitative look at developable land in the City, conducted on a more frequent basis than the current Land Quantity Analysis conducted every eight years,

[4] https://www.psrc.org/displacement-risk-mapping

could better inform the displacement risk in an area and the possible mitigating steps to be applied.

Consistent Methodology Across the Region

Each community preparing a Housing Action Plan may be utilizing a different technical methodology for their displacement analysis, potentially resulting in multiple analyses that are statistically valid, but which cannot be compared one to the other. Furthermore, housing is functionally a regional concern rather than a strictly local topic. As such, the jurisdictions in Spokane County could undertake a process to codify displacement mapping and analysis in the Countywide Planning Policies (or other agreement), providing for a consistent methodology across the region. Furthermore, it would make analysis of interjurisdictional displacement between cities and/or countywide much easier and comparable in intent and result.

Local Comprehensive Planning/Zoning and Their Effect on Displacement

Most communities in the County are due to update their Comprehensive Plans by 2025. When doing so, each jurisdiction could include a conscious effort to consider and address increased displacement resulting from land use and zoning decisions made by those jurisdictions. For instance, the City of Spokane often considers the application of the Centers and Corridors growth strategy as prescribed by the Comprehensive Plan. The Comprehensive Plan could be updated to outline and require analysis of displacement factors whenever a new Center or Corridor is to be designated or planned.

Appendix F

Proposed Monitoring Program

This appendix is part of the City of Spokane Housing Action Plan - Public Review Draft. To view the full draft, appendices, and project materials, visit the project webpage: https://my.spokanecity.org/housing/spokane-housing-action-plan/.

Draft Proposed Monitoring Program
Implementing Comprehensive Plan Housing Policy H 2.5
March 2021

The City of Spokane is preparing a Housing Action Plan (HAP) to increase housing options that meet the needs of residents at all income levels. The HAP identifies strategies and actions to be considered at a later date, including actions to more effectively implement existing goals and policies of the Spokane Comprehensive Plan. Additionally, as strategies may be acted upon to encourage housing diversity in the city, generally monitoring the housing stock will help identify changes in the city's housing supply and changes in what the housing market is producing.

The draft HAP includes a recommendation to implement a monitoring program and annual report to the Plan Commission on key housing data, consistent with Comprehensive Plan Housing Policy H 2.5, which reads as follows:

> *"Provide a report annually to the City Plan Commission that monitors progress toward achieving the housing goals and includes recommended policy change if positive direction toward achieving the housing goals is not occurring."*

The discussion section of the policy further provides:

> *"Using readily available datasets as a basis for a simple set of indicators can illustrate progress that has been made to achieve housing goals and policies and provide assistance in determining what actions are needed to implement the goals and policies and whether revisions to the policies are needed. The public can provide feedback about the indicators that are most important to them."*

This memo outlines a proposal for a Housing Element monitoring program based on suggested criteria and available data sources. An example of current year reporting under this proposed program is included as an attachment.

Additional Regulatory and Policy Context

The proposed Housing Element monitoring program would implement the following state, regional, and city codes, policies, and recommendations:

- In order to meet requirements for Comprehensive Plan Housing Elements prepared under the Growth Management Act, WAC 365-196-410(2)(f)(4) recommends that the Housing Element include "provisions to monitor the performance of its housing strategy …" including information about housing stock, prices of for-sale and rental housing, and production of housing units.[1]

- *Guidance for Developing a Housing Action Plan,* published by the Washington Department of Commerce, suggests that HAPs include a monitoring program, including the identification of

[1] See also RCW 36.70A.070 for Housing Element requirements.

performance metrics, integrating the monitoring program with established policies, and reporting on outcomes.

In conformance with the Countywide Planning Policies for Spokane County, the City of Spokane and other jurisdictions within the County conduct a Land Quantity Analysis (LQA) using a county-wide methodology to establish the assumed land available for development and its development capacity within each city to support residential and non-residential growth.[2] Consistent with the required schedule, the City of Spokane undertook a LQA in 2010, and most recently in 2015. While not recommended as part of the monitoring program implementing Housing Policy H 2.5, the LQA helps provide periodic estimates of land available for residential uses, and changes to land availability over time. The Growth Management Act designation that is applied to some areas in Washington State, especially the Puget Sound Region, of the "Buildable Lands" review and evaluation program adopted in RCW 36.70A.215 does not apply to Spokane County or cities within Spokane County.

Guiding Principles for Developing a Monitoring Program

Staff recommends the following objectives in selecting data sources and indicators to use in the monitoring program:

- Use the monitoring program to advance the implementation of adopted Housing Element goals and policies.
- Select indicators that are both easy to understand and useful in evaluating progress towards goals and policies.
- Use indicators from a readily available, regularly updated, well-respected data source.
- Use data specific to the City of Spokane. Regional or statewide data may be included for the purpose of benchmarking or comparison, but should not be relied upon solely to describe the state of housing within the city limits.

Summary of Proposed Monitoring Program and Annual Timing

Based on the guiding principles listed above, staff recommends developing a monitoring program using selected indicators from the Housing Market Data Toolkit prepared annually by the Washington Center for Real Estate Research (WCRER). The first Housing Market Data Toolkit was released in October 2020 and will be updated annually by October 15 of each following year, as required by RCW 36.70A.610. The WCRER toolkit meets each of the guiding principles listed above, at no additional cost to the City. Staff recommends that the report to the Plan Commission described in Policy H 2.5 be delivered during the first Plan Commission meeting of February of each year, using the indicators shown in the attached tables.

[2] LQA methodology for Spokane County jurisdictions was developed by Washington State Department of Commerce and from the "Urban Growth Area Guidebook: Reviewing, Updating and Implementing Your Urban Growth Area."

DRAFT

Median House Price, City of Spokane

	2017	2018	2019
Overall	**$195,000**	**$220,000**	**$248,000**
By Unit Type:			
Detached	$198,000	$222,900	$250,000
Condominium & Townhouse	$133,000	$179,225	$227,500
By Number of Bedrooms:			
1 bedroom	$84,500	$105,000	$124,102
2 bedroom	$122,500	$145,245	$165,000
3 bedroom	$182,500	$203,000	$232,000
4 bedroom	$230,429	$250,000	$275,000

Source: Washington Center for Real Estate Research,

WCRER Rental Market Data

- Based on Washington Center for Real Estate Research Apartment Survey of complexes of 20 units or more, conducted in September 2020.
- These data will be tracked year-to-year as they are published by WCRER, and presented in the annual State of Housing report to Plan Commission.

Unit Type	Total Units	Vacancy Rate	Average Rent
All	17,573	0.8%	$1,031
Studio	571	0.9%	$731
1 bedroom	6,252	0.6%	$863
2 bedroom	9,090	0.8%	$1,066
3 bedroom	1,506	1.2%	$1,466
Other units	154	1.9%	$2,283

Source: Washington Center for Real Estate Research, Market Data Toolkit, October 2020

WCRER Composite Housing Affordability Index

- What percentage of the area median income is necessary to afford the median priced home in the City?
- If the Index = 100, a household at the area median income has exactly enough income to afford the median priced home

Index	2017	2018	2019
Composite Housing Affordability Index	125.4	111.1	107.4

Source: Washington Center for Real Estate Research, Market Data Toolkit, October 2020

WCRER Homeownership Attainability Indexes

- **First Time Buyers Affordability Index:** If the index = 100, a household at 70% of area median income can afford a home at 85% of the median sales price. A higher number indicates greater affordability.
- **Transition Affordability Index:** This index measures the ability of households at 70% of area median income to afford the median rent. Ability to afford rent allows these households to save for a down payment if they are seeking homeownership.

Index	2017	2018	2019
First Time Buyers Affordability Index	79.15	70.34	67.76
Transition Affordability Index	Not available	Not available	82.2

Source: Washington Center for Real Estate Research, Market Data Toolkit, October 2020

Appendix G

Glossary of Terms

This appendix is part of the City of Spokane Housing Action Plan - Public Review Draft. To view the full draft, appendices, and project materials, visit the project webpage: https://my.spokanecity.org/housing/spokane-housing-action-plan/.

Appendix D. Housing Action Plan Glossary of Terms

Accessory Dwelling Unit

A separate additional living unit, including separate kitchen, sleeping, and bathroom facilities, attached or detached from the primary residential unit, on a single-family lot. ADUs are known variously as: "Mother-in-law apartments," "Accessory apartments," or "Second units."

Source: Spokane Municipal Code § 17C.300

Affordable Housing vs. Housing Affordability

- **Affordable Housing**: "Affordable housing" means, unless the context clearly indicates otherwise, residential housing whose monthly costs, including utilities other than telephone, do not exceed 30 percent of the monthly income of a household whose income is:
    - (a) For rental housing, 60 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development; or
    - (b) For owner-occupied housing, 80 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.
- **Affordable housing units**: Refers to subsidized units for households making below the median income. Development and preservation of affordable housing units often requires public investments and incentives.
- **Housing Affordability:** A healthy housing market includes a variety of housing types that are affordable to a range of different household income levels. Housing affordability is shaped by many factors in the real estate and rental market, and a variety of regulatory and financing tools can be used to provide housing for all income groups.

Sources:
RCW 36.70A.030
Washington Department of Commerce "Guidance for Developing a Housing Needs Assessment"
Puget Sound Regional Council "Housing 101"

Area Median Income (AMI)

This is a term that commonly refers to the area-wide median family income (MFI) calculation provided by the Department of Housing and Urban Development (HUD) for a county or metropolitan region. Income limits to qualify for affordable housing are often set relative to AMI or MFI. In this report, AMI refers to the HUD Area Median Family Income (HAMFI). City of Spokane 2020 rent and income limits are available here.

Source: Washington Department of Commerce "Guidance for Developing a Housing Needs Assessment"

Centers and Corridors

Centers and Corridors are a land use policy in the Comprehensive Plan Chapter 3, Land Use. The Centers and Corridors contain a mix of uses, including higher density housing centered around or above retail and commercial establishments, office space and public and semi-public activities (parks, government and schools). For more information, view the Chapter 3 Land Use in the Comprehensive Plan.

Source: City of Spokane Comprehensive Plan

Comprehensive Plan

Comprehensive Plan is the name given to identify the community's long-range plan for growth. It is comprehensive because it provides guidance for all aspects of the city's growth and development over a long period, typically twenty-years. The plan is a set of visions, goals, policies, and implementation strategies that state how the city should grow physically, socially, and economically.

Source: City of Spokane Comprehensive Plan

Cost Burden

When a household pays more than 30 percent of their gross income on housing, including utilities, they are "cost-burdened." When a household pays more than 50 percent of their gross income on housing, including utilities, they are "severely cost-burdened." Cost-burdened households have less money available for other essentials, like food, clothing, transportation, and medical care.

Source: Washington Department of Commerce "Guidance for Developing a Housing Needs Assessment"

Displacement

The Washington Department of Commerce refers to displacement when a household is forced or pressured to move from their home or neighborhood against their wishes. As high demand for homes drives up housing costs and increases pressure for higher density redevelopment, many residents and policy makers are concerned about the potential for displacement. The Washington Department of Commerce identifies the following types of displacement:

- Physical displacement typically occurs with an eviction or lease termination, or the expiration of covenants on rent- or income-restricted housing.
- Economic displacement occurs when pressures of increased housing costs compel a household to relocate.
- Cultural displacement occurs when people choose to move because their neighbors and culturally related businesses and institutions have left the area.

Source: Washington Department of Commerce "Guidance for Developing a Housing Action Plan"

Exclusionary Zoning

Zoning that limits housing types or sets large minimum lot size requirements in middle- and upper-income neighborhoods, referred to in some policy discussions as "exclusionary zoning," may have a role in driving up prices and limiting the supply of housing opportunities for lower and moderate income households, many of which include people of color.

Source: Washington Department of Commerce "Guidance for Developing a Housing Action Plan"

Household

A household is a group of people living within the same housing unit. The people can be related, such as family. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, is also counted as a household. Group quarters population, such as those living in a college dormitory, military barrack, or nursing home, are not considered to be living in households.

Source: Washington Department of Commerce "Guidance for Developing a Housing Needs Assessment"

Household Income
The census defines household income as the sum of the income of all people 15 years and older living together in a household.

Source: Washington Department of Commerce "Guidance for Developing a Housing Needs Assessment"

Housing Diversity
Diversity includes styles, types, size, and cost of housing.

Source: City of Spokane Comprehensive Plan

Housing Needs Assessment
A housing needs assessment is a study to identify future housing needs to serve all economic segments of the community based on the Growth Management Act 20-year growth target for a community. The analysis can identify the gaps between the diversity of housing needs within a community and the supply of housing shown in the housing inventory. This requires reviewing population, demographic, and economic trends, projections of future growth, and housing market dynamics to determine whether the housing market is responding and adapting in ways that are anticipated to meet both current and future needs.

Sources:
RCW 36.70A.600
Washington Department of Commerce "Guidance for Developing a Housing Needs Assessment"

Housing Options
A wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.

Source: City of Spokane Comprehensive Plan

Infill Development
Development of vacant lots and parcels in already built-up areas.

Source: City of Spokane Infill Housing Strategies/Infill Development

Low-Income Households
Families that are designated as low-income may qualify for income-subsidized housing units. HUD categorizes families as low-income, very low-income, or extremely low-income relative to area median incomes (AMI), with consideration for family size.

Income Category	Household Income	RCW 36.70A.030
Extremely Low-Income	30% of AMI or less	"Extremely low-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below 30 percent of the median household income adjusted for household size, for the county where the

		household is located, as reported by the United States department of housing and urban development.
Very Low-Income	50% of AMI or less	"Very low-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below 50 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.
Low-Income	80% of AMI or less	"Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below 80 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

Sources:
RCW 36.70A.030
Washington Department of Commerce "Guidance for Developing a Housing Needs Assessment"

Market-rate Housing

Market-rate housing units are those whose price is determined by market factors like supply and demand, as opposed to price limits imposed by state or local affordable housing programs.

Source: Puget Sound Regional Council "Housing 101"

Missing Middle Housing Types

"Missing Middle Housing" was coined by Opticos Design founder Daniel Parolek in 2010 to define a range of multi-unit or clustered housing types—compatible in scale with detached single-family homes—that help meet the growing demand for walkable urban living. The Missing Middle Housing types provide diverse housing options, such as duplexes, fourplexes, cottage courts, and multiplexes. They are called "missing" because they have been built at a lower rate than single family detached dwellings or large multifamily developments, and have often been prohibited or discouraged by zoning ordinances and historically not as desired "production" builders in the development community; and "Middle" because they sit in the middle of a spectrum between detached single-family homes and mid-rise to high-rise apartment buildings, in terms of form and scale, as well as number of units and often, affordability.

Source: https://missingmiddlehousing.com/

Moderate-to-Middle Income Households

Households at or above the area median income of an area or region (80% to 120% of AMI).

Source: Washington Department of Commerce "Guidance for Developing a Housing Needs Assessment"

Multi-Family Tax Exemption (MFTE)

The City of Spokane's Multi-Family Tax Exemption (MFTE) program offers a partial property tax exemption for new improvements that create multi-family housing within a designated area.

Source: City of Spokane Multi-Family Tax Exemption

Planned Unit Development (PUD)

1. A planned unit development is a project permit for an overlay zone, approved by the hearing examiner, which does not fully comply with all of the development standards of the base zone in which it is located, but is approved based on superior or innovative design.
2. The City may permit a variety of types, design, and arrangement of structures and enable the coordination of project characteristics with features of a particular site in a manner consistent with the public health, safety, and welfare.

Source: Spokane Municipal Code 17A.020.160

Redlining

Redlining was the practice of discriminatory lending in government-backed mortgages by the Federal Housing Administration in the 1930s through the Home Owners' Loan Corporation (HOLC). The HOLC produced maps that assessed credit-worthiness of neighborhoods, including a map of Spokane. Areas that were considered high risk were "hazardous" or "redlined" and denied loans and capital investment, particularly in and near African American communities, lower income households, immigrants, and diverse neighborhoods. The practice of redlining prevented people of color from buying and developing property, leading to a gap in intergenerational wealth. To view the historic City of Spokane HOLC (Home Owners Loan Corporation) redlining map, click here.

Residential Zones Types in the City of Spokane

Single-Family Residential (RSF)	The RSF zone is a low-density single-family residential zone. It allows a minimum of four and a maximum of ten dwelling units per acre. One- and two-story buildings characterize the allowed housing. The major type of new development will be attached and detached single-family residences. In appropriate areas, more compact development patterns are permitted. The RSF zone is applied to areas that are designated residential 4-10 on the land use plan map of the comprehensive plan.
Residential Single-family Compact (RSF-C)	The RSF-C zone is a low-density single-family residential zone that is applied to areas that are designated residential 4-10 on the land use plan map of the comprehensive plan. It allows a minimum of four and a maximum of ten dwelling units per acre. One- and two-story attached and detached single-family residences characterize the allowed housing. The RSF-C zone allows lots as small as three thousand square feet provided that the overall maximum density of the development does not exceed ten units per acre. It is the intent of this zone to allow somewhat smaller lots in appropriate locations and to allow new development to move closer to achieving the maximum density of the residential 4-10 designation. To promote compatible infill development, the design standards of SMC 17C.110.310 are applied in this zone. The RSF-C zone is intended to be applied to parcels that are wholly or partially within one-quarter mile of a CC Core designated on the land use plan map of the comprehensive plan. The RSF-C zone may also be implemented on parcels that are adjacent to or across a street or alley from a zoning category that allows higher density uses than the RSF zone, including the RTF, RMF, RHD, Commercial, Center and Corridor and Downtown zones.
Residential Two-family (RTF)	The RTF zone is a low-density residential zone. It allows a minimum of ten and a maximum of twenty dwelling units per acre. Allowed housing is characterized by one and two story buildings but at a slightly larger amount of building coverage than the RSF zone. The major type of new development will be duplexes, townhouses, row houses and attached and detached single-family residences.

	Cottage-style and pocket residential development are allowed. The RTF zone is applied to areas that are designated residential 10-20 on the land use plan map of the comprehensive plan. Generally, the RTF zone is applied to areas in which the predominant form of development is trending toward duplexes rather than single-family residences.
Residential Multifamily (RMF)	The RMF is a medium-density residential zone. Allowed housing is characterized by one to four story structures and a higher percentage of building coverage than in the RTF zone. The major types of development will include attached and detached single-family residential, condominiums, apartments, duplexes, townhouses and row houses. The minimum and maximum densities are fifteen and thirty units per acre.
Residential High Density (RHD)	The RHD is a high-density residential zone that allows the highest density of dwelling units in the residential zones. The allowed housing developments are characterized by high amount of building coverage. The major types of new housing development will be attached and detached single-family residential, duplexes, medium and high-rise apartments, condominiums (often with allowed accessory uses). The minimum density is fifteen units per acre; the maximum is limited by other code provisions (i.e., setbacks, height, parking, etc.).

Source: Spokane Municipal Code 17C.110.030

Short-term Rental

A short-term rental (STR) is a rental of all or a portion (e.g. bedroom, basement) of your residential dwelling unit for periods of less than 30 nights.

Source: City of Spokane Short-term Rentals

Subsidized Housing

Subsidized units have a portion of their cost offset through federal, state, or local funds and/or financial support that ensure long-term rent or income restrictions. These subsidies provide affordable housing that that may not be otherwise available.

Source: Puget Sound Regional Council "Housing 101"

Universal Design

Universal design is "the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, or ability." When integrated into the built environment, universal design principles ensure that residents who are aging or who have a disability are not blocked from accessing housing and services.

Source: Washington Department of Commerce "Guidance for Developing a Housing Needs Assessment"

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.

The Council notes that much of the data on housing need in the Draft appears to be out of date due to the passage of time and quickly changing market conditions. The methodology required by the Department of Commerce focused on long term growth 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 its understanding that there is a critical shortage of residential housing within the City of Spokane and the adjoining jurisdictions throughout Spokane County, and that this shortage is causing extreme hardship for a substantial portion of the population. Though the root causes of the current tight housing market are far beyond the typical scope of influence of city government, Council intends to deploy the tools it has to support a near and mid-term future housing market that significantly increases capacity and is more affordable, especially for those community members who are not yet homeowners.

By design, the current draft sets out potential first steps without prioritization and is more of a report with potential options for consideration. The report is comprehensive, well-constructed and accessible to those outside the homebuilding community. These amendments seek to transform the potential steps listed in that report into a commitment for action with adequate resources to achieve them in a timely manner.

Summary of Strategies

A. Land Use Changes to Support Increased Density
The definition of single-family residential zoning should be clarified to expressly include duplex, triplex and fourplex units that contain single families. Minimum lot size, maximum building coverage, public street frontage requirements and setbacks should be promptly considered by the Plan Commission for adjustment to allow for denser development within single- and two-family zones. Two-family zoning 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 likely frequency of weekday service.

B. Support for Rapid Development of Accessory Dwelling Units
Expansion of the inventory of ADUs that are precluded from being short-term rentals may be the quickest and least expensive method of increasing more affordable market rate rental units throughout the City while creating wealth and income for current homeowners. The City should reduce existing barriers to creation, establish a recently

authorized tax benefit for owners, and create a marketing effort to persuade current homeowners to build and rent out ADUs throughout the City.

C. Financial Incentives for Rapid Development of Attainable Housing

City Council recently released a list of at least seven potential financial incentives for developing residential housing within Centers and Corridors and the surrounding ¼ mile transition. In addition, the City should use the tools recently provided by the Legislature to update its MFTE program, including expansion of boundaries and eligibility requirements to include more affordable units for all tax relief and limiting participation of units valued at more than $600,000. 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 seven vacant positions in the CHHS Department so that these funds can be promptly and effectively distributed, and the City should create at least two new positions as allowed by that funding. The City should use its power of eminent domain to purchase the many registered zombie homes within the City and use a newly established land bank 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 incredible growth of building permit applications in the City has created at least the appearance of a choke point within the City's permit approval process that can be addressed both with increased personnel capacity and simplification for PUDs and single unit lot divisions. Incoming permit applications should be prioritized to meet current City housing goals putting 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 AMI and below); 2) Projects with residential components that are located inside or within ¼ mile of a center or corridor; 3) Projects with at least 20% of the units considered affordable or low income, regardless of location; and, 4) Multiple residential unit projects, regardless of income or location.

E. Additional Support of Rental Housing Market

The Washington Legislature has substantially updated tenancy laws that will support housing security, including increased notice for rental increases and just cause eviction. Based on the work of Council's Landlord-Tenant Collaboration Group, which wraps up this summer, there are several initiatives that could further improve the rental market in Spokane. They may include but aren't limited to: 1) Universal Background/Credit checks so that tenants only pay once regardless of how many units they apply to rent; 2) City funded legal services and relocation funds for tenants that live in units that don't meet the habitability laws, funded by landlords who are found responsible for not maintaining units; and, 3) Increased number of City Code Enforcement Officers to proactively inspect rental units without charging landlords or tenants for each inspection, funded by more efficient collection of business license fees from all landlords. Contract for real time tracking of short-term rentals and enforcement of the City's licensing requirement, plus consideration of 10% excise tax to support housing programs since short-term rental owners are removing units from the regular rental market.

F. Housing Equity Strategies

Both acting and not acting will impact housing equity in Spokane. The City of Spokane 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 negatively impacted by a history of redlining, along with residents who participated in the 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/or 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. Prioritize the following above all other permit applications in this order: 1) Projects that are 100% affordable and low income (120% of AMI and below); 2) Projects with residential components that are located inside or within ¼ mile of a center or corridor; 3) Projects with at least 20% of the units considered affordable or low income, regardless of location; and, 4) Multiple residential unit projects, regardless of income or location;
2. Fill the seven currently vacant CHHS Department positions to support prompt and effective existing housing programming;
3. Expand attainable home ownership programs, especially using shared equity and land trust models, by utilizing new funding streams authorized by HB 1406, 1590 and 2497;
4. Create an ADU toolkit that includes financial incentives, local ADU friendly lender and contractor information, stock approved plans, and the process for assessing and connecting utilities, and market the toolkit to homeowners and builders;
5. Contract with a vendor to track real time use of homes in City as short-term rentals and enforce compliance with City business license laws;
6. Create a streamlined process and charge only half the current cost through 2024 for short plats, PUDs and single unit lot subdivisions if at least 20% of the units are priced at or below 120% of AMI. The difference in cost of processing permits and amounts collected will be reimbursed from the Housing Fund described below;
7. Develop an education and outreach program, including online materials, for builders, developers, realtors and other interested parties that will support them in using financial and programmatic residential housing incentives within the City;

8. Through 2024, prioritize housing purchase and other City-funded program priority to people who either live in, formerly lived in or had parents who 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 individuals that have ever participated in 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 proactive rental housing inspection program utilizing two new Code Enforcement FTEs funded by increased business license fee collections from landlords;
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 language, cultural, educational, transportation and disability obstacles;
14. Create historical housing equity report on racial and other redlining in Spokane neighborhoods; and
15. Create a housing equity toolkit to analyze potential equity impacts of current and proposed land use and housing program practices.

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. Hire four additional FTEs to process residential permits and market ADU adoption paid for by permit fees;
2. Hire two additional FTEs to promptly and effectively distribute HB 1406, 1590 and 2497 funding for affordable and low income housing projects, funded by these revenues;
3. Hire two additional FTEs in Code Enforcement for rental housing habitability inspections, funded by increased business license fee collections from landlords;
4. Implement recently authorized three-year tax exemption for building ADUs priced at or below 120% of AMI per RCW 84.36.400;
5. Impose 10% excise tax on short term rental gross receipts to support housing programs that mitigate displacement of regular rental units;
6. True up allowable zones for short term rentals with actual usage to improve licensing compliance;
7. Create City of Spokane owned Land Bank administered by a nonprofit entity with power of eminent domain to 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 ninety days;

8. Create a scattered site City of Spokane Land Trust to support attainable housing ownership for cost-burdened households;
9. Scale up funding for cooperatively owned apartment building projects and deed-restricted mortgage assistance based on results of existing pilot project;
10. Create three new Tax Increment Finance districts, as recently authorized under state law, that will combine lower income residential districts like East Central, Hillyard and Northtown (note: West Central already has a TIF in place authorized under a different statute) with business districts to support dedicated housing dollars for attainable housing redevelopment;
11. Update the City of Spokane's Multi-Family Tax Exemption program to comply with recent state law changes, expand boundaries from the middle of the City outward appropriate to desired density, and adjust incentives towards workforce housing by requiring at least 20% of units be affordable at 120% of AMI for the 8 year exemption and at least 40% of units be at 120% of AMI for the 12 year exemption, including possibility eligibility for units ending if they exceed a county-assessed value of over $600,000;
12. Require a City business license and registration of all rental units except when the building owner lives on premises;
13. Provide City funded attorneys and upfront relocation funds to tenants attempting to enforce clear violations of existing state and local rental and housing standards to be funded by landlords found responsible for violating law;
14. Provide 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 within a sixty-day period; and
15. Enact and fund, from a newly established Housing Fund, the following incentive programs for residential projects inside and within ¼ mile of established centers and corridors: 1) fully subsidize utility hookups for vacant or underused buildings that are renovated to residential mixed-use; 2) Define criteria for new multifamily/mixed-use/innovative development that would qualify for matching dollars from the Housing Fund (up to $250,000); 3) Up to $40K in grant funding for new developments that improve City underground infrastructure; 4) Allow new multi-family developments to qualify for commercial sewer and water rates for first 7 years of operation; 5) Waive transportation impact fees paid by developers of single-family and multi-family developments affordable for families at 120% of AMI; 6) Waive permit fees for single unit lot subdivisions if at least one parcel is affordable for a family earning at or less than 120% of AMI; and, 7) Waive all permit fees and onsite parking requirements for accessory dwelling unit 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 and within ¼ mile Centers and Corridors;

2. Ease ADU requirements by providing for an administrative waiver of off-street parking on blocks not currently congested, allow for owner to not live on property after three years of occupancy, and allow for sale after seven years of occupancy. Retain a permanent restriction on using ADUs as short term rentals;
3. Update definition of single-family residential zoning to expressly include duplex, triplex and fourplex units that contain single families;
4. 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;
5. Create three classes of Transit Oriented Development overlays based on likely frequency of weekday service that would allow increased density, building height and mixed uses within ¼ mile of a transit stop similar to the current pilot being implemented along the Central City Line. Any changes would require reasonable transitions to regular zoning standards in the neighborhood;
6. Seek prompt re-evaluation by the Spokane 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 single and two family residential zones while reasonably preserving other goals of frontage;
7. Seek prompt re-evaluation by the Spokane Plan Commission of SMC 17C.110.200 and Table 17C.110-3 to adjust minimum lot size, minimum lot width, maximum building coverage and floor area coverage to support the goal of denser residential development within single and two family residential zones while reasonably preserving other goals of these provisions;
8. Seek prompt re-evaluation by the Spokane Plan Commission of SMC 17C.110.200.C and Table 17C.110-3 to ensure that future transition standards are consistent with the City of Spokane's goal of increasing density by using smaller parcels throughout the City while preserving other reasonable goals of these standards;
9. Amend Comprehensive Plan to require (rather than merely encourage) robust availability of affordable housing choices for families at all income levels in every City of Spokane neighborhood;
10. Amend Comprehensive Plan to interpret the Spokane Municipal Code in light of a new goal to create "Walkable 15 Minute Neighborhoods" throughout the City;
11. Permit faith institutions and nonprofits to increase options for developing and managing attainable housing and sheltering capacity on their owned properties, including the operation of former hotels and motels; and,
12. Create protections for existing serviceable housing, especially those with historic significance.

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

1. $800,000 to hire eight new FTEs to be funded by new or existing available funding streams identified above;

2. $6 million initial Housing Fund from American Recovery Plan funds (does not include possible additional ARP funds that could be expended for specific low-income housing projects); and,
3. $10 million estimated net new revenues from HB 1406, 1590 and 2497 (including revenues accumulated from these sources previous to 2022).

Agenda Sheet for City Council Meeting of: 07/26/2021		Date Rec'd	7/6/2021
		Clerk's File #	RES 2021-0063
		Renews #	
Submitting Dept	FIRE	Cross Ref #	
Contact Name/Phone	REX STRICKLAND X7004	Project #	
Contact E-Mail	RSTRICKLAND@SPOKANECITY.ORG	Bid #	
Agenda Item Type	Resolutions	Requisition #	2022 FUNDS
Agenda Item Name	1970 - REBOUND SOLE SOURCE RESOLUTION FOR ORTHOPEDIC TREATMENT		

Agenda Wording

Declare Tactical Athlete Health and Performance Institute DBA Rebound as a sole source vendor for treatment of orthopedic injuries. This resolution and contract will be for two years with three optional one-year renewals.

Summary (Background)

Members from the SFD's Management and Labor Committee have spent two years researching this unique organization and closely examining its success with other agencies throughout the nation. Since their inception ten years ago, not a single agency has left their services. The sports medicine approach Rebound specifically targets is Orthopedic type injuries. These types of injuries can often be complicated and drawn out resulting in significant backfill/overtime (OT) expenses.

Lease? NO Grant related? NO Public Works? NO

Fiscal Impact		Budget Account
Expense	$ $170,000.00 (excluding tax)	# 1970-35121-22200-54103-99999
Select	$	#
Select	$	#
Select	$	#

Approvals		Council Notifications	
Dept Head	SCHAEFFER, BRIAN	Study Session\Other	PSHC 7/12/2021
Division Director	SCHAEFFER, BRIAN	Council Sponsor	CM Kinnear
Finance	SCHMITT, KEVIN	Distribution List	
Legal	PICCOLO, MIKE	fireaccounting@spokanecity.org	
For the Mayor	PICCOLO, MIKE	rstrickland@spokanecity.org	
Additional Approvals		cmunoz@spokanecity.org	
Purchasing		bschaeffer@spokanecity.org	

Briefing Paper
Public Safety and Community Health

Division & Department:	Fire
Subject:	Sole Resolution & Contract with Rebound for their Pilot Sports Medicine Approach to Return to Work from Injury
Date:	07/12/2021
Contact (email & phone):	Deputy Chief Strickland (rstrickland@spokanecity.org, 509.625.7004)
City Council Sponsor:	Councilmember Lori Kinnear
Executive Sponsor:	Chief Schaeffer
Committee(s) Impacted:	Public Safety and Community Health Committee
Type of Agenda item:	☒ Consent ☐ Discussion ☐ Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	
Strategic Initiative:	Strategic Positioning Goals #1, #2, #3, #4, #5, #6, #7
Deadline:	12/31/2021
Outcome: (deliverables, delivery duties, milestones to meet)	Monthly employee data will be collected and sent by the contractor to the Spokane Fire Department (SFD) to track utilization and cost avoidance efforts. Data will maintained and analyzed for a 2-year pilot program

Background/History: A two year sole source resolution & contract, with three optional one year renewals for Rebounds Pilot Sports Medicine Approach.

Members from the SFD's Management and Labor Committee have spent two years researching this unique organization and closely examining its success with other agencies throughout the nation. Since their inception ten years ago, not a single agency has left their services. The sports medicine approach Rebound specifically targets is Orthopedic type injuries. These types of injuries can often be complicated and drawn out resulting in significant backfill/overtime (OT) expenses. Orthopedic injuries are the most frequent injuries sustained by Firefighters throughout North America, and the SFD's experience parallels the larger data set.

Executive Summary:

Rebound, formally known as Tactical Athlete Health and Performance Institute (TAHPI), is a program designed for Firefighters to return them quickly to work post-injury. Rebound utilizes a sports medicine model that results in significant savings in the backfill costs required to fill the vacancy while the firefighter is out on injury. These services can be used for both on the job and off the job injuries. So far, just in the State of Washington, this sports medicine approach has saved the 25 municipalities that have signed up with Rebound $5,944,712 in backfill/OT savings. Rebound has agreed to provide their "Core" services at a reduced rate to the Spokane Fire Department during a two-year Pilot Program. Total cost will be $85,000.00 per year, plus applicable taxes. Additionally, Rebound has agreed to begin establishing the provider network in the Spokane area as well as providing a "Soft roll out" to members who elect to utilize their services for the remaining of 2021 at no additional cost. Day one of full services from Rebound would begin January 1, 2022. Based on Washington State data, the implementation of Rebound is expected to save $788,486.40 annually in overtime spent to fill vacancies for injuries. Based on a retroactive study specifically using the Rebound program and Firefighters, the average return on initial investment is about 10-12 weeks for the municipal agency.

Budget Impact:

Approved in current year budget? ☐Yes ☒No ☐N/A

Annual/Reoccurring expenditure? ☒Yes ☐No ☐N/A

If new, specify funding source: Cost for one FTE during pilot program

Other budget impacts: (revenue generating, match requirements, etc.)

Operations Impact:

Consistent with current operations/policy? ☒Yes ☐No ☐N/A

Requires change in current operations/policy? ☐Yes ☒No ☐N/A

Specify changes required: Improved return-to-work process

Known challenges/barriers:

SOLE SOURCE RESOLUTION 2021-0063

A RESOLUTION declaring REBOUND a sole source provider to establish and implement a network-based system of medical service providers for management of the treatment of orthopedic injuries for current and retired employees. To help reduce injury-related costs, streamline the management of injury treatment and rehabilitation, and lead to the implementation of a sustainable and efficient health, fitness, and performance programming for the Spokane City Fire Department and authorizing a contract with REBOUND for said services for a base two (2) year term with three (3) optional renewals.

WHEREAS, the sports medicine model Rebound implements results in significant savings in the backfill cost required to fill the vacancy while the firefighter is out on injury; and

WHEREAS, So far, just in the State of Washington, this sports medicine approach has saved the 25 municipalities that have signed up with Rebound $5,944,712 in backfill/OT savings. This breaks down to savings in backfill/OT savings of $11,829 per injury; and

WHEREAS, According to the *Strategic Positioning* paper written by Chief Schaeffer, Stakeholders and leadership from the Spokane Community and Spokane Fire Department created the strategic positioning objectives. The Rebound's program directly meets four out of the seven goals within the Spokane Fire Departments' 2020-2024 Strategic Positioning Plan. Specifically, this meets Goals #2, #3, #4, #6. Rebounds program also indirectly applies to the success of Goals #1, #5, and #7, making this a key component to the Fire Department and City of Spokane's success; Now, Therefore,

BE IT RESOLVED by the City Council for the City of Spokane that it hereby declares REBOUND sole provider to establish and implement a network-based system of medical service providers for management of the treatment of orthopedic injuries; and

BE IT FURTHER RESOLVED that the City Council authorizes the contract with REBOUND for these services for $85,000 annually plus applicable tax for a base two (2) year period with three (3) optional renewals at which time upon mutual agreement between the Spokane Fire Department and Rebound the price will increase depending on the modules added to the system.

ADOPTED BY THE CITY COUNCIL ON _____

_____
City Clerk

Approved as to form:

_____
Assistant City Attorney

REBOUND
We protect those who protect us

By Email

Spokane Fire Department Headquarters
44 W. Riverside Ave
Spokane, WA 99201

Re: Sole Source Contract between Tactical Athlete Health and Performance Institute LLC, a Delaware limited liability company doing business in Washington as Rebound ("Rebound")

To Whom It May Concern:

I write to confirm that Rebound is interested in executing a contract with The Spokane Fire Department - WA as their sole source provider to establish and implement a network-based system of medical service providers for management of the treatment of orthopedic injuries for current and retired employees and their immediate family members to help reduce injury-related costs, streamline the management of injury treatment and rehabilitation, and lead to the implementation of a sustainable and efficient health, fitness, and performance programming. We are unaware of any other entity providing our services to municipalities.

Please let us know if you have any questions regarding the services we offer, our proposal, or the contract.

Sincerely,

Luis Rivera
Founder/CEO

2505 N Oakland Avenue, Milwaukee, WI 53211 • 800.781.2328 • justrebound.com

REBOUND
We protect those who protect us

May 27, 2021

Re: Sole Source Contract between Tactical Athlete Health and Performance Institute LLC, a Delaware limited liability company doing business in Washington as Rebound ("Rebound")

To Whom It May Concern:

Rebound is the only known company to provide a unique service where they establish and implement a network-based system of medical service providers for management of the treatment of orthopedic injuries for current and retired employees and their immediate family members to help reduce injury-related costs, streamline the management of injury treatment and rehabilitation, and lead to the implementation of a sustainable and efficient health, fitness, and performance programming. Rebound is required to have connections with sports medicine trained orthopedic surgeons and other specialists across the nation (Physical Therapy, Occupational Therapy, Imaging) who are committed to be on an "on-call" basis within 24-48 hours. These providers also go through training specific to the duties of a first responder so they have a full understanding of the work requirements so treatment/therapy can be tailored to the first responders' specific needs. All providers engage in continuing education which is an integral part to our Rebound Network. Due to the aforementioned experience, training, and services being provided, Rebound has developed an extensive, and highly trained group of providers for Orthopedic care with knowledge specific to first responders needs.

Sincerely,

Luis Rivera
Founder/CEO

1. **Explain why the product/service requested is the only product/service that can satisfy your requirements, and explain why alternatives are unacceptable. Be specific with regard to specifications, features, characteristics, requirements, capabilities, and compatibility. Describe what steps have been undertaken to make this determination.**

Rebound, formally known as Tactical Athlete Health and Performance Institute (TAHPI), is a program designed for First Responders and Public Works employees to return employees quickly to work post-injury. At this time, the written proposal is only for the Fire Department. Rebound has had incredible success in accomplishing this objective. Their product fits exactly what we are looking for by applying a sports medicine approach to public safety.

The sports medicine model Rebound implements results in significant savings in the backfill cost required to fill the vacancy while the firefighter is out on injury. So far, just in the State of Washington, this sports medicine approach has saved the 25 municipalities that have signed up with Rebound $5,944,712 in backfill/OT savings. This breaks down to savings in backfill/OT savings of $11,829 per injury.

Rebound's program has an additional component that addresses prevention/screening and treatment for cancer, cardiac, and soon mental illness (PTSD). This is important because all three of these have criteria that fall under Washington State Presumptive Illness laws for Firefighters. This organization takes it several steps further and allows members to utilize all of their services for both on-the-job and off-the-job injuries. Additionally, any non-uniformed full-time employee are free and included in the price. This is roughly 50 FTE’s of the fire department that also have access to this program.

According to the *Strategic Positioning* paper written by Chief Schaeffer, Stakeholders and leadership from the Spokane Community and Spokane Fire Department created the strategic positioning objectives. The Rebound's program directly meets four out of the seven goals within the Spokane Fire Departments' 2020-2024 Strategic Positioning Plan. Specifically, this meets Goals #2, #3, #4, #6. Rebounds program also indirectly applies to the success of Goals #1, #5, and #7, making this a key component to the Fire Department and City of Spokane's success.

Two years of analysis entailing hundreds of research hours have been invested in compiling data and comparing the cost-benefit of subscribing to this program. Various stakeholders, including Fire Administration, union representatives, HR representatives, Rebounds president, and CEO has determined that the savings of adopting this program outweigh the investment.

2. **Explain why this service provider, supplier, or manufacturer is the only practicably available source from which to obtain this product or service, and describe the efforts that were made to verify and confirm whether, or not, this is so. (Obtain and include a letter from the manufacturer confirming claims made by distributers or exclusive distributorships regarding the product or service, if that is cited as a reason for this Sole Source.)**

Included in this document is a letter from Rebound stating they are the only organization providing this service. As stated in the previous explanation, Rebound is the only organization that provides enhanced care and treatment to the worker while significantly reducing agencies and municipalities' overtime/backfill costs associated with injuries. This has been confirmed during the last two years of research and contacting agencies throughout the nation.

3. **Will this purchase obligate us to a particular vendor for future purchases (either in terms of maintenance that only this vendor will be able to perform and/or if we purchase this item, will we need more "like" items in the future to match this one)?**

No, this purchase does not obligate us to any future purchases in terms of maintenance and/or needing more "like" items. Rebound will be sending over a contract for two (2) years with options to extend and add on. This contract has been discussed to reflect a Pilot Program of Rebounds “Core” services with the City of Spokane Fire Department. Addional terms can be negotiated and will be mutually agreed upon by Rebound and the Fire Department. All of Rebounds contracts do have a thirty (30) day out clause. Payment options must be discussed and mutually agreed upon by both parties. Rebound has communicated they will provide any payment flexibility that will fit our needs. Additionally, they have a "No Hidden Fee and "No Add On's" policy that they are proud of.

4. **Explain why the price for this product or service is considered to be fair and reasonable.**

If the Sole Source is approved, Rebounds "Core" and "Vitality" services would be provided at the conclusion of Pilot Program timeline, if the SFD and City of Spokane elect to continue services. Factors affecting the price included viewing our 2016-2020 loss run data reports provided by Workers Comp and our uniformed personnel count. The uniformed number used for SFDs price is 310 with 363.64 FTE's as of 2020. In addition, Rebound utilized a comparable size department in Washington, Central Pierce Fire & Rescue, a Rebound subscriber. CPF&R has roughly 274 fire line personnel servicing a population of 225,450 within 84 square miles. Rebound has calculated the return on investment on subscribers nationwide, and nationwide the cost for services will pay for itself in 10-12 weeks. Based on the information provided, this price is considered fair and reasonable.

5. **Describe the negotiation efforts, if any, that have been made with the supplier to obtain the best possible price.**

The price given was based on the size of our department's loss run report data (2016-2020) and fire department comparable. The comparable size department utilized was Central Pierce Fire & Rescue, a current subscriber of Rebound. CPF&R has roughly 274 fire line personnel servicing a population of 225,450 within 84 square miles.

Rebound provides services for on-duty and off-duty injuries for the Fire Deparments FTE's. Additionally, any other fire department non-uniformed personnel are covered as part of the price. Our uniformed member count fluctuates yearly based on retirements and new hires. Based on our current numbers and foreseen future changes, the Spokane Fire Dept. was calculated to have 310 uniformed personnel. Our FTEs for the year 2020 was 363.64. Based on this number, we are getting 53.64 FTE's covered for free.

The price per uniform member was reduced due to Vitality (cancer & cardiac) with Rebounds "Core" services. For our department's size, Vitality alone is normally $319.42. Because the "Core" and "Vitality" services are being combined, $100 per uniformed member was taken off the price per uniformed member. This breaks down to $319.42 for "Core" and $219.42 for "Vitality."

The total yearly subscription equates to $167,040.02, with a return on investment occurring on average in 10-12 weeks.

Rebound has agreed to provide their "Core" services to the Spokane Fire Department at the cost of $85,000 per year for the next two (2) years. Rebound has been informed this is a Pilot program and a contract is being drafted to reflect as such. The details of the contract proposal will be sent over for review and revisions. The Pilot program contract details will be mutually agreed upon prior to signing.

6. **Explain the consequence(s) to the city or public, including a dollar estimate of the financial impact, if this Sole Source is not approved.**

We provided Rebound our loss run data, and they ran projections off of our 2019-2020 numbers. Based on our data and their metrics, our departments projected savings is $788,486.40. They used a conservative approach in calculating our savings by reducing the amount of time loss, lower OT rate, statewide averages, etc., to make their projections. For an accuracy reference, we analyzed the fire department's comparable data (CPF&R) and found it consistent with their current savings alongside our projected savings.

Break down of savings calculations:

We also looked at Rebounds home town of Milwaukee. The Milwaukee Fire Department has a physical fitness program like ours, which aims at the prevention side of injuries. If we were to implement Rebound's treatment model, we would see similar numbers that Milwaukee Fire experienced over a six-year timeline for injuries. In a 2017 Budget presentation, MFD was able to illustrate the following data:

- 140% reduction in Lost Time Injuries
- 75% reduction in injury hours
- $1,238,942.78 reduction in backfill dollars which was a 72% reduction

With the recurrent overages in overtime, especially during reduced revenue due to Covid-19, we have a duty to develop ways to be financially responsible. This service would be providing an increased level of care to our employees who become injured and doing it in a way that will save our taxpayer's dollars.

Agenda Sheet for City Council Meeting of: 07/26/2021		Date Rec'd	7/13/2021
		Clerk's File #	RES 2021-0064
		Renews #	
Submitting Dept	CITY CLERK	Cross Ref #	LGL 2021-0022 INIT 2021-2
Contact Name/Phone	TERRI PFISTER 6354	Project #	
Contact E-Mail	TPFISTER@SPOKANECITY.ORG	Bid #	
Agenda Item Type	Resolutions	Requisition #	
Agenda Item Name	0260 RESOLUTION TO HOLD SPECIAL ELECTION - INITIATIVE 2021-2		

Agenda Wording

Resolution requesting the Spokane County Auditor to hold a special election on November 2, 2021, in conjunction with the scheduled general election to submit to the voters of the City of Spokane a proposition regarding an amendment to the Spokane

Summary (Background)

On June 7, 2021, a representative of the petitioner Jennifer Thomas for Initiative No. 2021-2 filed with the City Clerk's Office petitions regarding a Charter amendment adopting the Spokane Cleaner Energy Protection Act. The Spokane County Auditor's Office has verified that the initiative has met the requirements for valid signatures of registered voters. Pursuant to SMC 2.02.080 and 2.02.100, the City Council has held hearings on the initiative. The initiative ordinance received a

Lease? NO Grant related? NO Public Works? NO

Fiscal Impact		Budget Account
Select	$	#
Select	$	#
Select	$	#
Select	$	#

Approvals		Council Notifications	
Dept Head	PFISTER, TERRI	Study Session\Other	
Division Director		Council Sponsor	N/A
Finance	BUSTOS, KIM	Distribution List	
Legal	PICCOLO, MIKE	mpiccolo@spokanecity.org	
For the Mayor	PICCOLO, MIKE	jennifer4spokane@gmail.com	
Additional Approvals			
Purchasing			

Continuation of Wording, Summary, Budget, and Distribution

Agenda Wording

City Charter relating to adoption of the Spokane Cleaner Energy Protection Act.

