

District Resident Forums Summary

May 2023



We would like to take the opportunity to thank the 22 residents who participated in the Building Opportunity for Housing Resident Forum series. The time spent discussing housing in Spokane and telling personal stories was invaluable. In an effort to formally document the diverse experiences and perspectives shared during these discussions, as well as an attempt to help keep these topics moving forward throughout the process, the following summary has been assembled.

Through the District Resident Forum series, participants put together the puzzle of what a livable and thriving community that supports all members of the community looks like and how we might reach that goal together. No one piece is enough to improve housing in Spokane—it will take many efforts on more than one front. Full details of the extensive conversations held with a diverse range of residents can be found in the following pages. In general, participants identified that:

- “Community” is essential to provide and support housing stability
- Many people’s current housing strategy is limited to “luck”
- People are focusing more on affordability than safety
- The uniqueness of Spokane’s neighborhoods can lead to greater security
- Diversity of housing, which leads to a diversity of income and life experiences, is key
- People are more concerned about complimentary buildings in a neighborhood than what “type” of housing it is—size, height, scale, appearance, etc. is more important than unit count
- Everyone is experiencing difficulties with housing, not just first-time homebuyers or the income constrained
- It’s not only about the building that someone lives in, its about the entire neighborhood



Resident Forum Overview

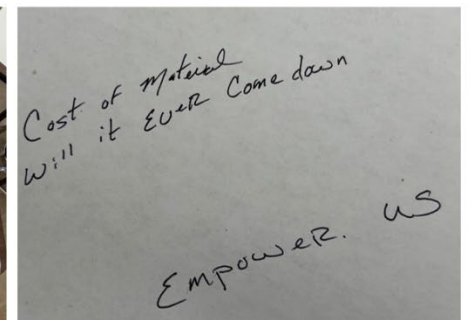
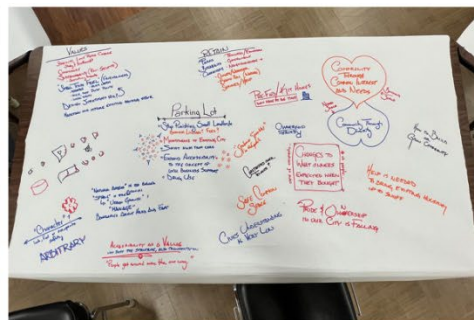
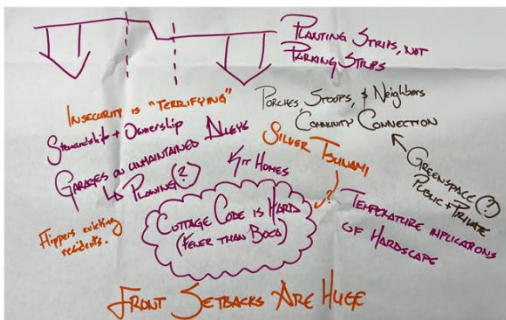
Following on the heels of the successful [Building Opportunity and Choices for All interim ordinance](#), the [Building Opportunity for Housing](#) project intends to develop lasting [Comprehensive Plan](#) and [Municipal Code](#) amendments that increase housing choice and diversity throughout the city. A significant component of those updates is robust community engagement to explore and inform the vision of housing in Spokane.

One strategy of the engagement plan involved district-by-district conversations. These Resident Forums were held to hear from residents about housing in Spokane. The open discussions helped identify opportunities to increase housing and diversity of housing choice, while allowing for community collaboration with the process and between each other. Participants of the Resident Forums were randomly selected from the over 3,000 respondents to the Building Opportunity for Housing survey and were also invited through the Neighborhood Council system. Information about the Resident Forums was also posted on the Building Opportunity for Housing webpage.

Separate meetings were set with each of the [three City Council Districts](#). A final celebratory meeting was then hosted to bring all of the District participants together to celebrate all that was learned and to review possible language refinements to the Comprehensive Plan. Due to the considerable time commitment requested from attendees, compensation for participant efforts was provided.

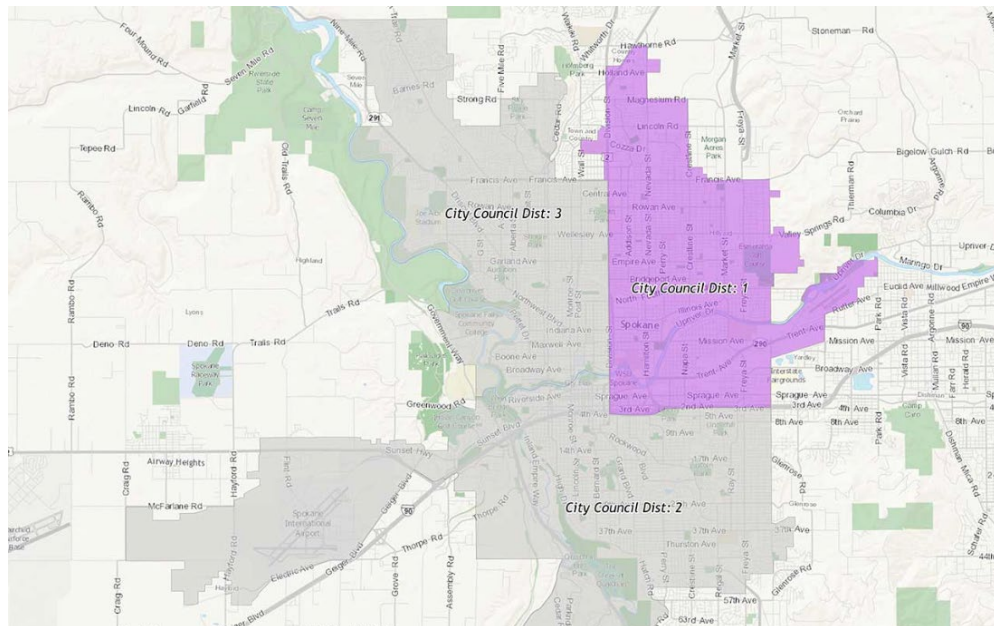


Resident Forum participants discussing their housing experiences.



Notes taken at Resident Forums identifying key topics and opinions.

Council District 1



Map highlighting City Council District 1.

City Council District 1 is located in northeast Spokane and is represented by Council Members Michael Cathcart and Jonathan Bingle. Resident Forum meetings were held on April 7 and April 21, 2023 at the Northeast Community Center.

The first Resident Forum meeting in each District revolved around sharing participants' housing journeys and personal experiences, as well as their opinions about housing. Questions were asked to help Planning staff identify what can improve the housing situation in Spokane, but also how the City can improve engagement and other processes to avoid potential reservations held by participants.

Question 1 – Why did you choose to come tonight?

“Housing is out of control”

“I’m invested in Spokane”

Want to have input on what potential change may look like

Concerned how new development can impact existing neighborhoods

Want to learn about the work the City is doing directly from the City



Question 2 – What is your ideal neighborhood?

- Central courtyards, shared garden space to bring people together
- Enough parking to avoid neighbors being mad at one another
- Monthly neighborhood get-togethers
- Being a close community without excluding newcomers
- Close to schools
- Walkable, improved sidewalks
- Houses not boarded up/condemned
- Mix of densities, but all “house” size (no large apartment complexes)
- Grocery stores/shops within walking, biking, and rolling distance
- Available community spaces
- Self-contained “village” feel

Question 3 – Recall a time when you struggled to find housing. What ultimately tipped the scales (or could have tipped the scales) towards finding your next place?

- A small landlord willing to view the renter as a person instead of a number
- Wages not keeping up with rental prices has led to a current struggle
- Ultimately had to choose the house and not the neighborhood because housing stock throughout the city was in bad condition
- Support from federal financing programs

Question 4 – What does safe and secure housing look like to you? How do we get there?

- Being able to rehab and maintain your home; “houses rot out from under people”
- Structurally safe
- Student-only housing that is vacant all summer is not safe (vacant = no eyes on the street); a diversity of living experiences and housing types can increase safety
- A cleaner neighborhood is a safer neighborhood, so make it easy to dispose of trash

Question 5 – What role do existing residents play in housing new neighbors?

- Landlords can give people a chance or be willing to be a part of Section 8
- Talking to neighbors and providing support
- Connecting good tenants with good landlords
- Encouraging the City to fulfill neighborhood needs, through code enforcement and community policing



- Building community through investments in park benches, public garbage cans, and other human scale investments that make places more livable; “making it easier to be human”

Question 6 – When you heard about this project, what doubts or reservations came to mind? What would keep those doubts from coming true?

- Any engagement is appreciated and better than some past planning efforts
- Concerned about going too far without considering impact on neighborhoods
- Concerned that the project was “just a bunch of city workers making decisions and not caring about people”; participant noted that their perception changed during the meeting

During the conversation, participants identified additional barriers and opportunities for housing in Spokane. The following summarizes those concepts:

Rentals are not affordable partially because of fees (first and last rent, security deposits, application fees, etc.)