Summary (Background)

first reading on June 28, 2021, and final reading on July 19, 2021. This resolution, consistent with RCW 29A.04.330, will call for the Spokane County Auditor's Office to place the initiative proposition on the November 2, 2021, general election ballot.

Fiscal Impact		Budget Account
Select	$	#
Select	$	#

Distribution List

RESOLUTION NO. 2021-0064

A RESOLUTION REQUESTING THE SPOKANE COUNTY AUDITOR TO HOLD A SPECIAL ELECTION ON NOVEMBER 2, 2021 IN CONJUNCTION WITH THE SCHEDULED GENERAL ELECTION TO SUBMIT TO THE VOTERS OF THE CITY OF SPOKANE A PROPOSITION REGARDING AN AMENDMENT TO THE SPOKANE CITY CHARTER RELATING TO ADOPTION OF THE SPOKANE CLEANER ENERGY PROTECTION ACT .

WHEREAS, pursuant to sections 82 and 125 of the City Charter, an initiative regarding amendments to the City Charter may be submitted to popular vote for adoption or rejection; and

WHEREAS, on April 22, 2021, Jennifer Thomas filed with the City Clerk's Office an initiative designated as Initiative No. 2021-2 regarding the proposed Spokane Cleaner Energy Protection Act and filed a substitute version of the initiative on April 23, 2021; and

WHEREAS, the ballot title for Initiative No. 2021 - 2 is as follows:

> Shall the Spokane City Charter be amended to adopt the Spokane Cleaner Energy Protection Act – preventing the City from adopting any code, ordinance, or regulation that would prohibit the use of hydroelectric power or natural gas?

WHEREAS, on June 7, 2021, Jennifer Thomas filed with the City Clerk's Office the petition signatures for Initiative No. 2021-2; and

WHEREAS, on June21, 2021, the City Council held a hearing pursuant to SMC 2.02.080 for Initiative No. 2021-2, designated by the City Council as Ordinance No. C - 36069, at which time the City Council voted to have the City Clerk validate the signatures; and

WHEREAS, on June 28, the City Council held a hearing for the first reading of Ordinance No. C-36069 pursuant to SMC 2.02.080; and

WHEREAS, on June 29, 2021, the Spokane County Elections Office submitted its signature validation certification reporting that of the 6,110 signatures submitted to the County for validation, 3,654 were certified as valid; and

WHEREAS, the County Auditor's certification verifies that Initiative No. 2021-2 satisfies the required number of valid signatures of registered voters to be placed on the November 2, 2021 general election as required by Section 82 of the City Charter; and

WHEREAS, pursuant to SMC 2.02.100, the City Council held a hearing on July 19, 2021 on the validated initiative petition where Ordinance No. C -36069 was given a second and final reading; and

WHEREAS, RCW 29A.04.330 requires the City to transmit to the Spokane County Auditor by August 3, 2021 a resolution calling for a special election.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spokane, pursuant to sections 82 and 125 of the City Charter that:

1) the Spokane County Auditor is hereby requested pursuant to RCW 29A.04.330 to hold a special election on November 2, 2021 in conjunction with the scheduled general election for the purpose of submitting to the voters of the City of Spokane for their approval or rejection the following proposition to amend the Spokane City Charter as set forth in Initiative 2021-2:

PROPOSITION NO. 1

CITY OF SPOKANE

CHARTER AMENDMENT REGARDING ADOPTION OF SPOKANE CLEANER ENERGY PROTECTION ACT

Shall the Spokane City Charter be amended to adopt the Spokane Cleaner Energy Protection Act – preventing the City from adopting any code, ordinance, or regulation that would prohibit the use of hydroelectric power or natural gas?

____ YES

____ NO

2) the City Clerk is directed to deliver a certified copy of this resolution to the Spokane County Auditor no later than August 3, 2021.

Adopted _____.

_____
City Clerk

Approved as to form:

_____
Assistant City Attorney

Agenda Sheet for City Council Meeting of: 07/26/2021		Date Rec'd	7/14/2021
		Clerk's File #	ORD C36088
		Renews #	
Submitting Dept	FIRE	Cross Ref #	
Contact Name/Phone	LANCE DAHL 625-7040	Project #	
Contact E-Mail	LDAHL@SPOKANEFIRE.ORG	Bid #	
Agenda Item Type	First Reading Ordinance	Requisition #	
Agenda Item Name	1970 WILDLAND URBAN INTERFACE CODE		

Agenda Wording

An ordinance relating to the adoption of a wildland-urban interface code; adopting a new chapter to Title 17 of the Spokane Municipal Code designated as Chapter 17F.110 SMC.

Summary (Background)

Fire Prevention mitigation efforts are directly responsible for the reduction of loss of life, financial loss, and major disruption to city infrastructure and services; and there are areas that border and that are in the City that have been designated as wildland-urban interface by DNR. The proposed changes to the SMC allow increased focus on the Wildland-Urban Interface management using code requirements that are designed to protect the citizens and general public.

Lease? NO Grant related? NO Public Works? NO

Fiscal Impact		Budget Account
Select	$	#
Select	$	#
Select	$	#
Select	$	#

Approvals		Council Notifications	
Dept Head	SCHAEFFER, BRIAN	Study Session\Other	PS&CH 7/12/21
Division Director	SCHAEFFER, BRIAN	Council Sponsor	Lori Kinnear
Finance	SCHMITT, KEVIN	Distribution List	
Legal	PICCOLO, MIKE	ldahl@spokanefire.org	
For the Mayor	PICCOLO, MIKE	dkokot@spokanefire.org	
Additional Approvals			
Purchasing			

ORDINANCE NO. C36088

An ordinance relating to the adoption of a wildland-urban interface code; adopting a new chapter to Title 17 of the Spokane Municipal Code designated as Chapter 17F.110 SMC.

WHEREAS, Fire Prevention Mitigation efforts are directly responsible for the reduction of loss of life, financial loss, and major disruption to city infrastructure and services; and there are areas that border the City and that are in the City that are designated as wildland-urban interface; and

WHEREAS, the subsequent changes to the SMC allow increased focus on the Wildland-Urban Interface management through the Fire Department programs that are designed to protect the citizens and general public. The potential hazard and property loss due to wildfires in and around the city could be significant.

NOW THEREFORE, the City of Spokane does ordain:

Section 1. That there is adopted a new chapter to Title 17 of the Spokane Municipal Code designated as Chapter 17F.110 to read as follows:

Chapter 17F.110 International Wildland-Urban Interface Code

17F.110.010 Adoption of International Wildland-Urban Interface Code

A. The Washington State current amended edition of the International Wildland-Urban Interface Code (WUI) and related standards, published by the International Code Council, as modified by this title, is adopted by of the City of Spokane except as otherwise provided.

B. The following amendments are made to the International Wildland-Urban Interface Code:

1. Section 101.1 is modified to read as follows:

    a. Title. These regulations shall be known as the Wildland-Urban Interface Code of the City of Spokane.

2. Sections 101.5, 108.3, 108.4, 108.7, 402.1.1, 402.1.2, 402.2, 402.2.1, 402.2.2, and 402.3 are adopted as published.

17F.110.020 Appendices Adopted

The following appendices of the International Wildland-Urban Interface Code are adopted as part of the wildland-urban interface code of the City:

A. Appendix A – General Requirements

B. Appendix B – Vegetation Management Plan

C. Appendix C – Fire Hazard Severity Form

D. Appendix D – Fire Danger Rating System

E. Appendix F – Characteristics of Fire-Resistive vegetation

F. Appendix H – International Wildland-Urban Interface Code Flowchart

Passed by the City Council on _____, 2021.

_____
Council President

Attest:

_____
City Clerk

_____
Mayor

Approved as to form:

_____
Assistant City Attorney

_____
Date

_____
Effective Date

BRIAN SCHAEFFER
FIRE CHIEF

July 14, 2021

To: Public Safety and Health Committee and Staff
From: Lance Dahl, Fire Marshal
Re: International Wildland-Urban Interface Code (IWUIC) Ordinance

Overview

The International Wildland-Urban Interface Code (IWUIC) establishes minimum requirements for land use and the built environment in designated wildland-urban interface areas using prescriptive and performance-based provisions. Washington State has adopted the IWUIC but not in its entirety. Washington State made provisions for municipalities to adopt the Fire Access, Water Supply, and Appendices of the IWUIC into their local municipal code.

Wildland Urban Interface (WUI)

- Adopt the two missing WUI sections and appendices listed below. This adoption would give the Spokane Fire Department the tools it needs to ensure that we evaluate the WUI according to National Standards. It would also allow the Spokane Fire Department to work along-side developers & citizens as they mitigate Wildfire Risk to the Spokane Community.
- Adopt Section 403 Fire Department Access
- Adopt Section 404 Fire Department Water Supply
- Adopt Appendix A - General Requirements, B - Vegetation Management Plan, C - Fire Hazard Severity form, D - Fire Danger Rating System, F - Characteristics of Fire-Resistive Vegetation, H - International Wildland-Urban Interface Code Flowchart.

Department Recommendation

Adopt the WUI code, which will give the Spokane Fire Department the tools it needs to mitigate the Wildland-urban interface areas. These tools will allow us and the community to follow nationally recognized standards when evaluating properties in the Wildland-urban interface areas. Thus, providing a higher level of safety to the Spokane Community.

Agenda Sheet for City Council Meeting of: 07/26/2021		Date Rec'd	7/13/2021
		Clerk's File #	ORD C36089
		Renews #	
Submitting Dept	FIRE	Cross Ref #	
Contact Name/Phone	LANCE DAHL 625-7040	Project #	
Contact E-Mail	IDAHL@SPOKANEFIRE.ORG	Bid #	
Agenda Item Type	First Reading Ordinance	Requisition #	
Agenda Item Name	1970 - FIRE CODE FEE UPDATE		

Agenda Wording

An ordinance relating to the fire code; amending SMC sections 8.02.0207, 8.02.0226, 8.02.034, 8.02.0615, 8.02.0617 and 17F.080.010 of the Spokane Municipal Code.

Summary (Background)

The Fire Department's Community Risk Reduction and Fire Prevention Program's actions and services are directly responsible for the reduction of loss of life, financial loss, and major disruption to City infrastructure and services. To maintain the level of customer service required by established standards for a City of our size, changes to the fees to support the appropriate staffing are proposed.

Lease? NO Grant related? NO Public Works? NO

Fiscal Impact		Budget Account
Revenue	$ 1,222,120	# 1970-35111-99999-32130-99999
Expense	$ 1,222,120	# 1970-35111-22300-VARIOUS
Select	$	#
Select	$	#

Approvals		Council Notifications	
Dept Head	SCHAEFFER, BRIAN	Study Session\Other	PS&CH 7/12/21
Division Director	SCHAEFFER, BRIAN	Council Sponsor	Lori Kinnear
Finance	SCHMITT, KEVIN	Distribution List	
Legal	PICCOLO, MIKE	ldahl@spokanefire.org	
For the Mayor	PICCOLO, MIKE	dkokot@spokanefire.org	
Additional Approvals			
Purchasing			

ORDINANCE NO. C36089

An ordinance relating to the fire code; amending SMC sections 8.02.0207, 8.02.0226, 8.02.034, 8.02.0615, 8.02.0617 and 17F.080.010 of the Spokane Municipal Code.

WHEREAS, The Spokane Fire Department's Community Risk Reduction and Fire Prevention Program's actions and services prevent and mitigate the loss of life and property through focused programs addressing risk from life safety, fire, and other disasters within the community; and

WHEREAS, Community Risk Reduction and Fire Prevention Efforts are directly responsible for the reduction of loss of life, financial loss, and major disruption to city infrastructure and services; and

WHEREAS, The existing levels of staffing and support for Community Risk Reduction and Fire Prevention has not provided the necessary level of customer service required to correctly address recognized NFPA and CPSE Standards for Community Risk Education Programs, Fire Code Enforcement, and Fire Planning and Engineering for a city of our size; and

WHEREAS, the subsequent changes to the SMC allow increased focus on the prevention of life and threat from fire versus response and consequence management through the Fire Department's programs that are designed to protect the citizens and general public.

NOW, THEREFORE, the City of Spokane does ordain:

Section 1. That SMC section 8.02.0207 is amended to read as follows:

8.02.0207 New Business – Fire Department Safety Evaluations

A. The safety inspection fee for fire department safety inspections of new businesses or businesses that change location is ((~~eighty-eight~~)) one hundred five dollars. Exceptions:

   1. Home businesses where customers do not come to the residence.

   2. Itinerant vendors or vendors operating carts or booths where no ignition sources, flammable liquids, gases, or solids are present.

   3. Low hazards defined as "general business office" operations where no life safety systems, ignition sources, flammable liquids, gases, or solids are present (i.e.: insurance office, tax consultant, attorney, accountant, therapy, hair/nail salon, coffee/ espresso stands, photography studios, etc.).

B. Businesses not inspected and originally categorized as low hazard general business office operations that were later determined to be a higher hazard by the fire department will be charged an ((~~eighty-eight~~)) one hundred five dollar fee for a fire safety site inspection.

Section 2. That SMC section 8.02.0226 is amended to read as follows:

8.02.0226 Registered Servicers/Designers/Central Reporting Agencies

A. The annual fee for registered servicers, including central reporting agencies, is seventy-five dollars.

B. The fee for registered fire alarm designers is seventy-five dollars. Registration shall be effective for five years from the first of January of the year in which the designer is registered.

C. Inspection and service work performed by a non-registered servicer is not valid, and the service technician or service company is subject to a Class 1 Civil Infraction.

Section 3. That SMC section 8.02.034 is amended to read as follows:

8.02.034 Fire Code

A. Storage Tanks.
The fees in connection with aboveground or underground storage tanks for critical materials as defined in SMC 17A.020.030, including flammable or combustible liquids, are:

1. Installation (including installation of pumps and dispensers) of underground storage tank, per tank: ((~~Three hundred sixty-four~~)) seven hundred twenty eight dollars.
2. Installation of above ground storage tank, per tank:
   a. More than sixty but less than five hundred gallons: ((~~One hundred fifty-eight~~)) two hundred seventy six dollars.
   b. Five hundred gallons or more: ((~~Two hundred twenty-five~~)) four hundred fifty dollars.
3. Aboveground or underground storage tank removal or abandonment, per tank: ((~~Eighty-eight~~)) two hundred ten dollars.
4. Placement of tank temporarily out of service: ((~~Eighty-eight~~)) two hundred ten dollars.
5. Alteration or repair of a tank: ((~~One hundred fifty-six~~)) two hundred seventy six dollars.

B. Installation of Fire Protection/Detection Equipment.
1. The fees for installing, altering, or repairing fire protection and/or fire detection equipment are based on the value of the work, according to the following schedule:

BID AMOUNT (Valuation)	**PERMIT FEE**	**PLAN CHECK FEE**
$1 through $500	(($~~$0~~))$105	(($~~$0~~))$68.25
$501 through (($~~$700~~))$2,000	(($~~$60~~))$210	(($~~$0~~))$136.50
~~$701~~ $2,001 through ~~$1,400~~$5,000	(($~~$60~~))$420	(($~~$39~~))$273
(($~~$1,401~~))$5,001 through (($~~$2,100~~))$10,000	(($~~$110~~))$840	(($~~$71.50~~))$546
(($~~$2,101~~))$10,001 through (($~~$2,800~~))$15,000	(($~~$130~~))$1,260	(($~~$84.50~~))$819
(($~~$2,801~~))$15,001 through (($~~$3,500~~))$20,000	(($~~$190~~))$1,470	(($~~$123.50~~))$955.50
(($~~$3,501~~))$20,001 through (($~~$4,200~~))$25,000	(($~~$225~~))$1,680	(($~~$146.25~~))$1,092
(($~~$4,201~~))$25,001 through (($~~$4,900~~))$30,000	(($~~$265~~))$1,890	(($~~$172.25~~))$1,228.50
(($~~$4,901~~))$30,001 through (($~~$5,600~~))$40,000	(($~~$305~~))$1,995	(($~~$198.25~~))$1,296.75
(($~~$5,601~~))$40,001 through (($~~$6,300~~))$50,000	(($~~$345~~))$2,100	(($~~$224.25~~))$1,365
(($~~$6,301~~))$50,001 through (($~~$7,000~~))$60,000	(($~~$380~~))$2,520	(($~~$247~~))$1,638
(($~~$7,001~~))$60,001 through (($~~$7,700~~))$80,000	(($~~$410~~))$2,940	(($~~$266.50~~))$1,911

((~~$7,701~~))$80,001 through ((~~$8,400~~))$100,000	((~~$450~~))$3,150	((~~$292.50~~))$2047.50
((~~$8,401~~))$100,001 through ((~~$9,100~~))$150,000	((~~$500~~))$3,465	((~~$325~~))$2,252.25
((~~$9,101~~))$150,001 through ((~~$9,800~~))$200,000	((~~$550~~))$3,780	((~~$357.50~~))$2,457
((~~$9,801~~))$200,001 through ((~~$10,500~~))$250,000	((~~$590~~))$4,200	((~~$383.50~~))$2,730
$250,001 through $300,000	$5,000	$3,250
$300,001 through $350,000	$5,800	$3,770
$350,001 through $400,000	$6,600	$4,290
$400,001 through $450,000	$7,425	$4,826.25
$450,001 through $500,000	$8,230	$5,349.50
For valuations of ((~~$10,501~~))$500,001 and over, fees are calculated as follows: Permit Fee: ((~~$625 for the first $10,500, plus a rate of $6.50 per additional $1,000. If the additional valuation ranges from $1 through $999, it is still charged the $6.50 rate.~~))Valuation multiplied by 0.0165 Plan Check Fee: 65% of permit fee.		

2. Fees apply to initial submittal and one subsequent resubmittal if the initial submittal is not accepted. If the resubmittal is not accepted, the applicant will need to begin a new submittal (((~~including the plan review fee~~))).
3. ((~~The plan review fee will be paid initially. The permit fee will not be paid until the plan review has been completed and the application has been accepted.~~))

((4))3. Penalty.

Whenever any work for which a fire equipment permit is required is started without first obtaining a permit, the permit fees specified above are doubled

and a Class 1 civil infraction may be issued. ((~~For valuations in which there is no permit fee, a minimum penalty of sixty dollars will be assessed.~~))

((~~5~~))4. Fee Refunds.

The fire official may authorize the refund of any fee erroneously paid or collected. The fire official may authorize the refunding of not more than eighty percent of the paid permit fee when no work has been done under an issued permit.

((~~6~~))5. Valuation.

The valuation of the work done must be submitted at the time of application for a permit. The valuation is the value of the work to be done and includes all labor, material, equipment, and the like supplied and installed by the permittee to complete the work. The permittee may be asked to verify the valuation placed on the work. When the cost of any proposed work is unknown, an estimate of the cost shall be made and used to compute the permit fee. Upon completion of the work, a fee adjustment is made in favor of the City or permittee, if requested by either party.

((~~7~~))6. Inspections.

((~~Fees apply to an initial final inspection and one subsequent reinspection. If the reinspection is not approved or additional inspections are required, the applicant will be required to pay for any additional inspections.~~)) The number of inspections for each permit is determined by the valuation, with the minimum number of inspections for a permit being two.

7. Revisions.

Fees include one revision to an approved submittal. Additional revisions will be charged at an hourly rate of one hundred five dollars.

8. Phasing

Submittals for projects that are done in phases for the construction shall follow the phasing approved as part of the building permit. Where a building permit has not been issued, the phasing shall be approved by the Fire Code Official.

C. Fire Protection System Verification.

The fee for verification that a fire protection system has been appropriately serviced by a fire department registered fire equipment servicer, for each inspection, is:

1. ((~~Nineteen~~)) Thirty-eight dollars for:

a. sprinkler systems,

b. standpipe systems,

c. alarm systems,

d. rangehood systems,

e. inert gas extinguishing systems,

f. spray booths, and

2. Nineteen dollars ((~~fifty cents~~)) for private fire hydrants.

D. Safety/Building & Multi-Family Inspections.
The fee for conducting safety inspections is ((~~eighty-eight~~)) one hundred five dollars per hour with a minimum one-hour charge. Building and multi-famliy inspections will be changed according to building area per the table below:

	Building Area (sq. ft.)	Fee
A	0 – 1,500	$44
B	1,501 – 3,000	
C	3,001 – 5,000	
D	5,001 – 7,500	
E	7,501 – 10,000	
F	10,001 – 12,500	$202
G	12,501 – 15,000	
H	15,001 – 17,500	
I	17,501 – 20,000	
J	20,001 – 30,000	
K	30,001 – 40,000	$355
L	40,001 – 50,000	
M	50,001 – 60,000	

N	60,001 – 70,000	
O	70,001 – 100,000	
P	100,001 – 150,000	$512
Q	150,001 – 200,000	
R	Over 200,000	

E. Reinspections.
The fee for conducting reinspections is ((~~eighty-eight~~)) one hundred five dollars per incident. This applies to inspection requests beyond the allowable inspections associated with an original permit. The reinspection fee will apply when an inspection is scheduled with the fire department and the following occurs:

1. The project or occupancy is not ready for the inspection.
2. Corrections that were previously identified remain uncorrected.
3. The site is not accessible and a return visit is required.

F. Inspection fees as set forth in this section are appropriated for an estimated time spent equal to or less than one hour per inspection. Permitees are subject to additional inspection fees, which shall apply in a minimum of one-hour increments for each permit fee category, for additional time spent on inspection services to include code research and return site visits.

Section 4. That SMC section 8.02.0615 Fire Code Annual Inspection Fees Table is amended to read as follows:

8.02.0615 Fire Code – Annual Fees

Some of the various permits for uses and occupancies of land and buildings and for manufacturing, using, and storing of materials, are specified in IFC 105.6. Inspection fees as set forth in this section are appropriated for an estimated time spent equal to or less than one hour per inspection. Permitees are subject to additional inspection fees, which shall apply in a minimum of one-hour increments for each permit fee category, for additional time spent on inspection services to include code research and return site visits. The annual fees are:

Fire Code Annual Inspection Fees Table (See Linked Document)

SMC 8.02.0615 **Fire Code – Annual Fees**	
Inspection	**Annual Fees**
Aerosol Products (aggregate level 2 or 3 in excess of five hundred pounds) Manufacture, Store, Handle	(($~~$88.00~~)) $210.00
Automobile Wrecking Yard	(($~~$123.00~~)) $294.00
Aviation Facilities	(($~~$88.00~~)) $210.00
Battery Systems (having electrolyte capacity in excess of amounts listed in 2006 IFC section 608) Installation or Operation	(($~~$88.00~~)) $210.00
Carbon Dioxide Systems – Operational Over 100 lbs.	$210.00
Combustible Dust-producing Operations	(($~~$88.00~~)) $210.00
Combustible Fiber Storage and Handling (in excess of one hundred cubic feet)	(($~~$123.00~~)) $294.00
Combustible Storage – Miscellaneous (storage in excess of two thousand five hundred cubic feet gross volume of combustible empty packing cases, boxes, barrels, or similar containers, rubber tires, rubber, cork, or similar combustible material)	(($~~$123.00~~)) $294.00
Compressed gas Storage, Use, and Handling (in excess of quantities listed in 2006 IFC table 105.6.8)	(($~~$88.00~~)) $210.00
Covered Mall Buildings	(($~~$88.00~~)) $210.00
Cryogen Production, Storage, Transport, Use, Handling, or Dispensing (in excess of quantities listed in 2006 IFC table 105.6.10)	(($~~$88.00~~)) $210.00

Dry Cleaning Operation Excluding Facilities Used as Holding/Storage of Dry-cleaned Goods	((~~$88.00~~)) $210.00

SMC 8.02.0615 Fire Code – Annual Fees	
Inspection	**Annual Fees**
Explosives, Explosive Materials, Fireworks or Pyrotechnic Special Effects, Small Arms Ammunitions (reference 2006 chapter 33 IFC and chapter 10.33A SMC) Manufacture, Storage, Possession, Handling, Use, Discharge (other than public display that requires fire department staging during the display), or Sale	((~~$88.00~~)) $210.00
Fireworks (public display that requires fire department staging during the display as determined by the fire official)	((~~$150.00~~)) $357.00
Fruit and Crop Ripening Facility or Conduct a Fruit Ripening Process Using Ethylene Gas	((~~$88.00~~)) $210.00
Fumigation (engage in the business of fumigation or thermal insecticide fogging, or to maintain a fumigation room where a toxic flammable fumigant is used)	((~~$88.00~~)) $210.00
Hazardous Materials Storage, Transportation on Site, Dispensing, Use, or Handling (in excess of amounts listed in 2006 IFC table 105.6.20)	((~~$88.00~~)) $210.00
High-piled Combustible Storage Area (in excess of five hundred square feet)	((~~$123.00~~)) $294.00
Hot Work Operations	((~~$88.00~~)) $210.00
Industrial Oven (reference 2006 chapter 21 IFC)	((~~$88.00~~)) $210.00
Lumber yard and Woodworking Plants for the Storage or Processing of Lumber Exceeding One Hundred Thousand Board Feet	((~~$123.00~~)) $294.00
Magnesium Work (melt, cast, heat treat, or grind more than ten pounds)	((~~$88.00~~)) $210.00

SMC 8.02.0615 Fire Code – Annual Fees	
Inspection	**Annual Fees**
Miscellaneous Combustible Storage (in excess of two thousand five hundred cubic feet)	((~~$123.00~~)) $294.00
Mobile Food Preparation Vehicles – Operational	$105.00
Open Flames and Candles in Association with Dining or Drinking Establishments that have a Maximum Occupant Load Under Fifty (Open flames and candles associated with public assembly areas are listed as a related activity on the "place of assembly" permit. Reference SMC 8.02.0615(Y))	((~~$88.00~~)) $210.00
Open Flames and Torches (to remove paint with a torch or to use a torch or open-flame device in a hazardous fire area)	((~~$88.00~~)) $210.00
Organic Coating Manufacturing Operation (producing in excess of one gallon per day)	((~~$88.00~~)) $210.00
Place of Assembly – Operation: Place of Public Assembly having a Capacity from Fifty to less Than Three Hundred Persons	((~~$88.00~~)) $210.00
Place of Assembly – Operation: Place of Public Assembly having a Capacity from Three Hundred to Less Than One Thousand Persons	((~~$158.00~~)) $378.00
Place of Assembly – Operation: Place of Public Assembly having a Capacity from One Thousand Person Up Capacity	((~~$158.00~~)) $378.00
Place of Assembly – Liquid- or Gas-fueled vehicles or Equipment in an Assembly Building	((~~$88.00~~)) $210.00
Place of Assembly – Operation: Outdoor Event having a Capacity exceeding One Thousand Persons	$378.00
Plant Extraction Systems – Operation: Use of Plant Extraction System	$210.00
Pyroxylin Plastics (cellulose nitrate) Storage or Handling (in excess of twenty-five pounds) or to Store, Handle, or Use Cellulose Nitrate Film in a Group A Occupancy	((~~$123.00~~)) $294.00

SMC 8.02.0615 Fire Code – Annual Fees	
Inspections	**Annual Fees**
Radioactive Materials	((~~$88.00~~)) $210.00
Refrigeration (mechanical) Unit/System Regulated by 2006 Chapter 6 IFC	((~~$88.00~~)) $210.00
Reinspections and Safety Inspections	((~~$88.00~~)) $105.00
Reinspection and Safety Inspections: Safety Inspection for a Temporary Amusement Building that is Not Permanent or Mobile	((~~$158.00~~)) $378.00
Repair Garages and Motor Fuel-Dispensing Facilities	((~~$88.00~~)) $210.00
Rooftop Heliports	((~~$88.00~~)) $210.00
Special Amusement Building (to operate a permanent or mobile special amusement building) (Buildings or structures used as temporary amusement facilities are viewed as a “special event” and are addressed under the safety inspection permit.)	((~~$88.00~~)) $210.00
Special Event (other fire code permits may also be required depending on the regulated hazards)	((~~$88.00~~)) $210.00
Spraying or Dipping Application of Flammable or Combustible Finishes (liquids or powders) for Floor Finishing or Surfacing Operations (to apply flammable or combustible finishes, coatings, and treatments [in excess of three hundred fifty square feet])	((~~$88.00~~)) $210.00
Storage of Scrap Tires, Tire Byproducts, and Indoor Storage of Tires	((~~$88.00~~)) $210.00
Temporary Membrane Structures (tents in excess of two hundred square feet, canopies in excess of seven hundred square feet, air supported structures)	((~~$88.00~~)) $210.00
Tire Rebuilding Facilities	((~~$88.00~~)) $210.00

SMC 8.02.0615 Fire Code – Annual Fees	
Inspection	**Annual Fees**
Waste Handling (junk yards and waste material handling facilities)	((~~$88.00~~)) $210.00
Wood Products	((~~$123.00~~)) $294.00

Section 5. That SMC section 8.02.0617 Liquid Storage Tanks and Containers Annual Inspection Fees Table is amended to read as follows:

8.02.0617 Liquid Storage Tanks and Containers

This section specifies the fees for the initial and annual follow-up inspections required for various tanks and containers for the storage, handling and use of class I flammable liquids, IFC section 3402.1; class II and class III combustible liquids, IFC section 3402.1; liquefied petroleum gas, IFC section 3802.1; and other critical materials (chapter 17E.010 SMC) not otherwise specified in SMC 8.02.034, SMC 8.02.0615, and SMC 8.02.086.

Liquid Storage Tanks and Containers Annual Inspection Fees Table (See Linked Document)

SMC 8.02.0617 Liquid Storage Tanks and Containers – Annual Fees	
Inspection	**Annual Fees**
Class I Containers	
Up to 120 Gallons (except less than 5 gallons in a building and 10 gallons outside a building are exempt)	((~~$88.00~~)) $210.00
121 Gallons to 360 Gallons	((~~$88.00~~)) $210.00

SMC 8.02.0617 Liquid Storage Tanks and Containers – Annual Fees	
Over 360 Gallons	(($~~$88.00~~)) $210.00
Class II or Class III-A Container	
Up to 120 Gallons (except less than 25 gallons in a building and 60 gallons outside a building are exempt)	(($~~$88.00~~)) $210.00
121 Gallons to 360 Gallons	(($~~$88.00~~)) $210.00
Over 360 Gallons	(($~~$88.00~~)) $210.00
LP Gas Containers	
125 Gallons to 600 Gallons	(($~~$88.00~~)) $210.00
601 Gallons to 1,200 Gallons	(($~~$88.00~~)) $210.00
Over 1,200 Gallons	(($~~$88.00~~)) $210.00
Critical Materials Containers	
Up to 120 Gallons	(($~~$88.00~~)) $210.00
120 Gallons to 360 Gallons	(($~~$88.00~~)) $210.00
Over 360 Gallons	(($~~$88.00~~)) $210.00

SMC 8.02.0617 Liquid Storage Tanks and Containers – Annual Fees	
Inspection	**Annual Fees**
Miscellaneous	
Installation and Operation for Up to 90 Days of Temporary Flammable or Combustible Liquid or LP Gas Container	((~~$88.00~~)) $210.00 per site and per container
Operation of an Underground or Aboveground Tank or Equipment More than 60 Gallons	((~~$88.00~~)) $210.00
c Flammable Liquid Storage Tanks (to remove class I or class II liquids from an underground or aboveground storage tank when not done in the normal course of on-site dispensing or to change the type of contents stored in a liquid critical material tank)	((~~$88.00~~)) $210.00

Section 6. That SMC section 17F.080.010 of the Spokane Municipal Code is amended to read as follows:

17F.080.010 Adoption of International Fire Code

A. The Washington State current amended edition of the International Fire Code (IFC) and related standards, published by the International Code Council, as modified by this title, is the fire code of the City of Spokane except as otherwise provided.

B. The following amendments are made to the International Fire Code:

1. Section 101.1 is modified to read as follows:
   a. Title.
      These regulations shall be known as the fire code of the City of Spokane, hereinafter referred to as “this code.”
2. Section ~~((109.4))~~ 110.4 is modified to read as follows:
   a. Violation Penalties.
      Persons who shall violate a provision of this code or shall fail to comply with any of the requirements, thereof, or who shall erect, install, alter, repair, or do work in violation of the approved construction documents or directive of the fire code official or of a permit or certificate used under provisions of this code shall be

subject to a Class I Civil Infraction or the provisions of chapter 1.05 SMC. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

3. Section 112.4 is modified to read as follows:
   a. Failure to Comply.
      Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to a Class one civil infraction or penalties identified in chapter 1.05 SMC.
4. IFC Sections 503.1.1, 503.1.2, 503.1.3, 503.2, 503.3, and 503.4 are adopted as published.
5. Chapter 56 is amended with chapter 10.33A SMC.
6. Section 903.2.11.5 is revised to read:
   A wet chemical suppression system shall be installed in a commercial kitchen exhaust hood and duct system to meet the compliance of Section 904.
7. Section 904.2.2 is revised to read:
   Each required commercial kitchen exhaust hood and duct system required by Section 609 to have a Type 1 hood shall be protected with a wet chemical suppression system installed in accordance with this code.
8. Section 904.12.
   Replace the first paragraph and the five types to read:
   a. 904.12 – Commercial Cooking Systems.
      The automatic fire extinguishing system for commercial cooking systems shall be a wet-chemical type system. The wet-chemical system shall be tested in accordance with UL 300 and listed and labeled for the intended application. The system shall be installed in accordance with this code, its listing, and the manufacturer's installation instructions. Wet-chemical extinguishing systems shall be installed in accordance with NFPA 17A.
9. Section 904.12 – Exception; Section 904.12 Items 1, 2, 3, 4, and 5; Section 904.12.3; Section 904. 12.4 are not adopted.
10. Section 905.1 – Add the following to end of the paragraph:

    Class II and Class III standpipes are not allowed for new standpipes in the City of Spokane. All requirements for Class II and Class III shall be Class I and references to one- and one-half inch outlets shall be changed to two and one-half inches. There are no requirements for two and one-half inch hose to be provided (i.e., stages).

11. 906.1.

Add exception to read as follows:

a. Portable fire extinguishers are not required for residential buildings that do not have an interior or exterior common space.

12. Section 1011.14.

Remove “and for access to unoccupied roofs” from last sentence.

13. Section 1011.12

Remove “alternating tread device,” from exception.

14. Section 1023.9.

Revise the second sentence to read as follows:

“. . . the story of, the number of floors above grade (if it is different from the story number), and the direction . . .”

15. Section 5704.2.9.6.1 Modify to read:

“outside of buildings shall be in accordance with table 5705.3.4(2)

16. Section 5706.2.4.4 Modify to read:

Remove the last part of the last sentence: outside of buildings shall be in accordance with table 5705.3.4(2)

17. Section 5806.2 Modify:

Remove the last part of the last sentence: outside of buildings shall be in accordance with the requirements of the Authority Having Jurisdiction

18. Section 6104.2.

Remove the last part of the last sentence: “(Jurisdiction to specify)”.

PASSED by the City Council on _____.

_____
Council President

Attest:

City Clerk

Mayor

Approved as to form:

Assistant City Attorney

Date

Effective Date

BRIAN SCHAEFFER
FIRE CHIEF

July 14, 2021

To: Public Safety and Health Committee and Staff
From: Lance Dahl, Fire Marshal
Re: Fire Prevention Fee Increase FTE requirements

Overview
The Fire Department has not completed a Fee Study on Permitting and Plan Review fees since 2009. Upon my selection as the new Fire Marshal in September 2020, the Fire Chief and I prioritized the organization's effort to finish the fee study for adoption in 2021 and implementation in 2022. Additionally, the organization began in-depth research into the needs of the Department's Prevention and Community Risk Reduction efforts as years of reductions and serious incidents brought to light needs in those areas.

The research study incorporated a risk assessment using the "National Fire Protection Association[i] (NFPA) 1730 Standard on Organization and Deployment of Fire Prevention Inspection and Code Enforcement, Plan Review, Investigation, and Public Education Operations," Center for Public Safety Excellence[ii] (CPSE) assessment tools, and Washington Survey and Rating[iii] (WSRB) guidance to evaluate the City's building inventory and Fire Department inspection schedule.

Summary of Findings (Outline)
SFD Operational Permit fees

- Spokane FD base permit fee unchanged since 2009 = $88.00
  - State Average base FD permit fee $200.00
  - Tacoma = $280.00
  - Seattle = $288.00

Spokane new proposed base permit rate %75 of Tacoma= $210.00

SFD construction plan review and permit fees

- This fee chart "A" from the SMC is also unchanged since 2009 (Link)
- New Proposed Chart "A"- see attached amended SMC
- New inspection fee schedule for Business & Multi-family- see attached amended SMC

Projected revenue increase for Operating Permit fees, Construction plan review & permit fees over 2019-	*891,880.65*
New revenue building inspections-	*154,081.66*
New revenue multi-family inspections-	*176,158.00*
Total new revenue projection increase over 2019 revenue-	*($1,222,120.31)*

BRIAN SCHAEFFER
FIRE CHIEF

(Continued)

To balance the City's budget in 2004, the Prevention Division's inspection staffing was reduced by 30% (one Assistant Fire Marshal, two Deputy Fire Marshals) and Clerk staffing by 33%. Between 2004 and the fall of 2020, the City of Spokane has increased its building square footage by 20 million square feet. This increase accounts for an additional 22.5% of the City's commercial building inventory. The growth has been dramatic and increased the workload for the limited staff. The lack of inspection staff to handle the additional work has lengthened the time required for plan review, delayed construction inspections, and extended wait time for required annual inspections.

The results from the NFPA 1730 risk assessment have identified that periodic inspections are necessary in the following occupancices:

- Inspect 1495 Multi-family (High-Risk) Occupancy's (not being inspected annually) as required by the National Standard.
- Inspect 4000 (low & Medium Risk) Occupancy's (not being inspected) every two-three years.

In order to perform these inspections, at least 5 - 7 more FTE are required. This increased workload would be met with a combination of hiring additional staff in the Fire Marshals office, and Fire Department Company level inspections.

FTE Projected costs (loaded rates)

• Five Deputy Fire Marshal's	720,235.00
• One Clerk III	80,778.00
• One Community Risk Reduction Technical Specialist	92,000.00
• One Fire Protection Engineer in-training	120,000.00
Total FTE Cost	1,013,013.00

FTE Set-up capital costs

• Vehicles	175,000.00
• Computers, cell phones, software, phones & IT support	68,708.00
• Accela Mobile (10 licenses, 1st year set up & fees)	33,244.00
• Inspection equipment	1,000.00
• Office Furniture (cubicles, desks, chairs, etc.)	36,000.00
• HVAC replacement to move into old SFD training fac.	30,000.00
Total set-up costs	343,952.00

BRIAN SCHAEFFER
FIRE CHIEF

Department Recommendation
Implement the new fees starting in 2022. Budget the anticipated revenue to offset the new staffing plan to add five additional Deputy Fire Marshals (DFM), Support (Clerk III), and Community Risk Reduction Technical Specialist, and a Fire Protection Engineer in training. SFD would hire these positions in Q1 2022. There is a possibility to negotiate a company-level inspection program that may be able to replace .5 DFM to manage low hazard occupancy Inspections.

[i] The National Fire Protection Association (NFPA) is a global self-funded nonprofit organization, established in 1896, devoted to eliminating death, injury, property and economic loss due to fire, electrical and related hazards. NFPA's 300 codes and standards are designed to minimize the risk and effects of fire by establishing criteria for building, processing, design, service, and installation around the world.

[ii] CPSE, In 1986, the International Association of Fire Chiefs (IAFC) and the International City/County Management Association (ICMA) came together to develop a framework for continuous improvement of the fire and emergency service. By 1996, this led to the formation of the Commission on Fire Accreditation International (CFAI) to award accreditation to fire and emergency service agencies. In 2000, the Commission on Chief Fire Officer Designation was established to credential fire and emergency service officers. In 2006, the corporation's name was changed to the Center for Public Safety Excellence, with CFAI and the, now-titled, Commission on Professional Credentialing became entities under CPSE.

[iii] WSRB is an independent, not-for-profit, public service organization serving Washington state. Our promise is to provide unbiased, accurate information that helps insurance companies evaluate risk and helps reduce loss of life and property. We started by providing objective data on fire-related property risk and have expanded to cover multiple risk factors to meet the industry's evolving needs. WSRB helps insurers and their customers.

Agenda Sheet for City Council Meeting of: 07/19/2021		Date Rec'd	7/6/2021
		Clerk's File #	ORD C36080
		Renews #	
Submitting Dept	PLANNING & ECONOMIC DEVELOPMENT	Cross Ref #	
Contact Name/Phone	NATHAN GWINN 625-6893	Project #	
Contact E-Mail	NGWINN@SPOKANECITY.ORG	Bid #	
Agenda Item Type	First Reading Ordinance	Requisition #	
Agenda Item Name	0650 - SPOKANE DOWNTOWN PLAN UPDATE		

Agenda Wording

An ordinance amending the City of Spokane's Comprehensive Plan by repealing "Fast Forward Spokane Downtown Plan Update" passed on December 22, 2008; and adopting a new subarea plan, "Spokane Downtown Plan."

Summary (Background)

Since 2019, the City of Spokane, Downtown Spokane Partnership, and their planning consultant, Framework, led a public engagement plan to develop the plan's vision, goals, and strategies. The Plan Commission recommended approval of the plan, with a modification to add two new actions: (1) Action PS1.3, related to police, and (2) Action WO1.5, related to monitoring housing and shelter. The City Council identified several additional potential changes under RES 2021-0054 for its July 12, 2021 agenda

Lease? NO Grant related? NO Public Works? YES

Fiscal Impact		Budget Account
Neutral	$	#
Select	$	#
Select	$	#
Select	$	#

Approvals		Council Notifications	
Dept Head	MEULER, LOUIS	Study Session\Other	UE 6/14/21 & Study Session 5/27/21
Division Director	BECKER, KRIS	Council Sponsor	CM Lori Kinnear
Finance	ORLOB, KIMBERLY	Distribution List	
Legal	RICHMAN, JAMES	ngwinn@spokanecity.org	
For the Mayor	ORMSBY, MICHAEL	kdavis@spokanecity.org	
Additional Approvals		lmeuler@spokanecity.org	
Purchasing		tblack@spokanecity.org	
		sbishop@spokanecity.org	

Briefing Paper
Urban Experience Committee

Division & Department:	Community and Economic Development Services - Planning
Subject:	Spokane Downtown Plan
Date:	June 30, 2021
Author (email & phone):	Nathan Gwinn ngwinn@spokanecity.org 625-6893
City Council Sponsor:	CP Beggs, CM Kinnear
Executive Sponsor:	Louis Meuler
Committee(s) Impacted:	Urban Experience
Type of Agenda item:	☐ Consent ☐ Discussion ☐ Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget , Comp Plan, Policy, Charter, Strategic Plan)	Comprehensive Plan Chapter 3 Land Use Goals LU 1, 2, 3; Chapter 4 Transportation Goal TR B; Chapter 7 Economic Development Goal ED 3; Chapter 10 Social Health Goals SH 2, SH 5, SH6.
Strategic Initiative:	Urban Experience
Deadline:	
Outcome: (deliverables, delivery duties, milestones to meet)	An ordinance updating the Downtown Plan adopted in 2008, amending the Comprehensive Plan through repealing and replacing the 2008 Downtown Plan, including a larger subarea with all of the South University District Subarea Plan adopted in 2020.

Background/History:

- A summary of the public participation events conducted by the City, Downtown Spokane Partnership, and their Planning Consultant is attached as Exhibit 1 to the staff report, available on the project webpage: *my.spokanecity.org/projects/downtown-plan-update/*
- Following a hearing on May 12, 2021, the Plan Commission recommended approval of the plan, with a modification to add two new actions attached to its recommendations: (1) **Action PS1.3**, related to police, and (2) **Action WO1.5**, related to monitoring housing and shelter.
- The City Council will consider several additional requests for changes to the draft plan identified in proposed **Resolution No. 2021-0054** at its meeting on July 12, 2021.

Executive Summary:

- The Spokane Downtown Plan outlines overarching goals and supporting strategies to guide Downtown Spokane as it continues to grow and evolve over the next ten years in an approximately 1,060-acre area including and surrounding the city of Spokane's Downtown core. It includes proposed actions, identification of priorities, and measures of success, providing a framework for implementation.

Budget Impact:

Approved in current year budget? ☐ Yes ☐ No
Annual/Reoccurring expenditure? ☐ Yes ☐ No
If new, specify funding source:
Other budget impacts: (revenue generating, match requirements, etc.)

Operations Impact:

Consistent with current operations/policy? ■ Yes ☐ No
Requires change in current operations/policy? ☐ Yes ☐ No
Specify changes required:

- Changes and updates to development regulations, including parking and building design,
- New policy for vacating alleys Downtown (pages 45 and 88), and
- New policy for a continued presence of a fully staffed, centralized Downtown Precinct.

Known challenges/barriers:

ORDINANCE NO. C36080

AN ORDINANCE amending the City of Spokane's Comprehensive Plan by repealing "Fast Forward Spokane Downtown Plan Update" passed on December 22, 2008; and adopting a new subarea plan, "Spokane Downtown Plan."

WHEREAS, the Washington State Legislature passed the Growth Management Act (GMA) in 1990 requiring, among other things, the development of new comprehensive plans for cities such as Spokane (chapter 36.70A RCW); and

WHEREAS, in compliance with the GMA, the City of Spokane adopted a Comprehensive Plan on May 21, 2001; and

WHEREAS, the GMA generally limits the frequency of amendments of comprehensive plans, but provides an exception for the initial adoption of a subarea plan (RCW 36.70A.130(2)(a)); and

WHEREAS, downtown Spokane has undergone dramatic growth, revitalization, and related planning efforts over the past decade resulting in significantly changed circumstances, community vision, and sustainable economic growth, creating the need for a new subarea plan consistent with public input; and

WHEREAS, the City of Spokane Comprehensive Plan designates downtown as the City's only Regional Center and directs resources towards planning the growth and development of this center; and

WHEREAS, this update to the City's downtown specific plan is intended to stimulate economic activity by providing guidance for future development and design, support an active community through the provision of pedestrian and bicycle facilities, create new housing choices to attract population growth, preserve and enhance historic character, enhance economic, social, and cultural opportunities for the city and region, and work towards sustainable growth for Downtown; and

WHEREAS, the downtown planning area boundary has been expanded to the east to include all portions of the 2020 South University District Subarea Plan under Ordinance C35925 and Resolution 2020-0060; and

WHEREAS, in 2019, the City of Spokane and the Downtown Spokane Partnership ("DSP") agreed to replace "Fast Forward Spokane: Downtown Plan Update" providing a vision and a new set of goals and recommendations for Downtown in a manner consistent with public input; and

WHEREAS, the City complied with RCW 36.70A.370 in the process of developing and adopting this subarea plan; and

WHEREAS, as outlined in RCW 36.70A.035 the public participation requirements of the GMA were met through information provided to the community through postings on the City's website; through the formation of a steering committee comprised of business representatives, residents, downtown employees, community organizations, and others

with known interests in the Downtown; through public hearings, open houses, workshops, and presentations to interested stakeholder groups; and through a mailing of brochures to property owners, taxpayers, and occupants of addresses of property located within the expanded Downtown Planning Area; and

WHEREAS, the City encouraged public participation, posted the proposed document, and provided information on the amendments on its website (https://my.spokanecity.org/projects/downtown-plan-update/); and

WHEREAS, the City of Spokane Plan Commission held workshops throughout the process; and

WHEREAS, the City conducted open house meetings in person on October 22, 2019 and February 5, 2020, and by virtual webinar format on March 16, 2021; and

WHEREAS, a State Environmental Policy Act ("SEPA") Checklist was prepared and a Determination of Non-Significance ("DNS") was issued on April 28, 2021, for the proposed amendments; and

WHEREAS, the environmental review and determination for the amendment fulfilled the requirements and intent of the Spokane Environmental Ordinances and the State Environmental Policy Act; and

WHEREAS, on April 13, 2021 the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Comprehensive Plan, per RCW 36.70A.106; and

WHEREAS, prior to the Plan Commission hearing, staff requested comments from agencies and departments and the required public notice was published in the Spokesman-Review on Wednesday, April 28, 2021, and May 5, 2021, giving notice of the May 12 Plan Commission public hearing and SEPA Checklist and DNS; and

WHEREAS, on May 12, 2021, the City Plan Commission held a public hearing on the proposed subarea plan, where the Plan Commission heard testimony from the public; and

WHEREAS, consistent with Spokane Municipal Code 17G.020.030, the Plan Commission found that the proposed "Spokane Downtown Plan" meets the decision criteria for Comprehensive Plan Amendments; and

WHEREAS, the Plan Commission deliberated on consistency of the proposal, adoption of the Spokane Downtown Plan, amendment to the Comprehensive Plan by its adoption, and repeal of the 2008 plan, on May 12, 2021; and

WHEREAS, during the deliberations held on May 12, 2021, the Plan Commission voted to modify the proposal to add two new actions proposed by the DSP: one related to police presence Downtown (described in the hearing as Action PS1.3), and another related to monitoring housing and shelter for low-income residents and residents experiencing homelessness (described in the hearing as Action WO1.5); and

WHEREAS, by a vote of 6 to 0, with one member abstention, the Plan Commission recommended approval with modification to the proposal of the “Spokane Downtown Plan” proposed amendment to the Comprehensive Plan, as amended to include the additions of PS1.3 action and WO1.5 action as presented by the DSP; and

WHEREAS, the Plan Commission’s Findings of Fact, Conclusions, and Recommendations regarding the “Spokane Downtown Plan,” and the related files are hereby incorporated into this ordinance; and

WHEREAS, the Plan Commission further recommends that the City Council take simultaneous legislative action to repeal the 2008 plan and that all City policy documents and Spokane Municipal Code citations pointing to the repealed document be construed to reference the 2021 “Spokane Downtown Plan” until such time as policy and codes can be updated with the rewritten document title; -- Now, Therefore,

The City of Spokane does ordain:

Section 1. That the Spokane subarea plan “Fast Forward Spokane: Downtown Plan Update” adopted by the City Council on December 22, 2008 under Ordinance C34370, is repealed.

Section 2. That the attached “Spokane Downtown Plan” with the amendments adopted under Resolution 2021-0054 is hereby adopted as an element of the City’s Comprehensive Plan.

PASSED BY THE CITY COUNCIL ON _____

_____
Council President

Attest:

_____
City Clerk

_____
Mayor

Approved as to form:

_____
Assistant City Attorney

_____
Date

_____
Effective Date

PLANNING & ECONOMIC DEVELOPMENT
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3329
509.625.6500
MY.SPOKANECITY.ORG

Memo

To: Terri Pfister, City Clerk

From: Nathan Gwinn, Assistant Planner

Date: 7/15/2021

Re: ORD C36080 - Replacement Document "Spokane Downtown Plan" for Council's July 19 Current Agenda Packet

---

At its meeting on July 12, 2021, the City Council voted to change the version of the draft Downtown Plan, which was recommended by the City Plan Commission on May 12, 2021, for filing and consideration by the Council going forward (RES 2021-0054).

The Downtown Plan is scheduled for first reading July 19 and a public hearing on July 26. Please replace the version previously filed and included with the July 19 advance agenda packet with the attached version.

The attached version reflects the changes made by the Council under RES 2021-0054.

SPOKANE DOWNTOWN PLAN

REVISED JULY 12, 2021

framework

DOWNTOWN SPOKANE

CITY OF SPOKANE

ACKNOWLEDGMENTS

MAYOR

NADINE WOODWARD

CITY COUNCIL

BREEAN BEGGS, COUNCIL PRESIDENT
KATE BURKE, DISTRICT 1
MICHAEL CATHCART, DISTRICT 1
BETSY WILKERSON, DISTRICT 2
LORI KINNEAR, DISTRICT 2
CANDACE MUMM, DISTRICT 3
KAREN STRATTON, DISTRICT 3

PLAN COMMISSION

CAROLE SHOOK
DIANA PAINTER
GREG FRANCIS, VICE PRESIDENT
JOHN DIETZMAN
MICHAEL BAKER
SYLVIA ST. CLAIR
CLIFFORD WINGER
JO ANNE WRIGHT
THOMAS SANDERSON
TODD BEYREUTHER, PRESIDENT
LOUIS MEULER, SECRETARY
JACKIE CHURCHILL, STAFF

CITY OF SPOKANE STAFF

LOUIS MEULER, INTERIM PLANNING DIRECTOR
NATHAN GWINN, ASSISTANT PLANNER
KIRSTIN DAVIS, COMMUNICATIONS MANAGER

DOWNTOWN SPOKANE PARTNERSHIP STAFF

MARK RICHARD, PRESIDENT + CEO
ANDREW ROLWES, VICE PRESIDENT OF PUBLIC POLICY + PARKING
ELISABETH HOOKER, MARKETING + PROGRAMMING DIRECTOR

DOWNTOWN SPOKANE PARTNERSHIP BOARD

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DAVID BLACK, PAST CHAIR
LARRY STONE, VICE CHAIR
SUSAN HORTON, TREASURER
STEPHANIE CURRAN, SECRETARY
CHRIS BATTEN, AT LARGE
GORDON HESTER, AT LARGE

CONSULTANT TEAM

JEFF ARANGO, FRAMEWORK
LESLEY BAIN, FRAMEWORK
DANIEL HARRIS, FRAMEWORK
MONICA TAYLOR, FRAMEWORK
YUANSI BOBO CAI, FRAMEWORK
GUANZHOU JI, FRAMEWORK
STEPHANIE WRIGHT, NELSON NYGAARD
LAUREN SQUIRES, NELSON NYGAARD

Revised, Recv'd 7/15/21

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1 EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

PREFACE

Spokane's Downtown Plan update is being published at a time that is very different from when we began the process. Through the experience of the COVID-19 public health crisis, economic impacts of business closures, and examining long-standing inequities in society, the City recognizes rebuilding our economy will need to provide inclusive opportunity for everyone to prosper.

The Downtown Plan has a ten-year horizon, and the beginning of that timeframe will focus on economic recovery from the aftermath of the pandemic. The intent of this plan is to set a framework for decision-making with a focus on diversity, equity, and inclusion so that as Spokane regathers its strength, Downtown will come back stronger, more resilient, and more welcoming and nurturing to all.

What downtown plans do best

Downtown plans synthesize many related efforts to find the gaps and synergies between them. Spokane has been working on targeted plans for infrastructure, transportation, public safety, diversity and inclusion, zoning and land use regulations, subarea planning, branding and marketing, and arts and culture. The role of the Downtown Plan is not to redo existing plans or social service policy, but to look for areas of agreement and ways that the multiple targeted efforts can work together in better ways. The Downtown Plan is an opportunity to highlight various efforts the City and its partners are working toward, and to bring people to a level of agreement on priorities and actions.

A Downtown Master Plan for this time and place

Spokane's Downtown Plan strategies will seek out areas of mutual agreement from the strong input received during the process. The recommendations of this Plan are based less on major capital improvements and more toward testing that can further consensus around permanent improvements in the future. The Plan actions are focused on next steps that will have the most impact on bringing activity back into Downtown and a roadmap for future planning.

This Downtown Plan identifies ways to support the people who live, work and play in Downtown, and uses this opportunity to test ideas that may not be new, but may achieve broad enough support to eventually be realized. This Plan can help Downtown stakeholders move past areas of disagreement, building consensus with three overarching principles:

- ❑ Focus on areas of agreement
- ❑ Focus on people and activity
- ❑ Test and evaluate new ideas

Areas of Agreement: Energize Downtown

The idea that Downtown should be energized has agreement from all the input received for the Downtown Plan.

To that end, this Plan looks for ways to support businesses and organizations that activate Downtown, foster arts and cultural activities, and make it as easy as possible for people to create activity in public and private spaces. It encourages proactive public-private partnerships for near-term and long-term projects that benefit Downtown. The Plan recognizes that Downtown has space that can be harnessed as active space and options for using that space should be actively explored and tested to cultivate a sense of community. The City, Downtown Spokane Partnership and their partners should make every effort to highlight Downtown's assets, including historic buildings, private and civic activities, and its unique natural setting along the Spokane River and Falls. Finally, Downtown should draw on its own successful existing models, ranging from events like Hoopfest to new neighborhood parks and public spaces like A Place of Truths Plaza, and improved use of space in the street.

Focus on People

Making Downtown a place where people love to spend time means offering a variety of places that feel safe and comfortable, with things to see and do.

This Plan supports working together as a compassionate community toward short and long-term solutions for homelessness and substance abuse. Physical changes in public space that can help with comfort at all times of day include improvements to lighting, seating and plantings.

Focusing on people means encouraging and supporting entrepreneurs and artists who bring vibrancy to Downtown. It means making sure that people of all abilities can get to and around Downtown by multiple safe and convenient modes. And it means making Downtown an attractive environment for people to live, work, and play Downtown.

Test and Evaluate New Ideas

With the need to reignite activity in Downtown, it is a time to focus less on permanent changes (beyond those already planned) and more on testing actions that support people and activities Downtown.

Where street reconfiguration supports people's comfort, mobility and interest in Downtown, those changes can be tried in simple ways to see how they meet the goals of supporting people and activity. The City can use pilot programs to test new ideas by making them as easy as possible from a regulatory standpoint. The City and community leaders can engage property owners, businesses and organizations to find ways they would like to be involved in public space activation, looking especially for ways that such activity can benefit local businesses, entrepreneurs and artists. The Downtown Plan highly encourages monitoring and evaluation of the public space tests to understand what lessons can be learned, and use that evaluation to pursue permanent installation of successful temporary actions.

EXECUTIVE SUMMARY

Spokane's Downtown Plan is a strategic, action-oriented document that outlines the community's vision of Downtown for the next ten years. This plan aims not only to articulate a vision for Downtown where there is agreement, but also to define actions to achieve that vision and build consensus around the challenges Downtown faces. This Plan is organized in five sections that touch on the progress the City has made in the past decade, the planning process including what we heard from Downtown stakeholders, and more specific goals and strategies that work toward that vision.

Introduction and Background

The City has made great strides Downtown with significant public and private investment, but new challenges have presented themselves since 2008, when the City adopted its last Downtown Plan. The 2008 Downtown Plan highlighted where private development or public improvements could catalyze Downtown reinvestment. With redevelopment complete or underway at a majority of those sites, several of which were part of the ongoing redevelopment of Riverfront Park, the time is ripe for an update to the Downtown Plan. After the adoption of the last Downtown Plan, the City made great effort to advance the goals of the plan through new policy, regulation, and public projects. Downtown faces some new and enduring challenges such as homelessness and concerns around public safety, but there is growing vitality and energy.

Planning Process

The City and Downtown Spokane Partnership began the process to update the Downtown Plan in 2018. The resources allocated to the plan update and the scope of work are significantly less than for the 2008 plan. Therefore, some of the bigger ideas that were developed during this effort will require further planning and public process.

The existing conditions report formed the basis of preliminary ideas, and best practices that were presented to the public at the initial public meeting in October 2019. A survey, released before the public meeting offered more opportunity for input on existing conditions, challenges and assets. These broader ideas were refined into a draft framework and specific set of goals, which were presented at a second public meeting in February 2020. A second public survey conducted at roughly the same time collected input on the draft framework and goals. The results of these engagements form the basis of this Plan. The City, Downtown Spokane Partnership and planning consultants held several meetings with a steering committee representing stakeholder groups throughout the process as well as a meeting with the Downtown Spokane Partnership board.

Plan Framework

The plan framework outlines overarching goals to guide Downtown Spokane as it continues to grow and evolve. These five goals represent vital parts of a vibrant Downtown that attracts and serves local visitors:

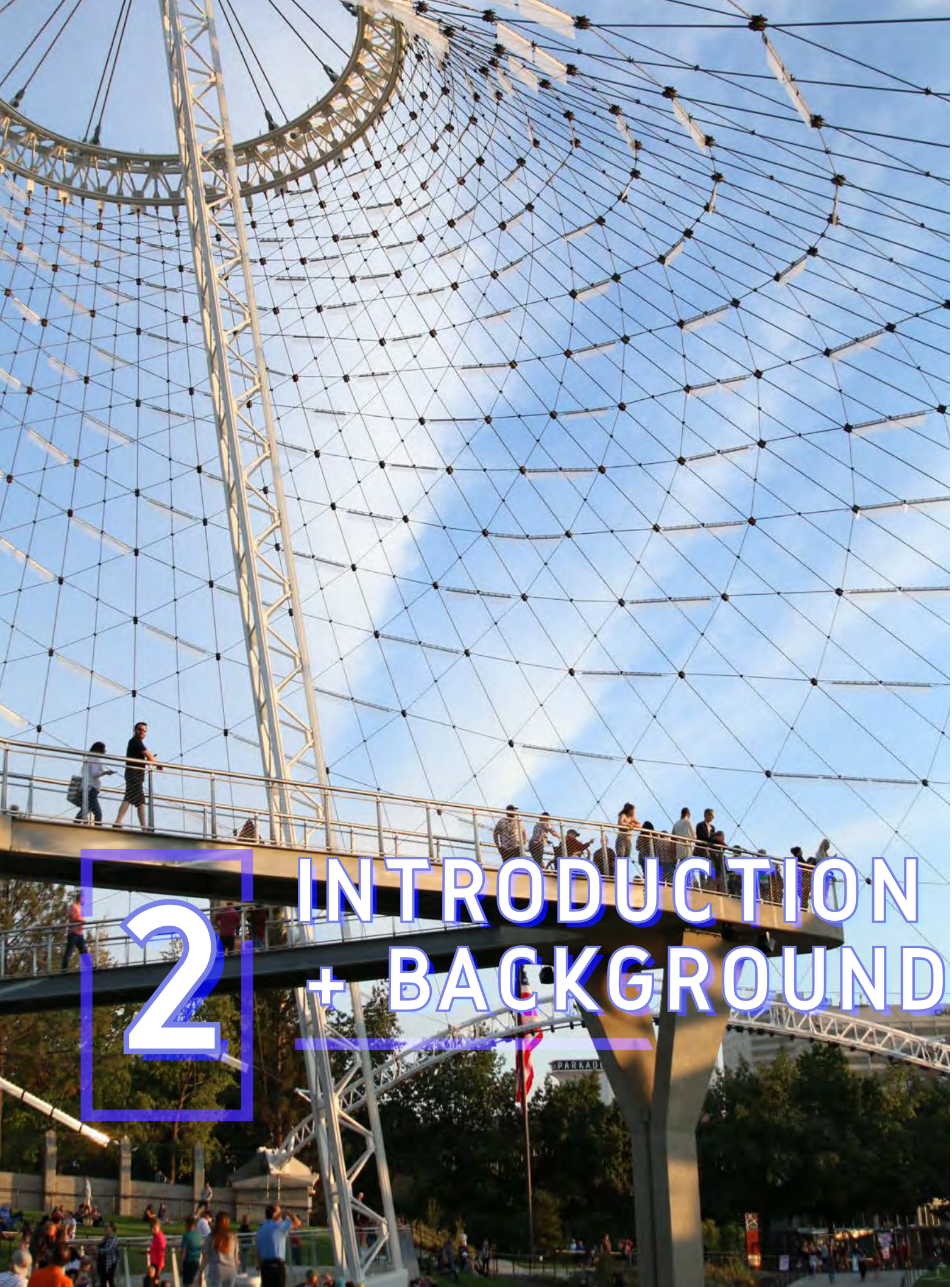
- ❑ A connected and walkable Downtown;
- ❑ Thriving arts, culture and historic places;
- ❑ A great place to live, work, and play;
- ❑ Welcoming and engaging public spaces for all; and
- ❑ A well-organized Downtown.

PRIORITY ACTIONS

Based on goals and vision in the plan, and the value of projects in the past ten years (outside of Riverfront Park), the following 15 priority actions will be possible within the next ten years Downtown:

- ❑ Transform low traffic streets that are oversized for projected traffic by converting vehicle travel lanes to other uses in target locations such as high-quality bike facilities, expanded public spaces, and on-street parking.
- ❑ Develop a transportation plan specific to Downtown that considers multiple modes and addresses facility designs, locations, priorities, and funding.
- ❑ Make sidewalks active and vibrant places through continued efforts to streamline design requirements, and developing new pilot projects in partnership with local businesses downtown.
- ❑ Protect use of alleys for service access and improve certain alleys as pedestrian spaces, where improvements add to connections and active spaces Downtown.
- ❑ Actively pursue redevelopment of surface lots.
- ❑ Improve pedestrian experience and safety at undercrossings beneath the rail viaduct and I-90 with targeted interventions.
- ❑ Improve and activate the streetscape and public realm to support cultural venues.
- ❑ Identify sites Downtown for infill development that can help foster small businesses, local start-ups, and arts and culture uses and organizations.
- ❑ Develop a thorough understanding of on-site conditions and update market demand studies around opportunity sites.
- ❑ Create an integrated network of small parks and public spaces outside of Riverfront Park.
- ❑ Pursue redevelopment of the existing surface parking lots in the DTC-100 Zone along Spokane Falls Boulevard.
- ❑ Implement Transportation Demand Management (TDM) strategies.
- ❑ Strategically program and activate public spaces Downtown.
- ❑ Develop the organizational capacity and partnerships to actively manage and program public spaces.
- ❑ Connect sponsors with organizations that host events Downtown.

riverfront



2 INTRODUCTION + BACKGROUND

INTRODUCTION + BACKGROUND

The Downtown Plan is a strategic and action-oriented plan to achieve the community's vision for Downtown over the next 10 years. Through the public process the community identified challenges and opportunities to address as priorities during the planning period. Challenges such as homelessness and concerns around public safety have increasingly become issues for the public. But the public recognizes the growing vitality of downtown, expressing enthusiasm about making Downtown more connected and walkable, enhancing arts and culture, strengthening community partnerships to manage the Downtown, in order to make Downtown an even more attractive place to live, work, and play.

Community input showed a perception that Downtown is as strong as it has ever been and much of that success is attributed to the last five years. Several big moves have brought positive changes: the redevelopment of the crown jewel of Riverfront Park, growing residential neighborhoods such as Kendall Yards, and a growing presence of higher education in the University District.

At the same time, the community is also aware of new challenges that have emerged and need to be addressed through focused and collaborative effort. It is this collaborative and community-based approach that must drive the implementation of the plan and stewardship of Downtown by the City and everyone with a stake in the future of Downtown. Spokane is poised to capitalize on the success of Downtown and address challenges over the next 10-years to ensure Downtown Spokane remains a powerful asset for the City and the region.

FIGURE 1: A redeveloped Riverfront Park is at the center of a greener, more active Downtown

HISTORY OF DEVELOPMENT

Sp'q'n'iʔ and the Spokane River

Before European settlement in the 19th Century, the Spokane Falls were the center of fishing and trade for the Spokane Tribe. Since time immemorial, the Spokane Tribe fished the Spokane Falls in the heart of what is today Downtown. The tribe would fish every year for 120 days from late May through September.

Each day, on average, they would harvest 1,000 fish with an average weight of 30 lbs. Some fish, known as the "June Hogs," weighed an astonishing 110 lbs each. Some of these fish were nearly 6 ft in length.

By the end of the summer, the tribe would have harvested approximately 120,000 fish, weighing in conservatively at 3.6 million pounds. The salmon were not only the tribe's main source of protein but they were also the foundation of the tribe's monetary system.

For thousands of years, people from all around would gather at the Spokane River to fish the falls. All were welcomed and all who helped with the harvest were given a generous bounty. All the fishing from the falls of the Spokane River were overseen by the Salmon Chief. The Salmon Chief ensured that not all the fish were taken and plenty were allowed to continue upstream for spawning, assuring a plentiful harvest for future generations.

Historians believe it became unsafe to drink water directly from the river after 1878 due to impacts from agriculture, mining, other industries, urban development, and receipt of untreated wastewater. Later, construction of hydroelectric dams, located downstream, stopped the salmon from returning to the Spokane River. As a result, to this day, there are no longer salmon in the Spokane River.

The Spokane Tribe are river people, to them the Spokane River is sacred and has been the heart of their sustenance. The tribe has a celebrated and ongoing relationship with the river.

That's why in 2003 the Spokane Tribe set in motion the actions to create the highest water quality standards in the country for the Spokane River. By applying for and receiving "treatment as a state," through the Environmental Protection Agency and the Clean Water Act, the tribe is helping to ensure these standards will continue to guide the future stewardship of this precious resource. The Spokane Indian reservation sits about 35 miles downstream from the city of Spokane; therefore, all water that comes downstream from the city has to be treated in order to meet these strict standards.

The tribe's commitment to a clean river and healthy ecosystem helps to ensure clean water for generations and an unparalleled quality of life that can only be found in the Inland Northwest.

- Jeff Ferguson, Artist & Spokane Tribal Member, 2019

Early Urban Growth

The first permanent settlement of Spokane Falls was founded by James N. Glover in 1873, and incorporated in 1881, the same year the Northern Pacific Railway reached Spokane. Spokane experienced its first boom in the 1880s. With its critical position on the Northern Pacific transcontinental railway, the city quickly established itself as the commercial center of north Idaho mines, and the Inland Empire. After the catastrophic Great Fire of 1889, Spokane was rebuilt with the grand brick and stone buildings its residents still take pride in today.

Spokane's population surged in the first decade of the 20th Century, from 36,848 in 1900 to 104,402 in 1910. A booming natural resource economy drove this growth, attracting thousands of workers employed in temporary, labor-intensive work such as mining, logging, railroad, and farm work across the region. Like other large Northwest cities, seasonal lodging and businesses catering to single men working in these industries became concentrated in Spokane on the northern and eastern fringes of the Downtown Core, near railroad depots, rail yards, and other employment opportunities. By 1910 the East End included 97 saloons, 61 lodging houses, 50 clothing stores, 31 employment agencies, 31 barber shops, and five steam baths. At the heart of this bustling district, Spokane's "Chinatown" developed in a three-block area, with Chinese and Japanese residents and small businesses concentrated along a series of alleys and courtyards between Main Avenue and Front Avenue, later called Trent Avenue and now Spokane Falls Boulevard.

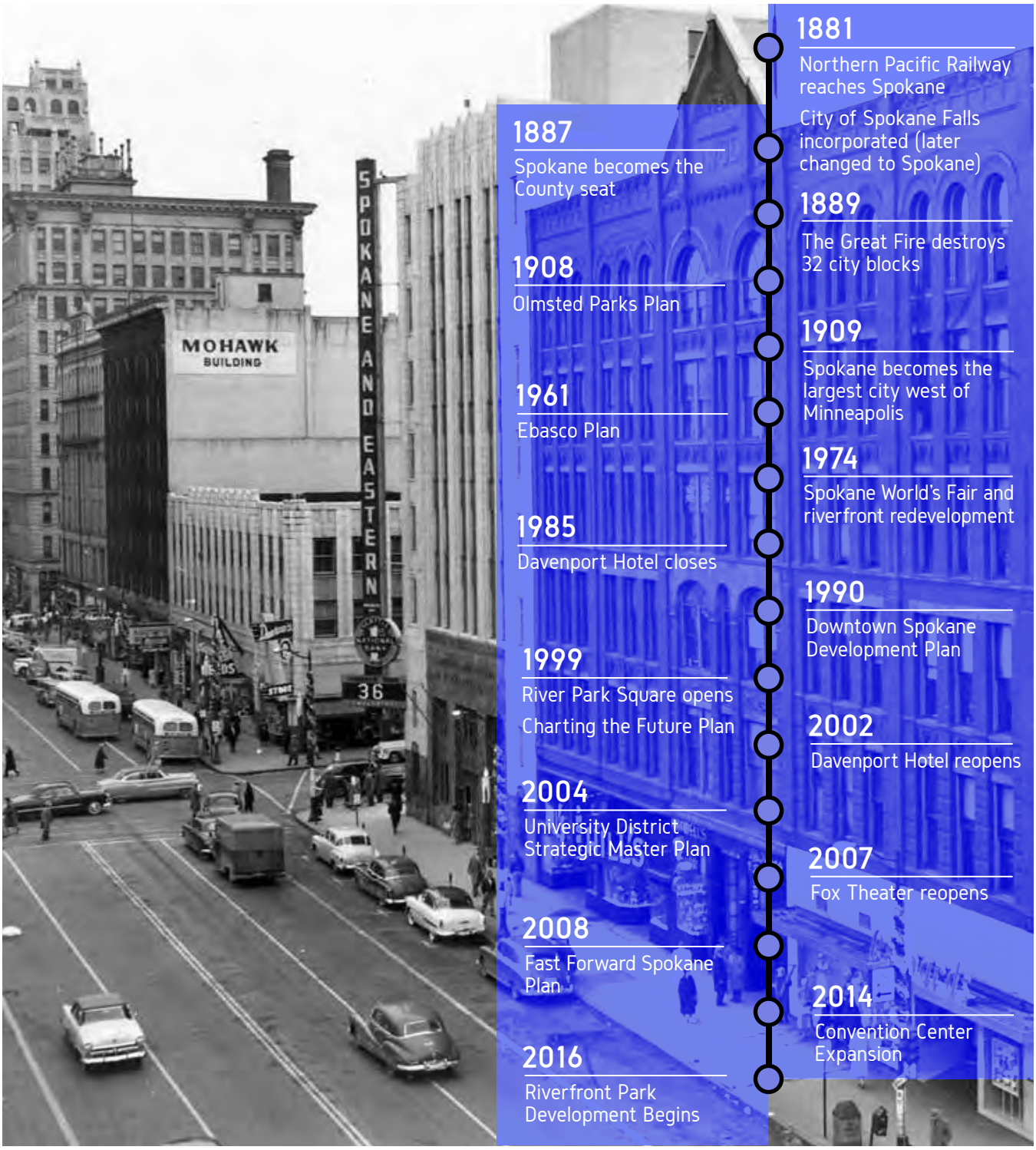
Olmsted Report

In 1906, the Spokane Parks Board hired the nationally-renowned Olmsted Brothers, who had just finished park system plans for Portland and Seattle. In Spokane, the Parks Board oversaw a ten-fold increase in the city's park land, including the Olmsteds' plans for Liberty Park, Cannon Hill Park, and a redesigned Manito Park. The Olmsteds were disappointed at the failure of the young city to capitalize on one key park site in Spokane, its natural state lost to a corridor of rail lines and industrial development stretching several miles along the river:

"Nothing is so firmly impressed on the mind of the visitor to Spokane, as regards to appearance, as the great gorge into which the river falls near the center of the city."

Postwar Changes

Downtown continued to flourish as a commercial and cultural center for the region through the Great Depression and World War II while growth in the Spokane region slowed considerably. However, local leaders of the 1950s saw troubling signs that Downtown's commercial activity was following new housing development outward to new suburban areas springing up at the city's periphery; downtown's share of retail sales within the trade area fell from 55% in 1948 to 40% in 1960. Meanwhile, areas such as the East End bore the signs of decades of wear and tear, crowded living conditions, and changing economic patterns. Depletion of local resources and mechanization reduced the labor force of industries like logging and mining that had once filled the residential, retail, and entertainment spaces of the East End over winters.



1881
Northern Pacific Railway reaches Spokane

City of Spokane Falls incorporated (later changed to Spokane)

1887
Spokane becomes the County seat

1889
The Great Fire destroys 32 city blocks

1908
Olmsted Parks Plan

1909
Spokane becomes the largest city west of Minneapolis

1961
Ebasco Plan

1974
Spokane World's Fair and riverfront redevelopment

1985
Davenport Hotel closes

1990
Downtown Spokane Development Plan

1999
River Park Square opens

Charting the Future Plan

2002
Davenport Hotel reopens

2004
University District Strategic Master Plan

2007
Fox Theater reopens

2008
Fast Forward Spokane Plan

2014
Convention Center Expansion

2016
Riverfront Park Development Begins

FIGURE 2: Instrumental to Spokane's early growth, several railroads built facilities along (and over) the Spokane River in the early years of the twentieth century. In the 1960s, several sets of elevated tracks obscured views of the falls, and access to the river.

Source: Washington State Archives

Ebasco Plan

In 1959, a group of downtown business leaders called Spokane Unlimited hired Ebasco Services, Inc., a New York-based consulting firm, to prepare a plan for "major corrective surgery" on the heart of the city. Completed in 1961, the Ebasco Report for Downtown Spokane featured variations on the recommendations found in many of the 700 downtown plans adopted by American cities facing similar circumstances during the 1950s, inspired by elements of shopping malls that had recently begun to open in the suburbs.

Downtown Spokane realized part of this plan by establishing an "inner loop system" of one-way streets defining the core area's perimeter to improve vehicular movement. Some of the plan's other proposals (closing a downtown street to cars, developing a skywalk system, creating a centralized parking garage) were adopted many years later, and not to the extent envisioned by Ebasco. The centerpiece project in the Ebasco Report was a new Civic Center, which would have cleared the East End and created a modernist campus of "superblocks" harboring federal, state, county, and city governmental buildings, using federal urban renewal dollars. However, voters rejected funding for the Civic Center proposal twice, and Downtown leaders went back to the drawing board.

Expo '74 and Riverfront Park

Spokane Unlimited then hired a planner from California named King Cole to revive the effort to implement the Downtown revitalization program. Cole discovered that plans for a park on Havermale Island and both banks of the Spokane River held a special importance for those both inside and outside of Downtown. A dedicated group of planners and civic, business, and political leaders joined Cole in spending the next decade advocating for a transformative project along the Downtown riverfront.

These efforts ultimately led Spokane in 1974 to become the smallest city at the time to host a World's Fair, Expo'74, which was attended by more than 5.1 million visitors. In less than a decade following the failed ballot initiatives in the East End, the tangle of tracks and trestles along the river was transformed into a world's fairgrounds, celebrating humankind's newfound appreciation for the natural environment. The result was an enormous success for the city with a residual 100-acre park and convention center site remaining at the fairgrounds, reclaiming access to Downtown's waterfront marveled by the Olmsted Brothers, and resembling the vision for riverfront parks and cultural uses proposed in the Ebasco Report.

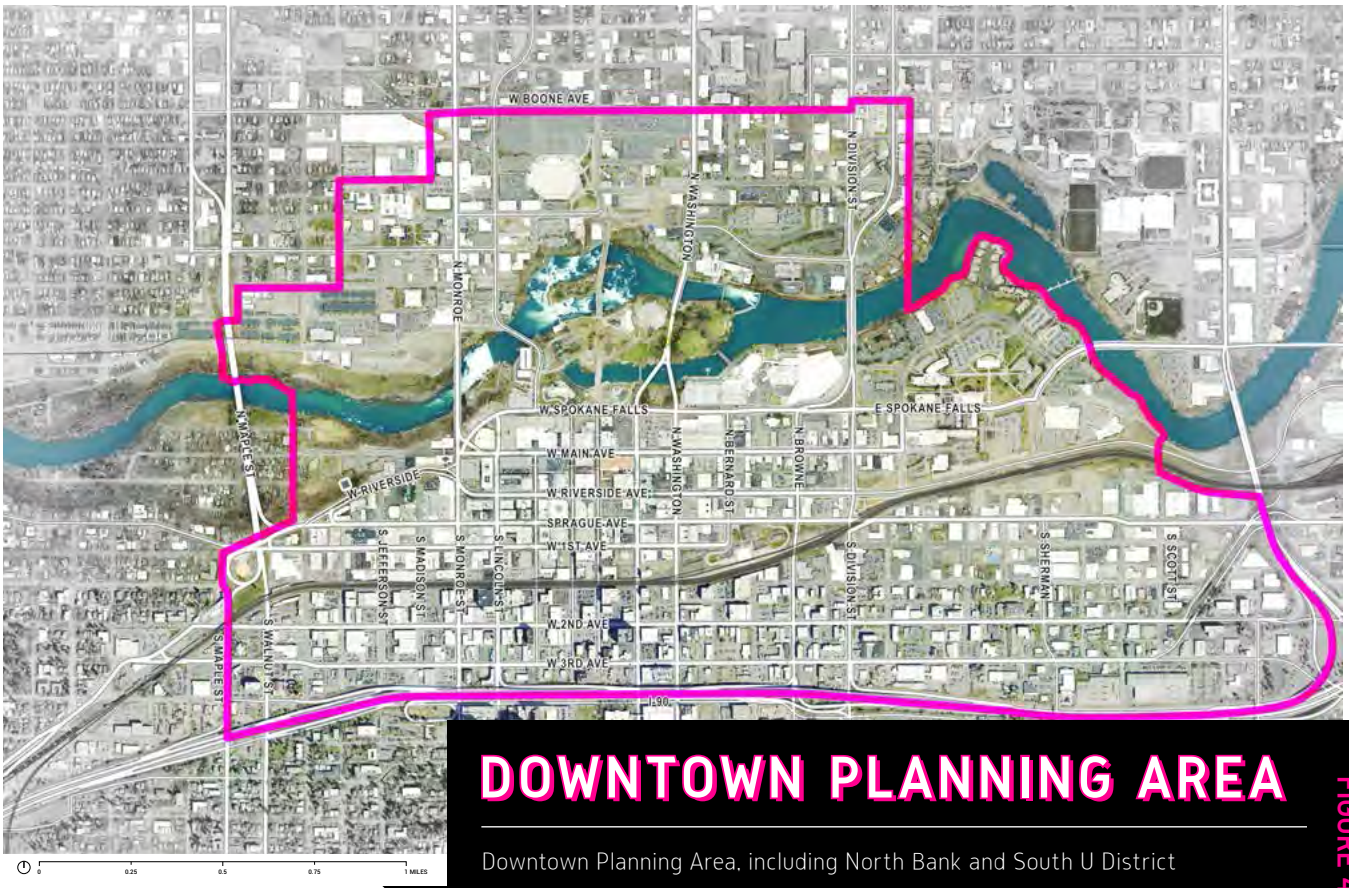
Potential for Growth

Reflecting extensive citizen involvement, the local decision to pivot away from federal urban renewal funds, and toward state and federal sponsorships of the World's Fair, was responsible for Downtown revitalization in the long run. Transformation of Spokane's rail yards continued east of Riverfront Park with the Health Sciences university campus (formerly Riverpoint) beginning in the 1990s, and to the park's west, the Kendall Yards mixed residential, commercial, and office development, beginning in the 2000s. Today, both developments are substantially, but only partly, built out.

While revitalization occurring since the Ebasco Plan allowed some historic structures to be saved, many original buildings fell victim to a variety of factors, including a decline in railroad- based industry, difficulty adapting to safety codes and amenities featured in newer buildings, and speculation fueled by Expo '74. Several surface parking lots remain near Riverfront Park, in the East End, and elsewhere Downtown, on sites that formerly housed thousands of residents in single room occupancy and apartment dwellings, with street-level shops serving Downtown residents and visitors from far away; these sites represent potential for that vibrancy to return.

- The History of Development section contains text adapted from an Eastern Washington University research project by Christopher Green. He is now a planner with the City of Spokane.

FIGURE 3: Along the Spokane River, extensive railroad infrastructure and related activities later evolved into the Convention Center and Riverfront Park. Nearby in the Downtown Core and East End, buildings were removed on nearly every block over time. The parking lots that remain harbor potential for additional development.



DOWNTOWN PLANNING AREA FIGURE 4

Downtown Planning Area, including North Bank and South U District

Source: City of Spokane, Downtown Spokane Partnership, 2020

ACCOMPLISHMENTS IN THE PAST 10 YEARS

Related Planning Documents

In the course of developing this Downtown Plan, the team gave careful consideration to the City's prior and ongoing planning efforts Downtown. One of the chief purposes of the Downtown Plan is to bring these projects together so that their work is aligned and integrated.

- ❑ Spokane Municipal Code
- ❑ 2019 Downtown Parking Study
- ❑ 2010 Downtown Design Guidelines
- ❑ 2019 Browne's Addition Historic Guidelines
- ❑ 2020-2025 Strategic Plan to Prevent and End Homelessness
- ❑ 2014 Riverfront Park Master Plan
- ❑ 2014 Washington State University Health Sciences Master Plan Update
- ❑ 2015 Division Street Gateway Study
- ❑ 2017 Shaping Spokane Comprehensive Plan Periodic Update
- ❑ 2017 Main Avenue Visioning Study
- ❑ North Bank Subarea Plan, Ongoing
- ❑ 2020 South University District Subarea Plan
- ❑ 2016 Market Factors in Urban Growth Area Planning Analysis
- ❑ 2016 STA Moving Forward Plan and Central City Line Design and Planning

Public Projects

After the adoption of the 2008 Plan, the City built several public projects in addition to the opportunity sites summarized later in this section. In 2013, the City adopted Architectural Guidelines and kit of parts to improve entrances into Downtown from I-90. To date, three gateway entrance improvements have been completed (Division in 2015, Lincoln in 2017, and Phase 1 of Maple in 2019). Major combined sewer overflow facilities including tanks and other infrastructure were installed between 2016 and 2019. The CSO tanks at 1st Avenue and Adams Street and adjacent to the Downtown library are each capped with public plazas.

In the University District, the WSU Health Sciences campus continued expansion and the City extended Martin Luther King Blvd to the east, connecting in 2018 with Erie Street and Trent Avenue. The City also reconstructed a portion of Sprague Ave east of Division. The completion of the University District Gateway bicycle and pedestrian bridge stimulated development near its south landing, including the 2020 construction of Avista's Catalyst and Hub Buildings, and the Sherman Street pedestrian plaza.

Other notable street projects included new bike lanes for Main and Spokane Falls Blvd, reconstruction of Lincoln and Monroe Streets, and a pilot for lane reconfiguration on Main Ave to support additional parking along high-quality retail blocks. The City joined regional partners in developing the Wayfinding Project in 2016. This project described different levels of wayfinding signs for pedestrians and vehicles. The City continues to work toward implementation of the project with community partners.

Downtown Spokane Partnership recently founded the Downtown Spokane Community Investment Group (DCIG), a Community Development Corporation (CDC) that can partner with the City on public projects. The DCIG can access public bond market funding for projects that will eventually be under public ownership.

Policies, Regulations

In 2010, in response to the 2008 Plan, the city revised Downtown zoning design standards, reorganized zones, and introduced a new requirement within a portion of central Downtown for commercial parking to be located within a parking structure. The City separately and simultaneously adopted Downtown Design Guidelines, character area considerations, and reorganized the design review process and Design Review Board in 2010. These new guidelines drew heavily on the City of Seattle's Downtown Design Guidelines and did not include prior design guidelines for several types of projects, such as skywalks, bridges, and some types of public projects. The City of Spokane is currently working with a consultant to address those omissions.

Amendments to historic preservation regulations in 2018 expanded the review of demolitions by the Historic Landmarks Commission.

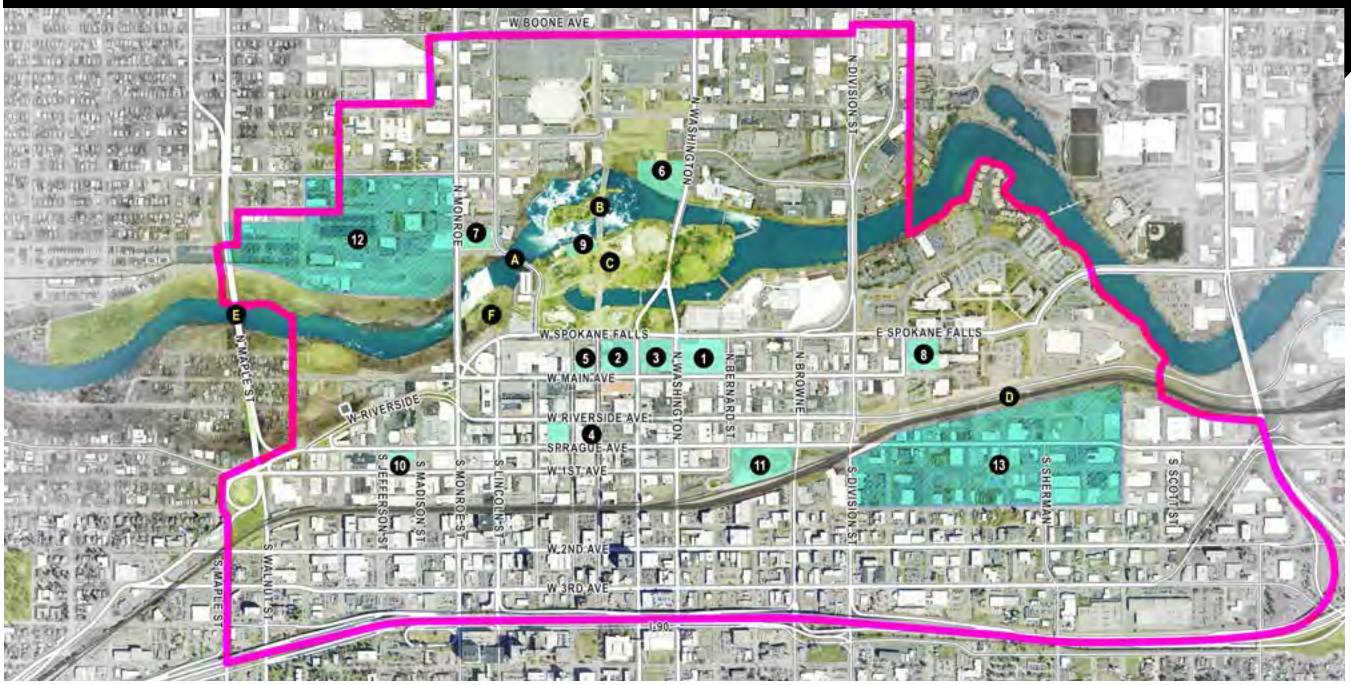
Opportunity Sites

The 2008 Downtown Plan highlighted thirteen private opportunity sites and six public opportunity sites where development or public improvements could catalyze reinvestment in Downtown. Redevelopment is complete or is underway at seven of the thirteen private opportunity sites, and projects in five out of six of the public opportunity sites have been completed or are underway. The location and status of each of these sites in shown in Figure 3 on the following page.

2008 OPPORTUNITY SITES

FIGURE 5

Public and private opportunity sites described in the 2008 Downtown Plan Source: City of Spokane, DSP, 2020



PRIVATE OPPORTUNITY SITE PRIVATE OPPORTUNITY ZONE

PRIVATE OPPORTUNITY SITES + ZONES

1	**Convention Center Expansion**	Completed 2014: 91,000 SF expansion, new connected hotel and garage
2	**Major Downtown Site A**	Awaiting redevelopment, adjacent Bennett Block renovated in 2014
3	**Major Downtown Site B**	Not redeveloped
4	**STA Plaza**	Completed 2017: redesign with focus on street level activity
5	**Macy's Building Site**	Completed 2018: 60,00 SF retail and 114 apartments
6	**New Mobius Site**	Redevelopment underway as part of North Bank Playground
7	**Bridge St Site (Summit Pkwy)**	Incomplete: CSO constructed with nonresidential development potential
8	**Pine St Development Site**	Not redeveloped, in use by University
9	**YMCA Site**	Converted to a conservation area within Riverfront Park
10	**Old Greyhound Station**	Not redeveloped
11	**Intermodal Center**	Not redeveloped
12	**Kendall Yards**	Redevelopment underway, with initial phases complete
13	**South U District**	Subarea planning completed 2020

PUBLIC OPPORTUNITY SITES

A	**Post St Bridge**	Anticipated 2021 completion
B	**Howard St Bridge**	South span replaced, middle span restored for pedestrian use
C	**Riverfront Park**	Anticipated 2021 completion
D	**Gateway Bridge**	Completed 2018
E	**Maple St Bridge Ped/Bike Addition**	Not implemented
F	**Spokane Falls Park**	Completed 2014: Huntington Park and Tribal Gathering Place

PUBLIC SAFETY

In 2020, the Spokane Police Department reestablished its Downtown Precinct in the core. As it continues to add police officers following passage of a citywide public safety levy in 2019, the Precinct builds on foundational, neighborhood-based operations, an overall decreasing crime trend, and existing partnerships including collaborative outreach between agencies in the immediate vicinity.

The new highly visible Precinct location in the heart of Downtown positions police and partner organizations to enable increased community policing practices appropriate to improve the neighborhood's safety, such as police and ambassador patrols throughout Downtown on foot, bicycle, and other multimodal options, and engaging with and developing trusted relationships among the community to improve actual and perceived safety.

The Spokane Police Department continues these community policing efforts, meets regularly with Downtown Spokane Partnership staff to discuss policing strategies Downtown, and participates on Downtown's Business Improvement District board. These cooperative efforts, combined with many other community resources and the vision and goals in the Plan Framework of this document, contribute to a clean and safe Downtown for all of Spokane's residents and visitors to enjoy.

HUMAN SERVICES

Downtown Spokane serves as a central location for many support services for homeless individuals and families in the city and surrounding area. In recent years, the City of Spokane and Spokane County have led a regional approach to end homelessness, providing services and solutions for those experiencing homelessness. This new approach acknowledges that connecting individuals with services in their own communities leads to better outcomes, and increased stability than sending individuals to other locations they are not familiar with to access services.

According to the 2019 annual Point-in-Time Count of people experiencing homelessness, required by the U.S. Department of Housing and Urban Development and the State of Washington Homelessness Housing and Assistance Act, there are approximately 1,309 homeless individuals which make up 1,070 homeless households in Spokane County. This was up from 1,245 homeless individuals counted in January 2018. The Point-in-Time Count has been conducted for 12 years. The boundaries of the study expanded to include all of Spokane County in 2018, making it problematic to compare numbers in previous years. The Count can be accessed at the City's website here or obtained at the City of Spokane, 808 W. Spokane Falls Blvd., Spokane, WA.

The City of Spokane is working to address homelessness through a combination of programs aimed at providing sustainable solutions to support people on a path to permanent housing, including programs that assist with substance abuse, mental health and improved job skills and training. The Spokane City and County Continuum of Care Board, a regional decision-making body adopted a 5-Year Strategic Plan to Prevent and End Homelessness for 2020-2025.

The 5-Year Plan outlines a range of strategies to reduce homelessness and extend support to those living unsheltered in Spokane County including emergency shelters, transitional housing, rapid rehousing and permanent supportive housing. Ongoing efforts in the County to centralize resources, address quality of life issues stemming from homelessness, and prevent at-risk families from falling into homelessness were pioneered by the City of Spokane in the past decade. Current efforts include:

- The Spokane Resource Center, a HUD EnVision Center launched in 2019 to provide wrap-around support to help people achieve economic security.
- Community Court, a Downtown intervention, is designed to address quality-of-life offenses with a therapeutic judicial alternative with support services. Individuals participating in the program have lower rates of recidivism than those who went through the traditional judicial system.
- Increased use of "By-Name Lists" to evaluate, by priority population, (e.g. veterans, youth, families, etc.), the number of people actively experiencing homeless, the rate at which people become homeless, and the rate at which people experiencing homelessness are housed. This method is currently utilized for veterans, a group for which City efforts have had great success in reducing homelessness, and proposed for youth, which the City has a goal of functional zero homelessness by 2022.

The City's Comprehensive Plan calls for regional sharing of services and housing solutions, while encouraging support and coordination among the partners involved to make that happen. It provides for dispersion of facilities and services across the city (Chapter 6, Section 6.2, Values; and Chapter 10, Policy SH 2.2 Special Needs Temporary Housing). The Comprehensive Plan also emphasizes a need for cooperation between public and private agencies to avoid duplication of services in developing a regionally equitable service delivery system (Chapter 10, Policy SH 5.1 Coordination of Human Services).