People do not report bad conditions because they need a place to live and fear retaliation

Pressure to build/convert to multifamily is not appealing to everyone

Concerned over multifamily housing bringing a nonstable, rotating group of residents which can prevent community building

Housing diversity, including a mix of rentals and ownership, can create neighborhood stability

Impact fees affect smaller developers more than larger developers

Affordable housing is bought and flipped, leaving out first time homebuyers

It is often the lack of management of rentals, not the rentals themselves, that cause concerns

The second Resident Forum in each District dug deeper into the participants’ vision for the future of Spokane. To help inform specific updates to the Shaping Spokane Comprehensive Plan, specific language from [Land Use, Chapter 3](#) was presented and discussed.



Question 1 – What have you continued to think about or what is something that has stuck with you from the first meeting?

- Diversity = community
- Concerns over renters not taking pride in the neighborhood; many renters move frequently because of increased rents, not a desire to move
- How to maintain pride in ownership, for homeowners and landlords
- Single-family homes can be tall/imposing just like “multifamily” buildings can; it’s more about form than function

Question 2 – Whether you’ve lived here in Spokane for 20 days or 20 years, what is the biggest change you have seen in the community?



Growth, more sprawl, reduced homeownership, gradual shift (not sudden change)



Feels less safe, people are less polite, lack of community



Planning process now includes more people, less active Neighborhood Councils

Question 3 – What is one positive attribute of Spokane that should be maintained?

Parks

Bikeable

Colorful characters

Murals/artistic signs

Teachers and educational institutions

Unique neighborhoods

Services and amenities



Once the group discussed the past and present of Spokane, it was time to think about the future. The Comprehensive Plan is the 20-year vision for the city that helps guide decision makers. Resident Forum participants were provided with the existing vision and values found within Chapter 3, Land Use and Chapter 6, Housing of the Comprehensive Plan and asked to explore it with the group. The currently adopted Vision and Values can be found attached in Exhibit A.

Question 4 – Do you see the current land use values advocating for the type of city you believe Spokane should be? What is missing?

- Missing stability/consistency, anxiety is caused by not knowing when or how things will change
- Need to emphasize sustainability, particularly in regard to water conservation and wildland fire prevention
- Maintain and foster a small-town feel
- Enhance regional coordination
- Maintain existing housing stock (rehabilitation in addition to redevelopment)
- Physical accessibility to housing and connectivity should be prioritized
- Embrace the unknown and be comfortable with change
- Ensure access to transit
- Use people first language

Next, participants went line by line reviewing the existing Land Use, Chapter 3 values. The following observations were made:

- “Acquiring and preserving the natural areas inside and outside the city”
 - Upkeep and improvements are important, go beyond preservation
 - How are natural areas defined?
- “Controlling urban sprawl in order to protect outlying rural areas”
 - Control is a strong word that doesn’t allow for flexibility
 - Regulate, strategize, or manage may be more appropriate
- “Protecting the character of single-family neighborhoods”
 - What is the character of a single-family neighborhood?
 - Architecture?
 - Walkable, safe to play outside and walk dogs?
 - This can prevent density that can make neighborhoods more active, vibrant, and safe



"SEE THE PERSON, NOT THE SITUATION."

CELEBRATE WHAT IS WHILE ALLOWING IT TO CHANGE

STEWARDSHIP OVER CONTROL

WHY JUST SFR?

SAFETY ↔ PROTECT

KEEP PEOPLE IN HOMES AND KEEP HOMES AROUND PEOPLE.

"PROTECT" MEANS MANY THINGS

"CONVENIENT" IS MISSING
↳ = WALKABLE, NOT JUST DRIVABLE + TRANST

MINIMIZE SPRAWL WHILE ALSO INCREASING DENSITY

"WALKABLE + BIKABLE"

"PEOPLE + PLANET"

EQUITABLE APPLICATION OF EFFORT

PROTECTING ≠ EQUITABLE?

MAINTAIN COMMUNITY + BONDS

"YOU CAN'T WAREHOUSE PEOPLE"

CHARACTER MIGHT NEED TO GO TO NEED

IT'S NOT ALL ABOUT THE CAR.

SMALLER FAMILY RESIDENTIAL NOT INCLUSIVE

RETAIN WHAT WE HAVE.

DON'T BE AFRAID TO IMPROVE WHERE WE'VE ALREADY BUILT

"MINIMIZE SPRAWL"

DESIGNATED AREAS SHOULD BE ABLE TO ADJUST TO LOCAL CHANGES

Metrics!