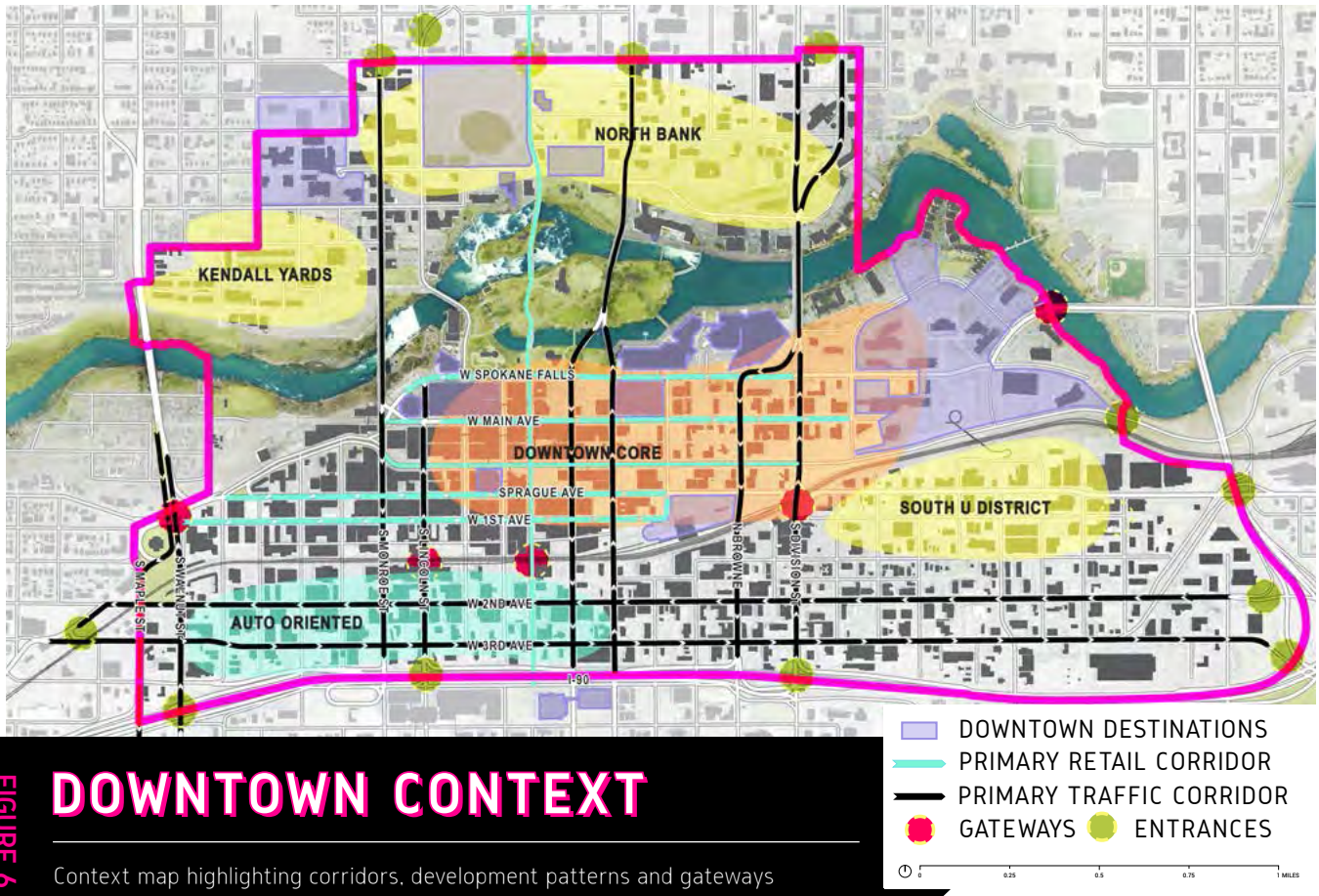


FIGURE 6

DOWNTOWN CONTEXT

Context map highlighting corridors, development patterns and gateways

Source: Framework, City of Spokane, Downtown Spokane Partnership, 2020

EXISTING CONDITIONS + TRENDS

Downtown Spokane's population is fairly small compared to the City's population overall and has not experienced the rapid downtown growth of similar peer cities in the U.S. Downtown has, however, seen some residential growth since the 2008 Plan, with a population increase of 4% between 2010 and 2018. By comparison, Spokane overall grew by nearly 6% and the County by almost 13% during the same period. As of 2018, Downtown Spokane's estimated employee population was 50,498, putting employment density Downtown at 4,675 per square mile. Over 41% of Spokane County residents, or 209,527 people, live within 5 miles of Downtown.

Employment and population growth in the Inland Northwest in recent years has outperformed the U.S. as a whole. In 2018, employment in the Spokane Kootenai Metro Area grew at 2% compared to 1.6% nationally, with the strongest growth in construction, manufacturing, healthcare, leisure and hospitality and professional services. While the office market in Downtown Spokane has been fairly active, vacancy rates for office space in the Central Business District (16.4%) have grown slightly higher than those in suburbs and outlying areas (15.6%). This may point to new opportunities to build upon the recent success in Downtown to enhance business attraction and retention.

Findings

The following are the key findings from the Existing Conditions Report in Appendix A.

- Downtown has achieved measurable success: Significant public and private investment has helped reinvigorate Downtown.
- Many streets in Downtown are auto dominated and oversized for vehicle capacity: Opportunities exist to energize streets by expanding space for pedestrians, cyclists, and other forms of micro-mobility.
- Community members desire continued progress on two significant issues facing Downtown: providing services and solutions for those experiencing homelessness, followed by improved public safety. People consistently expressed concern for public safety. Even so, police statistics show that crime decreased Downtown in 2019. Annual point-in-time counts of homeless people suggest increasing numbers for certain populations, but that is likely due to an expanded geographic area for counts starting in 2017.
- Activity centers are disconnected: While areas of Downtown have successful concentrations of activity, they are disconnected both physically and visually from the core of Downtown. Enhancing connections through street and mobility improvements, wayfinding, and infill development will help connect the City and the many amenities in Downtown.
- The parking system lacks cohesion and provides a poor user experience: A substantial effort is underway to improve parking Downtown through improved on-street management, technology, shared parking, and branding and wayfinding to better manage existing parking resources.
- Riverfront Park improvements can be a catalyst: The $65 million invested in the redevelopment of Riverfront Park will impact the future of Downtown, providing additional opportunities to catalyze future development efforts. The new energy from investment in Riverfront Park can extend throughout Downtown, with the Park as the heart of Downtown rather than its edge.
- Entries and connections into Downtown should feel safe, welcoming, and distinct: Major streets that are entrances to and exits from Downtown merit improvements as city-defining gateways. Other natural gateways like undercrossings can help offer a better experience and image of Downtown.

PLANNING PROCESS 3

PLANNING PROCESS

KEY THEMES

Several common themes emerged from stakeholder and public input gathered throughout the planning and engagement process.

1. There is strong support to improve streets, alleys, and public spaces.
2. Parking is inconsistent, with too many surface lots, and a lack of well-designed and managed employee parking Downtown.
3. Homelessness and public safety are pressing concerns from the public. There are divergent opinions about how to effectively address homelessness through centralized or decentralized services.
4. Greater access to viable alternatives to driving Downtown.
5. There is support for preserving vehicle access on major routes into and out of Downtown.

PUBLIC MEETINGS

DSP, City Staff and the consultant team hosted two public workshops over the course of the plan update. The first workshop on the evening of October 22, 2019 focused primarily on existing conditions Downtown, peer cities, and best practices. The second workshop on the evening of February 5, 2020 addressed the draft goals and strategies developed early in the process.

Public Workshop #1

The first public workshop at the Pavilion in Riverfront Park ran for over two hours and drew some fifty-five attendees. Community members were invited to comment on preliminary findings and existing conditions and map opportunities and challenges related to buildings, streets and public spaces, and public safety. The consultant team briefly presented an existing conditions analysis and opened the floor to feedback with live polling and a moderated question-and-answer session.

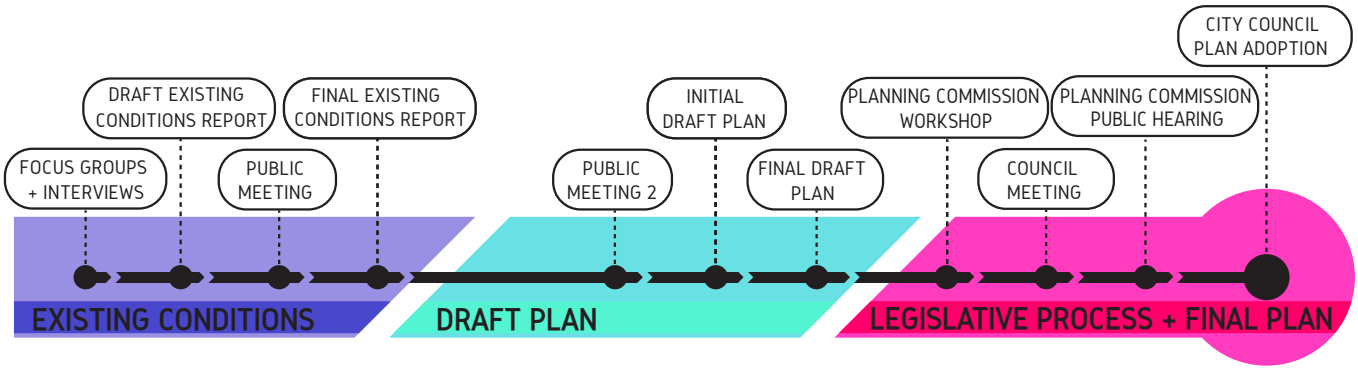
Comments from the public were largely supportive of broad ideas for the future of Downtown listed below.

- ❑ Creating a safe and well-maintained network of bike routes
- ❑ Improving the experience of people walking through better maintenance and strengthening walkable connections Downtown
- ❑ Improving and co-locating homeless services
- ❑ Creating new smaller-scale public spaces and activating existing public spaces
- ❑ Preserving historic buildings Downtown
- ❑ Supporting activities and investment in Riverfront Park
- ❑ Improving access to and use of transit and making modes other than driving more viable

Public Workshop #2

The second public workshop at the Wonder Spokane, located on Post Street on the North Bank, brought out eighty-four participants. The planning team presented the goals and strategies they developed to serve as the framework for the plan update in an open house format. Participants could mark boards to indicate whether they liked or disliked specific strategies and offer detailed comments on specific strategies and locations Downtown. In all, public input was largely positive, and there was clear consensus around the following:

- ❑ Improving multi-modal access with new pedestrian and bike friendly connections
- ❑ Encouraging new residential development and enhancing residential amenities downtown
- ❑ Potential development of a cultural and historical trail



SUMMARY OF COMMENTS FROM WORKSHOP #1

A network of safe, protected bike facilities

A safe and vibrant family destination with new attractions

Wayfinding and signage particularly for pedestrian and transit routes

Improved homeless services with public hygiene facilities

Better regional rail access with more convenient departure times

More green and open space with wildlife habitat

No surface parking lots

Alleys with year-round activation

Affordable housing and equitable development

Fewer cars downtown

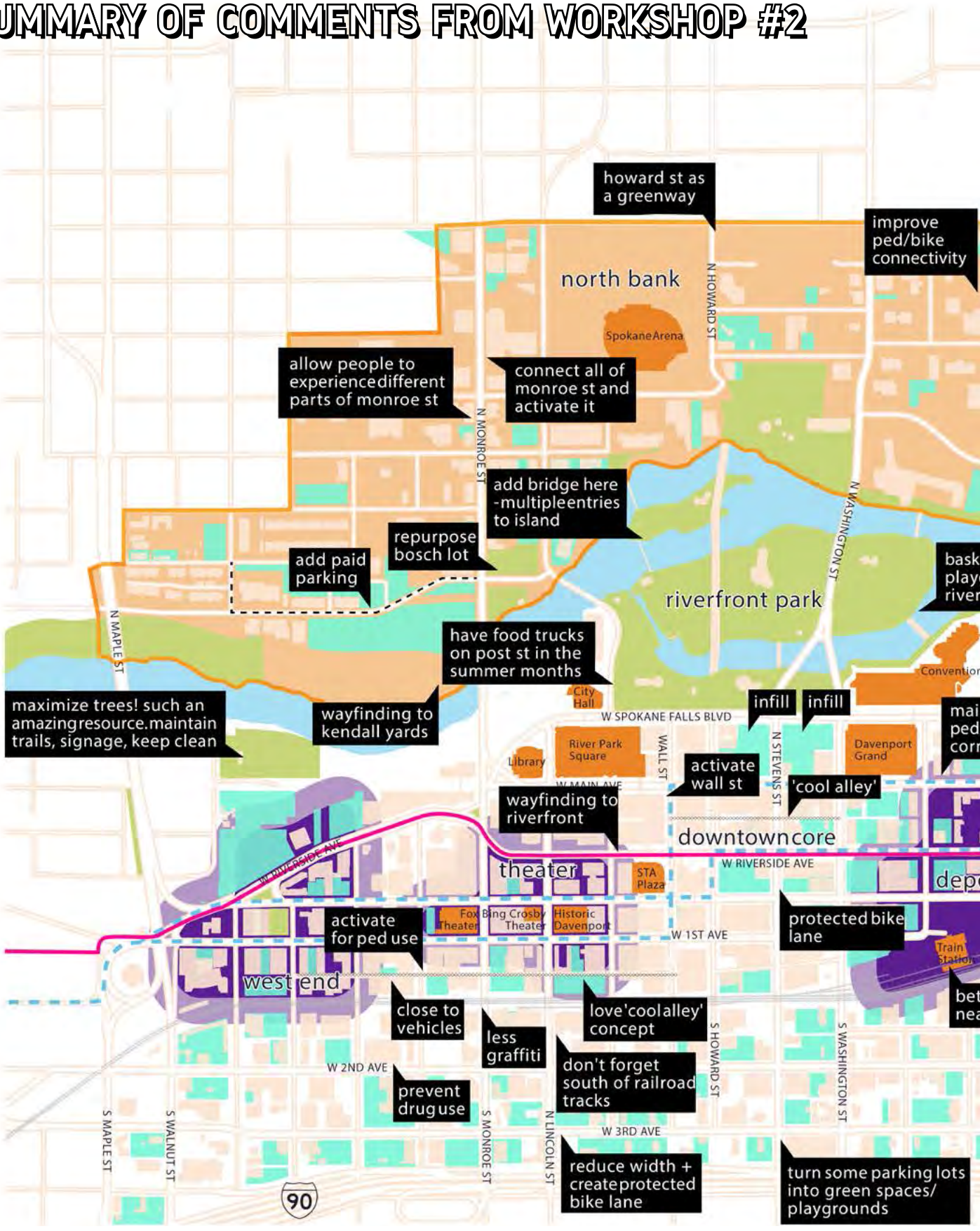
Dense, mixed use development

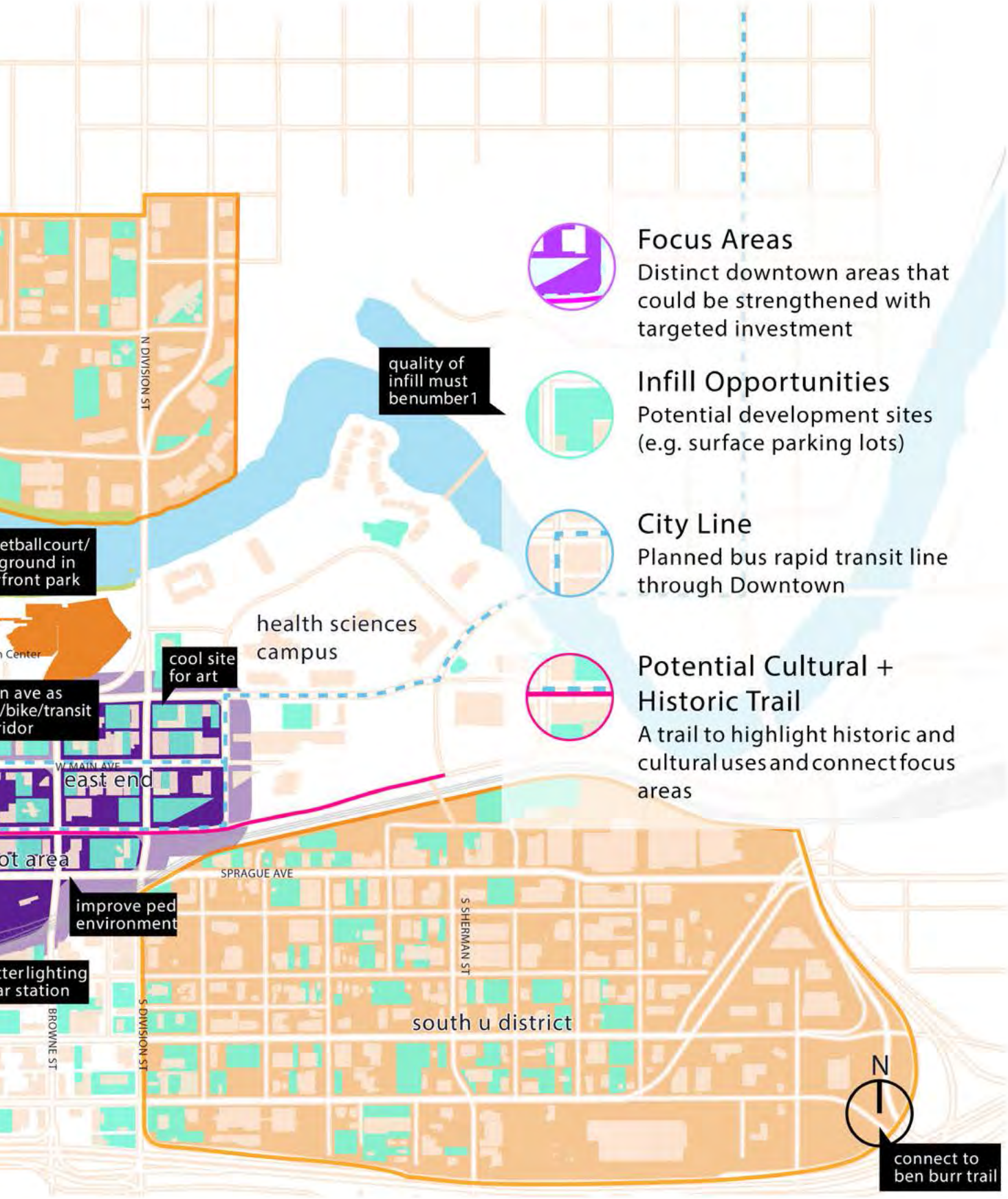
Better sidewalks, and a safer, more comfortable pedestrian realm

More conveniently located grocery stores Downtown

Improved transit service and infrastructure

SUMMARY OF COMMENTS FROM WORKSHOP #2




Focus Areas
Distinct downtown areas that could be strengthened with targeted investment
Infill Opportunities
Potential development sites (e.g. surface parking lots)
City Line
Planned bus rapid transit line through Downtown
Potential Cultural + Historic Trail
A trail to highlight historic and cultural uses and connect focus areas
quality of infill must benumber1
health sciences campus
cool site for art
east end
improve ped environment
south u district
connect to ben burr trail
N DIVISION ST
W MAIN AVE
SPRAGUE AVE
S SHERMAN ST
S DIVISION ST
BROWNE ST
N

SURVEYS

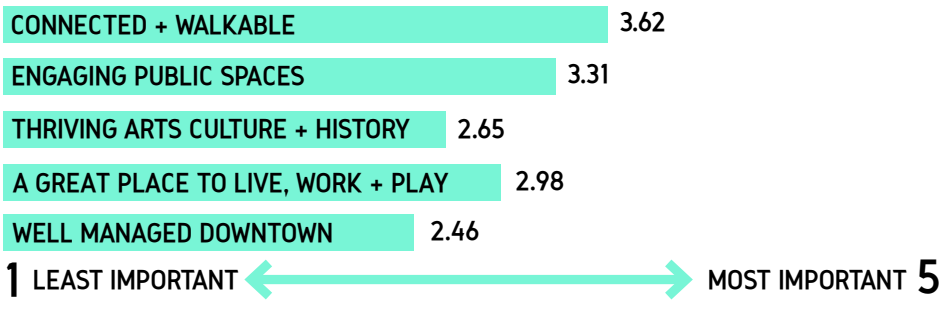
Through two separate surveys, the Downtown Plan team engaged stakeholders between public meetings and gathered input on priorities for the plan. The first survey focused on existing conditions, challenges, and assets. Participants were invited to submit peer cities and images for Downtown Spokane. The second survey covered the framework, goals, and strategies that form the basis of this Plan.

Among the 590 responses to the first survey, from October 14 to November 4, 2019, there was broad agreement on Downtown's greatest assets and challenges, for each of which participants could select up to 3 responses. The Spokane River and Falls (83.2%) and Riverfront Park (74%) are widely considered to be Downtown Spokane's greatest assets, while Downtown's greatest challenges according to respondents were homelessness (66.3%) followed by public safety (57.1%). Common peer cities respondents listed were Portland, Boise, Denver and Austin.

The second survey from January 14 to February 17, 2020, with 647 responses, was accompanied by a rough plan framework and a reference map of Downtown Spokane showing landmarks, major projects, and focus areas to be incorporated into the plan. Participants ranked the five goals in the Plan Framework section of this document from most to least important, with the most important goals being a connected and walkable downtown, followed by welcoming and engaging public spaces. Average rankings for each goal are shown in the graphic below. Responses were generally favorable to the goals identified by the Downtown Plan team, 62% rating them a 4 or 5 out of 5.

DOWNTOWN'S GREATEST ASSETS	RESPONSE RATE
Spokane River + Falls	83.2%
Riverfront Park	74%
Walkability	45.3%
Shopping + Dining	38.2%
History	32.6%
Buildings	32.2%
Things to Do	23.3%
Character	18.5%
Easy Transportation Access	11.9%

PRIORITIES FOR THE DOWNTOWN PLAN	RESPONSE RATE
Homelessness	66.3%
Public Safety	57.1%
Streetscapes, Parks + Public Spaces	48.1%
Transportation + Mobility	33.2%
Housing	29.0%
More To Do	27.3%
Quality of Life for Residents	21.2%
Employment	11.9%



FOCUS GROUPS

Two focus groups were held in Downtown on September 23rd and 24th, 2019, with a mix of Downtown stakeholders. The first focus group covered parking, transportation, and public safety. The emphasis of the second group was on economic development, urban design, and the Downtown experience. The stakeholder interviews and focus groups were opportunities for targeted engagement with representatives of specific groups such as Downtown residents, business owners, developers, and community groups. The perceptions expressed in these sessions were not necessarily reflective of the community in its entirety.

Input at each of these events revolved around several key themes, summarized below:

- ❑ The redeveloped Riverfront Park is a tremendous asset that is shifting the center of gravity of Downtown;
- ❑ Spokane is great at planning and hosting successful major events that should be leveraged to bring more people Downtown;
- ❑ Homelessness and public safety are the biggest challenges facing Downtown;
- ❑ Parking is inconsistent, with too many surface lots, and a lack of employee parking Downtown;
- ❑ There is a need for more housing, and more diverse housing options Downtown;
- ❑ The pedestrian and retail experience Downtown are fragmented with voids between active uses, and lively areas; and
- ❑ Maintenance and activation are critical to the success of Downtown's parks and public spaces.

STEERING COMMITTEE

The City, DSP and the consultant team held three steering committee meetings between January 8 and February 28, 2020. Members of the steering committee represented various City boards, local agencies, and organizations, including:

- ❑ Business and property owners
- ❑ Hospitality Association
- ❑ Developers/Builders
- ❑ Spokane City Council
- ❑ Residents and employees
- ❑ Plan Commission
- ❑ Arts Organizations
- ❑ Downtown Spokane Partnership
- ❑ Visit Spokane
- ❑ Avista Utilities
- ❑ Spokane Public Facilities District
- ❑ University District
- ❑ Washington State Department of Transportation

Common themes for improving Downtown Spokane from the stakeholder meetings included:

- ❑ Better connections to and from surrounding neighborhoods and different districts across downtown
- ❑ A broader range of prices and sizes for housing development
- ❑ Encouraging street vibrancy and economic development with more uses and activities in public areas at different times of the day
- ❑ Implementation of strategies that will make streets more navigable for visitors and walkable for everyone
- ❑ Demand and supply approaches to reduce the prevalence of surface parking lots

PLAN FRAMEWORK 4

PLAN FRAMEWORK

INTRODUCTION

This plan framework outlines a series of overarching goals to guide Downtown Spokane in its continued growth and revitalization. It reflects current conditions, opportunities, and public input received during the project building upon Downtown's successes over the past decade. The framework sets forth strategies to achieve that vision for Downtown, putting community goals first. A detailed discussion of these strategies in the following section integrates them into a set of physical, regulatory and programmatic improvements that will help build a more welcoming, better connected, livelier, and culturally rich Downtown.

VISION

Downtown Spokane is the cultural and economic heart of the Inland Northwest, drawing people from the region, the nation, and around the world. Centered on the Spokane River, the spectacular falls, and the signature Riverfront Park, the urban fabric is walkable and full of interest and distinctive character. Downtown feels safe, comfortable, and welcoming for people of all communities and backgrounds. The history of Spokane shines through in its irreplaceable architecture and the stories of railroads and industry. Downtown Spokane continues to draw new residents and businesses with opportunities for education, recreation and cultural activities. As everyone's neighborhood, Downtown Spokane is a great source of pride and is poised to capture the opportunities of the future.

GOALS

A CONNECTED + WALKABLE DOWNTOWN

- **CW1** Energize streets and Alleys Downtown as active pedestrian- and bike-friendly connections
- **CW2** Capitalize on the City Line and support the transit network with coordinated investments that improve access to transit
- **CW3** Reduce impacts from surface parking
- **CW4** Implement a wayfinding program for Downtown

THRIVING ARTS, CULTURE + HISTORIC PLACES

- **ACH1** Highlight Downtown's history to build awareness of local culture and support the arts
- **ACH2** Bring arts and culture into the public realm Downtown and develop an Arts Plan to support arts and cultural uses with a focus on Downtown
- **ACH3** Create space for art-focused and culturally-oriented small business and organizations, targeting those that cannot afford to locate Downtown

A GREAT PLACE TO LIVE, WORK + PLAY

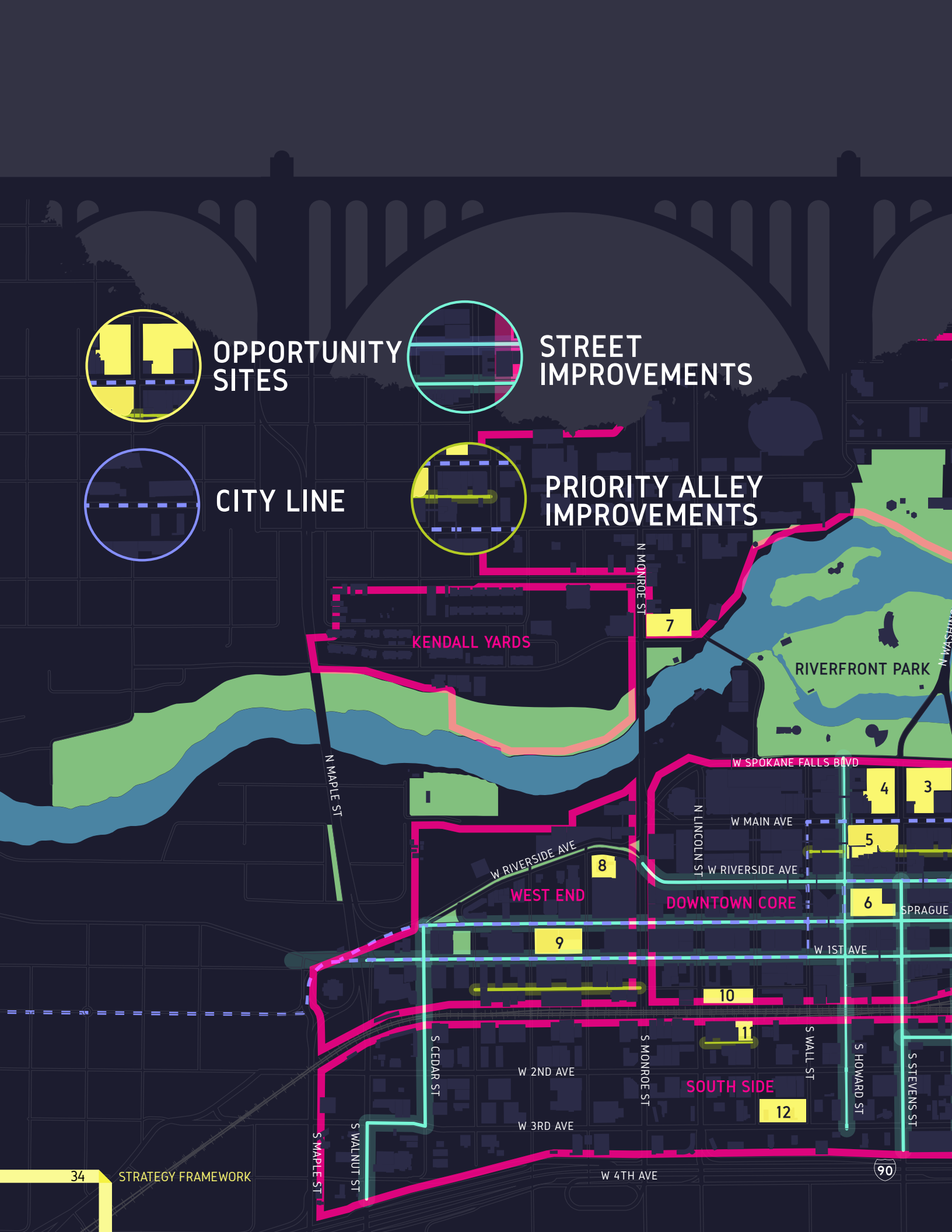
- **LWP1** Encourage residential and mixed-use development with a variety in housing types and sizes that are affordable to a range of income levels
- **LWP2** Enhance residential amenities like public spaces, services, and cultural uses Downtown
- **LWP3** Apply zoning changes and other tools to sustain and enhance mixed-use development with active street-level uses
- **LWP4** Improve transit access, commute options and parking management for Downtown residents and employees
- **LWP5** Support environmentally sustainable growth Downtown and responsible stewardship of the Spokane River and Falls

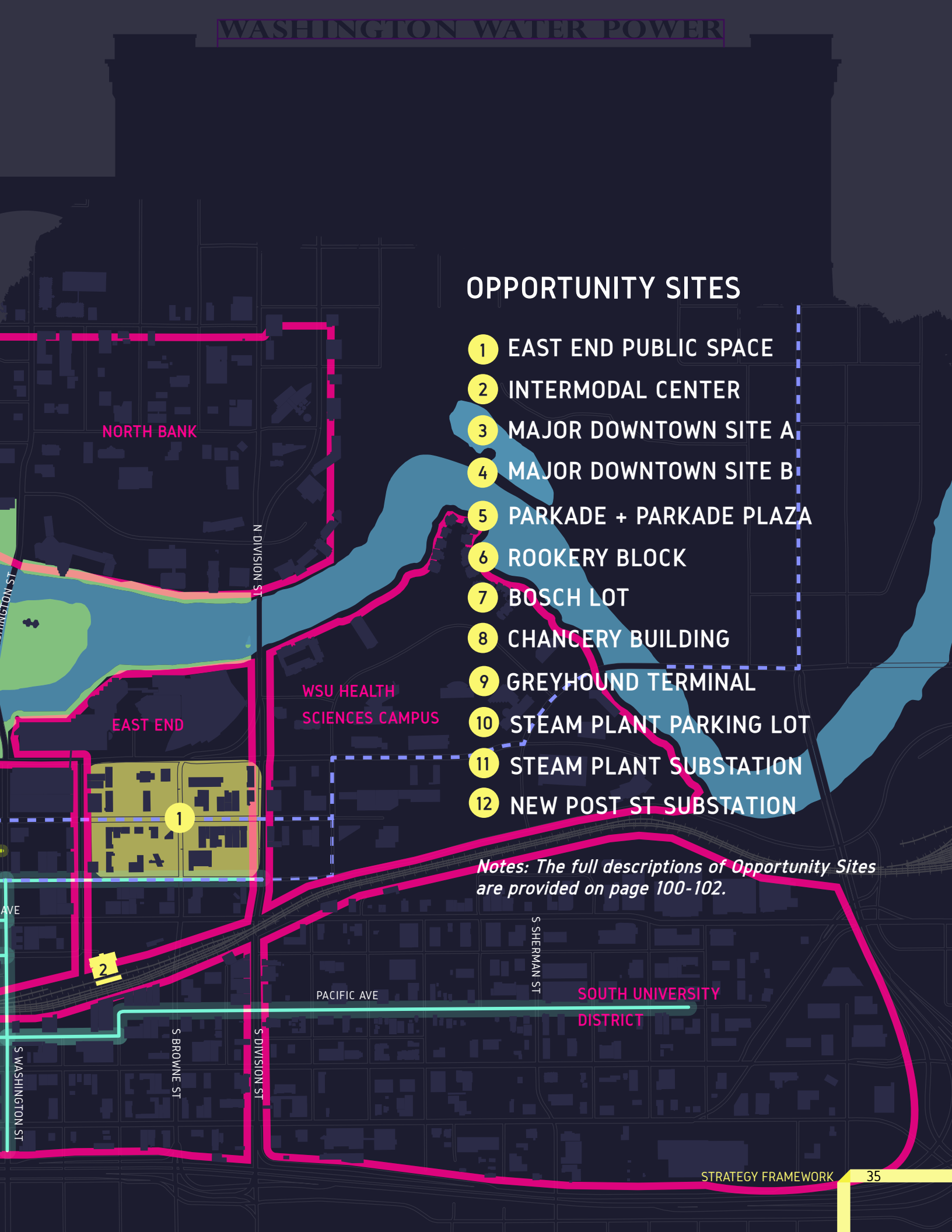
WELCOMING + ENGAGING PUBLIC SPACES FOR ALL

- **PS1** Program and activate public spaces Downtown
- **PS2** Protect, expand, and improve public space in strategic locations

A WELL-ORGANIZED DOWNTOWN

- **WO1** Cultivate leadership, strengthen community partnerships, and expand organizational capacity for Downtown management
- **WO2** Leverage parking management to improve Downtown and enhance the Paid Parking Zone
- **WO2** Develop new promotions and marketing campaign to attract businesses


OPPORTUNITY SITES
STREET IMPROVEMENTS
CITY LINE
PRIORITY ALLEY IMPROVEMENTS
N MONROE ST
7
KENDALL YARDS
RIVERFRONT PARK
N MAPLE ST
W SPOKANE FALLS BLVD
4
3
W MAIN AVE
5
N LINCOLN ST
W RIVERSIDE AVE
8
W RIVERSIDE AVE
WEST END
DOWNTOWN CORE
6
SPRAGUE
9
W 1ST AVE
10
11
S CEDAR ST
W 2ND AVE
S MONROE ST
S WALL ST
S HOWARD ST
S STEVENS ST
SOUTH SIDE
12
W 3RD AVE
S WALNUT ST
S MAPLE ST
W 4TH AVE
90


WASHINGTON WATER POWER
OPPORTUNITY SITES
1 EAST END PUBLIC SPACE
2 INTERMODAL CENTER
3 MAJOR DOWNTOWN SITE A
4 MAJOR DOWNTOWN SITE B
5 PARKADE + PARKADE PLAZA
6 ROOKERY BLOCK
7 BOSCH LOT
8 CHANCERY BUILDING
9 GREYHOUND TERMINAL
10 STEAM PLANT PARKING LOT
11 STEAM PLANT SUBSTATION
12 NEW POST ST SUBSTATION
NORTH BANK
EAST END
WSU HEALTH SCIENCES CAMPUS
SOUTH UNIVERSITY DISTRICT
N DIVISION ST
S SHERMAN ST
PACIFIC AVE
S BROWNE ST
S DIVISION ST
S WASHINGTON ST
Notes: The full descriptions of Opportunity Sites are provided on page 100-102.

5 THE PLAN

THE PLAN

The vision for the future of Downtown Spokane was formed around five goals that came out of input from focus groups, public meetings, and survey results. Each of these goals represents a vital piece of an aspirational Downtown, attracting and serving local communities and visitors. The Plan includes broad goals with specific strategies and actions for each goal, bringing together and building on the City's planning, policy, and design projects to move Downtown Spokane toward an ambitious vision.

GOAL: CONNECTED AND WALKABLE

A well connected and walkable fabric recognizes that the right-of-way is actually public space, and the allocation between modes of travel, parking and places for people and commerce can be adjusted to best serve the city's needs. Downtown's streets and public spaces contribute to the image of an attractive downtown and provide the setting for public life and community activities. Spokane's historic development pattern provide an opportunity for a rich pedestrian environment, but street improvements should be modified so they could better support movement, commerce, and activity throughout the day, into the evening, and throughout the year, while still balancing the needs of all street users.

The intent of strategies in this section is to:

- ❑ Prioritize space for people in the design of streets while accommodating vehicle access.
- ❑ Improve connections that link Downtown and surrounding neighborhoods.
- ❑ Support more active streets with integrated public spaces, public art and wayfinding along with more active retail, dining and cultural uses.
- ❑ Increase access to transit for people of all economic status in adjacent neighborhoods and throughout Spokane.

Streets comprise more than 80% of public spaces in cities, but they often fail to provide their surrounding communities with a space where people can safely walk, bicycle, drive, take transit, and socialize.

- National Association of City Transportation Officials (NACTO) Urban Street Design Guide, 2013

CW1 STRATEGY: Energize streets and alleys Downtown as active pedestrian- and bike-friendly connections

Several streets in Downtown are designed to carry much more motor vehicle traffic compared to current or projected lower volumes, remaining under-utilized as public space (see Figure 7, Traffic Volumes). Maintaining convenient vehicle access Downtown, creating a friendlier environment for people walking and biking are both key to energizing Downtown streets. There are opportunities to create or improve bicycle, scooter, and pedestrian infrastructure, and potentially on-street parking where there is more vehicle capacity than is needed now or anticipated in the future. These specific, following Actions include initial low-barrier changes to test how the improvements function and to inform potential long-term capital projects, and priority investments in the City's multimodal network that link Downtown and surrounding neighborhoods.

Prismatic interactive sculptures help activate the street in Downtown Fayetteville, NC

Parklets and bike improvements on Toronto, ON Danforth Avenue create spaces for people to walk, bike and enjoy safely

Throughout the process, people have expressed the desire for better wayfinding. One of the ways to help people navigate is to have more distinct characters to each street and more wayfinding strategies are further discussed in section CW4. In Downtown Spokane, it is easy to tell when you are on Spokane Falls Boulevard because of the adjacency of the park. By clarifying and boosting the particular positive characteristics of the other streets, each street benefits and people are more aware of their location. A high-level description of key streets is on the following page and several of these streets will become part of the new City Line Bus Rapid Transit (BRT) line.

SPOKANE FALLS BOULEVARD is distinct as the edge of Riverfront Park. The south side of Spokane Falls Boulevard can benefit from adjacency to the park and provide compatible uses, such as restaurants and cafes. It is also important for through traffic, with the highest volumes of the east- west retail corridors.

MAIN AVENUE, between Lincoln and Howard and immediately west of Division, has the strongest retail character. Main also has areas with excellent pedestrian-scale streetscape that can serve as a model. In 2017, the City Council approved the Main Avenue Visioning Study from Washington Street to Pine Street. The Visioning Study, included in Appendix B, is an approved component of this updated plan as adjusted for the City Line.

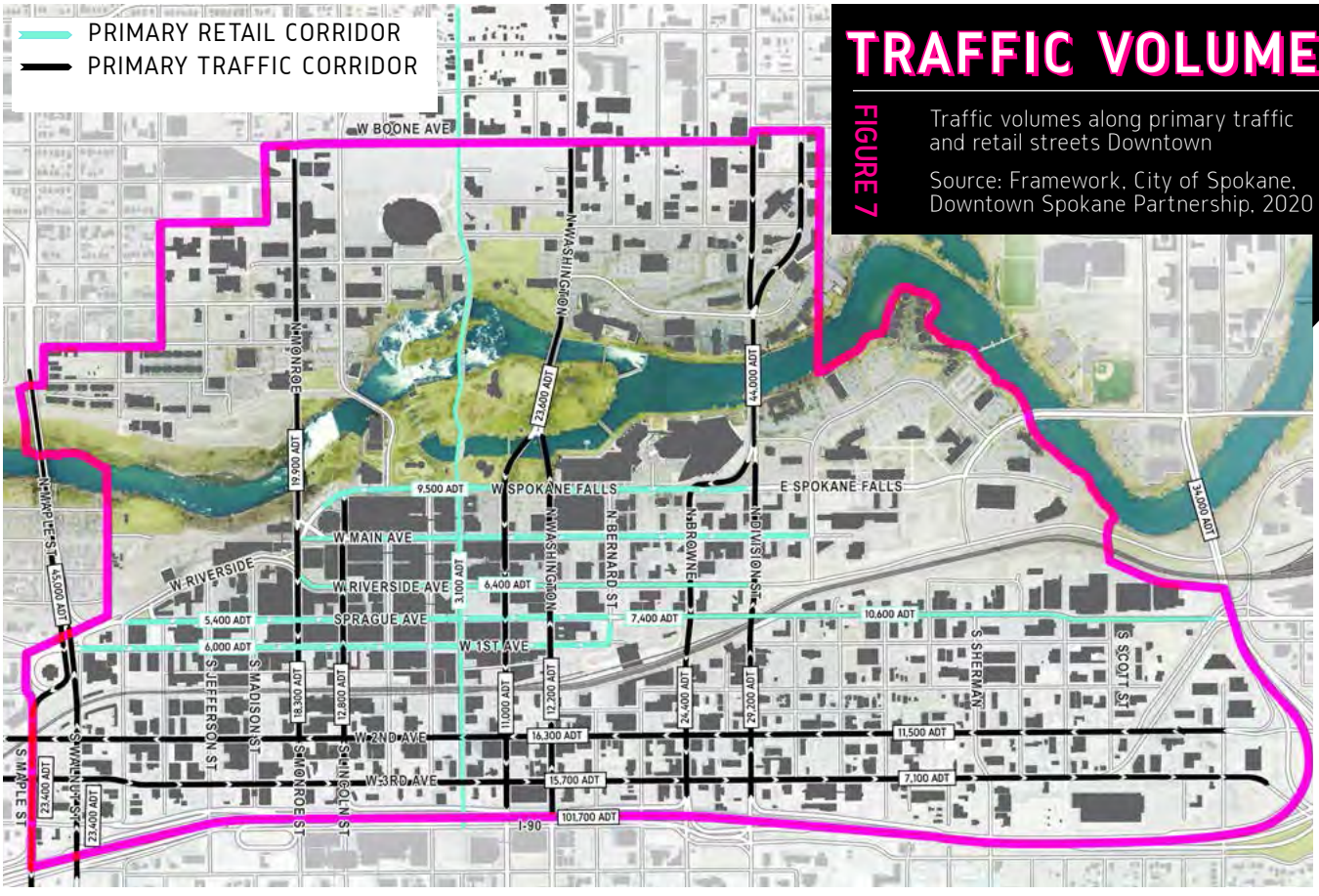
RIVERSIDE AVENUE / MLK JR WAY has the only two-way configuration of the east-west streets, and it has good connectivity to the east and the west. It is central to the five major east-west retail corridors of Downtown. All of these characteristics make it ideal for multi-modal and transit use.

SPRAGUE AVENUE has lower traffic volumes along with a high concentration of historic buildings and cultural uses, including the Davenport, the Knitting Factory and the Fox. Sprague has the potential to highlight some of Downtown Spokane's unique architecture and cultural venues.

FIRST AVENUE is farther from the river and one block from the elevated rail tracks, retaining some of the working feel of old Spokane. Along with Railroad Alley, it benefits from a mix of uses and a less refined aesthetic.

HOWARD STREET has been identified in previous plans and used as a key pedestrian street because of its connection through Riverfront Park. This plan also recognizes Howard as an important pedestrian and bicycle route and retail street through the Downtown Core.

STEVENS STREET is a one-way connector southbound from the North Bank through Downtown to neighborhoods to the south. There is an opportunity to add on-street parking and bike facilities in the Downtown Core.



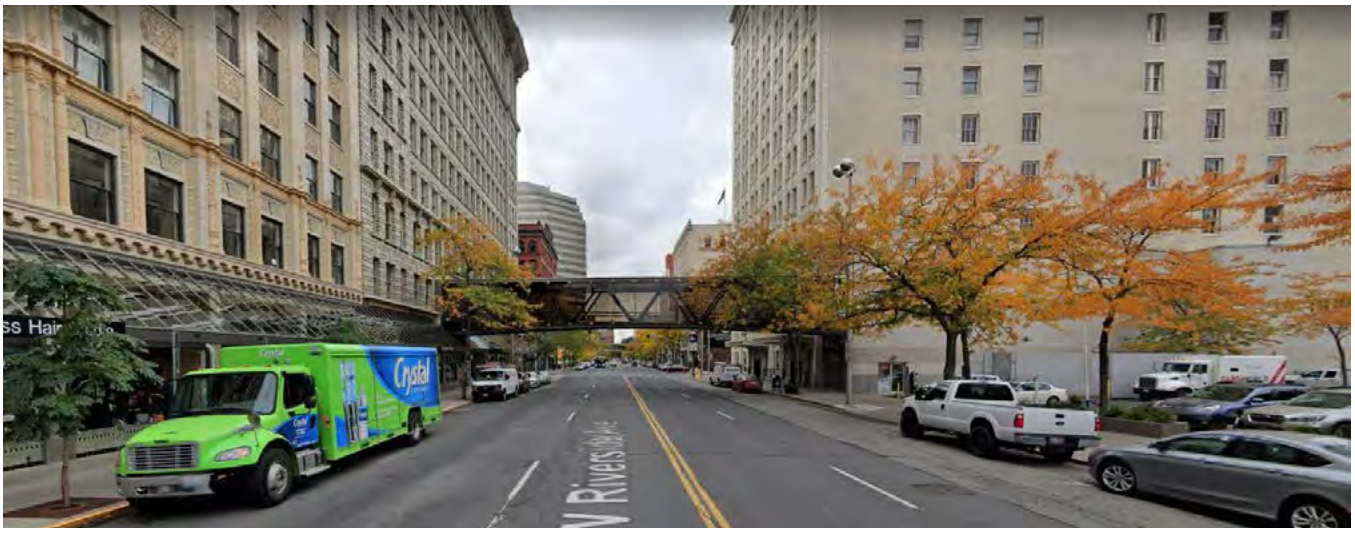
TRAFFIC VOLUMES

FIGURE 7

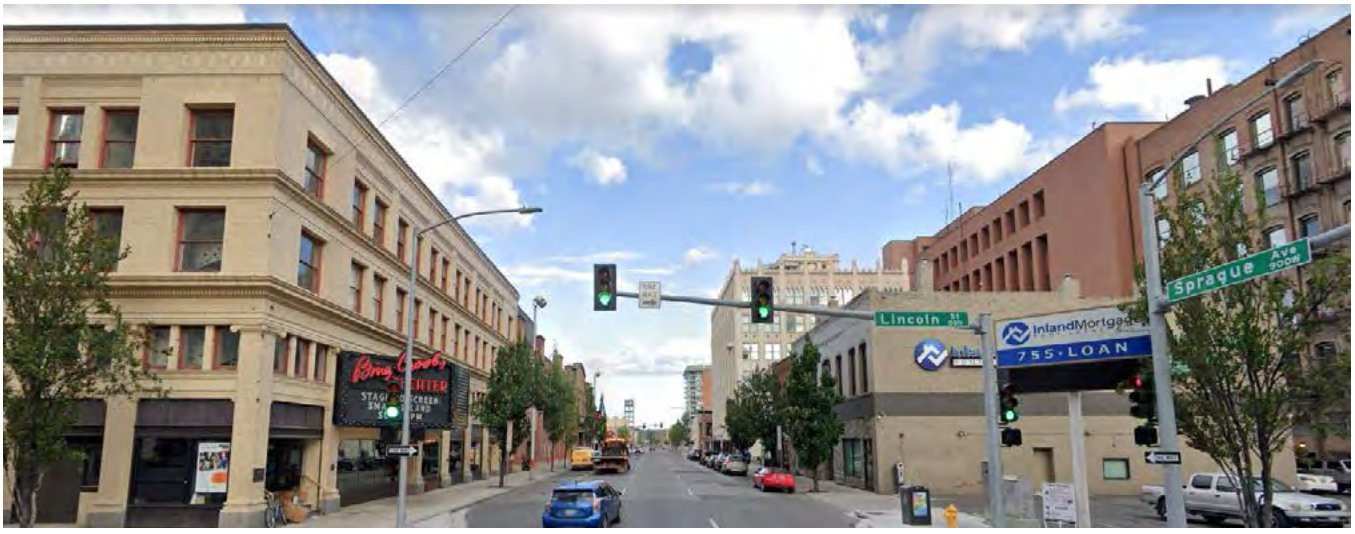
Traffic volumes along primary traffic and retail streets Downtown

Source: Framework, City of Spokane, Downtown Spokane Partnership, 2020

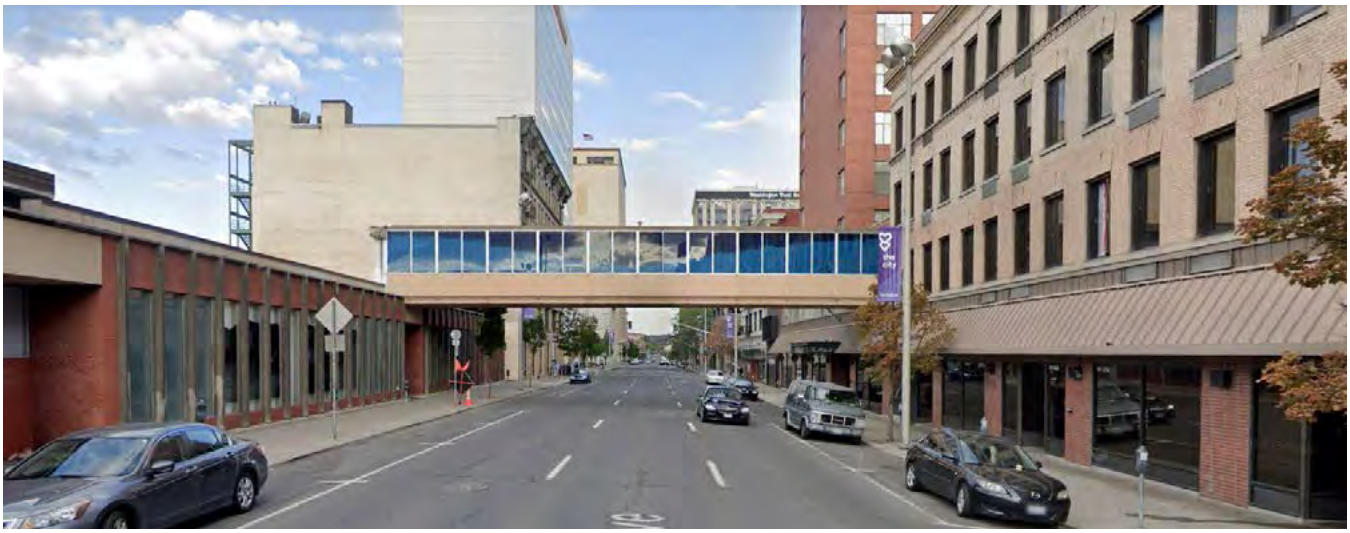
W Main Ave looking east near N Wall St



W Riverside Ave looking west near N Stevens Street



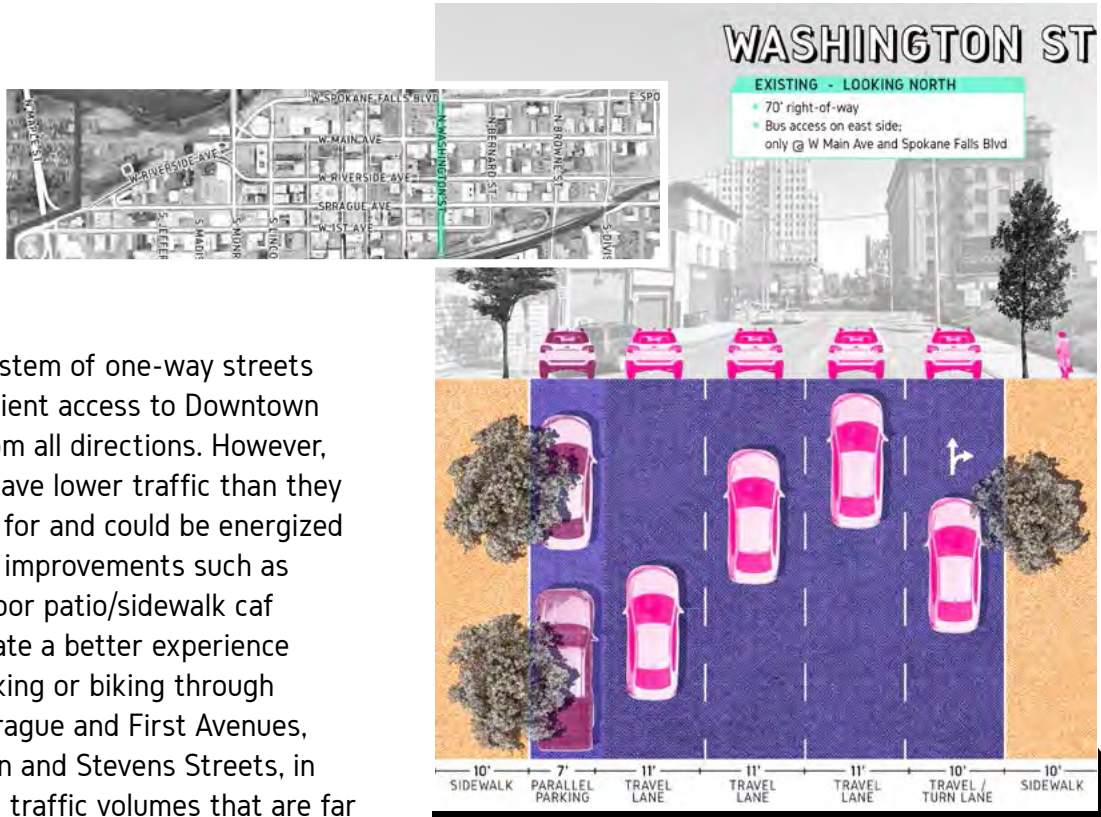
Sprague Ave and N Lincoln St looking west



W 1st Ave looking west near N Stevens St

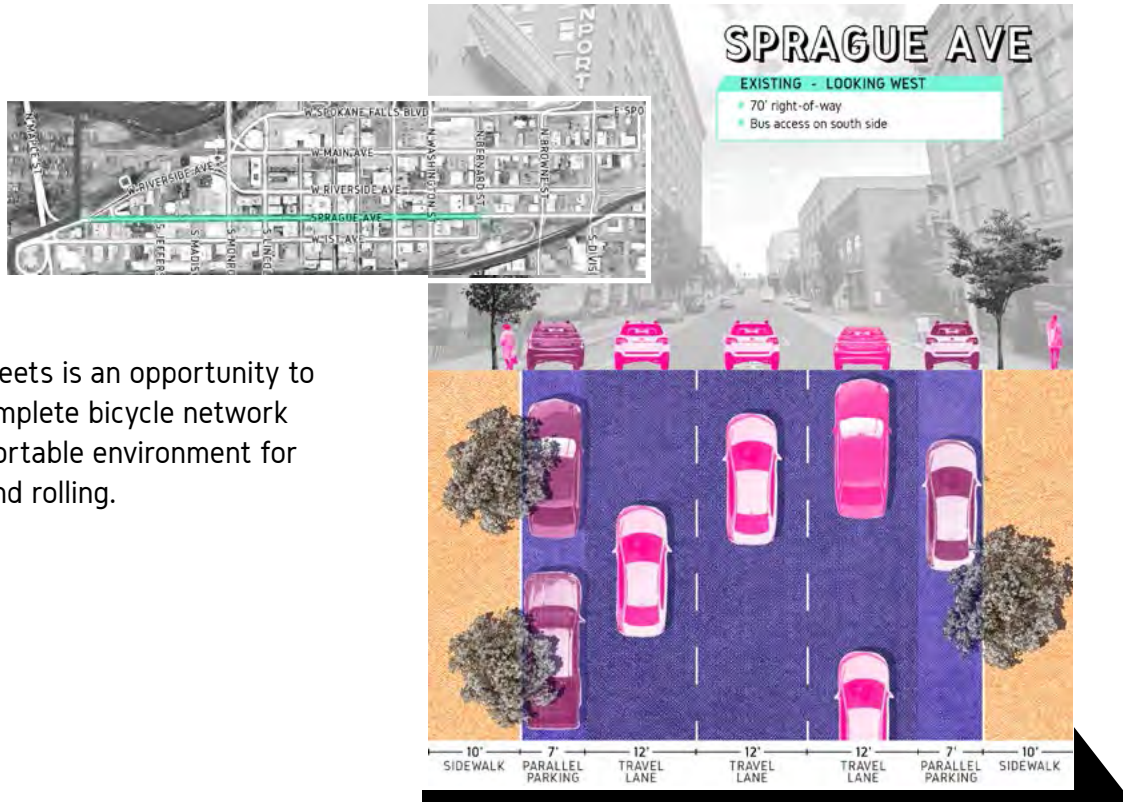
N Howard St at Sprague Ave looking north

N Stevens St looking north near Sprague Ave



Existing cross-section of Washington St **FIGURE 8**

Downtown's system of one-way streets provide convenient access to Downtown for vehicles from all directions. However, some streets have lower traffic than they were designed for and could be energized through street improvements such as Parklet or oudoor patio/sidewalk caf space that create a better experience for people walking or biking through Downtown. Sprague and First Avenues, and Washington and Stevens Streets, in particular have traffic volumes that are far lower than their design capacity.



Sprague Ave existing cross-section between Wall St and Bernard St and between Post St and Riverside Ave **FIGURE 9**

Each of these streets is an opportunity to create a more complete bicycle network and a more comfortable environment for people walking and rolling.

CW1.1 ACTION: **Transform low traffic streets that are oversized for projected traffic by converting vehicle travel lanes to other uses in target locations such as high-quality bike facilities, expanded public spaces, and on-street parking.**

Space for an active public realm can be created by converting individual lanes of general-purpose travel to bike/scooter lanes and offer locations or expanded pedestrian spaces where they are in excess of projected traffic needs. Pedestrian space can be prioritized near active and cultural uses with landscaping, outdoor seating and dining, and space for passive recreation and an opportunity to integrate public and civic art along major corridors.

Both 1st and Sprague Avenues carry low traffic volumes but are designed for vehicle capacity well in excess of existing or projected traffic, and each have a concentration of active uses at ground level. These streets in particular are great opportunities to create distinct corridors Downtown with an energized public realm. The City Line, a new six-mile, corridor-based bus rapid transit route, will be an important part of the future streetscape in Downtown and there will be opportunities for enlivening the street in coordination with the transit. Any future street reconfiguration will need to address hotel and entertainment needs for loading and operations, as well as the City Line operations in the left-hand lane west of Post St, since stations are not designed to accommodate bicycle movement. Paired one-way bicycle facilities on both streets or a two-way facility on one of these two streets would help complete the bicycle network Downtown, consistent with the City's Bicycle Master Plan (BMP). To bridge barriers like I-90 and the Spokane River, and reduce stress on bicyclists and pedestrians, north-south connections with bicycle facilities should be prioritized to connect Downtown with surrounding neighborhoods. Washington and Stevens Streets are a key opportunity to complete Spokane's Downtown bike network, connecting both sides of the rail tracks on the east side of Downtown. North-south bike facilities under the rail viaduct on Washington and Stevens could connect with a potential greenway along Pacific Ave with the improvements slated for Riverside Ave, and eventually extend a low-stress bike facility into the South Hill. This facility can use space from one of the four travel lanes on each street with minimal impact on traffic and parking Downtown.

Most conflicts between cyclists and motorists happen at intersections, and intersection treatments are as important as the facilities themselves along these corridors. Bicycle crossing markings should be considered as a treatment at all intersections along protected facilities, with bike boxes at signalized intersections and two-stage bike turn boxes for left-hand turns onto connecting bike facilities. NACTO provides a more complete guide of safe intersection treatments for bicycle facilities along different roadway configurations in the Urban Bikeway Design Guide available here. The bicycle projects should follow current best practice design guidelines as defined by NACTO and the Federal Highway Administration.

A protected bike lane on Adelaide St in Toronto using planters as separation for a protected bike lane

A protected bike lane with integrated public art and plantings in Des Moines, IA

This street design concept integrates bicycle facilities in the existing curb-to-curb space on Sprague and 1st Avenues between Maple St and Bernard St and on Washington and Stevens Streets between I-90 and Riverside. The cross-section on the right shows a near term option for separate bike lane on all four roadways, and could be adapted for an additional travel lane along Washington and Stevens Streets instead of on-street parking along both sides of the street, pending additional traffic analysis.

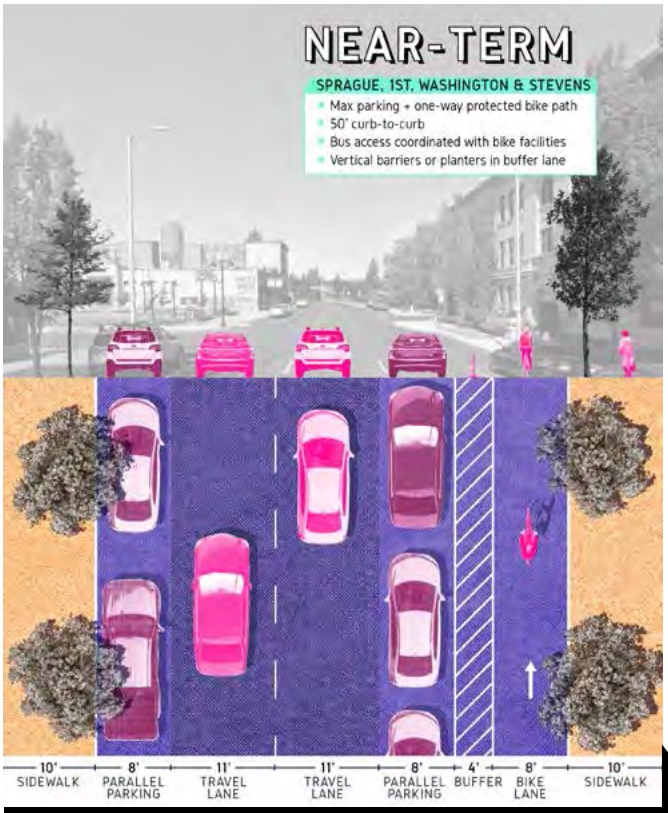


FIGURE 10 Cross-section of potential near term corridor improvements for Sprague Ave (West of Lincoln), 1st Avenue, and Washington and Stevens Streets. The location of protected bike lane will be impacted by the transit stops.

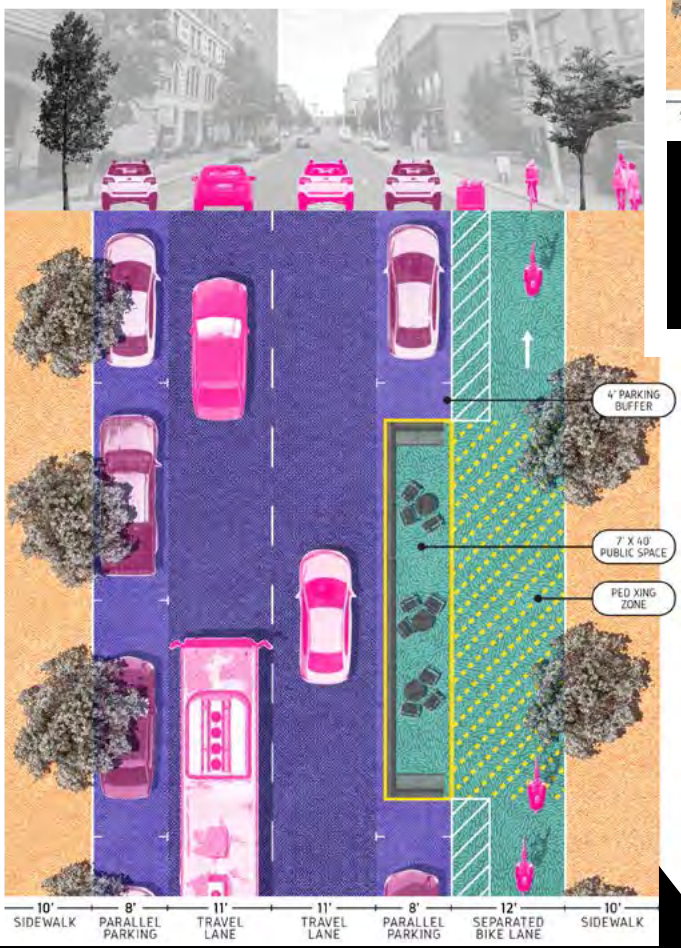


FIGURE 11 Cross-section of the long-term vision for Sprague and 1st Avenues prioritizing active transportation and public space. The location of protected bike lane will be impacted by the transit stops.

This design concept shows a longer term vision for Sprague and 1st Avenues and shows how public spaces could be integrated with various facilities at specific points along the street, such as landscaping, bike parking, angled parking and a transit stop. These improvements could connect Spokane's concentration of theater venues and arts uses. These improvements can be accommodated with the same space as one of the existing travel lanes on Sprague and 1st, with small public spaces within the parking lane. Transit stations would need to be integrated with bike facilities running along the north side of Sprague, with specific design solutions for bus operations between Post St and Howard St.

CW1.2 ACTION: **Develop a transportation plan specific to Downtown that considers multiple modes and addresses facility designs, locations, priorities, and funding.**

The City's Bicycle Master Plan identifies planned bike facilities on most streets in Downtown but does not include specifics on the types of facilities planned on certain streets. The City Line will enhance Downtown accessibility and the transportation plan for Downtown developed under this Action can help integrate all modes, including walking and cycling, with transit. The City and community would benefit from a clearer set of priorities for improvements for bikes and other transportation modes Downtown with an emphasis on high-quality and safe facilities in strategic locations to create a balanced and holistic network. Streets that have excess vehicle capacity but are not a priority for bike improvements could incorporate other features within the City's Downtown Streetscape Improvement Plan to energize the street such as parklets and streateries, public art, landscape elements, lighting and electrical service, and other active uses. In the Downtown core, much of the lighting is about 50 years old and electrical service infrastructure is antiquated and may need replacement as part of the improvements.

CW1.3 ACTION: **Make sidewalks active and vibrant places through continued efforts to streamline design requirements, and developing new pilot projects in partnership with local businesses downtown.**

The City can streamline process and design requirements for uses near and within sidewalks and pilot other improvements, such as seasonal bicycle and scooter corrals in focus areas such as Sprague Avenue or Howard Street. Further, the City should consider expanding the Parklet program with design guidance and standards for Parklets, Streateries, and bike and scooter corrals in angled on-street parking spaces and spaces in surface parking lots.

This parklet in Logan Square in Boston, MA functions as a linear park space

The Andersonville parklet in Chicago, IL acts as an extension of the sidewalk and a buffer from traffic

CW1.4 ACTION: **Protect use of alleys for service access and improve certain alleys as pedestrian spaces, where improvements add to connections and active spaces Downtown.**

Downtown has a well-connected network of alleys that are not being used as spaces for people. Alleys provide an opportunity for greater connectivity and creative design interventions to draw people in and create a memorable experience. Alleys also provide dedicated access away from busier streets for garbage collection, delivery and service access and access to parking garages and surface lots.

The City would benefit from developing policy language that protects continued public ownership of desired alleys and rights-of-way. Existing code provisions listing alleys under the Downtown Complete Street Designations, together with vacation criteria, should be reviewed and included in that policy. Where alleys are being activated, redesigned, or used as shared streets, the City and neighbors should invite cooperation of property owners adjacent to the alley. At such activated alleys and other mid-block pedestrian connections, the City should consider implementing painted mid- block crossings to connect these pedestrian links. Place-making furniture, landscaping, and lighting must consider and adequately accommodate other alley uses.

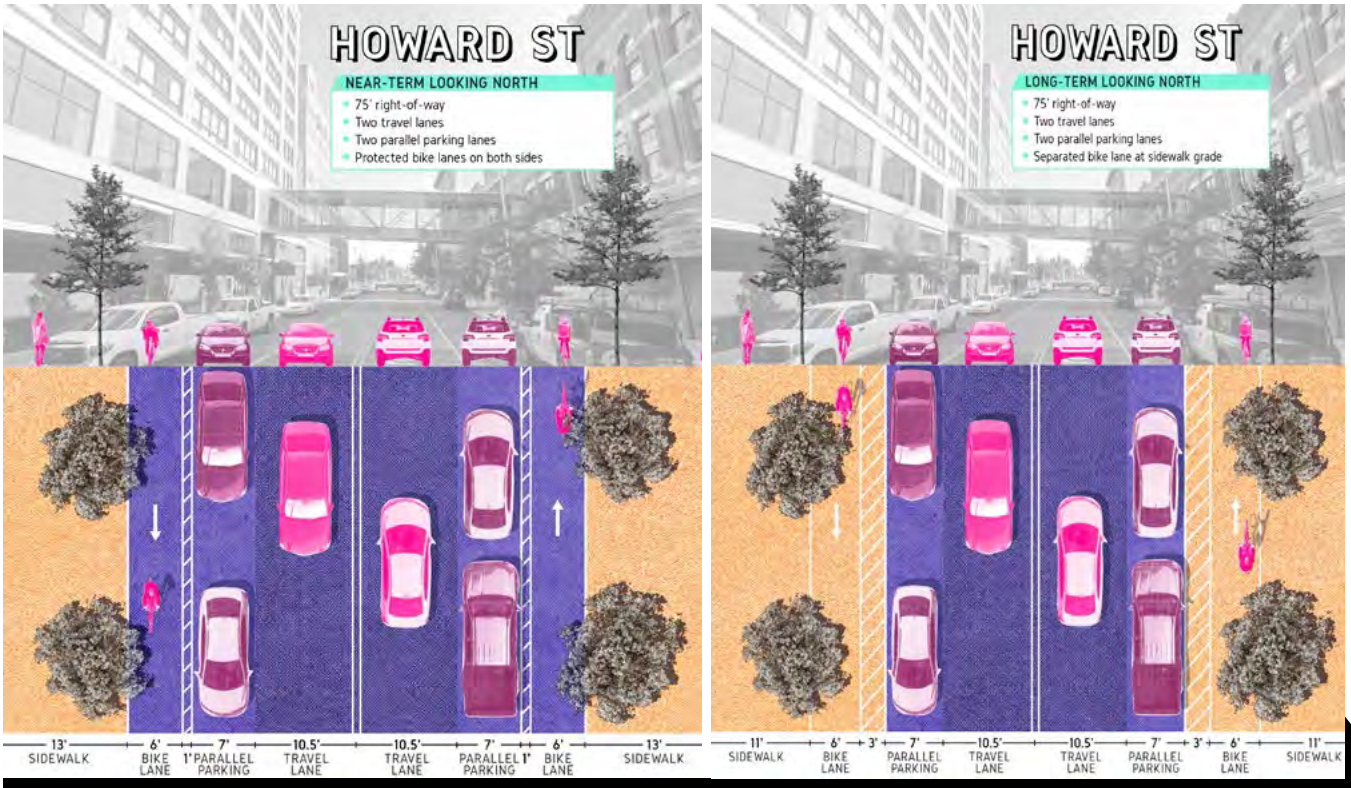
Three alleys present the best opportunities for pedestrian improvements and activation as part of an active shared alley concept and can be used as a model for future Downtown alley improvements.

- ❑ Railroad Alley, particularly in the West End (Monroe St to Adams St);
- ❑ Downtown alley between Main Ave and Riverside Ave, coordinating public alley improvements to the east and west of Parkade Plaza from Howard to Stevens Streets;
- ❑ Steam Plant Alley between the railroad and W 2nd Ave, just south of the Downtown Core, from Post St to Lincoln St.

FIGURE 12 Visualization of potential low-cost improvements to the alley between W Main Ave and W Riverside Ave to make the space more clearly shared between services and business access and pedestrians.

CW1.5 ACTION: **Implement streetscape improvements in this Plan on the Howard Street Corridor, with elements of public art and wayfinding, in coordination with infill development.**

The Howard Street corridor is featured prominently in the 2008 plan and provides a connection to and is partially aligned with the City Line. Howard Street is an important link between Downtown and the North Bank through Riverfront Park, where the Howard Street Promenade was improved as part of the park renovation. However, the portions of Howard Street in the core of Downtown south to Lewis & Clark High School, and on the North Bank near the Arena, have not fulfilled their potential as an active street with space for people. Future improvements of the Howard Street corridor should convert the existing bike lanes to protected bike lanes, which would cause removal of some on-street parking, but could increase area for bicyclists and pedestrians. Additional streetscape elements such as public art, wayfinding, lighting, furniture, landscaping, and space for Parklets and mobile food vendors would further improve the experience on the street.



Howard St existing cross-section and concept for potential bike improvements in the future with grade separated bike facilities. **FIGURE 13**

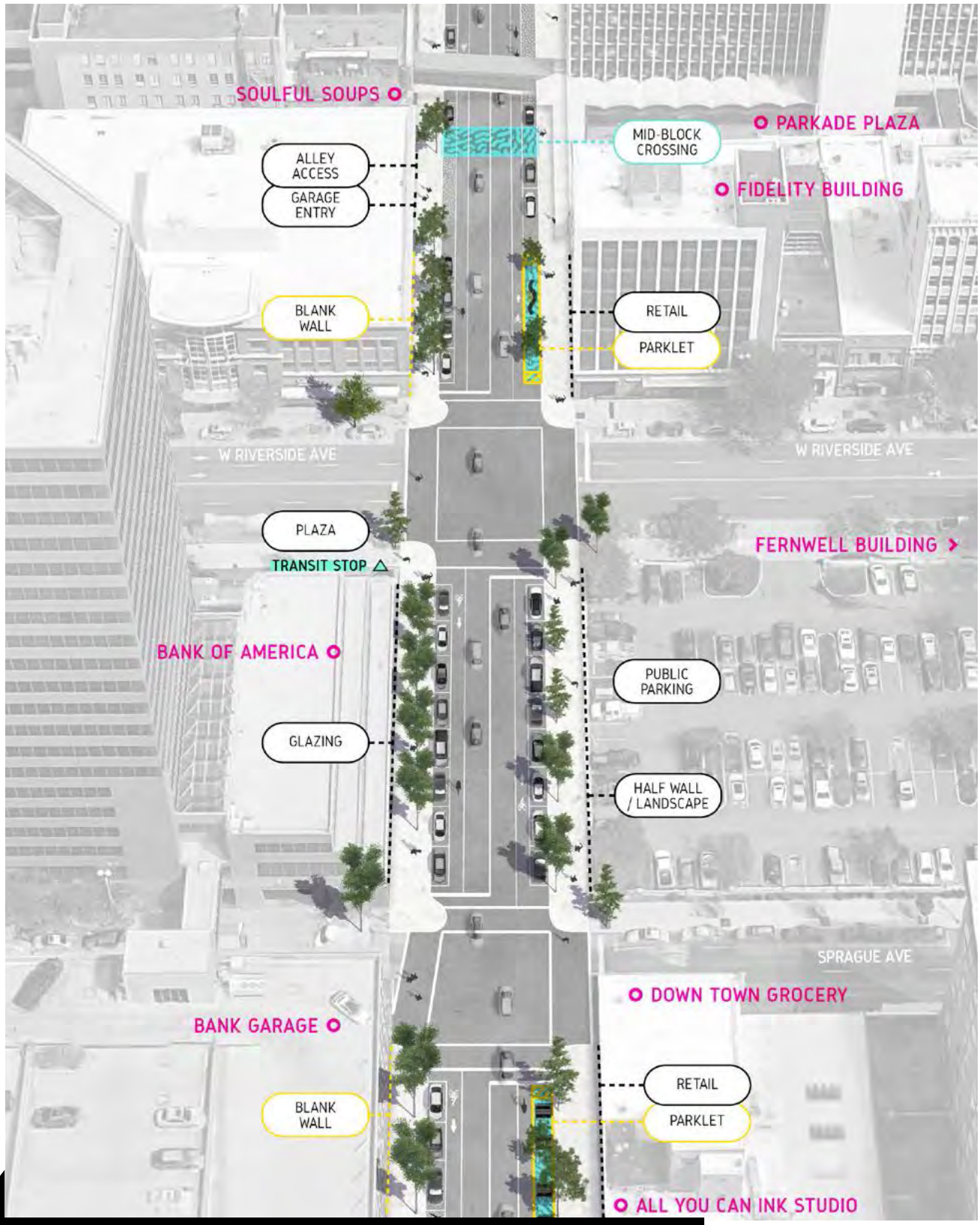


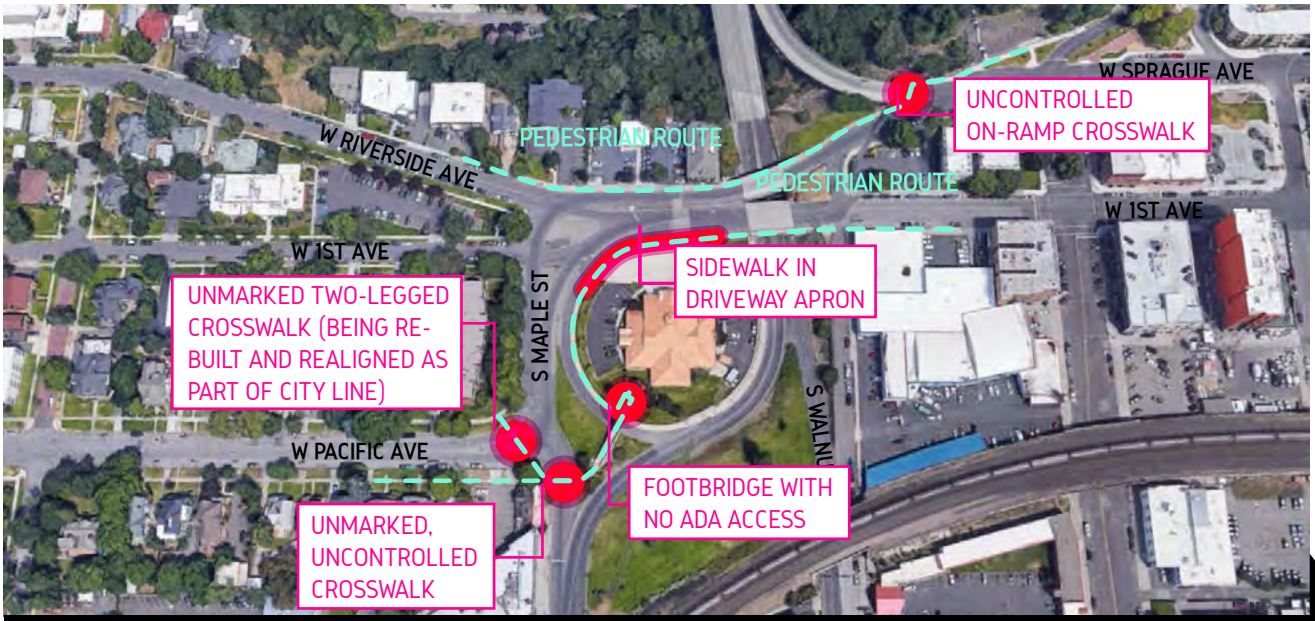
FIGURE 14 Bird's-eye view of current conditions along Howard Street highlighting opportunities to create a more active street through design interventions along blank facades and parking structures.

CW1.6 ACTION: **Build a more complete tree canopy along Downtown corridors and continue work to bury utilities.**

Landscaping and street trees in particular are an important aspect of a pleasant and welcoming pedestrian environment. The City and utility providers should work to bury power and other utility lines in locations which do not impact or prohibit street tree plantings throughout Downtown Spokane to maximize tree canopy, allowing for street trees Class II or III from the City s approved street tree list. New plantings should be irrigated and require limited maintenance as they are maintained by adjacent property owners.

CW1.7 ACTION: **Study ramping and access to the Maple Street Bridge and surrounding intersections for potential reconfiguration and design that reconnects Browne's Addition to Downtown, creates a safe environment for people walking and biking, and continues the planned cultural trail on First Ave west.**

The West End near Maple Street has a complicated network of streets that feels confusing and unsafe for pedestrians, bicyclists and scooter riders. In the near term, add bike lanes on designated routes, and study the improvements and effect of City Line operation. Bike facilities should have clear and distinct markings for a more intuitive connection. The intersections in this area also act as a barrier to connections with Browne's Addition to the west. Following the City Line improvements to nearby intersections, the City should study and develop plans to reconfigure intersections to further improve safety and connectivity. Improved pedestrian and bike connections over the Maple Street Bridge were a priority in the past plan and remains an important part of creating a more complete and comfortable bicycle and pedestrian network Downtown. The City should continue to pursue long-term improvements to the bridge to help connect Browne's Addition and the western portion of Downtown to the neighborhoods on the north side of the river.



Riverside Ave, Sprague Ave, Maple St, Walnut St and Pacific Ave converge with ramping to the Maple St bridge, creating a barrier between Browne's Addition and the western portion of Downtown. There are only two paths for pedestrians to cross through the ramp configuration, one of which is ADA accessible, and very few marked crosswalks at surrounding intersections before City Line

FIGURE 15

CW1.8 ACTION: **Reconfigure one-way streets with low traffic volume that do not tie into a Downtown freeway interchange to two-way streets as part of long-term changes to the transportation network Downtown and avoid further conversions to one-way street couplets.**

The City and STA have been and are continuing to improve in Downtown's east-west streets as part of the City Line, and new bike facilities. Future infrastructure projects should not preclude the possibility of reconfiguring those streets in the future. This conversion is suggested because two-way streets tend to reduce travel speeds, increase visibility of retail uses, and make pedestrians more comfortable and more likely to shop and enjoy Downtown. Any further conversion of existing two-way streets Downtown to one-way operation should be avoided, as there are already limited two-way connections Downtown.

CW1.9 ACTION: **Integrate bike parking into Downtown streets and parking facilities.**

Bike parking, particularly secure and covered bike parking, can be difficult to find Downtown. Bicycle parking should be part of new street improvements, particularly near civic uses, cultural venues, workplaces and active street-level uses. The City and DSP should work to integrate bike parking and storage into existing surface and structured parking facilities Downtown. The City should develop and adopt bike parking and storage requirements in all new surface and structured parking facilities Downtown, in addition to design standards and an approval process for on-street bike/scooter parking or corrals.

CW1.10 ACTION: **Improve the street lighting system Downtown, filling gaps and replacing aging fixtures with pedestrian-scale and roadway lighting that create a safer nighttime environment Downtown.**

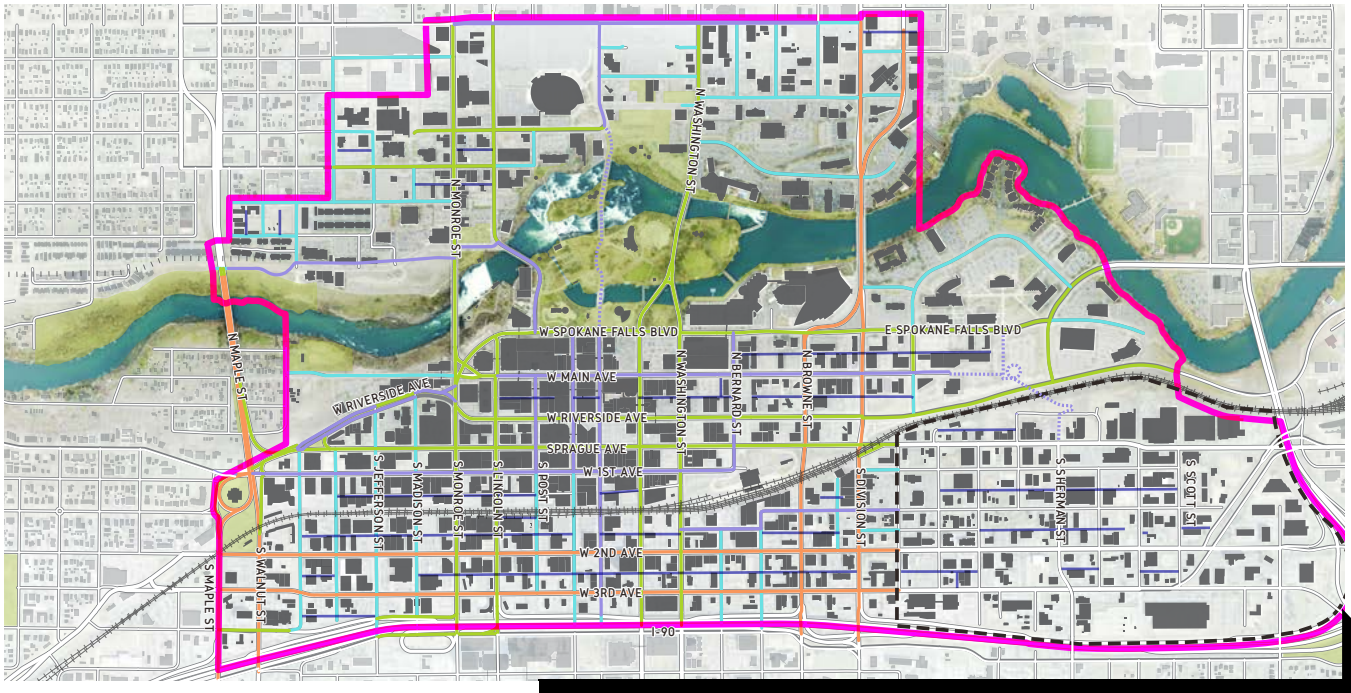
Downtown's aging system of streetlights has a variety of fixtures that create inconsistent lighting conditions with gaps, particularly in areas that are less pedestrian-oriented. The City should work to incrementally replace the aging "frog-eye" luminaires and poles from the 1970s, owned by the City, with fixtures that are more appropriate for an urban context and offer more uniform light levels along both the roadway and sidewalk. These and other elements should be pursued with a targeted capital improvement campaign that more aggressively implements the existing Downtown Lighting Plan. Pedestrian scale lighting is an important part of creating a nighttime environment that feels safe and has been integrated into new public spaces and streets but does not have a uniform application Downtown.

CW1.11 ACTION: **Enhance the skywalk system's connections to the street and concentrate skywalks in the Downtown Core, limiting expansion, particularly along important view corridors.**

Downtown Spokane's extensive skywalk system is a distinctive feature that connects workplaces and parking structures, but can detract from an active Downtown streetscape, where they are not clearly oriented toward the street. Enhancing skywalks that serve as links between buildings Downtown and improving connections to the street level can improve the system's functionality for shoppers and other users. Ensuring clear and easy access from skywalks to the street level can also help bring activity onto Downtown streets that would otherwise be confined to building interiors served by skywalks. Any new skywalks should be carefully considered in terms of access to the street and connections to the existing network, with expansions limited to those that provide direct, legible, and accessible connections to the street. The City should consider evaluating existing skywalks and work with property owners to improve access to street level.

CW1.12 ACTION: **Update development standards for Downtown Complete Street Designations to support and sustain active street edges.**

The City has a Complete Streets Program that provides engineering criteria to accommodate the needs of all users of the public right-of-way. A separate set of Downtown Complete Street Designations included typologies that are primarily used for regulating development along the street edge. The Downtown Complete Street classification system should be retitled to avoid confusion with the engineering criteria. The current Downtown street typologies do not require active ground floor uses and the City should expand the Downtown Complete Street standards to require, or provide further incentives to encourage, active ground floor uses and stipulate a minimum first floor story height on specific streets.



- TYPE I - COMMUNITY ACTIVITY STREET
- TYPE II - COMMUNITY CONNECTOR
- TYPE III - CITY-REGIONAL CONNECTOR
- TYPE IV - NEIGHBORHOOD STREET
- BIKE/PEDESTRIAN PATH
- ALLEY
- SOUTH UNIVERSITY DISTRICT SUBAREA

0 0.25 0.5 0.75 1 MILES

FIGURE 16

COMPLETE STREET

Downtown Spokane Complete Street designations.
Source: Framework, City of Spokane, Downtown Spokane Partnership, 2020

For street designations within the South University District Subarea, refer to ORD C35925 (2020, Exhibit C) Alleys in the South University District are shown for illustrative purposes, and may be subject to different standards if they are outside of the area with a Downtown Comprehensive Plan Land Use Plan Map designation.

CW2 STRATEGY: Capitalize on the City Line and support the transit network with coordinated investments that improve access to transit

The City Line is a planned high-performance transit line to and through Downtown. Its introduction will enhance passenger experience in the broader transit system and can reduce short vehicle trips in the Downtown during the workday. Related improvements such as bike facilities will enhance the experience for transit users, providing first- and last-mile connections to the transit system. Improving transit access in areas surrounding City Line stations and the experience Downtown for transit riders, pedestrians, and bicyclists can better serve new and existing transit riders, provide better options to residents, visitors, and employees, while helping encourage new investment.

Visualization of the new City Line station at STA Plaza from W Sprague Ave

Visualization of the new City Line station at the Fox Theater on Sprague Ave

Visualization of the new City Line station on W Main Ave in the East End

Visualization of the new City Line station at W Main Ave and N Bernard St

CW2.1 ACTION: **Integrate City Line transit stations and the STA Plaza into plans for street improvements and other active transportation investments Downtown.**

The City Line will bring several new stations to Downtown. Transit-related improvements are proposed for streets where the City Line will run, and these amenities should be integrated into the streetscape. For example, the concepts for improvements on Sprague Avenue should be integrated with the design for City Line stations such as bicycle station crossings. Several stations will have left side boarding on one-way streets which will affect streetscape design.

CW2.2 ACTION: **Improve bike connections Downtown with improved facilities connecting to the City Line together with new pedestrian amenities.**

First Avenue and Sprague Avenue function as an east/west couplet in the core of Downtown but both streets carry much lower traffic than their vehicle capacity. A lane of travel on each street could be converted to bike and/or scooter facilities, or parklets and other pedestrian amenities to better connect Downtown while preserving enough vehicle capacity to meet current and future needs (Figure 11). The City has plans to add protected bicycle lanes on both sides of Riverside Avenue with related pedestrian and crossing improvements such as bulb-outs which will be important for providing better access to the City Line stations and other transit stops.

CW3 STRATEGY: Reduce Impacts from Surface Parking

The predominance of surface parking lots detracts from the experience of walking in Downtown. Redevelopment of these sites would strengthen the downtown fabric and bring new activities and jobs. Reducing surface parking and consolidating parking in garages would improve walkability in the city and at the same time improve parking options for businesses, employees, and visitors.

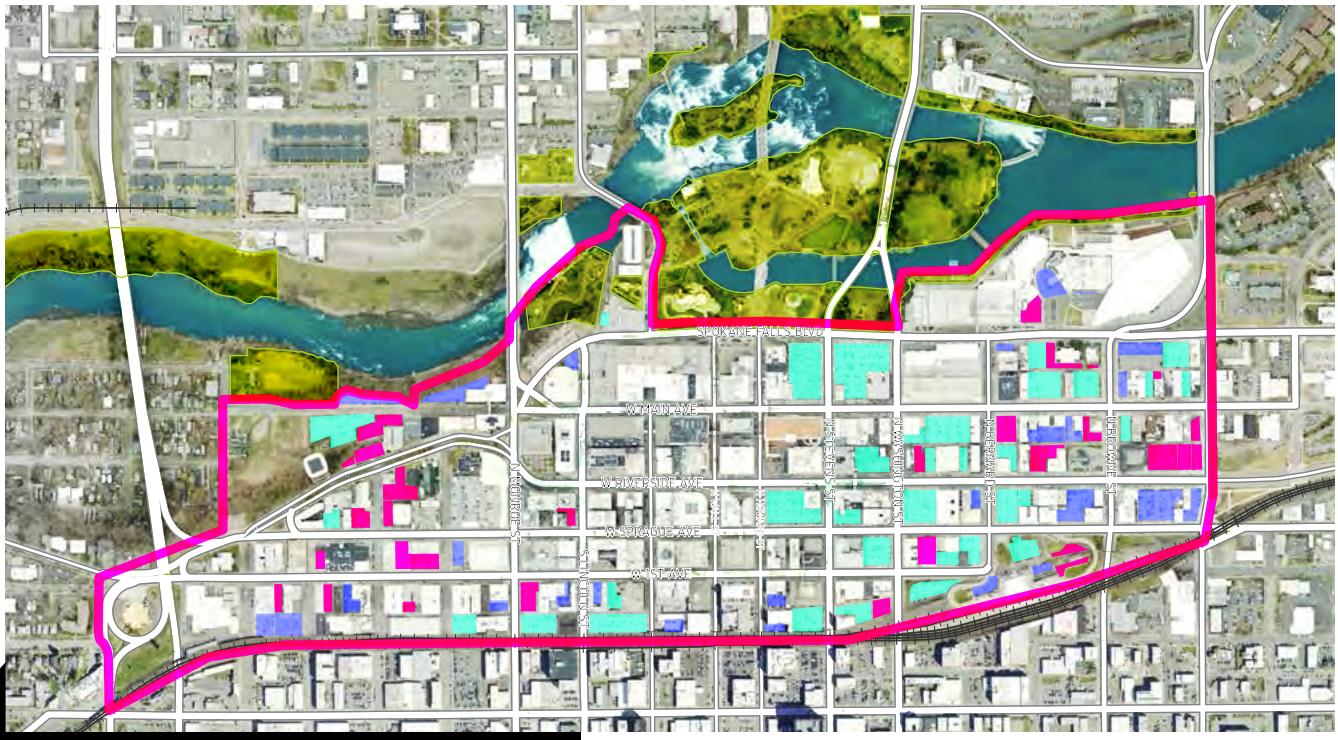


FIGURE 17

SURFACE PARKING

Surface lots in the Downtown Core
Source: Framework, City of Spokane, Downtown Spokane Partnership, 2020

CW3.1 ACTION: **Develop a program to use the edges of surface parking lots for active uses, programming, and events such as food trucks, vendors, and farmers markets.**

Edges of surface parking lots dominate the frontages along many streets in Downtown and detract from the experience for people walking. Ideally surface parking lots would be redeveloped with active uses along the street but as a temporary solution uses such as food trucks, food standards, farmer's markets, arts markets, and other similar uses could occupy the first row of parking on the street edge to add activity to the street in the warmer months.

An activated surface parking lot in Asheville, NC, parts of which are used for outdoor seating with railings, low cost overhead lighting, while also serving the parking and service needs for the surrounding businesses

A food plaza in Portland, OR, with vendors along the edge of the street in a surface parking lot.

Food trucks used to activate the street edge along a surface lot in Naples, FL

CW3.2 ACTION: **Prohibit new surface parking lots in the Downtown Core, East End and West End.**

The City should consider prohibiting new surface parking lots in the core of Downtown, East End, and West End, as shown on pages 34-35. New standalone surface commercial parking lots, as a primary use, are currently prohibited in this area, but surface parking lots accessory to new development are permitted.