Context of Place

PARKING LOT

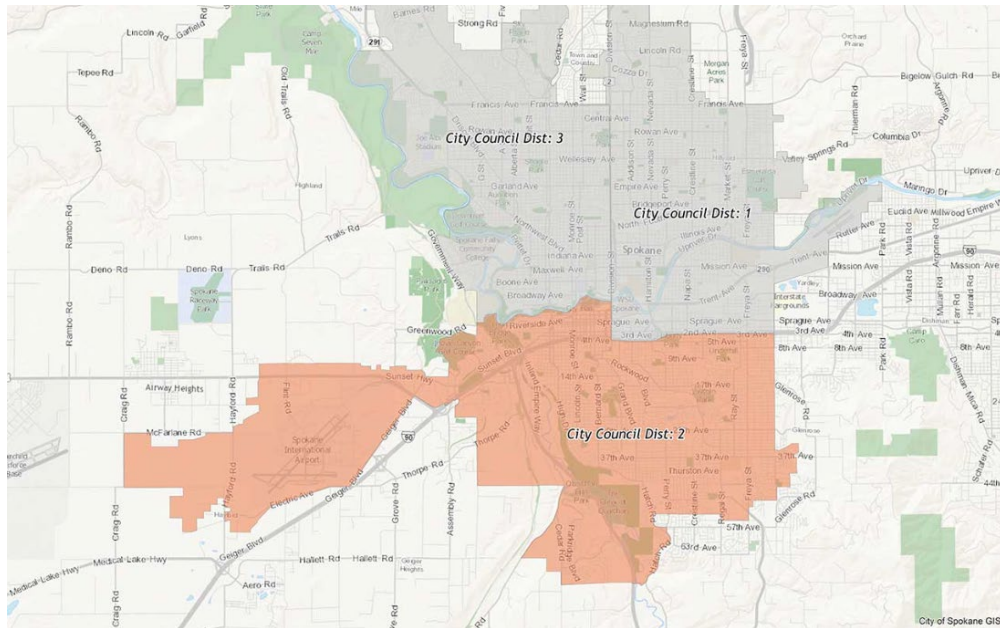
- Neighborhood Safety
- Loss of Urban Forest
- BUILDING CODE IMPACTS

Tell the stories
And speak up

Notes taken during Resident Forum meetings to document the discussions. Much of the conversation focused on people and telling individual stories.



Council District 2



Map highlighting City Council District 2.

District 2 is located in southern Spokane and is represented by Council Members Betsy Wilkerson and Lori Kinneer. Resident Forum meetings were held on April 6 and April 20, 2023 at the Liberty Park Library.

Question 1 – Why did you choose to come tonight?

“I care because I have to care”

The details matter when it comes to planning and housing regulations, want to be part of the details

“To help solve the problem instead of just complaining about it”

Came to represent people who look like me to insure different voices are included in the conversation when changes are made

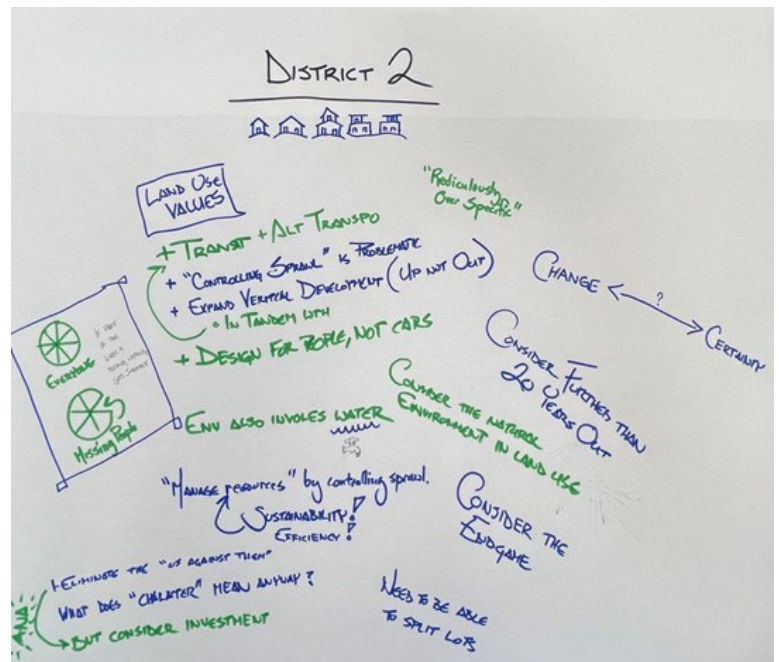
Everyone is currently living in “housing musical chairs”, moving around making decisions based purely on affordability and it is not sustainable

“You must participate to make things better”



Question 2 – What is your ideal neighborhood?