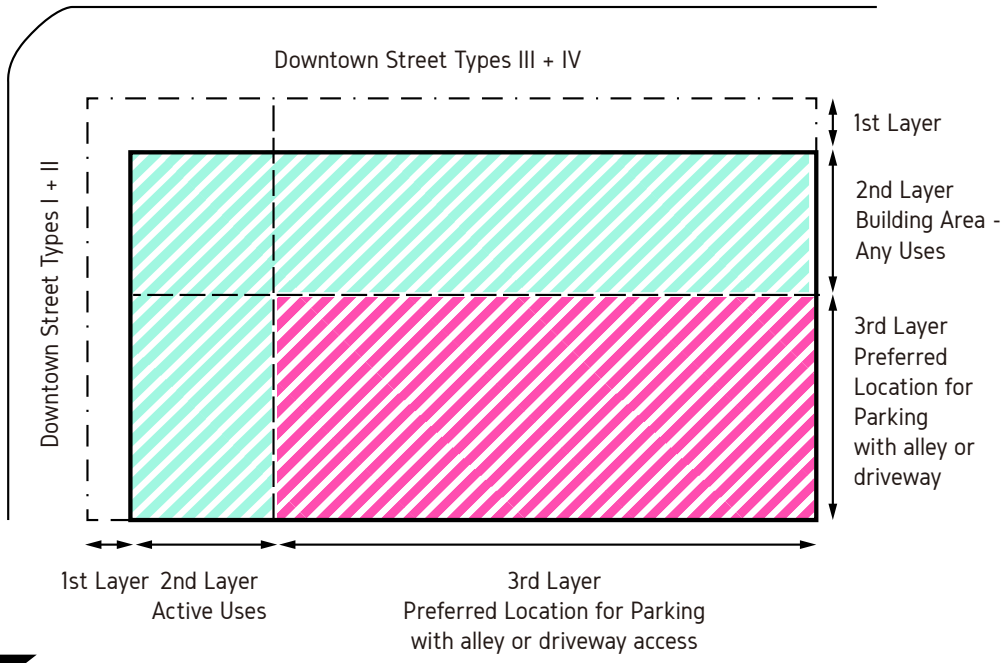
South Downtown is currently planned for auto-oriented and highway-oriented development through existing plans, policies, zoning, and development standards. Restrictions on surface parking in South Downtown would conflict with existing plans, policies and regulations, but it is unlikely that South Downtown would become a sending area for new surface parking lots to meet the parking demand for the Downtown core. Downtown appears to have sufficient parking resources in the near term based on the results of the Downtown Parking Study. However, to reduce surface parking and support redevelopment efforts new structured parking may be necessary to accommodate new development and replace lost surface parking. There will likely remain better parking and transportation options in the Downtown core than parking in South Downtown and walking into the core.

CW3.3 ACTION: **Discourage surface parking lots along the frontage of Type III and Type IV Complete Streets between the building and street throughout the Downtown.**

Currently, surface parking must not be located between the building and the street edge on Type I and II Complete Streets, with certain exceptions for slope. The City should consider measures to discourage surface parking along the street in Type III and IV Complete Streets to minimize its impacts to the pedestrian environment along the street. An exemption along specific streets or for specific uses such as auto dealerships may be provided.

FIGURE 18

Diagram of preferred parking location for Downtown Street Types. Surface parking lots on any street edge Downtown should be discouraged with specific exceptions



CW3.4 ACTION: Actively pursue redevelopment of surface lots.

Most of the surface parking in Downtown is privately owned and managed and not in the control of the City or other public agency. The City and DSP should prioritize an effort to actively pursue commercial and residential mixed-use development on surface parking lots through policy strategies and public/private partnerships. Policy strategies may include fees for surface parking through the Business Improvement District, changes to property tax structures, tax incentives for office uses that may incentivize redevelopment, and property tax deferrals on new improvements.

Public/private partnerships for redevelopment, through partnership with a community investment organization, should also be pursued with a focus on redevelopment of surface parking lots.

Redevelopment plans may include public uses such as civic and arts and cultural uses along with public parking to address the loss of parking from surface lots. New public parking could be managed under the shared parking program recommended under strategies for a Well Organized Downtown.

Figure 20 shows a redevelopment program and concept for the Rookery Block that complements the adjacent, historic Fernwell Building (1890), adds a major Downtown public plaza, opportunities for public uses at the ground level, public parking, and the option for a mix of residential and office uses in the upper floors. The redevelopment of the Rookery Block would also be a major step towards activating Howard Street as a primary pedestrian street from I-90 through Riverfront Park.

To assure long-term viability of any redevelopment as a public/private partnership that includes a parking structure, any portion of the building devoted to parking should meet design standards that preserve opportunities for adaptive reuse. Such considerations include minimum floor load bearing capacities in the parking structure to accommodate potential future reuse, such as for retail or corridors for an apartment reuse; deck-to-deck height minimums; horizontal parking decks; external speed-ramp(s) or drop out speed-ramp sections; and full perimeter Retail/Office/Housing/Civic uses.

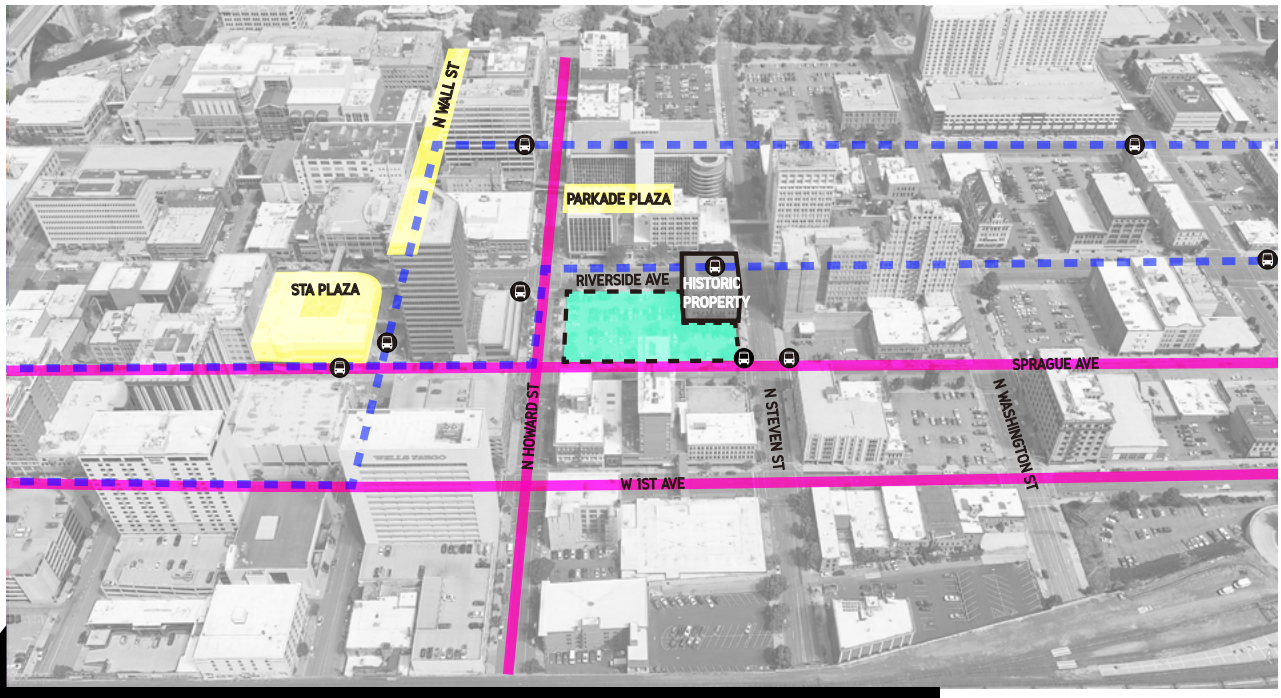


FIGURE 19 Context of the Rookery Block with bicycle and pedestrian street improvements, transit investments, and public spaces that could be activated shown

ROOKERY BLOCK
PUBLIC SPACES
BIKE IMPROVEMENTS
CITY LINE

FIGURE 20 Parking in the vicinity of the Rookery Block with the number of spaces in each garage or parking lot, where available. The Rookery Block is currently publicly available parking.

ROOKERY BLOCK
SURFACE LOT
PARKING GARAGE

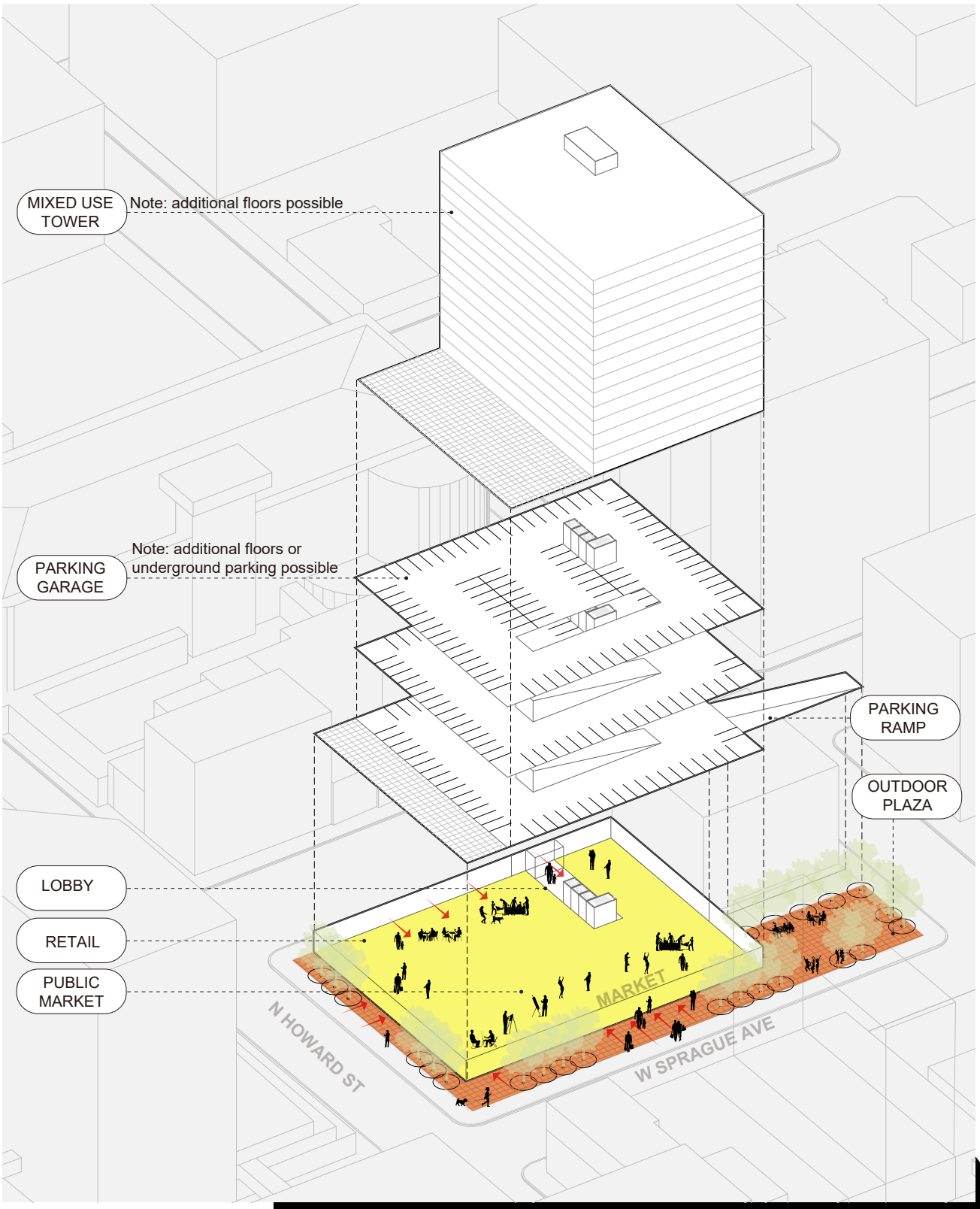


FIGURE 21 Potential development concept for the Rookery Block, one of the opportunity sites identified in this plan for redevelopment that can accommodate more intense development with public amenities.

CW4 STRATEGY: Implement a Wayfinding Program

A wayfinding program consisting of signage and other elements is intended to help pedestrians and bicyclists navigate the City and better connect Downtown's districts and landmarks, and the neighborhoods adjacent to Downtown. A unified wayfinding system could improve the pedestrian experience and make it easier for people to access amenities Downtown. The wayfinding program should include distinct signage materials, color palette, and other elements that build on Riverfront Park's wayfinding and are appropriate for different modes of transportation. Targeted design interventions at undercrossings beneath the rail viaduct and I-90 including lighting art and other investments in pedestrian and bicycle facilities can help bridge barriers both within Downtown and between Downtown and surrounding neighborhoods. The City has invested in attractive and distinct gateways at major I-90 access point Downtown, has introduced murals and security lighting to undercrossings, and has proposed additional lighting improvements for railroad undercrossings. Public art installations like these are important parts of an intuitive wayfinding system, and the City should look to enhance these transitions between different parts of downtown.

Warren Langley's ASPIRE light sculptures create a safer, more pedestrian friendly beneath a highway in Prymont, NSW, Australia

Downtown wayfinding in Calgary, AB, Canada

CW4.1 ACTION: **Develop a wayfinding plan for Downtown with priority locations and signage elements that ties into the County's Wayfinding Project and elements of the cultural trail.**

The City and its partners should develop a wayfinding plan with signage and gateway elements unique to Downtown focused on bicyclists and pedestrians that helps highlight Spokane's unique history, culture, and identity and better connect parts of Downtown. Wayfinding was implemented as part of the Riverfront Park renovations and complementary elements could be brought to other parts of Downtown with distinct visual identity, and Spokane Transit has programmed wayfinding elements into City Line stations. Spokane County's Wayfinding Project has taken steps to identify appropriate signage for drivers and pedestrians as part of unified system for the entire County, but there is room for unique Downtown wayfinding that ties into this system and ideas for the cultural trail. (see Arts, Culture, History section of this Plan). In some locations, including along the cultural trail alignment, street name signs only face on-coming vehicle traffic, and should face both directions to include wayfinding needs of pedestrians.

A wayfinding plan for Downtown should consider gateway treatments along major corridors and at undercrossings, signage elements from relevant projects Downtown, and decision points where signage is a priority. Signage for Downtown should include elements that can be mounted into existing poles Downtown, which will make the plan easier to implement, reduce sidewalk obstructions, and limit visual clutter from posts.

The wayfinding system for the Nicolett Ave corridor in Minneapolis, MN includes both full kiosks, and smaller elements that can be installed on poles for existing street lights, and traffic and pedestrian signals

CW4.2 ACTION: **Improve pedestrian experience and safety at undercrossings beneath the rail viaduct and I-90 with targeted interventions.**

The railroad viaduct is a strong physical barrier in Downtown, and the undercrossings play an important role in defining the entries and exits to the Downtown core as a clear gateway. These spaces can feel uncomfortable and would benefit from continued enhancements such as lighting, public art, and wayfinding. Some of the most successful treatments for undercrossings combine lighting and art to create an environment with visual interest while addressing public safety concerns.

Although the City and DSP have worked with BNSF and WSDOT to improve undercrossing lighting, perceptions of safety around Downtown undercrossings remain a challenge. The City's and WSDOT's mutually formulated I-90 Architectural Guidelines (also called "Kit of Parts") resulted in process improvements to both organizations.

For the railroad undercrossings, the City should work with BNSF to draft a similar set of guidelines as it did with WSDOT. Surface and structured parking tends to dominate the north and south sides of the rail viaduct, which can make the space under the viaducts feel more separated from Downtown. Active uses at street level in vacant spaces that are part of existing buildings or along the edges of parking structures and surface lots on either side of the viaduct can help bring more foot traffic through undercrossings and create a sense of natural surveillance. Where the traditional development patterns of Downtown span the rail viaduct, particularly along Monroe, Lincoln, Post, and Howard Streets there are opportunities to build on existing activity to help bridge the gap created by the viaduct.

A highway underpass in San Jose, CA redesigned to create a safer pedestrian experience with art by Dan Corson that includes painted surfaces, circular lights LED lighting coordinated with pedestrian scale light fixtures along the sidewalk.

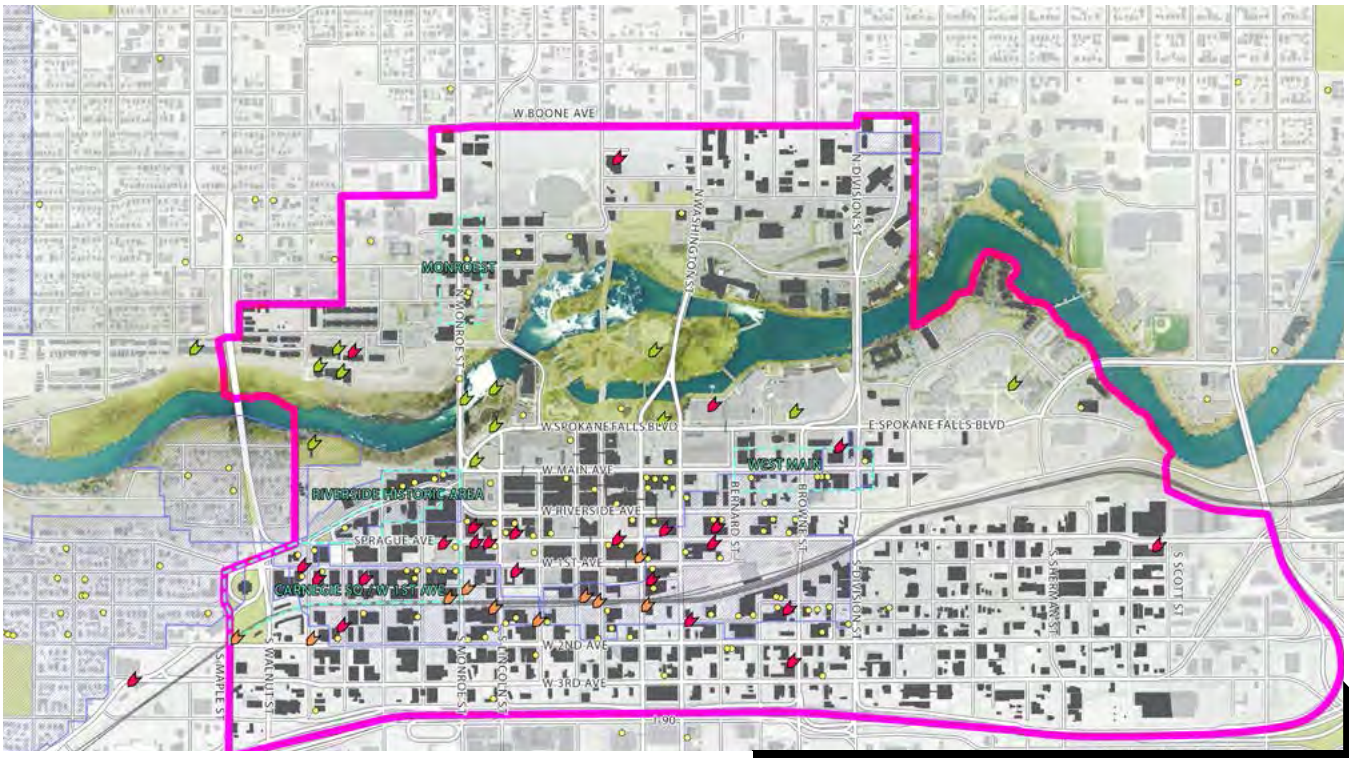
Bill FitzGibbons's Light Rails light installation beneath the rail underpass in Downtown Birmingham, AL.

GOAL: THRIVING ARTS, CULTURE, AND HISTORIC PLACES

Downtowns are historically centers of commerce, civic life, arts and culture. At a time where retail has shifted from "bricks and mortar" toward on-line sales, the civic and cultural components of downtowns have increased in importance. Historic downtowns, like Spokane, have the irreplaceable assets of architectural fabric, human-scale and the stories of multiple generations.

The intent of strategies in this section is to:

- ❑ Support arts and cultural uses as activators of Downtown and nurture artists and organizations that bring creative uses, especially as the city recovers from the effects of COVID-related shutdowns.
- ❑ Use arts, culture and history to highlight the unique aspects of Downtown Spokane, making it attractive to people who live, work and visit Downtown.
- ❑ Dedicate resources to arts planning and marketing and develop reliable funding streams for the arts in Spokane and make sure that creative uses are encouraged by City policies and procedures.



CULTURAL SITES

FIGURE 22

Historic and cultural sites, historic districts and character areas Downtown
Source: Framework City of Spokane, DSP, 2020

ACH1 STRATEGY: Highlight Downtown's history to build awareness of local culture and support the arts

A variety of methods will bring the architectural richness and historic interest of Downtown to life, such as plaques, lighting, murals, photo opportunities, public art and streetscape elements. Partner with the local experts and history-focused organizations, Native American tribes, artists, and educational institutions to develop creative story-telling methods to convey the unique history of Spokane. Look forward as well, bringing attention to the current places and activities that define Spokane's culture.

ACH1.1 ACTION: Tell stories about Spokane's local history and architecture using creative methods.

Downtown Spokane is fortunate to have a rich and fascinating history. Making those stories visible and engaging deepens the unique sense of place in the city and fosters respect for our own place in history. There are many examples of how this has been done in other cities that can inspire ways of celebrating Downtown's history that are most appropriate for Spokane, and the city has many people and organizations that are resources for revealing city history. Highlighting history should be a Downtown-wide effort, rather than a district-based approach used in the prior 2008 Downtown Plan, and should bring together Downtown's historic character areas.

ACH1.2 ACTION: Preserve historic structures and bridges and incentivize adaptive reuse of older structures that contribute to Downtown's historic character.

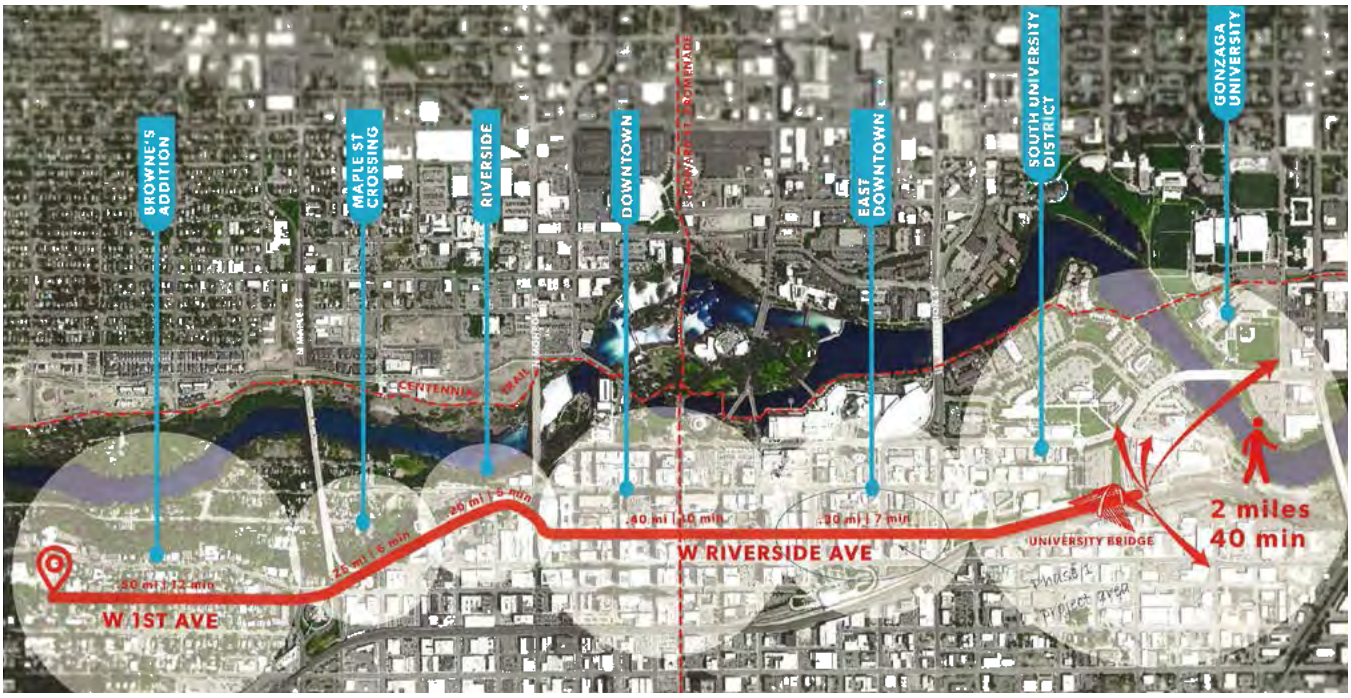
Spokane's Special Tax Valuation for historic properties is the City's primary incentive for the rehabilitation of older buildings on the historic register, many of which are Downtown. As Downtown sees further reinvestment, the City should ensure Spokane's historic sites are treated in a manner consistent with the Secretary of the Interior's guidelines for the treatment of historic properties and standards for rehabilitation, restoration, and reconstruction. Maintaining historic bridges, not only as pieces of critical infrastructure, but also as signature architectural elements Downtown should a priority as the City invests in connections across the river. In considering adaptive reuse, active and sustainable uses should be encouraged, such as street level cultural uses or residential units at the exterior of buildings.

ACH1.3 ACTION: Develop design guidelines for downtown that help create a good fit between new development and Downtown's historic structures.

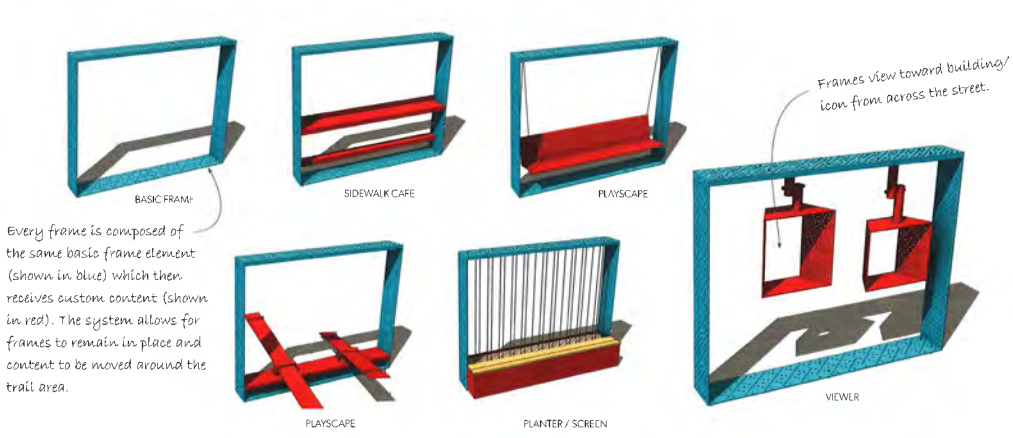
Develop expanded Downtown Design Guidelines for new development Downtown that emphasize the importance of the Downtown's historical context, and help new development draw on and complement Downtown Spokane's historic structures.

ACH1.4 ACTION: **Pursue the idea of a cultural trail that links signature sites and activates streets with the intent of drawing visitors and investment.**

Downtown Spokane's historic architecture and cultural uses make for distinctive corridors and a cultural trail can define one of the strongest corridors through Downtown. A cultural trail connecting and directing people to historical sites and destinations Downtown, primarily aligned along W Riverside Ave through Downtown, can help tell local stories and highlight Downtown Spokane's historical and cultural gems. This pedestrian-focused connection can act as a draw for tourists, bringing foot traffic to destinations throughout Downtown and connecting surrounding neighborhoods in all directions. The vision for the cultural trail includes streetscape elements and artistic interventions that can help draw people along the length of the trail and create and interactive learning experience. A successful cultural trail can help demonstrate the power of public-private partnerships to help catalyze investment for public benefit and economic development Downtown.



Map of existing plans for a cultural trail through Downtown Spokane connecting to Browne's Addition



Conceptual Design for fixtures along Spokane's planned cultural trail designed to frame architectural details of historic buildings along the trail.

ACH2 STRATEGY: Bring arts and culture into the public realm Downtown and develop an Arts Plan to support arts and cultural uses with a focus on Downtown

Downtown Spokane is the cultural hub of the Inland Empire and the quality of its public realm should rise to meet regional expectations. The City, its partner organizations, and the broader community should work together to foster a thriving cultural sector. This includes nurturing culture spaces, uses and activities, as well as related uses are mutually supportive with cultural venues, contribute to thriving restaurants and night life, and support Spokane's local economy. Public spaces can go a long way in bringing arts and culture and these complementary uses out onto the street and make them more of a visible presence and feature of Downtown Spokane.

WHAT IS THE PUBLIC REALM?

The Comprehensive Plan defines the public realm as public or private areas where people interact with their surroundings or other people (Ch. 3).

An arts and culture plan that brings together a spectrum of organizations and individuals, and offers targeted strategies and concepts to support arts and culture could be of great benefit to Spokane. The City's municipal arts plan, adopted in 2004 and amended in 2007, defines a process for funding, selection, maintenance and removal of public art through the municipal code (chapter 07.06 SMC, Article VII Municipal Art Policy). The City should engage in an intentional process to develop a robust arts and culture plan with a particular attention to Downtown, which would be a strong forum to address how the City and partner organizations can support cultural expression and vet mechanisms to preserve and encourage new cultural uses both citywide and Downtown. We suggest broadening the scope to include both arts and culture. The exact scope of cultural uses can be explored in the plan, but it can include things of importance to the overall culture of Spokane, such as its annual events and its well-loved small businesses, and include the expressions of Spokane's diverse communities through foods, festivals, and holiday traditions. An arts and culture plan should address the needs of the full spectrum of people in the community, offering opportunities for multicultural organizations, and making sure that there are ways for people of all incomes to enjoy free and low-cost activities.

The actions that are part of this strategy are intended to enrich public spaces with support for their civic functions and a broader range of art and cultural activities in the short time, and elements to consider as part of a broader art and culture plan, building on the Comprehensive Plan's Arts and Cultural Enrichment Policies that address public art a form of infrastructure.

ACH2.1 ACTION: **Improve and activate the streetscape and public realm to support cultural venues.**

Spokane boasts a collection of significant performing arts venues and a range of excellent productions. The historic Fox Theater was renovated in 2007 and is the home of the Spokane Symphony. The Knitting Factory and the Bing Crosby Theater bring crowds for concerts of all kinds. The public space surrounding these extraordinary venues should be as high quality as the events inside. One place that would clearly benefit from improved streetscape is the area around the cluster of these venues. This area could be highlighted and supported with pedestrian spaces, restaurants and nightlife that offer places for arts patrons to enjoy. Such activity would give people a reason to extend their stays before and after performances rather than simply moving from the parking garage to the theater and back. The graphic below shows streetscape treatment with Art Deco patterns related to the Fox; a functional and elegant "red carpet" drop-off, street dining, and projected art on the walls along the street (Figure 22). Note that paint on the street will need to be compliant with the Manual for Uniform Traffic Control Devices and should identify a revenue source for maintenance.

The galleries, clubs and other cultural spaces throughout Downtown can benefit from a supportive public realm that increases visibility and vitality. This may mean art and lighting outside of cultural space, seating or temporary "pop-up" installations encouraged and supported by the City and the Downtown Spokane Partnership.

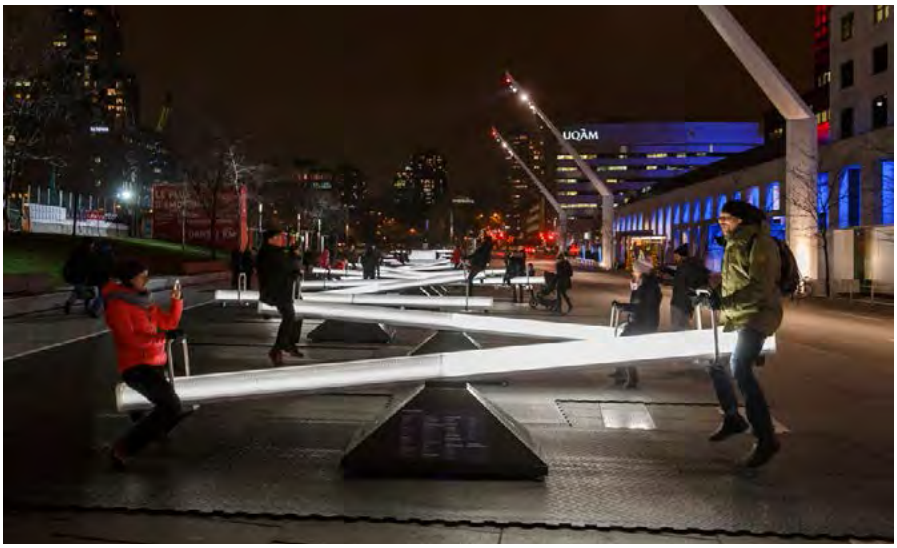
FIGURE 23 Visualization of potential projection across from the Fox Theater could enliven blank walls along Sprague Ave paired with street improvements that draw on the uses and character in the neighborhood.

ACH2.2 ACTION: **Work with artists and local property owners to create and maintain temporary art installation and facilitate activation of cultural spaces to energize Downtown and support artists.**

Light projections and murals are relatively easy ways to energize the public space, especially where there are blank walls that can be turned into assets. Spokane has already been doing this and can build on these successes. An advantage of projections and other transitory installations, events, or performances is that they can tailored to events and seasons and can be changed or scheduled regularly. These shortlived transformations of public space can add to Downtown's vibrancy and activity and help it feel like a safe place for patrons to enjoy, both day and night.

Art installations can be used to fill some of the gaps in Downtown's fabric, in a similar way to parklets. The City should make these kinds of installations as easy as possible from a regulatory standpoint. Art "markers" could be part of a strategy to bring attention to the smaller venues and galleries with highly visible art or installations.

Some of the space in new and existing development adjacent to and within the right-of-way can host a variety of art forms, bringing activity to the street, attracting pedestrian traffic, and supporting a positive social atmosphere. Current installations and programs should be made a part of the public art component of the arts plan. Where brick and mortar spaces are not available, space in the right-of-way may be considered for outdoor seating, dining, and performances in warmer months.



An interactive design installation by Lateral Office and CS Design in Montreal, QC, Canada

An interactive giant pin art installation by Lulu Guiness in London, UK

ACH2.3 ACTION: Explore incentives for preserving cultural space and creating new space for arts and cultural uses Downtown.

The City and its partners in the development of an Arts Plan should look for ideas to preserve cultural space, protect spaces of cultural and historical significance, and encourage the creation of new cultural space. A key part of the process will be understanding what incentives would have the greatest community impact in Spokane, and how those incentives can be best implemented in Spokane. Some of the ideas that a plan should examine closely are:

- ❑ Creating pathways for funding and technical assistance to encourage the adaptive re-use of older buildings, and the inclusion of cultural space in renovated buildings
- ❑ Including City parks and library projects as eligible for the 1% for the arts policy and explore the expansion of the program for private development.
- ❑ Creating mechanisms to encourage or require cultural space in new development, especially larger scale developments, public projects or development that displaces existing cultural space.
- ❑ Roles for staff within partner organizations to encourage and support space for arts and culture, including possible designations for a point person for Downtown public art, or a cultural space liaison who could connect the creative sector and property owners, and be part of the entitlement project.
- ❑ Roles of the City Arts Commission in best supporting the arts, including the space needed for cultural uses and the use of public space for the arts.

ACH2.4 ACTION: Evaluate how the City's development regulations and permitting process can support cultural space and public art.

An Arts Plan should take a careful look at how permit requirements apply to cultural uses, and which requirements in particular can be burdensome for artists or organizations trying to create cultural space. The review process may also be an opportunity to help ensure new development contributes to arts and culture particularly Downtown where development is tends to be larger scale. The following aspects of permitting and review should be considered in the Arts Plan process:

- ❑ Encourage, incentivize, and at the appropriate level, require public art and cultural uses to be part of the development process.
- ❑ Inviting representatives from the City Arts Commission and/or relevant local arts organizations to pre-application meetings for projects of a certain scale.
- ❑ Streamlining the permit review process for cultural space and the potential for permit fee waivers for the creation of cultural space.
- ❑ Temporary occupancy permits for artists and arts organizations.

ACH2.5 ACTION: Identify and reduce barriers for cultural events Downtown.

Cultural events and activities draw both tourists and residents Downtown. Downtown Spokane is known for hosting remarkable special events, with signature events like Bloomsday, Hoopfest, Terrain, and the Lilac Parade drawing people from throughout the Inland Northwest and beyond. Community partners involved in hosting cultural events Downtown, however, should examine issues, including requirements and cost. The City should continually review procedures for special event permits and look for ways to reduce permit requirements, and potentially costs incurred, while preserving necessary assurances and safety requirements.

Tourist and residents are enjoying the cultural event on Wall St, Spokane.

Hoopfest is the largest 3on3 outdoor basketball tournament on Earth located in Spokane, Washington. It is also an outdoor festival with shopping, food, and interactive entertainment accessible to all.

ACH3 STRATEGY: Create space for art-focused and culturally-oriented small businesses and organizations, targeting those that cannot afford to locate Downtown

Arts and cultural uses and small businesses are vulnerable to economic shifts and a real estate market with rising rents. Cultural space can have a quantifiable benefit for Downtown, driving economic development, and attracting both visitors and local residents Downtown. One of the best ways to ensure these uses can access space Downtown is to provide affordable space for businesses and organizations that may not be able to afford market-rate space.

A number of non-profit organizations have driven the production of more affordable cultural spaces, or affordable live/work spaces for artists around the country, such as Artspace, which creates, fosters, and preserves affordable and sustainable space for artists, and arts organizations across the United States. There are excellent precedents for a public or semi-public organization like a public development authority (PDA) to create affordable cultural space. For example, the Town of Twisp, WA chartered a PDA to acquire and redevelop a decommissioned forest service ranger station using a combination of public and private funds, and created TwispWorks which supports artists, craftspeople, and small businesses in the Methow Valley.

TwispWorks campus in Twisp, WA has over 38,000 SF for local businesses, artists and organizations.

ACH3.1 ACTION: **Identify sites Downtown for infill development that can help foster small businesses, local start-ups, and arts and culture uses and organizations.**

The Rookery Block between Riverside Ave and Sprague Ave to the north and south and N Stevens St and N Howard St to the east and west is an example of an ideal location for infill development with a centralized affordable space for arts and culture and small businesses. Many successful examples of small, affordable spaces for entrepreneurs, in the tradition of historic public markets, exist throughout the country. These entrepreneurial incubator spaces can contribute to an active and engaging street level, which is particularly important for a site such as the Rookery Block, which is central in the Downtown Core, with frontage on significant pedestrian streets—Howard, Sprague and Riverside. Opportunity sites on Spokane Falls Boulevard would also be appropriate for active ground floor cultural uses and businesses because of their proximity to Riverfront Park.

ACH3.2 ACTION: **Identify underutilized properties that could serve as affordable workspaces for organizations that are less reliant on foot traffic.**

The 2008 Plan called attention to the Intermodal Center as an opportunity site, and this Plan supports retaining this site as an opportunity to create work and/or office space for organizations that support community needs like non-profit and cultural organizations that may require below-market rate rents. The space may be able to serve as a shared office or co-working space, or be subdivided into discrete spaces for businesses with a mixture of market rate and affordable tenants. River City Kitchen in the Intermodal Center currently offers rental space in their commercial kitchen on the second story of the Intermodal Center, as a culinary incubator, and the City can support similar ventures with shared and/or affordable workspace in areas with less pedestrian activity Downtown.

GOAL: A GREAT PLACE TO LIVE, WORK AND PLAY

Downtown Spokane is the economic and cultural engine of the Inland Northwest, drawing residents from the County and region for work, dining, and recreation. Downtown is also a great place to live with workplaces, services, cultural and educational institutions all close by. While Downtown has seen modest growth, it is not widely recognized as a great neighborhood to live in and could benefit from mixed-use development with a diverse range of housing options together with new or enhanced residential amenities. Similarly, there are opportunities to strengthen Downtown Spokane as the economic driver for the region by enhancing amenities to attract and maintain businesses in Downtown.

The strategies in this section are intended to:

- ❑ Develop Downtown as a complete, walkable neighborhood with safe and convenient access to goods and services necessary for daily life within walking distance.
- ❑ Promote residential infill and rehabilitation projects with diverse housing options affordable to households of different means.

The Ridpath is a historic rehabilitation into apartments with well-designed space and downtown Spokane view.

Downtown Spokane skyline highlighting a concentration of employment and office uses.

A festival at Downtown Spokane allows artists, residents, and tourists to celebrate local art, music, and dance.

LWP1 STRATEGY: Encourage residential and mixed-use development with a variety in housing types and sizes that are affordable to a range of income levels

A healthy Downtown residential population is important not only for the success of Downtown businesses, but also for a Downtown that feels safe and active throughout the day. Residential density in and around Downtown contributes to the local customer base of businesses and services, particularly those which rely on foot traffic. While Downtown Spokane has seen some modest growth in residential and mixed-use development, there are tremendous opportunities for infill development that integrates housing and residential services that meet the needs of people and families with a range of incomes.

LWP1.1 ACTION: Develop a thorough understanding of on-site conditions and update market demand studies around opportunity sites.

The Downtown Plan team identified opportunity sites Downtown where infill development and new public spaces would have a transformative and catalytic effect on Downtown. Redevelopment on these sites should prioritize a mixture of active ground floor uses and public spaces along key pedestrian corridors and upper story residential, or office uses that help build a more complete neighborhood. Future redevelopment on these sites is also an opportunity to address longstanding needs for structured employee parking, that will help downtown remain a viable and competitive destination for new businesses.

The City of Spokane and DSP could support redevelopment on these opportunity sites with market demand and pro-forma analysis, and site analysis that help landowners understand the potential for development that each site holds. DSP can partner with Downtown property owners to adapt to shifts in economic conditions and assess buildings for rehabilitation or redevelopment. Collaboration between property owners, DSP, and the City early in the development process is crucial to ensuring that redevelopment on these sites aligns with community needs, goals and aspirations.

The City of Anaheim, CA created over 1,000 middle-income housing units by waiving property taxes on new apartments in Downtown Anaheim and the City's Platinum Triangle

LWP1.2 ACTION: **Develop public/private partnerships, potentially with the assistance of a public development authority, to acquire and assemble property to support redevelopment Downtown.**

Public-private partnerships could be an effective tool to spur redevelopment that creates meaningful, positive change Downtown. These partnerships can take many forms, but in Washington the statutory authority for public bodies to serve economic development activities is weak. Governments can only acquire property for public purposes, including affordable housing, and Washington State law interprets public purposes narrowly. The City of Spokane and DSP should identify a public or quasi-public partner to work with private developers on key infill sites, where there is a clear public benefit. Depending on the nature of these redevelopment projects, and each project's ownership and funding models, PDAs can offer distinct advantages in that they can receive funds from ongoing ventures and private donations and more flexibly transfer property where public bodies may not be able to, yet are held accountable with strict transparency requirements. Similarly, a non-profit corporation could access the public bond market to develop projects that would eventually be owned by the City or another public entity.

LWP1.3 ACTION: **Build site-based partnerships with affordable housing developers and transitional housing providers into public projects and infill development and engage these organizations in economic analyses of how an affordable housing program can be implemented in Spokane's real estate and development market.**

Affordable housing developers play an important role in providing housing for families and individuals with a range of incomes and personal circumstances. Downtown has seen significant investment in new affordable and transitional housing, and while opinions of these developments and services for residents downtown vary widely, the sponsor organizations can be valuable partners in infill development Downtown. These developers have built a mix of residential projects Downtown including new permanent supportive housing, relying primarily on private financing. Redevelopment of underutilized properties Downtown can use funds and organizational capacity from a public/private partnership to complement efforts to produce new market-rate multi-family housing with an affordable or supportive housing component. As the City and DSP work to assess the feasibility of development on targeted sites Downtown, real estate analysis should examine how Downtown's regional share of affordable housing fits into potential development.

As housing costs in Spokane have risen, the City's need for housing affordable to low- and moderate-income households has become more acute. The City has an opportunity work toward a comprehensive housing strategy before real estate costs become more of an obstacle, and should engage affordable housing organizations in the process to determine how the City can help effectively address housing needs in a tightening market. A first step in that process would be to study the economics of multi-family development in Spokane to ensure the City's work to advance affordable housing is grounded in sound real estate analysis and is balanced with market rate multi-family development Downtown. This housing strategy should address housing for both low- and moderate-income residents Downtown, and spur residential development in between the higher end and affordable and supportive housing development that Downtown has seen in recent years.

LWP1.4 ACTION: **Explore ideas to strengthen incentives for workforce multi-family development and rehabilitation of historic structures Downtown.**

The City of Spokane offers tax-based incentives that have been critical to investment Downtown, including the Multi-Family Tax Exemption (MFTE) and Special Tax Valuation for historic properties. The MFTE Program helps make multifamily residential development Downtown feasible, and the Special Tax Valuation helps defray the costs of rehabilitating structures on Spokane's local historic register. Maintaining both incentive programs is important to the long-term success of Downtown, and the City should explore ways to complement them with zoning and permitting incentives or other programs, like design review that could support multi- family development, affordable housing, and restoration of historic buildings and sites Downtown.

Downtown Spokane can support multifamily development, but the MFTE Program has proven an important component of how these projects are structured financially, and the most effective incentive for higher intensity residential development the City offers. If the City pursues changes to the MFTE as part of an affordable housing strategy for workforce households, defined as 120 percent or less of area median income (AMI), these changes should be subject to thorough economic and real estate analysis to ensure that they do not stall multi-family development Downtown.

The historic St Charles Hospital in Aurora IL was restored and converted to senior apartments using a variety of incentives.

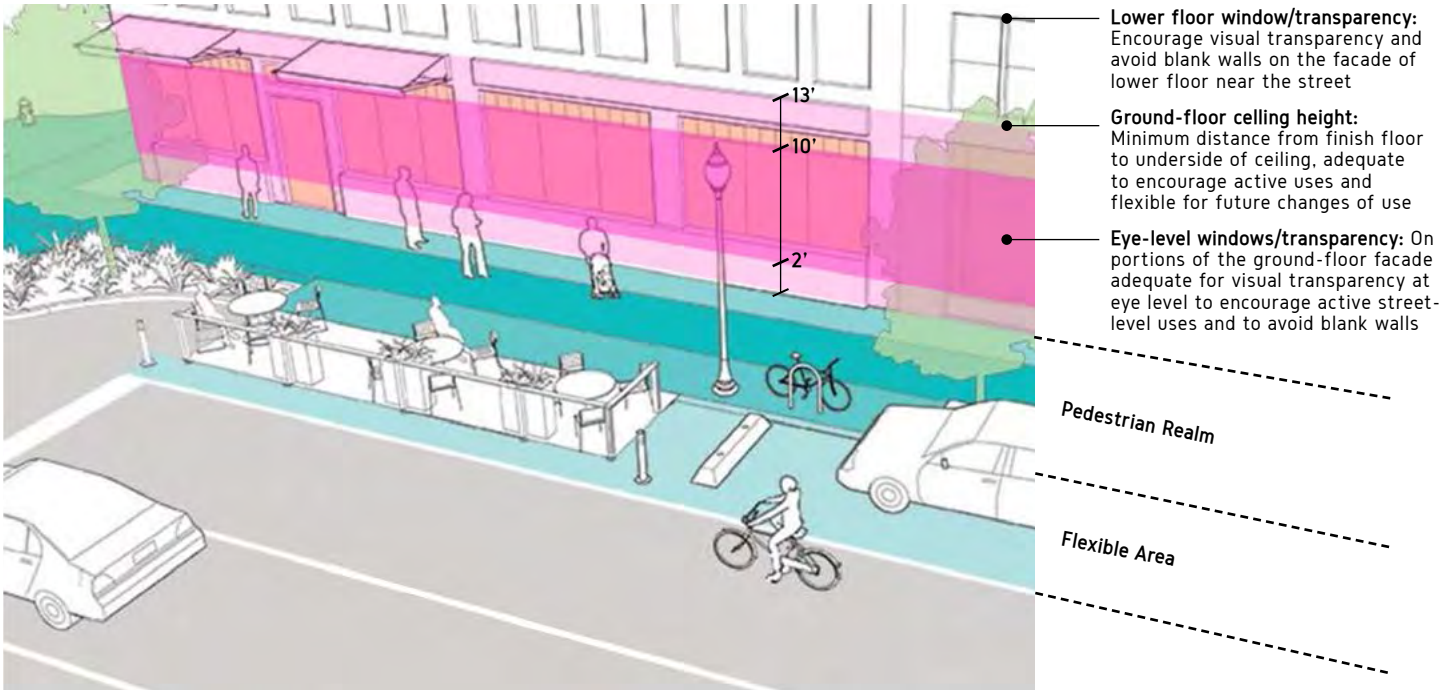
Development in Kendall Yards that utilized the City's MFTE incentive to effectuate redevelopment.

LWP2 STRATEGY: Enhance residential amenities like public spaces, services, and cultural uses Downtown

Downtown Spokane is a great place to live, and recent development has begun to draw new residents Downtown. There is room for investment in local, neighborhood-scale amenities Downtown that would benefit long-term Downtown residents and newcomers, but also make Downtown more welcoming to visitors and commuters. It is the access to services, necessities, and recreational opportunities that help people see Downtown as not only a place to work or visit, but as a great place to live or raise a family.

LWP2.1 ACTION: Develop ground floor standards for residential, retail, office, live/work, and civic uses.

The design of street level uses shapes how residents and visitors experience Downtown. Design of the ground floor can reflect the human scale and contribute to a vibrant public realm, but it is unreasonable to expect ground-floor retail sales and service uses to be successful in every location Downtown. Current development standards include requirements for setbacks (SMC 17C.124.230) and windows (SMC 17C.124.510) on the ground floor but offer little guidance on how to design spaces at street level that work for different uses. For retail uses this may mean visual transparency at eye level, higher ceilings, and on-grade entries, but design for residential uses is somewhat different, including distinct protected entries, and visual and/or physical separation from the street. A set of specific standards that regulate design at street level can accommodate different uses in way that is sensitive to the context of surrounding development and historic reconfigurations of storefronts, and flexible to accommodate changing tenants and owners. These standards can prioritize active uses or specific design practices along specific corridors where the pedestrian environment is a priority to better align with desired design characteristics.



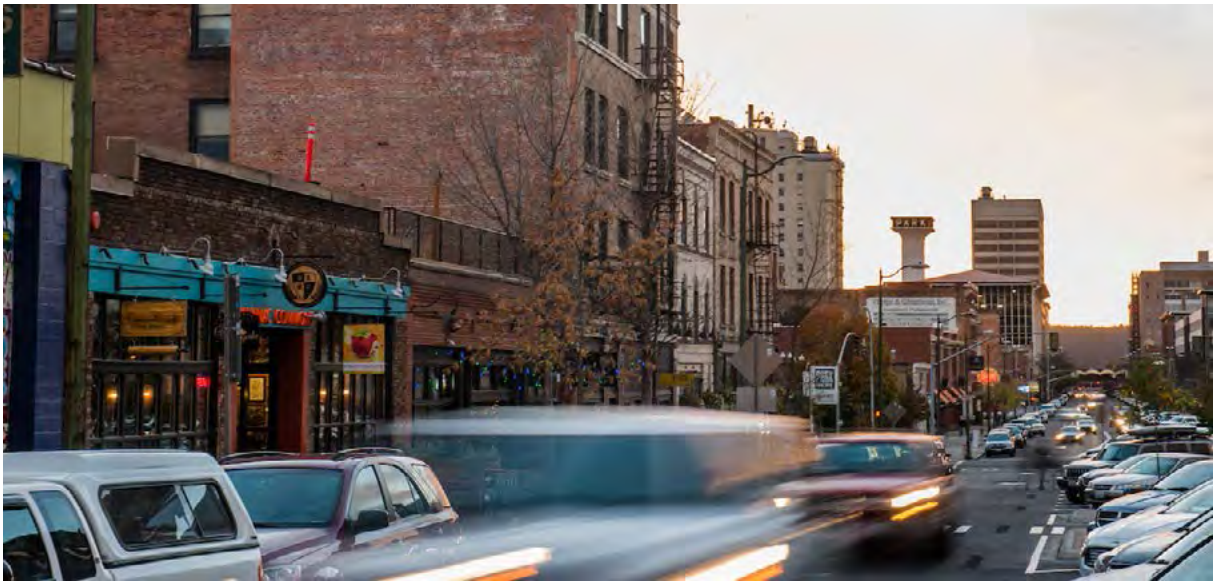
Suggested heights give context to allow for flexible uses. Examples shown are subject to refinement based on land use and street designation. Diagram is adapted from *Urban Street Design Guide*, National Association of City Transportation Officials.

LWP2.2 ACTION: **Create an integrated network of small parks and public spaces outside of Riverfront Park.**

Riverfront Park is Downtown's signature open space, drawing locals and visitors from around the country and connecting to a regional network of trails. Outside of Riverfront Park, and the City's new open spaces along the River, Downtown lacks the parks and public spaces that would help form a complete network of recreational space. While Spokane's riverfront will continue to be a focal point of recreation in Downtown life, pocket parks, and public spaces are important for everyday passive recreation and public life. Within a 5-minute walk of a given location, there should be open spaces that meet the needs of residents and visitors. A Downtown Open Space Plan should be developed to create an integrated network of small parks and public spaces that builds on current requirements to construct landscaped open space in the Downtown zones. Provision of such public spaces should be coordinated via the open space plan, with private developers being able to opt-in to assist in these projects, even if they are off-site for the developer, as a means to acquire certain development advantages for their own projects. Extending a network of small public spaces through Downtown that connects to Riverfront Park, together with strategies in the Public Spaces and Well Organized sections of this Plan, will help promote active streets and bring communities together.

LWP2.3 ACTION: **Support existing businesses Downtown and build upon emerging activity centers with complementary retail and active uses.**

Downtown retail, restaurant, and cultural establishments are particularly vulnerable to shifts in the local and national economy. While the lasting economic impact of the COVID crisis remains unclear, Downtown businesses will need support to survive and adapt to changes in dining, shopping, gathering and commuting. City support of existing and heritage businesses Downtown is crucial for their survival, and the City should consider grant and commercial tenant assistance programs as options to retain businesses Downtown. The post-COVID recovery may present opportunities for growth in Downtown's emerging centers of activity, but those efforts will hinge on key businesses that anchor Downtown districts.



Downtown's East End along Main Ave is one of Downtown's strongest concentrations of active uses just outside of the Downtown Core and presents some opportunities for growth and collaboration with WSU.

LWP3 STRATEGY: Apply zoning changes and other tools to sustain and enhance mixed-use development with active street-level uses

Downtown zoning provides a lot of flexibility for mixed-use development particularly in the Downtown Core which has no building height limit. The Downtown General Zone is very flexible in terms of allowed land uses and has building height (number of stories) and floor-to-area restrictions unless certain incentives or conditions are met. The Downtown General Zone encourages the development of housing including affordable housing. The North Bank and South University District Subarea Plans propose certain land use changes for those districts. The Downtown South Zone is unique in that it allows and encourages more auto-oriented land uses and development including highway-oriented signage.

LWP3.1 ACTION: Maintain and apply zoning designations based on criteria that address the surrounding context and desired land uses with a focus on street level uses.

Existing zoning designations in Downtown are applied based on the surrounding context and desired future development including land uses and building form. The City should apply zoning designations based on the feasibility of development and community desires for infill or redevelopment. For example, if development under the DTC-100 zone is determined to not be feasible with the 100-foot height restriction then the City should consider the trade-offs between maintaining the existing surface parking and the impacts of allowing increased height. The City should formalize criteria for considering zoning changes in Downtown including any modification of zoning district boundaries.

LWP3.2 ACTION: Ensure signage standards are consistent with land use context and corridor character.

The City of Spokane currently regulates new billboards and electronic message center signs Downtown and should continue to prohibit forms of signage that are intended for a highway or auto-oriented context. The City should continue to prohibit billboards and auto-focused signage outside of South Downtown and should encourage preservation of Downtown Spokane's painted signs.

LWP3.3 ACTION: Ensure redevelopment projects contribute to streetscapes and good urban design.

Redevelopment that changes uses of existing buildings, and results in modified facades and sidewalks, should contribute to the goals of this plan and the community's desired Downtown.

LWP3.4 ACTION: **Pursue redevelopment of the existing surface parking lots within the existing height limits in the DTC-100 Zone along Spokane Falls Boulevard.**

The surface parking lots along Spokane Falls Boulevard in the core of Downtown, identified as opportunity sites in the 2008 plan, are maintained as opportunity sites in this plan update. The properties are subject to a height restriction beginning at 100-feet along the north property line, increasing in height farther south, unlike other properties in the adjacent Downtown Core Zone. These height limits are in place to minimize shadows and other potential impacts on Riverfront Park. There is also a perception that the height restriction on these parcels has adversely impacted the economic feasibility of redevelopment , but a detailed real estate analysis has not been conducted.

The City and DSP have conducted multiple shadow and massing studies as part of a lengthy process to reconsider the height restrictions. In 2018, at the completion of the public process the City Plan Commission unanimously recommended the City Council increase building height limits in the DTC-100 Zone along with additional requirements for building massing to minimize shadows on the park, active ground floor uses, and high-quality materials. However, the recommended code amendments have not been adopted. The City should explore performance-based design solutions that enhance the public realm, as alternatives specific to each parcel, if the 2018 recommendations are reconsidered.

The City and DSP should include these opportunity sites in the detailed economic analysis to assess market demand for residential and non-residential uses, and should be partners in a site-specific residual land value and pro-forma analysis of these properties. These real estate and financial analyses should capture public benefits and value of public spaces and other public amenities that could be integrated into a project on these sites. This offers a clear pathway for the community and decision-makers understand the tradeoffs between allowing additional height and potential impacts of shading.

As these are prime opportunity sites, the City, DSP, and partners should determine how best to facilitate redevelopment that contributes to a more active and vibrant Downtown.

LWP4 STRATEGY: Improve transit access, commute options, and parking management for Downtown residents and employees

Downtown Spokane is a regional employment center, with a range of growing industries and businesses interested in remaining and investing in Downtown. In locating Downtown, businesses balance their employees' access to the place of work and the proximity of amenities that are attractive to a workforce that is increasingly composed of millennials, now 50% of the U.S. labor force. The City and STA are making great strides in improving transit and active transportation Downtown, and new development should integrate with those investments. Access to longer-term employee parking continues to be an important consideration for commuters and Downtown businesses, and there are programmatic opportunities that could be explored to alleviate some of the pressure felt by Downtown businesses to locate where they can find dedicated employee parking, which often takes them outside of Downtown. Transportation Demand Management tools should be implemented, including establishment of a Transportation Management Association (TMA), together with efforts to transform surface parking, develop new parking facilities, and improve conditions along streets for commute alternatives, as envisioned in the Connected and Walkable and Public Spaces sections of this Plan.

LWP4.1 ACTION: Integrate new development Downtown with transit facilities and promote transit supportive development around high-capacity transit.

New development in Downtown Spokane should help support transit facilities in terms of intensity, composition of uses, and design. Spokane's new City Line, which is expected to begin service through Downtown in 2022 will include major investments in station areas and facilities. Development should successfully integrate transit stations in site and building design practices that can be built into zoning incentives or design guidelines. These can include enhanced pedestrian amenities and active uses oriented toward transit stations, and consideration of transit facilities should be incorporated into ground-floor development standards and/or guidelines for Downtown.

LWP4.2 ACTION: Reduce regulatory barriers to shared parking including expanding off-site parking shed limits.

Spokane currently allows shared parking through project permitting by joint-use parking documentation (SMC 17C.230.110), but Downtown would benefit from a shared parking system that leverages redevelopment and the construction of new structured parking to meet a range of parking needs. This can substantially reduce the need for dedicated parking and offer the flexibility to meet the needs of long- and short-term parking for a range of users at different times of day.

Off-site parking regulations currently limit the maximum parking shed to within 400 feet of the site (SMC 17C.230.100), which can be too restrictive for certain users. Commuters in particular may be willing to walk farther from secure long-term parking during the day. The 2019 Downtown Parking Study recommends changing this maximum distance to one quarter mile or 1,320 feet.

LWP4.3 ACTION: **Implement Transportation Demand Management (TDM) strategies.**

TDM tools Downtown would reduce vehicle trips and demand for parking, thereby freeing parking space for visitors and customers, and opening up land area for other uses. The 2019 Downtown Parking Study recognized these actions would have a catalytic impact on new development in Downtown, particularly in alleviating growth demands on the parking supply and in support of revitalizing existing underutilized surface parking lots. A broad range of strategies were identified, encompassing partnerships with agencies to create or change programs that promote use of alternatives to driving; changes to the design of public right-of-way such as those proposed in this Plan to better serve all street users; and examining the feasibility of establishing a transportation management association (TMA) for Downtown or specific districts to encourage non single occupancy vehicle trips. The TMA would provide support and invite all Downtown employers to examine, and encourage their employees to consider, strategies for commuting other than driving alone.

Founded in 2018 as the Transportation Management Association (TMA) for downtown Boise, City Go is made up of public and private partnerships that bring businesses, developers, property managers and owners, and government entities together to address local transportation issues and shape the future of mobility.

LWP5 STRATEGY: Support environmentally sustainable growth Downtown and responsible stewardship of the Spokane River and Falls

Compact growth downtown is an important part of a greener future for Spokane as a whole. As Downtown continues to grow and evolve, the City and DSP should strive to protect and enhance the natural environment Downtown, and the Spokane River and Falls in particular.

LWP5.1 ACTION: Integrate Green Stormwater Infrastructure (GSI) into public street and building projects and encourage green stormwater strategies to retain and treat runoff on-site as part of private development.

Spokane has over 300 miles of separated storm sewer lines that discharge untreated stormwater in the Spokane River and over 400 miles of combined storm- and wastewater sewer lines that overflow from heavy rainfall and snowmelt and discharge sewage into the River. Investment downtown in the form of new public spaces, or redesigned streets can help reduce the flow from these systems and treat or retain stormwater. For new public projects the city should set concrete goals for on-site stormwater management and seize opportunities to capture and treat stormwater as part of street, trails, parks and public space projects. The City should explore practical incentives for integrating GSI into new development like discounted stormwater utility fees commensurate with the capacity of on-site systems to hold and treat stormwater.

LWP5.2 ACTION: Promote energy efficiency in new construction and rehabilitation of historic buildings.

Residential and commercial buildings in Washington consume about 41.2% of energy for the entire State, which contributes substantially to greenhouse gas emissions. Spokane's power utility, Avista, has a relatively clean generation resource mix, which is 57% renewable. Downtown buildings can be a model of environmentally responsible and resource efficient building practices, and the City should support sustainable design and construction Downtown. Simple design considerations like access to natural light and ventilation in living and working spaces can make these spaces more comfortable and reduce energy consumption. Managing direct sunlight with solar control and shading devices can be integrated into the design of new buildings.

The City currently permits solar power installation and waives permit fees related to the permitting and construction of solar energy systems. The City should explore extending this waiver to the installation of sustainable heating and cooling systems and consider offering rebates or similar financial incentives to new construction that incorporates efficient heating and cooling or solar power so that this incentive includes to new construction or rehabilitation that integrate these systems into their design.

LWP5.3 ACTION: **Mitigate the urban heat island effect Downtown in order to reduce vulnerability to extreme heat events.**

Urban centers are particularly vulnerable to extreme heat events because they are already warmer than surrounding non-urbanized areas. The City can take steps to make Downtown and Spokane as a whole more resilient to heat and adapt existing buildings to more extreme heat by integrating cool pavement with higher solar reflectance or coatings that reduce heat absorption into long term planning and capital projects. The City should work to create a more complete tree canopy Downtown, filling gaps in the network of street trees to shade paved areas from the sun.

For private development the City should explore requirements and incentives for cool roof design materials with lower solar absorption and incentives for Eco roofs or vegetated roofs, in addition to energy performance provisions passed by the Washington State Legislature enhancing building efficiency. Surface parking areas contribute disproportionately to warming in urban environments, and the City should evaluate its current parking standards for opportunities to incorporate cool paving materials and additional landscaping and shade trees with surface parking in and around Downtown.

LWP5.4 ACTION: **Support a healthy local food system, with readily available fresh food and locally produced food.**

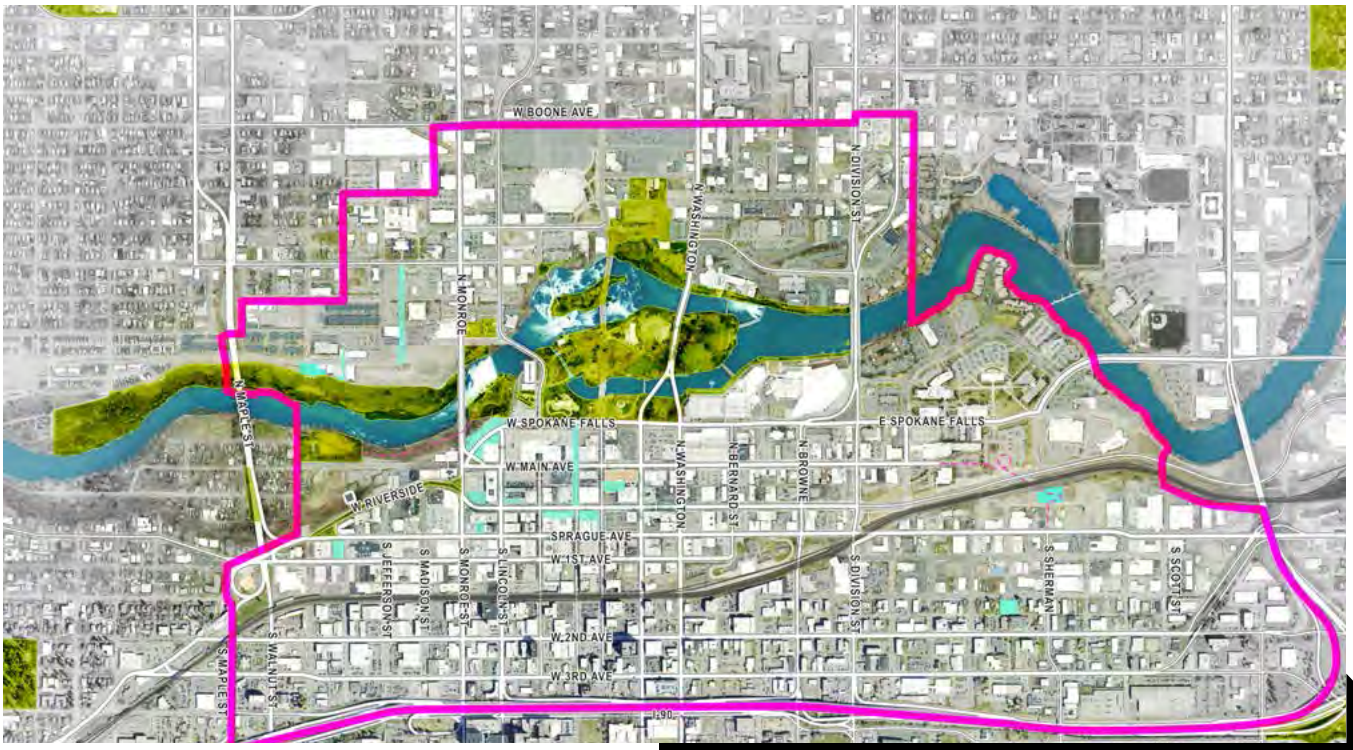
The City and DSP should continue to support efforts to locate new grocers Downtown and develop ground-floor spaces for grocery stores that provide access to locally produced food. The City should consider working with market organizers and vendors to find a more central Downtown location for the Spokane farmer's market to expand access to locally produced foods.

GOAL: WELCOMING AND ENGAGING PUBLIC SPACES

The value of quality public spaces in attracting people to come and to stay in downtowns is clear. Spokane has shown this with the success of the redeveloped Riverfront Park, and with the takeover of the streets for Hoopfest every year. Successful public spaces are well stewarded, whether by City staff, non-profit or community groups, or by neighboring property owners. This Downtown Plan considers the current open spaces and the opportunities to create the variety of successful open spaces that will make Downtown Spokane an attractive place to spend time for people who live and work in the city, and for those who come to visit with an emphasis on natural surveillance.

The strategies in this section are intended to:

- ❑ Create a more complete network of public spaces, including right-of-way and expand public spaces that enhance existing centers of activity Downtown.
- ❑ Develop the organizational capacity to actively program and manage public spaces Downtown and ensure that these spaces feel safe, comfortable, and usable at different times of day.



PUBLIC SPACES

Parks, open space, and programmable public spaces in and around Downtown Spokane
Source: Framework, City of Spokane, DSP, 2020

FIGURE 24

PS1 STRATEGY: Program and Activate Public Spaces Downtown

Downtown's public spaces include the streets and sidewalks, the regional and neighborhood parks, and the plazas that may be publicly or privately owned, but accessible to the public. Ideally, there is a variety in the size and character of open spaces, and pleasant connections between them. Ideally, Downtown's public spaces include a variety of characters—quiet spaces for conversation, a comfortable place to eat lunch, safe places to wait for the bus, interesting streets for strolling, green spaces to enjoy nature, and active places for shopping or playing.

The key to successful public spaces of all types is stewardship. Public space needs first to feel safe. They thrive when there are positive things to do, whether passive or more active. Private owners or businesses can be stewards of adjacent spaces, and successful public space often is "naturally activated" by cafes, shops, restaurants and other vendors. In other cases, public spaces can be managed by the public sector or organizations from the community or businesses. Partnerships between cities and main street or downtown associations have been successful in downtowns nationally. Whichever model is most appropriate, stewardship and activation need to be thoughtfully considered, on-going, and provided with resources.

Through an active programming effort Congress Square Park in Portland, ME has been transformed into a fun and lively public space with a variety of activities and events.

The 16th Street Mall in Denver, CO was transformed into a Downtown destination primarily through programming and activation.

The proposed zipline project along the river in downtown Spokane is designed to activate Riverfront Park, Redband Park and downtown. It is also expected to build economic strength for downtown and the region. The above renderings show the urban zipline platform hanging over the Spokane River downtown.

PS1.1 ACTION: Strategically program and activate public spaces Downtown.

The City and DSP should coordinate and expand on DSP's existing program for enlivening Downtown's public space with additional events and locations. Spokane has shown that it can throw major events that use Downtown's public space and draw participants nationwide. There is no doubt the ability to have smaller scale, ongoing activity that will attract people from the city and the region to enjoy Downtown on a regular basis. Funding these activities in other cities comes from both public funds and corporate donations and should be considered here.

Market Square used to be mostly for vehicles before being converted to a larger public plaza.

Market Square in Pittsburgh, PA is now active throughout the year with many different seasonal activities. The plaza has been renewed through a programming effort.

PS1.2 ACTION: Create new active uses on streets and in storefronts.

While good design of storefronts and public realm is important, the best indicator of an energized downtown is the successful mix of business sizes that activate urban streets. The support of those businesses has never been more important, and calls for an understanding on the part of the City and DSP around what these businesses need in terms of support. Some existing organizations like Window Dressing can help by coordinating exhibits at participating display windows. The Downtown Spokane Community Investment Group (DCIG) may be able to master lease space to provide small, affordable spaces for start-up businesses, possibly but not exclusively in the shared workspaces or market spaces, proposed as part of redevelopment of surface parking lots under the Connected and Walkable and Live Work Play sections of this Plan. Business workshops have been helpful to support artists as small businesses through organizations such as Seattle-based Artists Trust. Ease in permitting for street use can also help entrepreneurs who bring activity to public spaces, as recommended in the Connected and Walkable section of this Plan.

PS1.3 ACTION: Continue the presence of a fully staffed, centralized downtown precinct.

The City should continue to encourage officer visibility and outreach downtown to further the implementation of community-oriented policing. Implementing neighborhood and community-oriented policing is a value established in Chapter 10 of the City of Spokane's Comprehensive Plan. Continuing to maintain an accessible downtown precinct is key to successful implementation of this Comprehensive Plan value. Downtown should have adequate public safety staffing stationed in the Downtown Precinct and adequate and accessible sanitary infrastructure.

PS2 STRATEGY: Protect, expand, and improve public space in strategic locations Downtown

The core of Downtown and areas south of the railroad viaduct have gaps in the network of public spaces, and untapped opportunities to increase the quality and quantity of public space that would result in a more attractive Downtown. Frequent gaps between active areas Downtown include stretches of surface parking and blank walls that do not contribute to an active streetscape. Increasing the amount of pedestrian space and amenities within existing street right of way would improve the quality of the pedestrian environment not only along those gaps, but the perception of Downtown overall. Investment in and active management of new public spaces would benefit centers of activity Downtown, like the newly constructed plaza at 10 S Adams St, which has created a centerpiece for an emerging residential neighborhood.

Alleys were mentioned consistently by the public as valued spaces and opportunities for use as public space. The scale of alleys is conducive to human-scale spaces, and often they have character as "back doors" that feels authentic. Revitalized alleys are good fit with nearby active uses or as needed connections. The City should have a defined policy on alley vacation or acquisition and a formalized set of criteria from which to evaluate public benefit, service access, and multimodal connections. As the City sees growing demand for larger scale development, these decisions warrant cautious consideration to assess potential public benefits; evaluate the current and long-term impacts caused by relocated services to parking, active uses, and the pedestrian environment on street edges; and understand ramifications for future connectivity if intact alley corridors are severed.

PS2.1 ACTION: Create protections to retain public spaces, ensure existing and new public spaces are well used and maintained, and develop a specific set of criteria to evaluate alley vacation or acquisition based on public benefit and access.

Coordinate efforts such as active programming and dedicated maintenance funds to ensure public spaces are well-used and maintained, including privately owned plazas with street frontage, with the plan for a network of small parks and public spaces identified in the Live Work and Play section of this Plan. Develop a policy stance on the network of alleys, including those between the railroad and I-90, which are currently listed as a type of Downtown Complete Street. Approvals of alley vacations are subject to criteria including finding such a vacation is needed in order to accommodate a public use. Create policy statements regarding the circumstances, if any, that alleys may be sold by the City to private entities, and what public benefit would be required with the sale.

PS2.2 ACTION: **Revitalize Parkade Plaza as the active place it was in a previous era, with its distinctive style of architecture and surrounding active uses.**

The Parkade is a unique icon of Spokane, with 950 parking spaces, ground level retail and a plaza that was once one of Downtown's social hubs. This well-located plaza also connects between Howard and Stevens Streets.

The garage and the plaza are important features of Downtown, and the Plan proposes the revitalization of the plaza, showcasing the 1960's architecture, and supporting the restaurants lining the plaza. The graphic illustrates a ground plane treatment that is a colorful "thread" indicating the route through to Stevens Street as a way to make the space feel safer, without being a dead end. New plantings can refresh the appearance, and lighting can enliven the plaza in the evening. The north side of the plaza has weather protection that can serve pop-up types of uses. Materials and landscape can bring the plaza out to the west to the curb, capturing the sidewalk space and inviting people into the plaza.

Visualization of Parkade Plaza new plantings, improved pedestrian spaces, and active uses with a ground plane treatment that connects the plaza to the alley.

FIGURE 25

PS2.3 ACTION: **Rename and improve the alley between W Main Ave and W Riverside Ave to transform a neglected space into a distinctive pedestrian space. This alley renovation can be a model for other alleys Downtown.**

Giving names to alleys is a low-cost action that is a prerequisite to placemaking. As shown in the graphic, ways to improve alleys include ground plane treatment, art, and narrow landscape treatments. Uses along the alley are the best way to create a feeling of safety and stewardship. The City should encourage property owners to open up the back doors where possible.

Alleys or through routes can be encouraged or required with new development to break down building scale. This would be highly recommended for Major Downtown Site A and B (Figure 28), extending the delightful space at the rear of Atticus Coffee and Gifts.

FIGURE 26 Concept for improvements to the alley between W Main Ave and W Riverside Ave using art, ground plane treatments, and landscaping. Active uses are the best way to create a feeling of safety and actvity.

PS2.4 ACTION: **With the redesign of Wall Street for transit use, retain the pedestrian scale of the street and focus on bringing active uses to the street level.**

Wall Street has been identified as an important pedestrian street in Downtown, with design treatments meant to favor pedestrians. While the streetscape design was attractive, the uses along the street did not provide the activity that made a successful pedestrian street. Wall Street will again be changing with the implementation of the City Line. The Plan recommends retaining the pedestrian scale of the street, but thinking creatively about activation.

Vienna's central streets create a welcoming and safe space for people with transparent storefronts, lightings at night, and subtle lines on the pavement separating pedestrians' activities and local traffic.

PS2.5 ACTION: **Pursue a public plaza space in the East End of Downtown.**

The East End of the Downtown core along W Main Avenue is one of the most active pedestrian areas with small scaled buildings and active storefronts, restaurants, and an attractive streetscape. The W Main Ave frontages are active but much of the blocks in that area is currently surface parking and the area would benefit from a public plaza like the new plaza in the West End. Since public plazas surrounded on two sides by busy arterials have difficulty generating the necessary critical mass of activity to function well, the site offered for this plaza should have an anchoring building with pedestrian-scaled frontages if it borders Browne St, Division St, Spokane Falls Blvd, or Riverside Ave.

PS2.6 ACTION: **Support development of public spaces on sites such as the Rookery Block, shown below, in conjunction with new development.**

The Rookery Block is ideally located for a major public space incorporating both indoor and outdoor space. The graphic illustrates a concept that includes a high-ceiling public market space at grade, parking levels above, accessed off Stevens Street, and a tower for residential and/or office. An alternative access on Riverside would provide ingress/egress from a two-way arterial and preserve windows, exits, and ground-level activation on the Fernwell Building's south facade. Plaza space is shown along Howard and Sprague in conjunction with the highly active street level, ideally with operable doors opening to the public market in good weather. Plaza space on the south east corner retains a view of the historic Fernwell Building on the northeast corner and avoids blocking windows of the building.

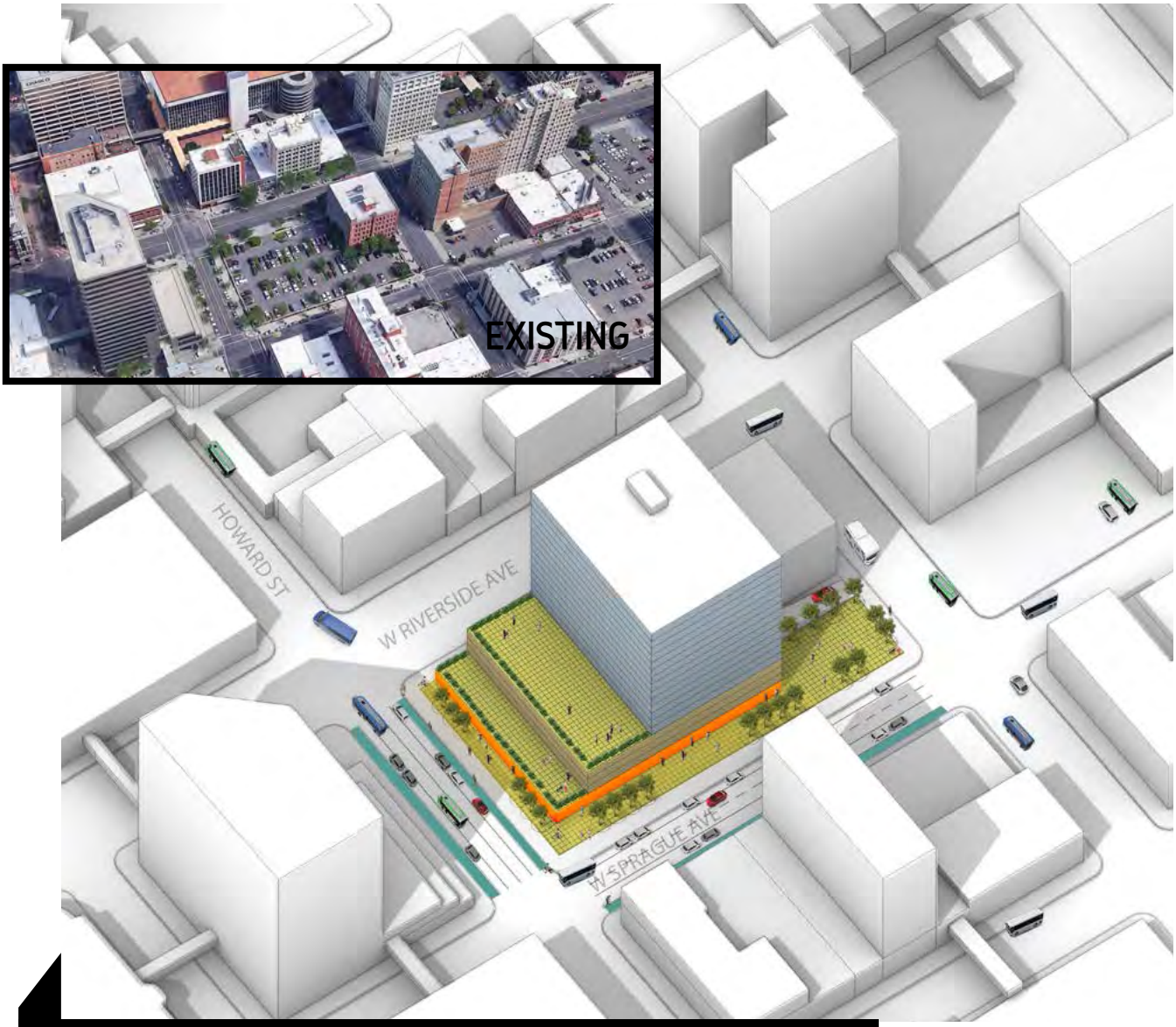


FIGURE 27 Visualization of potential development on the Rookery Block with public spaces integrated into the site and structure, and active uses at ground level.

PS2.7 ACTION: **Design public spaces for accessibility that meets or exceeds ADA requirements.**

All Downtown public spaces should be accessible to people of different abilities. While the City maintains standards for accessibility as part of new public spaces, both DSP and the City should seek to retrofit public spaces that fall short of accessibility requirements, and work with ownership of privately-held public space to improve accessibility.

PS2.8 ACTION: **Consider Crime Prevention Through Environmental Design (CPTED) in future public and private development Downtown and implement CPTED principles as a partnership between the City and DSP.**

DSP and the City should work to raise awareness of CPTED principles among property owners Downtown and identify and/or help secure public and private funding sources for CPTED improvements that encourage activity and create opportunities for natural surveillance. To address perceptions of safety and security Downtown, the City should consider CPTED assessment for public spaces, and for developments of a certain size.

GOAL: A WELL-ORGANIZED DOWNTOWN

Well-organized Downtowns are the result of the collective efforts of public, private and community organizations to address all the ingredients in a successful Downtown. Successful Downtown management addresses issues such as design, promotions and marketing, business diversity, community events, and organizational development. Spokane is currently well served by the organizations involved in Downtown management and the plan should continue to strengthen management functions to implement the plan. Some of the recommended strategies and actions will require a greater capacity for management such as programming and activation of major public spaces, the cultural trail, and a Downtown public market.

Organizations such as the Downtown Spokane Partnership and the City of Spokane have significant but different roles to play in the management of Downtown. For example, the City is responsible for major capital projects, but DSP has a role in managing and programming public spaces in Downtown through the efforts of the Clean Team and programming staff. There are opportunities to strengthen existing partnerships, create new organizations, and support the organizational development of existing entities to expand the capacity to manage Downtown Spokane.

The Downtown Spokane Partnership recently established the Downtown Spokane Community Investment Group (DCIG) which is a Community Development Corporation (CDC) that can partner with the City. The DCIG can access public bond market funding for projects that will be publicly owned, such as investment in parking or other public facilities. Other organizations such as a Public Development Authority (PDA) should be considered to implement the Downtown Plan's objectives to accelerate infill development, expand structured parking to reduce existing surface parking, and manage public spaces.

The City led a parking study for Downtown in 2019, which offers an analysis of the Downtown parking system and recommendations for improving on-street parking management. Implementation of the Downtown Parking Study Plan should remain a priority, and this section is meant to supplement those recommendations and build on that analysis.

The strategies in this section are intended to:

- ❑ Effectively manage parking, activation and programming of public space while implementing certain aspects of the Downtown Plan.
- ❑ Promote Downtown Spokane through marketing campaigns that attract new businesses, residents, and visitors, and through programs that retain and support existing businesses Downtown.
- ❑ Encourage new public/private partnerships and community participation in the activation of public spaces in a way that works for Downtown residents.

W01 Strategy: Cultivate leadership, strengthen community partnerships, and expand organizational capacity for Downtown management

The Downtown Plan is ambitious, and its goals cannot be achieved without strong leadership and partnerships. Everyone has a stake and role in Downtown, but leadership and partnerships play a unique role in the success of Downtowns. This Plan can only be successful as the related plans that reinforce it, and leaders will continue to rely on their partners region-wide for implementation, such as continued support of the regional model in the Continuum of Care Board's strategic plan to end homelessness. Fortunately, the City and community already have a strong commitment to Downtown as demonstrated by many successful projects and achievements in Downtown. Further efforts to cultivate leadership will help with coordination of Downtown projects, communications, public engagement, and ensuring Downtown initiatives are kept at the forefront.

W01.1 ACTION: Develop the organizational capacity and partnerships to actively manage and program public spaces.

Programming public spaces requires a commitment of resources that is often beyond the City's capacity. Organizations such as DSP can often lead such efforts in partnership with the City and private entities. A programming and activation plan should be developed for key public spaces outlined in this Plan to be implemented by DSP with the support from other entities. The plan should address programming, amenities, staffing, a budget that anticipates public investment as well as private/corporate giving, cost-sharing, and operations and maintenance.

W01.2 ACTION: Provide adequate staffing resources and establish an interdepartmental team to lead coordination and implementation of the Downtown Plan and future planning efforts.

Implementing the Downtown Plan will require a high level of leadership, coordination, and continued public outreach. The City should provide adequate staffing and consider designating an interdepartmental team to coordinate implementation of the plan. This action would give renewed focus to Downtown and help launch the plan.

W01.3 ACTION: Enhance the role of the new Downtown Spokane Community Investment Group (DCIG).

Through the DSP a new Downtown Spokane Community Investment Group was recently established. This action includes additional planning to better define the role of the DCIG and other tasks for which only the non-profit organization (rather than the general public) is responsible to oversee and fund, including developing a logo and branding, to start to build an identity. The DCIG could play a role in implementing several of the strategies and actions in this Plan.

W01.4 ACTION: Explore the feasibility of establishing a Transportation Management Association (TMA).

Establishing a TMA requires extensive partnerships between the City and downtown employers, organizations, and transit agencies and a strong fiscal strategy. The Downtown Parking Study recommended exploring the feasibility of establishing a TMA in partnership with major employers and organizations in Downtown. The City and partner agencies should explore the support and feasibility of establishing a TMA in Downtown to support the plans goals for improved mobility options and transit access.

W01.5 ACTION: Monitor housing and shelter for low-income residents and residents experiencing homelessness.

Encouraging housing for the low-income and homeless is a value established in Chapter 6 of the City of Spokane's Comprehensive Plan. To implement this value Downtown, the City and the DSP should coordinate with public and private agencies and other appropriate entities to evaluate and serve existing needs, facilities, and programs relative to health and human services Downtown. Homeless services and shelter should be provided first in the neighborhood where homelessness first occurs. This puts less pressure on Downtown homeless services and is safer for all.

W02 STRATEGY: Leverage parking management to improve Downtown and enhance the Paid Parking Zone

The City has a Paid Parking Zone for Downtown where all net on-street parking revenue is allocated for investments in Downtown such as streetscape or parking improvements. This strategy would enhance the program through implementing strategies in the Downtown Parking Plan, using additional funds when available to continue streetscape improvements and implement other components of the Downtown Plan, such as infrastructure that supports public safety.

W02.1 ACTION: Use the existing Downtown Spokane Community Investment Group (DCIG) Community Development Corporation, or a Public Development Authority to develop structured parking and manage existing facilities.

Off-street parking is mostly privately owned and managed. The result is a fragmented and inefficient system with a user experience that is often poor. With portions of the Downtown dominated by surface parking lots, the walk to destinations can be uncomfortable and result in a higher demand for well-managed parking where users feel safe and secure. The goal of the PDA or DCIG would be to reduce surface parking Downtown, create new structured parking that is well-managed, safe, adaptable to future reuse, and secure, and actively manage off-street parking under a shared parking system, including parking wayfinding and user-oriented tools that help people find available parking. Structured parking should minimize the impact of parking on the pedestrian realm with ground-floor uses, design of vehicular access, adaptive strategies, and facade treatments that make for a more engaging, pedestrian-oriented structure while preserving the capacity to convert such a facility to a higher and better use for the Downtown in the future.

The ParkBOI program operated by Boise's CCDC, has expanded the availability of parking in garages Downtown, and with effective management and communications makes parking Downtown easier to find.

W02.2 ACTION: **Work with the property owners to proactively address the future of the Parkade building and site.**

The Parkade is an icon in Downtown and provides a significant amount of off-street structured parking with over 900 parking stalls that serve Downtown employees, customer, and visitors. The structure, at over 50 years old, is eligible for historic designation locally and through the National Register of Historic Places. The structure is in nearing the end of its functional life and without major renovations and structural improvements it will not be functional. The owners, the City, the DSP, and other partners should pursue the renovation of the Parkade as a cultural and architectural icon. Options for preservation may include preserving the existing parking, adaptive reuse or potentially redevelopment that would likely include a parking component.

W02.3 ACTION: **Develop and maintain parking revenue scenarios for on-street parking to effectively implement parking demand management and new upgrades to the best available technologies in the Paid Parking Zone.**

The Downtown Parking Study recommended strategies to adjust rates for on-street parking to improve management, diversify parking revenue, invest in new technology, and enhance net meter revenue to support parking, public space, and mobility improvements in Downtown. Rates should be adjusted based on managing demand and aligning with off-street rates while allowing for investments in the parking system to improve the user experience in Downtown.

W02.4 ACTION: **Leverage City investments in parking technology to facilitate a dynamic and flexible off-street shared parking program.**

The City of Spokane does not currently have a major role in owning or managing public off-street parking in Downtown. The majority of off-street parking is privately owned and maintained resulting in a fragmented system and poor user experience at some facilities. The City is planning technology improvements for the on-street system that should be accessible to off-street parking facility owners and operators to create a unified shared parking program. The City and DSP should also consider development of a shared parking brand for Downtown that can be used for communications, marketing, and wayfinding to improve awareness and access to off-street parking.

W03 STRATEGY: Develop new promotions and marketing campaign to attract downtown businesses

The Spokane region has a strong marketing campaign for tourism that includes Downtown but is focused more broadly. Downtown would benefit from a new marketing and promotions plan to attract businesses and employers to Downtown by highlighting the many amenities, easy access, parking options, proximity to Riverfront Park, and plans for Downtown.

W03.1 ACTION: Develop a Downtown specific promotions and marketing campaign led by DSP, in partnership with other organizations that have a presence Downtown.

The DSP should lead a collaborative effort to promote Downtown to businesses and major employers both in the region and around the country by highlighting the many assets and opportunities in Downtown. Downtown Spokane enjoys relative affordability, amazing access to the outdoors, a strong sports, arts, and culture scene, historic architecture, and many great surrounding neighborhoods. This should include cooperative marketing with Greater Spokane Incorporated (GSI), the City, Visit Spokane, the Downtown Spokane Partnership (DSP) and Business Improvement District (BID), Health Sciences Campus, and Univ. District that connects with regional branding efforts. The services of a BID should be extended throughout the Downtown Planning Area boundaries.

The VisitOKC site for Oklahoma City, OK is more focused on the City and Downtown than the surrounding region.

Calgary, AB has an active campaign to attract employers and talent to the City.

W03.2 ACTION: **Enhance funding for Downtown programming, wayfinding and promotions through partnerships.**

A source of funding for programming, wayfinding, and promotions is currently a challenge in Downtown. The City, DSP, and other partners should pursue additional funding sources such as net parking meter revenue, grants, private sector partnerships, and revenue from events to support these efforts in the future.

W03.3 ACTION: **Connect sponsors with organizations that host events Downtown.**

DSP is uniquely positioned to connect local businesses and organizations who may be interested in hosting events Downtown as well as supporting those events directly. Additional festivals and community celebrations may be possible through better funding and addressing the needs of public safety at events. Organizations that host events may need support resuming large-scale public gatherings Downtown through the COVID-19 economic recovery and beyond.

The annual Bloomsday run through Downtown and nearby neighborhoods in May

The Inland Northwest Car Club Council's annual Downtown Car Show held in Spokane every July.

OPPORTUNITY SITES

The strategies and actions in the previous sections reference various opportunity sites in Downtown Spokane. The 12 opportunity sites designated in the plan have retained some sites from the past plan which may still serve as long term goals, and new sites that are vacant, underutilized, or in use as surface parking. Each of these sites has the potential to serve the community in different ways - as public space, mixed use development that integrates public uses and benefits, and affordable space for local businesses and organizations. These sites are shown in the map below and summarized in the following pages.

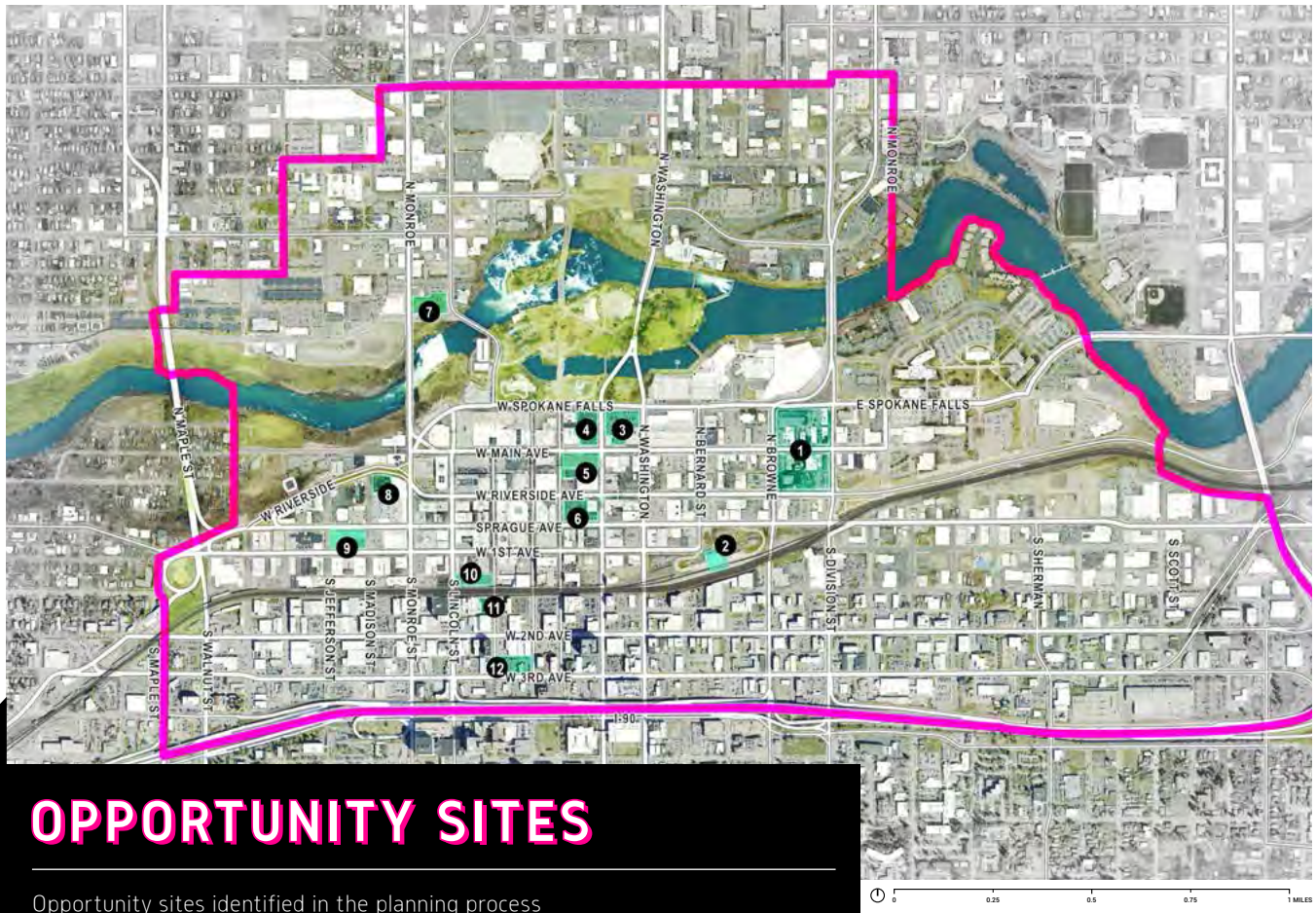


FIGURE 28

OPPORTUNITY SITES

Opportunity sites identified in the planning process

Source: City of Spokane, Downtown Spokane Partnership, Framework, 2020

1. EAST END PUBLIC SPACE
2. INTERMODAL CENTER
3. MAJOR DOWNTOWN SITE A
4. MAJOR DOWNTOWN SITE B
5. PARKADE + PARKADE PLAZA
6. ROOKERY BLOCK
7. BOSCH LOT
8. CHANCERY BUILDING
9. GREYHOUND TERMINAL
10. STEAM PLANT PARKING LOT
11. STEAM PLANT SUBSTATION
12. NEW AVISTA SUBSTATION

1 **East End Public Space:** Downtown's East End has a number of active uses along W Main Ave that could benefit from and help activate a public space. A substantial public space with adjacent active uses should be a priority, as any plans for new development or redevelopment move forward in the four blocks to the north and south of Main Ave between Bernard and Division Streets.

2 **Intermodal Center:** The Intermodal Center is an opportunity for the City to help create and preserve workspace that can act as an incubator for small businesses or organizations that may not be able to afford their own space Downtown. Unused spaces in the Intermodal Center could be converted to co-working or individual business spaces, for organizations that rely less on foot traffic in partnership with organizations that help fledging businesses in and around Downtown like Terrain and DSP.

3+4 **Major Downtown Sites A + B:** These two surface parking lots with mixed ownership are in an ideal location for infill development that could help energize the edge along Riverfront Park and two central blocks of Main Avenue. The City and DSP can support infill development with an economic and pro forma analysis to determine what development programs could work on the site from a financial perspective, and whether existing development regulations are an impediment to development. The City can also play an active role in redevelopment through a public/private partnership.

5 **Parkade + Parkade Plaza:** The Parkade is an important reservoir of structured parking Downtown and an architectural landmark. DSP should work to preserve the structure with over 900 parking spaces and reinvigorate the Parkade Plaza that connects to the alley running through the center of Downtown. The design of the structure's street level is key to activating both the Parkade Plaza and surrounding streets, and the rehabilitation of the Parkade structure should consider the design of ground level spaces to create more of a relationship with the Plaza and pedestrian space along W Main Ave.

6 **Rookery Block:** The Rookery Block is another centrally located surface parking lot, surrounded by larger office buildings in Spokane's Downtown Core. The City and DSP can support infill of the site with economic and financial analysis and can help effectuate development of this and other priority sites with public/private partnerships. This site is an opportunity to support a more active Downtown with space for ground-floor retail and cultural uses.

7 **Bosch Lot:** The Bosch Lot is Spokane Parks Department property currently in use as a surface parking lot over a combined sewer overflow facility recently constructed by the City and is a site of tribal significance for the Spokane people. This lot is subject to Washington State Department of Conservation restrictions in terms of use, with limited potential for non-residential redevelopment. The City should work in consultation with the Spokane Tribe of Indians to develop a master plan for the site that honors its significance to the Tribe.

8 **Chancery Building:** The Chancery Building is a historic three-story building on Riverside Ave that was once home to the Roman Catholic Diocese of Spokane and is now vacant. The building is an opportunity for restoration and adaptive reuse of the structure or redevelopment that is respectful of the historic building and its context.

9 **Greyhound Terminal:** Spokane's former Greyhound Terminal between Sprague and 1st is an excellent opportunity to link the West End and the Downtown Core with redevelopment that supports nearby cultural uses and can complement the developing district in the West End. The site is large enough to support small public spaces on 1st or Sprague that can meet neighborhood needs for open space within a few blocks of the site, and can help connect the Fox Theater and venues in the core of Downtown to the West End. Like the Parkade, this site is eligible for local and national register listing and could take advantage of tax incentives if rehabilitated or as an adaptive reuse.

10 **Steam Plant Parking Lot:** The existing surface parking lot fronting Railroad Alley Avenue between Post and Lincoln Streets lies near hotels and entertainment venues on the north side of the railroad, an ideal location for correlated and supporting development including mixed office, retail, and/or residential development and privately or publicly owned public space. This half block adjoins the two railroad undercrossings at Post and Lincoln, offering a critical pedestrian connection to the Downtown Core from the neighborhoods to the south and restaurants and other attractions in the South Side.

11 **Steam Plant Substation:** Avista Utilities intends to relocate its existing substation south of the railroad, opening up the lot directly east of Steam Plant Square for potential development fronting S Post St and Steam Plant Alley. This is an opportunity to enliven the Post St frontage and complement anchoring nearby restaurants and entertainment uses.

12 **New Avista Substation:** Downtown's South Side will continue to grow and see both opportunity and demand for active public spaces and/or cultural spaces to be integrated with new development and investment. The planned substation at the northeast corner of W Third Ave and S Post street could integrate public space, cultural space or other amenities as part of development. These placemaking elements can help bring enliven this part the South Side near an area with more intact Downtown buildings with some active dining retail and service uses.

6 ACTION PLAN

ACTION PLAN

IMPLEMENTATION + ACTION PLAN

Based on the goals and vision in the plan, and the value of projects in the past ten years (outside of Riverfront Park), the following 15 priority actions will be possible within the next ten years Downtown based on the cost of implementation: $ = up to $50k, $$ - $50k to $500k, $$$ = Greater than $500k

FUNDING SOURCES

Transportation Improvement Program (TIP): The City's TIP is the primary mechanism for prioritizing transportation projects for funding. Projects may be funded by a combination of local and outside funding sources, but all major transportation capital projects must be listed on the TIP to be in the queue for funding. As the regions Metropolitan Planning Organization (MPO) and the Spokane Regional Transportation Council receives and administers federal transportation funds through its Transportation Improvement Program (TIP). Cities and public agencies may apply to have their projects be included in the TIP or other grants as federal funds are available.

Business Improvement District (BID): The BID is managed by the Downtown Spokane Partnership and provides funding through an additional property tax on Downtown properties to fund downtown management activities.

Downtown Spokane Community Investment Group (DCIG): The newly formed DCIG has access to the public bond market to fund projects that include a public component. The DCIG is focused on economic related activities in Downtown such as real estate development and parking.

Washington Transportation Improvement Board (TIB) Complete Streets Program (CS): The TIB has a complete streets program to fund local complete streets projects including planning, design, and construction. To be eligible cities must have an adopted complete streets ordinance. Program funding was suspended in 2020 due to COVID-19 but may be reauthorized again in 2021.

Community Economic Revitalization Board (CERB): The CERB provides funding for economic development related projects including planning studies and investments in infrastructure to support job creation.

Capital Improvement Program (CIP): The City's CIP can support a wide range of potential capital projects such as land acquisition, parks and open space improvements, lighting improvements, and others. The general CIP has less constraints on the types of projects that can be funded compared to utility enterprise funds that are restricted to utility projects.

Parking and Business Improvement Area (PBIA): The PBIA receives funding from on-street parking revenue consisting of approximately $250k annually that could be used to support implementation of the Downtown Plan. The PBIA is also called the Business Improvement District (BID).

Parking Revenue (PR): City parking revenue, primarily for on-street facilities, could be used to fund downtown improvements and other planning studies such as exploration of a Transportation Management Association (TMA) as was recommended in the Downtown Parking Study. Approximately $250k is currently provided annually to the Parking and Business Improvement Area.

STGB Set Aside (formerly TAP) (STGB): The STP Set Aside program uses federal funds to provide funding for on- off-road facilities for pedestrians and bicyclists, traffic calming measures, and projects that comply with the Americans with Disabilities Act (ADA). Funds are administered through the Spokane Regional Transportation Council (SRTC).

Washington Public Works Trust Fund (PWT): The public works trust fund provides low interest loans to cities and public agencies for capital projects. The funding is subject to authorization by the legislature and therefore funding levels are subject to changes over time.

Councilmanic Bond (CB): Councilmanic bonds utilize existing revenues, typically in the general fund, to finance major investments such as capital projects without requiring an increasing in local taxes.

Project Funding (PF): The City's project funds have the ability, depending on available resources, to fund a wide array of downtown planning activities including staff time, planning projects, design, and public outreach.

Utility Funds (UF): City of Spokane utility funds can support the utility portions of major capital projects such as utilities associated with a major street reconstruction.

Transportation Improvement Board (TIB) Urban Programs (TIB-UP): The WA TIB provides grants through it's Urban Program including urban arterials, sidewalk programs, arterial preservation program, and Relight Washington focused on energy efficient lighting.

ArtPlace (AP): Artplace is a national non-profit committed to supporting arts, culture, and creative placemaking. ArtPlace provides targeted grant programs on specific topics and while no grant programs appear active at this time future funding could provide an opportunity for the City of Spokane.

WA Department of Commerce Grants (DC): The WA Department of Commerce provides grants periodically on a range of topics such as the recent grant program for housing action plans to increase the availability of housing in the state. The City of Spokane should monitor future grant opportunities to support implementation of the Downtown Plan.

PRIORITY ACTIONS

CW1.1 ACTION: Transform low traffic streets that are oversized for projected traffic by converting vehicle travel lanes to other uses in target locations such as high-quality bike facilities, expanded public spaces, and on-street parking.

AGENCIES: City, Spokane Transit Authority

FUNDING SOURCES: CS, AP, STGP, PF

CW1.2 ACTION: Develop a transportation plan specific to Downtown that considers multiple modes and addresses facility designs, locations, priorities, and funding.

AGENCIES: City, Spokane Transit Authority

FUNDING SOURCES: PF, TIP

CW1.3 ACTION: Make sidewalks active and vibrant places through continued efforts to streamline design requirements, and developing new pilot projects in partnership with local businesses downtown.

AGENCIES: City, DSP

FUNDING SOURCES: PF, TIP, BID

CW1.4 ACTION: Protect use of alleys for service access and improve certain alleys as pedestrian spaces, where improvements add to connections and active spaces Downtown.

AGENCIES: City

FUNDING SOURCES: PF

CW3.4 ACTION: Actively pursue redevelopment of surface lots.

AGENCIES: City, DSP

FUNDING SOURCES: CERB, PF, PBIA, DCIG

CW4.2 ACTION: Improve pedestrian experience and safety at undercrossings beneath the rail viaduct and I-90 with targeted interventions.

AGENCIES: City

FUNDING SOURCES: TIP, AP, PBIA, CS

ACH2.1 ACTION: Improve and activate the streetscape and public realm to support cultural venues.

AGENCIES: City, DSP

FUNDING SOURCES: PR, PF, PBIA, BID

ACH3.1 ACTION: Identify sites Downtown for infill development that can help foster small businesses, local start-ups, and arts and culture uses and organizations.

AGENCIES: City, Spokane Arts, Terrain

FUNDING SOURCES: PF

LWP1.1 ACTION: Develop a thorough understanding of on-site conditions and update market demand studies around opportunity sites.

AGENCIES: City, DSP

FUNDING SOURCES: CERB, PF, BID

LWP2.2 ACTION: Create an integrated network of small parks and public spaces outside of Riverfront Park.

AGENCIES: City, DSP

FUNDING SOURCES: CIP, PF, PBIA, PR, BID

LWP3.4 ACTION: Pursue redevelopment of the existing surface parking lots within the existing height limits in the DTC-100 Zone along Spokane Falls Boulevard.

AGENCIES: City, DSP

FUNDING SOURCES: PF, CERB, BID

LWP4.3 ACTION: Implement Transportation Demand Management (TDM) strategies.

AGENCIES: City, DSP, Spokane Transit Authority, Spokane County Commute Trip Reduction Program

FUNDING SOURCES: PR, PF, PBIA

PS1.1 ACTION: Strategically program and activate public spaces Downtown.

AGENCIES: City, DSP

FUNDING SOURCES: PBIA, PR, PF, BID

WO1.1 ACTION: Develop the organizational capacity and partnerships to actively manage and program public spaces.

AGENCIES: City, DSP

FUNDING SOURCES: PF, PBIA, BID

WO3.3 ACTION: Connect sponsors with organizations that host events Downtown.

AGENCIES: DSP

NUMBER	ACTION	GOAL	AGENCY	COST / FUNDING
CW1.1 (Priority)	Transform low traffic streets that are oversized for projected traffic by converting vehicle travel lanes to other uses in target locations such as high-quality bike facilities, expanded public spaces, and on-street parking.	Connected and Walkable	City, STA	$$$
CW1.2 (Priority)	Develop a transportation plan specific to Downtown that considers multiple modes and addresses facility designs, locations, priorities, and funding.	Connected and Walkable	City, STA	Staff Time
CW1.3 (Priority)	Make sidewalks active and vibrant places through continued efforts to streamline design requirements, and developing new pilot projects in partnership with local businesses downtown.	Connected and Walkable	City, DSP	Staff time
CW1.4 (Priority)	Protect use of alleys for service access and improve certain alleys as pedestrian spaces, where improvements add to connections and active spaces Downtown.	Connected and Walkable	City	$$
CW1.5	Implement streetscape improvements in this Plan on the Howard Street Corridor, with elements of public art and wayfinding, in coordination with infill development.	Connected and Walkable	City, Community Organizations, Private Sector	$$
CW1.6	Build a more complete tree canopy along Downtown corridors and continue work to bury utilities.	Connected and Walkable	Avista, City	$$$

NUMBER	ACTION	GOAL	AGENCY	COST / FUNDING
CW1.7	Study ramping and access to the Maple Street Bridge and surrounding intersections for potential reconfiguration and design that reconnects Browne's Addition to Downtown, creates a safe environment for people walking and biking, and continues the planned cultural trail on First Ave west.	Connected and Walkable	City, Spokane Transit	Staff Time, Possible consultant support
CW1.8	Reconfigure one-way streets with low traffic volume that do not tie into a Downtown freeway interchange as part of long-term changes to the transportation network Downtown and avoid further conversions to one-way street couplets.	Connected and Walkable	City, Spokane Transit	Staff Time
CW1.9	Integrate bike parking into Downtown streets and parking facilities.	Connected and Walkable	City	$$
CW1.10	Improve the street lighting system Downtown, filling gaps and replacing aging fixtures with pedestrian-scale and roadway lighting that create a safer nighttime environment Downtown.	Connected and Walkable	Avista, City	$$$
CW1.11	Enhance the skywalk system's connections to the street and concentrate skywalks in the Downtown Core, limiting expansion, particularly along important view corridors.	Connected and Walkable	City	$$ to $$$
CW1.12	Update development standards for Downtown Complete Street Designations can support and sustain active street edges.	Connected and Walkable	City	Staff Time

NUMBER	ACTION	GOAL	AGENCY	COST / FUNDING
CW2.1	Integrate City Line transit stations and the STA Plaza into plans for street improvements and other active transportation investments Downtown.	Connected and Walkable	City, Spokane Transit	$$ to $$$
CW2.2	Improve bike connections Downtown with improved facilities connecting to the City Line together with new pedestrian amenities.	Connected and Walkable	City, Spokane Transit	$ - Temporary $$$ - Capital Project
CW3.1	Develop a program to use the edges of surface parking lots for active uses, programming, and events such as food trucks, vendors, and farmers markets.	Connected and Walkable	City	Staff Time
CW3.2	Prohibit new surface parking lots in the Downtown Core, East End and West End.	Connected and Walkable	City	Staff Time
CW3.3	Discourage surface parking lots along the frontage of Type III and Type IV Complete Streets between the building and street throughout the Downtown.	Connected and Walkable	City	Staff Time
CW3.4 (Priority)	Actively pursue the redevelopment of surface parking lots.	Connected and Walkable	City, DSP	$ to $$$
CW4.1	Develop a wayfinding plan for Downtown with priority locations and signage elements that ties into the County's Wayfinding Project and elements of the cultural trail.	Connected and Walkable	City	$$
CW4.2 (Priority)	Improve pedestrian experience and safety at undercrossings beneath the rail viaduct and I-90 with targeted interventions.	Connected and Walkable	City	$$
ACH1.1	Tell stories about Spokane's local history and architecture using creative methods.	Thriving Arts, Culture, and Historic Places	City, Spokane Arts	$ to $$

NUMBER	ACTION	GOAL	AGENCY	COST / FUNDING
ACH1.2	Preserve historic structures and bridges and incentivize adaptive reuse of older structures that contribute to Downtown's historic character.	Thriving Arts, Culture, and Historic Places	City	$$ to $$$
ACH1.3	Develop design guidelines for downtown that help create a good fit between new development and Downtown's historic structures.	Thriving Arts, Culture, and Historic Places	City	Staff Time, potential consultant
ACH1.4	Pursue the idea of a cultural trail that links signature sites and activates streets with the intent of drawing visitors and investment.	Thriving Arts, Culture, and Historic Places	City, Spokane Arts	$$ to $$$
ACH2.1 (Priority)	Improve and activate the streetscape and public realm to support cultural venues.	Thriving Arts, Culture, and Historic Places	City, DSP, Spokane Arts	$ to $$$
ACH2.2	Work with artists and local property owners to create and maintain temporary art installation and facilitate activation of cultural spaces to energize Downtown and support artists.	Thriving Arts, Culture, and Historic Places	City, DSP, Spokane Arts	$
ACH2.3	Explore incentives for preserving cultural space and creating new space for arts and cultural uses Downtown.	Thriving Arts, Culture, and Historic Places	City, Spokane Arts	Staff Time
ACH2.4	Evaluate how the City's development regulations and permitting process can support cultural space and public art.	Thriving Arts, Culture, and Historic Places	City	Staff Time
ACH2.5	Identify and reduce barriers for cultural events Downtown.	Thriving Arts, Culture, and Historic Places	City, Spokane Arts	Staff Time
ACH3.1 (Priority)	Identify sites Downtown for infill development that can help foster small businesses, local start-ups, and arts and culture uses and organizations.	Thriving Arts, Culture, and Historic Places	City, Spokane Arts, Terrain	Staff Time

NUMBER	ACTION	GOAL	AGENCY	COST / FUNDING
ACH3.2	Identify underutilized properties that could serve as affordable workspaces for organizations that are less reliant on foot traffic.	Thriving Arts, Culture, and Historic Places	City, Spokane Arts, Terrain	Staff Time
LWP1.1 (Priority)	Develop a thorough understanding of on-site conditions and update market demand studies around opportunity sites.	A Great Place to Live, Work, and Play	City, DSP	$ to $$
LWP1.2	Develop public/private partnerships, potentially with the assistance of a public development authority, to acquire and assemble property to support redevelopment Downtown.	A Great Place to Live, Work, and Play	City, DSP	$
LWP1.3	Build site-based partnerships with affordable housing developers and transitional housing providers into public projects and infill development and engage these organizations in economic analyses of how an affordable housing program can be implemented in Spokane's real estate and development market.	A Great Place to Live, Work, and Play	City, DSP	Staff Time
LWP1.4	Explore ideas to strengthen incentives for workforce multi-family development and rehabilitation of historic structures Downtown	A Great Place to Live, Work, and Play	City	Staff Time
LWP2.1	Develop ground floor standards for residential, retail, office, live/work, and civic uses.	A Great Place to Live, Work, and Play	City	Staff Time
LWP2.2 (Priority)	Create an integrated network of small parks and public spaces outside of Riverfront Park..	A Great Place to Live, Work, and Play	City, DSP	$$ to $$$
LWP2.3	Support existing businesses Downtown and build upon emerging activity centers with complementary retail and active uses.	A Great Place to Live, Work, and Play	City, DSP	$ to $$$

NUMBER	ACTION	GOAL	AGENCY	COST / FUNDING
LWP3.1	Maintain and apply zoning designations based on criteria that address the surrounding context and desired land uses with a focus on street level uses.	A Great Place to Live, Work, and Play	City	Staff time
LWP3.2	Ensure signage standards are consistent with land use context and corridor character.	A Great Place to Live, Work, and Play	City	Staff time
LWP3.3	Ensure redevelopment projects contribute to streetscapes and good urban design.	A Great Place to Live, Work, and Play	City	Staff Time
LWP3.4 (Priority)	Pursue redevelopment of the existing surface parking lots within the existing height limits in the DTC-100 Zone along Spokane Falls Boulevard.	A Great Place to Live, Work, and Play	City, DSP	Staff Time, Potential Consultant
LWP4.1	Integrate new development Downtown with transit facilities and promote transit supportive development around high-capacity transit.	A Great Place to Live, Work, and Play	City	$$$
LWP4.2	Reduce regulatory barriers to shared parking including expanding off-site parking shed limits.	A Great Place to Live, Work, and Play	City	Staff time
LWP4.3 (Priority)	Implement Transportation Demand Management (TDM) strategies.	A Great Place to Live, Work, and Play	City, Spokane Transit, DSP, Spokane County Commute Trip Reduction program	$$
LWP5.1	Integrate Green Stormwater Infrastructure (GSI) into public street and building projects and encourage green stormwater strategies to retain and treat runoff on-site as part of private development.	A Great Place to Live, Work, and Play	City	$$ to $$$
LWP5.2	Promote energy efficiency in new construction and rehabilitation of historic buildings.	A Great Place to Live, Work, and Play	City	Staff Time

NUMBER	ACTION	GOAL	AGENCY	COST / FUNDING
LWP5.3	Mitigate the urban heat island effect Downtown in order to reduce vulnerability to extreme heat events.	A Great Place to Live, Work, and Play	City	Staff Time
LWP5.4	Support a healthy local food system, with readily available fresh food and locally produced food.	A Great Place to Live, Work, and Play	City	Staff Time
PS1.1 (Priority)	Strategically program and activate public spaces Downtown.	Welcome and Engaging Public Space	Downtown Spokane Partnership	$ to $$
PS1.2	Create new active uses on streets and in storefronts.	Welcome and Engaging Public Space	City	Staff time
PS1.3	Continue the presence of a fully staffed, centralized downtown precinct.	Welcome and Engaging Public Space	City	Staff time
PS2.1	Create protections to retain public spaces, ensure existing and new public spaces are well used and maintained, and develop a specific set of criteria to evaluate alley vacation or acquisition based on public benefit and access.	Welcome and Engaging Public Space	City	Staff Time
PS2.2	Revitalize Parkade Plaza as the active place it was in a previous era, with its distinctive style of architecture and surrounding active uses.	Welcome and Engaging Public Space	DSP	$$
PS2.3	Rename and improve the alley between W Main Ave and W Riverside Ave to transform a neglected space into a distinctive pedestrian space. This alley renovation can be a model for other alleys Downtown.	Welcome and Engaging Public Space	City	Staff Time
PS2.4	With the redesign of Wall Street for transit use, retain the pedestrian scale of the street and focus on bringing active uses to the street level.	Welcome and Engaging Public Space	City, Spokane Transit	Staff Time

NUMBER	ACTION	GOAL	AGENCY	COST / FUNDING
PS2.5	Pursue a public plaza space in the East End of Downtown.	Welcome and Engaging Public Space	City	$$
PS2.6	Support development of public spaces on sites such as the Rookery Block in conjunction with new development.	Welcome and Engaging Public Space	City, DSP	$$$
PS2.7	Design public spaces for accessibility that meets or exceeds ADA requirements.	Welcome and Engaging Public Space	City	Staff Time
PS2.8	Consider Crime Prevention Through Environmental Design (CPTED) in future public and private development Downtown and implement CPTED principles as a partnership between the City and DSP.	Welcome and Engaging Public Space	City	Staff Time
WO1.1 (Priority)	Develop the organizational capacity and partnerships to actively manage and program public spaces.	A Well-Organized Downtown for All	DSP, City	Staff time
WO1.2	Provide adequate staffing resources and establish an interdepartmental team to lead coordination and implementation of the Downtown Plan and future planning efforts.	A Well-Organized Downtown for All	City	Staff Time
WO1.3	Enhance the role of the new Downtown Spokane Community Investment Group (DCIG).	A Well-Organized Downtown for All	DSP	Staff time, Potential for consultant support
WO1.4	Explore the feasibility of establishing a Transportation Management Association (TMA).	A Well-Organized Downtown for All	City, DSP, STA	$$

NUMBER	ACTION	GOAL	AGENCY	COST / FUNDING
W01.5	Monitor housing and shelter for low-income residents and residents experiencing homelessness.	A Well-Organized Downtown for All	City, DSP	Staff Time, Potential for Consultant Support
W02.1	Use the existing Downtown Spokane Community Investment Group (DCIG) Community Development Corporation, or a Public Development Authority to develop structured parking and manage existing facilities.	A Well-Organized Downtown for All	Downtown Spokane Partnership	$$$
W02.2	Work with the property owners to proactively address the future of the Parkade building and site.	A Well-Organized Downtown for All	DSP	Staff Time
W02.3	Develop and maintain parking revenue scenarios for on-street parking to effectively implement parking demand management and upgrades to the best available new technologies in the Paid Parking Zone.	A Well-Organized Downtown for All	City	Staff Time
W02.4	Leverage City investments in parking technology to facilitate a dynamic and flexible off- street shared parking program.	A Well-Organized Downtown for All	City, DSP	Staff Time, $$
W03.1	Develop a Downtown specific promotions and marketing campaign led by DSP, in partnership with other organizations that have a presence Downtown.	A Well-Organized Downtown for All	DSP	$ to $$$
W03.2	Enhance funding for Downtown programming, wayfinding and promotions through partnerships.	A Well-Organized Downtown for All	DSP	$$
W03.3 (Priority)	Connect sponsors with organizations that host events Downtown.	A Well-Organized Downtown for All	DSP	Staff Time

MEASURES OF SUCCESS

The success of the Downtown Plan depends on the ability to implement the plan, track progress, and adapt as needed to fulfill the goals of the plan. The measures of success defined below relate to the plan goals and are indicators of how effectively the plan is being implemented. These indicators reflect how strategies such as activating and expanding public space, adding low-street bike facilities, new street trees, safe street lighting, and a thriving economy are working.

The measures of success should be tracked and included in an annual check-in on plan progress that is communicated to the public. Other communication approaches such as the use of social media, a video, a survey, or other method should be considered to boost awareness of the plan and progress in Downtown.

MEASURE	SUMMARY	RELATED STRATEGIES	HOW IT'S MEASURED
# of New Low- and Moderate Income (80% AMI) Affordable Housing Units	New rental and for-sale affordable housing developed within the Downtown boundary.	LWP1	# of new units available for occupancy annually
# of Residential Units	New residential units within the Downtown boundary.	LWP1	# of new units available for occupancy annually
Office Vacancy Rate	Office vacancies have been high in recent years and this would track progress towards decreasing office vacancy and tracking trends related to impacts from COVID.	LWP3, WO3	% of vacant offices
New Commercial Space	Commercial space for office, retail, industrial and other similar uses, excluding civic and public uses.	LWP3, WO3	Gross SF of new commercial space
Retail Vacancy Rate	The amount of vacant retail square footage Downtown can help provide an understanding how retail have weathered the COVID crisis, and how the retail market is responding to pre-existing trends like growth in online retail, and pressure from rising rents.	LWP3, WO3	% of vacant retail square footage

MEASURE	SUMMARY	RELATED STRATEGIES	HOW IT'S MEASURED
Acres of Surface Parking Redeveloped	The Downtown plan aims to promote the redevelopment of surface parking lots and this metric would track progress on that goal.	CW3	Acres of surface parking redeveloped into other uses
New Downtown Public Art Projects	Public art projects may include murals, sculptures, temporary installations, lighting, projection, and other media in the public realm. A simple count of new public art projects can help track progress in integrating these projects into public spaces.	ACH1-3	Number of new public art projects
Miles of New Low-Stress Bike Facilities	Low stress bike facilities include some measure of protection such as buffers, markers, parked vehicles, planters, and off-street trails. These facilities should be suitable for most adults classified as "interested but concerned" or for all ages and abilities, targeting a level of traffic stress of 1-2. Level of traffic stress criteria can be found here: http://www.northeastern.edu/peter.furth/research/level-of-traffic-stress/	CW1, CW2	Miles (including both side of the street) of new protected or other high-quality bike facilities.
Historic Buildings Renovated or Rehabilitated	This includes buildings that have a current use or were previously vacant. A minimum investment of 25% of the assessed value of the structure, excluding land, prior to rehabilitation will qualify.	ACH1	Number of buildings listed or eligible for listing on the local or national register that have been substantially renovated or rehabilitated.
Federal Historic Tax Credit	20% dollar for dollar credit back to the investor in a historic project within the downtown.	ACH1	Dollars credited to investors with historic projects in Downtown
Acres of Public Space Activated	The plan calls for the creation of an ongoing programming and activation effort in public spaces Downtown. To qualify spaces must be activated a minimum of 150 days per year.	PS1-2	Acres of public space that has been active on a regular basis. Excludes on-time or short-term events.

MEASURE	SUMMARY	RELATED STRATEGIES	HOW IT'S MEASURED
Street Trees Planted	Due to sidewalk vaults and other challenges some areas of Downtown do not have street trees. This metric will track the progress on creating a more complete network of street trees.	CW1, LWP5	Number of new street trees, excluding those that have been replaced.
Hotel/Motel Tax Receipts in Downtown	Hotel and Motel tax receipts track stays in Downtown and funds may be used to support economic development and tourism activities including promotions.	LWP3, WO3	Gross Hotel/Motel Tax Receipts
New Parklets	Some areas of Downtown lack public space and the need for outdoor space has increased due to COVID. This metric will track the total number of new parklets and parklets would also qualify as new public space under that metric.	PS1-2	Number of new parklets installed Downtown.
Total Amount of Capital Investments in Downtown	Capital investments are a common metric to track public investment in Downtown. Projects such as the Riverfront Park renovation, the University District Gateway Bridge, and the upcoming Riverside Improvements would be included.	CW1-2, LWP2, PS1, WO2	Total gross spending on capital projects in the planning area.
Downtown Events	Spokane has many successful Downtown events such as Hoopfest, the Lilac Festival, and many others. This metric will track the number of events held annually in Downtown.	WO1, LWP2, PS1-2	Total number of Downtown events on an annual basis
Happiness Factor	This qualitative metric addresses how people feel in public space in Downtown and the overall urban experience. This metric builds off the content discussed in the book Happy City.	ACH1-2, PS2	Annual intercept survey of people in Downtown
Acres of New Public Space	Some areas of Downtown are lacking in smaller scale public spaces like, plazas, parklets, pocket parks, and other spaces. This metric will track progress toward expanding public space, including privately owned public space, and new pedestrian spaces in the right of way.	PS1	Total gross acres of new public space

MEASURE	SUMMARY	RELATED STRATEGIES	HOW IT'S MEASURED
Parking and Business Improvement Area (PBIA) On-Street Parking Net Revenue	The PBIA receives net meter revenue for on-street parking. Net meter revenues above the costs to maintain and operate the parking system. Funds may be used to improve Downtown related to parking and mobility and this metric will track trends in revenue on an annual basis.	WO2	Net revenues collected by the PBIA from on-street parking meters.
Acres of Green Stormwater Infrastructure	Opportunities for green stormwater infrastructure may be limited in Downtown but opportunities could arise for integration with new development, as part of new infrastructure projects, or incorporated into new public spaces.	LWP5	Total acres of new green stormwater infrastructure such as rain gardens and similar elements
Public Off-Street Shared Parking Supply	Downtown would benefit from a shared parking program with common branding, technology, and management as called for the Downtown Parking Study. This metric will track the number of public parking stalls that participate in the program once it's launched.	WO2, LWP4	New public parking stalls on an annual basis
Downtown Crime Statistics	Crime statistics are already tracked by the Spokane Police Department for Downtown and this would incorporate the quarterly or annual data into the Downtown Plan Annual Check-In.	LWP1, LWP2, WO2, WO1	Number and types of crimes on an annual basis to monitor trends
New or Improved Street Lights	Some areas of Downtown lack adequate lighting and need either new or replaced streetlights using modern energy efficient fixtures. This metric will track the number of new or replaced streetlights in Downtown by location.	LWP2, CW2	New or replaced streetlights in Downtown

MEASURE	SUMMARY	RELATED STRATEGIES	HOW IT'S MEASURED
Mode Share for Downtown Commuters	Spokane's transportation agencies have worked to shift mode share for commuters in the City and region away from single-occupancy vehicles. The share of people commuting Downtown by alternative modes is an indicator of how successful transit, walking and biking investments have been helping commuters consider other modes of travel.	LWP3, LWP5	Self-administered Survey
Number of Multicultural Events	Multicultural events would be those organized by groups predominantly run by people of color, or events where people from a particular ethnic group or culture share through the arts, food, storytelling or other means. Sharing through events should strengthen the various communities themselves, and the broader Spokane community.	ACH2, WO3	Number of events
Admission Cost and Number of Free and Low-Cost Events	Everyone should be able to participate in arts and cultural events regardless of income. Low-cost events could include those for $10 and under per family.	ACH3, LWP1, WO3	Number of free events, number of low cost events
New Businesses Owned by People of Color Located Downtown	New businesses include retail and other businesses with office space Downtown. A healthy Downtown will include a diverse set of business owners, and encourage that diverse ownership with support as needed.	LWP1, WO3	Number of new businesses owned by people of color

PHOTO CREDITS

Photographer or firm listed by page and position to be completed when images are finalized.

PAGE: SECTION	POSITION: SOURCE	POSITION: SOURCE
COVER	Framework	
SECTION 2: INTRODUCTION + BACKGROUND		
PG 12: SECTION 2	Framework	
SECTION 3: PLANNING PROCESS		
PG23: SECTION 3	Top Right: DSP	
PG23: SECTION 3	Bottom Right: Framework	Bottom Left: Framework
PG24: SECTION 3	Framework	
PG25: SECTION 3	Framework	
PG26&27: SECTION 3	Framework	
SECTION 4: PLAN FRAMEWORK		
PG34&35: SECTION 4	Framework	
SECTION 5: THE PLAN		
PG38: SECTION 5	Left: Andrew Craft, The Fayetteville Observer	Right: J.P. Moczulski, The globe and Mail
PG41: SECTION 5	Top: Google, 2020 Bottom: Google, 2020	Middle: Google, 2020
PG42: SECTION 5	Top: Google, 2020 Bottom: Google, 2020	Middle: Google, 2020
PG43: SECTION 5	Left: CityClock.org	Right: AARP.org
PG45: SECTION 5	Left: John Greenfield	Right: WikiMedia Commons
PG52: SECTION 5	Top Left: Spokane Transit Bottom Left: Spokane Transit	Top Right: Spokane Transit Bottom Right: Spokane Transit
PG55: SECTION 5	Top: 45asheland.com Bottom Left: Mark Graves, The Oregonian	Bottom Right: WikiMedia Commons
PG60: SECTION 5	Left: Warren Langley	Right: Corbin Design
PG61: SECTION 5	Left: Pentagram Middle: Pentagram	Right: Pentagram
PG62: SECTION 5	Left: Dan Corson	Right: WikiMedia Commons
PG65: SECTION 5	Top: Berger Partnership	Bottom: Berger Partnership

PAGE: SECTION	POSITION: SOURCE	POSITION: SOURCE
PG68: SECTION 5	Left: Lateral Office, CS Design	Right: WikiMedia Commons
PG70: SECTION 5	Top: DSP	Bottom: Erick Doxey
PG71: SECTION 5	John Ston Architects	
PG73: SECTION 5	Top: DSP Bottom: DSP	Middle: DSP
PG74: SECTION 5	Jeff Gritchen	
PG76: SECTION 5	Left: Leslie Schwartz	Right: City of Spokane
PG77: SECTION 5	NATCO	
PG78: SECTION 5	Landscouncil.org	
PG82: SECTION 5	Top: CityGoBoise.com	Bottom: CityGoBoise.com
PG86: SECTION 5	Left: PPS.org Bottom: Bernardo Wills Architects	Right: WikiMedia Commons
PG87: SECTION 5	Left: Courtesy of Heniz History Center	Right: PPS.org
PG91: SECTION 5	Rostislav Glinsky	
PG96: SECTION 5	Left: parkBOI.com	Right: parkBOI.com
PG98: SECTION 5	Top: visitokc.com	Bottom: visitcalgary.com
PG99: SECTION 5	Top: DSP	Bottom: DSP

SPOKANE
DOWNTOWN
PLAN

SPOKANE CITY PLAN COMMISSION
FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS REGARDING THE SPOKANE DOWNTOWN PLAN

A recommendation from the City Plan Commission to the City Council to APPROVE an ordinance amending the City of Spokane's Comprehensive Plan by repealing "Fast Forward Spokane Downtown Plan Update" passed on December 22, 2008; and adopting a new subarea plan, "Spokane Downtown Plan."

FINDINGS OF FACT:

A. The City of Spokane adopted a Comprehensive Plan in 2001 that complies with the requirements of the Washington state Growth Management Act (GMA).

B. The Growth Management Act provides that proposed amendments to a comprehensive plan may be considered by the governing body of a city no more frequently than once per year, but further provides that, so long as a subarea plan clarifies, supplements, or implements city-wide comprehensive plan policies, and so long as the cumulative impacts of the proposed subarea plan are addressed by appropriate environmental review under chapter 43.21C. RCW, the initial adoption of a subarea plan may occur outside of this annual process.

C. The City of Spokane Comprehensive Plan has identified downtown Spokane as the Regional Center and directs resources towards planning the growth and development of this center.

D. In 2019, the City of Spokane and the Downtown Spokane Partnership agreed to replace "Fast Forward Spokane: Downtown Plan Update" providing a vision and a new set of goals and recommendations for Downtown in a manner consistent with public input. The City Council established the Downtown Plan as part of the Plan Commission's 2019-2020 work program on February 25, 2019, under Resolution 2019-0010.

E. The downtown planning area boundary has been expanded to the east to include all portions of the 2020 South University District Subarea Plan under Ordinance C35925 and Resolution 2020-0060.

F. City of Spokane Comprehensive Plan, Chapter 3 Land Use, Goal LU 2, Public Realm Enhancement, states: *Encourage the enhancement of the public realm.*

G. City of Spokane Comprehensive Plan, Chapter 3 Land Use, Goal LU 3, Efficient Land Use, states: *Promote the efficient use of land by the use of incentives, density and mixed-use development in proximity to retail businesses, public services, places of work, and transportation systems.*

H. City of Spokane Comprehensive Plan, Chapter 7 Economic Development, Goal ED 3, Strong, Diverse, and Sustainable Economy, states: *Foster a strong, diverse, and sustainable economy that provides a range of employment and business opportunities.*

I. City of Spokane Comprehensive Plan, Chapter 3 Land Use, Policy LU 7.4, Subarea Planning Framework, states: *Use the Comprehensive Plan for overall guidance and undertake more detailed sub-area and neighborhood planning in order to provide a forum for confronting and reconciling issues and empowering neighborhoods to solve problems collectively.*

J. Outreach and public communication beginning in September 2019 included a project web page, three online surveys on issues and priorities for the subarea, a recorded video about the subarea planning process replayed on City Cable 5 and the City's web page, appearances at public events, email updates to interested parties, and a mailing of more than 4,600 brochures to all property owners and taxpayers of record, as shown by the most recent Spokane County Assessor's record, and occupants of addresses of property located within the expanded Downtown Planning Area announcing key events and opportunities to provide input on the planning process.

K. On October 22, 2019, City Planning Department and Downtown Spokane Partnership staff and consultants from the firm Framework of Seattle, Washington, held a Public Workshop following a series of stakeholder focus groups to involve a wide range of participants with distinct interests to share their insights about the subarea and help shape a vision statement and policy framework for development of a more focused proposal.

L. The draft *Spokane Downtown Plan*, prepared by Framework, includes a vision, goals, and policies that outline the future of growth and development desired in the Downtown subarea, based on a review of existing adopted policies and regulations relating to development in the subarea and input from stakeholders and the public at large.

M. From October 2019 to April 2021, staff gave more than 20 presentations on the draft subarea plan and received feedback from interested groups such as property owners, business associations, neighborhood councils, civic groups,

City departments and agency representatives on a technical work group, and the Spokane Design Review Board.

N. Staff hosted additional public meetings in February 2020 and March 2021 to receive feedback on a draft vision statement, goals, and policies and draft concepts for development regulation changes in the subarea. The City provided notice of the open house meetings by advertising on its website and via email notice to neighborhood councils and interested parties.

O. On October 23, 2019; November 13, 2019; December 11, 2019; January 22, 2020; January 27, 2021; March 24, 2021; and April 14, 2021, the Spokane City Plan Commission held workshops to receive updates on the process and study the draft subarea plan.

P. On January 17, 2021, the Plan Commission established a Downtown Plan subcommittee. Three Plan Commissioners and a Design Review Board member participated in two virtual meetings on February 17, 2021 and March 3, 2021, and issued a report and recommendation to the Plan Commission on March 17, 2021.

Q. On April 13, 2021, pursuant to RCW 36.70A.106, the City notified the Washington Department of Commerce of its intent to adopt the subarea plan as a Comprehensive Plan amendment. The same day, the City received an acknowledgement letter from the Department of Commerce.

R. On April 28, 2021, the responsible official issued a State Environmental Policy Act (SEPA) Determination of Non-Significance for the proposed amendments to the Comprehensive Plan. The public comment period for the SEPA determination ended on May 12, 2021.

S. On May 5, 2021, the City caused notice of the proposed subarea plan and associated Comprehensive Plan amendment application, notice of SEPA determination, and announcement of the Plan Commission's May 12, 2021 hearing to be published in the City's Official Gazette. The Notice and announcement was also published in the *Spokesman-Review* on April 28, 2021 and May 5, 2021.

T. On May 12, 2020, the City Plan Commission held a public hearing on the proposed subarea plan and Comprehensive Plan amendment, where the Plan Commission heard testimony.

U. During the deliberations held on May 12, 2021, the Plan Commission voted to modify the proposal to add two new actions proposed by the Downtown Spokane Partnership: one related to police presence Downtown (described in the hearing as Action PS1.3), and another related to monitoring housing and shelter for low-income residents and residents experiencing homelessness (described in the hearing as Action WO1.5).

V. As a result of the City's efforts, pursuant to the requirements of SMC 17G.020.070, the public has had extensive opportunities to participate throughout the process and persons desiring to comment were given an opportunity to comment.

W. The Plan Commission finds that the proposal meets the decision criteria established by SMC 17G.020.030, as described in the Staff Report.

X. Except as otherwise indicated herein, the Plan Commission adopts the findings and analysis set forth in the Staff Report prepared for the proposal.

CONCLUSIONS:

Based upon the application materials, staff analysis (which is hereby incorporated into these findings, conclusions, and recommendation), SEPA review, agency and public comments received, and public testimony presented regarding the proposed subarea plan, as modified during deliberations, the Plan Commission makes the following conclusions with respect to the review criteria outlined in SMC 17G.020.030:

1. The draft *Spokane Downtown Plan* reflects stakeholder priorities for subarea-specific implementation of land use, transportation, economic development, and social health goals adopted in the Comprehensive Plan.

2. The proposed subarea plan amendment to the Comprehensive Plan implements the recommendations of a subarea planning process that clarifies, supplements, or implements city-wide comprehensive plan policies as described in RCW 36.70A.130.

3. Interested agencies and the public have had extensive opportunities to participate throughout the process and persons desiring to comment have been given that opportunity to comment.

4. The proposal is consistent with the goals and purposes of the Growth Management Act.

5. Any potential infrastructure implications associated with the proposal will either be mitigated through projects reflected in the City's relevant six-year capital improvement plans or through enforcement of the City's development regulations at time of development.

6. As outlined in above in the Findings of Fact, the proposal is internally consistent within the meaning of SMC 17G.020.030(E).

7. The proposal is consistent with the Countywide Planning Policies for Spokane County, the comprehensive plans of neighboring jurisdictions, applicable capital facilities plans, the regional transportation plan, and official population growth forecasts.

8. The proposal has been evaluated by geographic sector and land use type in order to facilitate the assessment of the cumulative impacts.

9. SEPA review was completed for the proposal, and pursuant to SEPA, any adverse environmental impacts associated with the proposal will be mitigated by enforcement of the City's development regulations.

10. The proposal will not adversely affect the City's ability to provide the full range of urban public facilities and services citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.

11. The proposed land use designation is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.).

12. The new subarea plan is designed to provide correction and additional guidance so the community's original visions and values can better be achieved as described in the staff report.

13. The proposal includes guidance for future development regulation changes, but acknowledges those changes would occur as part of a future process with further study and analysis before implementation, thereby preserving consistency between the comprehensive plan and supporting development regulations.

RECOMMENDATIONS:

In the matter of Downtown subarea planning, requests by the City of Spokane to adopt an ordinance amending the City of Spokane's Comprehensive Plan by repealing "Fast Forward Spokane Downtown Plan Update" passed on December 22, 2008; and adopting a new subarea plan, "Spokane Downtown Plan."

As based upon the above listed findings and conclusions, by a vote of 6 to 0, with one abstention, the Plan Commission takes the following actions:

(1) Recommends to City Council the **APPROVAL WITH MODIFICATION** to the proposal of the requested amendment to the City's Comprehensive Plan, as amended during deliberations to include the additions of PS1.3 Action and WO1.5 Action as presented by the Downtown Spokane Partnership; and

(2) Authorizes the President to prepare and sign on the Commission's behalf a written decision setting forth the Commission's findings, conclusions, and recommendation on the proposal.

Todd Beyreuther (May 19, 2021 11:48 PDT)

Todd Beyreuther, President
Spokane Plan Commission

May 19, 2021

Council Member Kinnear's Proposed Additions to the Downtown Plan:

Add the following Action under Strategy PS1:

> PS1.3 ACTION: Continue the presence of a fully staffed, centralized downtown precinct.
>
> The City should continue to encourage officer visibility and outreach downtown to further the implementation of community-oriented policing. Implementing neighborhood and community-oriented policing is a value established in Chapter 10 of the City of Spokane's Comprehensive Plan. Continuing to maintain an accessible downtown precinct is key to successful implementation of this Comprehensive Plan value.

Add the following Action under Strategy W01:

> W01.5 ACTION: Monitor housing and shelter for low-income residents and residents experiencing homelessness.
>
> Encouraging housing for the low-income and homeless throughout the entire city is a value established in Chapter 6 of the City of Spokane's Comprehensive Plan. To implement this value downtown, the City and the DSP should coordinate with public and private agencies and other appropriate entities to evaluate existing needs, facilities, and programs relative to health and human services downtown.