- Mix of uses
- Ways for people to bump into each other exist
- Small or no lawns, nearby open space
- Strong community connections
- Let people move around equally, within all neighborhoods
- Diverse – people, incomes, housing types, and both renters and owners
- Community gardens
- Trees and shading canopies
- Safe
- Flexible
- Walkable
- Affordable
- “Playable” for children



Notes taken during a Resident Forum meeting.

Question 3 – Recall a time when you struggled to find housing. What ultimately tipped the scales (or could have tipped the scales) towards finding your next place?

- Roommates chose to leave and couldn't afford to stay – no control over my own housing situation
- Working full time but not finding affordable options
- “Luck is not a housing strategy”, yet it is what many must rely on
- Homebuyer training tipped the scales, avoided a bank taking advantage
- Rent to own opportunities
- Veteran housing services

Question 4 – What does safe and secure housing look like to you? How do we get there?

- Having control over your own housing situation
- Housing that can be kept up, maintained
- Structurally sound, no mold or failing infrastructure



Question 5 – What role do existing residents play in housing new neighbors?

- Create community and a sense of belonging in the neighborhood; host block parties, talk to neighbors
- Model what you want, on a small scale
- Tell our own stories, take away shame and make it easier for others to share their stories
- Talk to City Council, be active in the community and decision-making process
- Building additional units when financially possible (accessory dwelling unit, duplex)

Question 6 – When you heard about this project, what doubts or reservations came to mind? What would keep those doubts from coming true?

- How will these changes affect existing neighborhoods?
- Is the project ignoring past work done in the City?
- Continue being transparent, engaging multiple areas of the community
- Be clear on how the project is leveraging prior work and engagement

Below are identified barriers and opportunities for housing in Spokane that were in addition to the above questions:

Intersection of housing needed to maintain neighborhood communities; need a mix of renters and homeowners

Ability to purchase homes downtown desired by younger populations

People who age out of a single-family homes (larger family, downsizing, etc.) keep it as a rental instead of selling, reducing the stock for first time homebuyers

“You don’t invest in communities you don’t get to stay in”

All concerns about neighborhood compatibility is labeled as NIMBY, being weaponized by developers

Lack of entry level homes to buy

Neighborhood Council (NC) rules that limit who can be a voting member leaves out parents, people with busy lives and disincentivizes participating in the NCs

“If you don’t become a landlord, you can’t afford to retire”

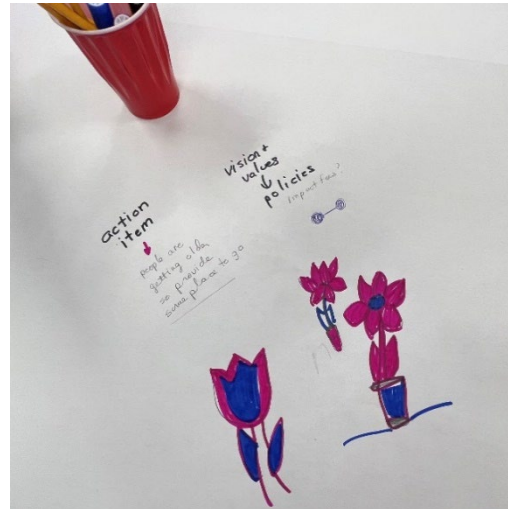
“Create communities people want to invest in” – both socially and physically



During the second Resident Forum, participants dug deeper into their vision for the future of Spokane.

Question 1 – What have you continued to think about or something that has stuck with you from the first meeting?

- Importance of community
- Emphasis on cost of housing first, safety and quality of housing second
- Public greenspace is needed to build community
- If everyone keeps their house for a rental as they move to a new house, prices will continue to rise and create a “wealth bottleneck”. On the flip side, rentals are also a nest egg for many people
- What IS affordable?
- Diversity is key for ideal neighborhoods
- More people in a neighborhood can increase random interactions and support community connections



Participants took notes on topics important to them.

Question 2 – Whether you’ve lived here in Spokane for 20 days or 20 years, what is the biggest change you have seen in the community?



Increased housing prices, decreased housing quality, less open land, stable compared to other places



Seclusion, less people talk to each other, more traffic, wages have not changed



Downtown, Park, and Library improvements, growing business districts (e.g. Perry and Garland)



Question 3 – What is one positive attribute of Spokane that should be maintained?



Question 4 – Do you see the land use values advocating for the type of city you believe Spokane should be? What is missing?

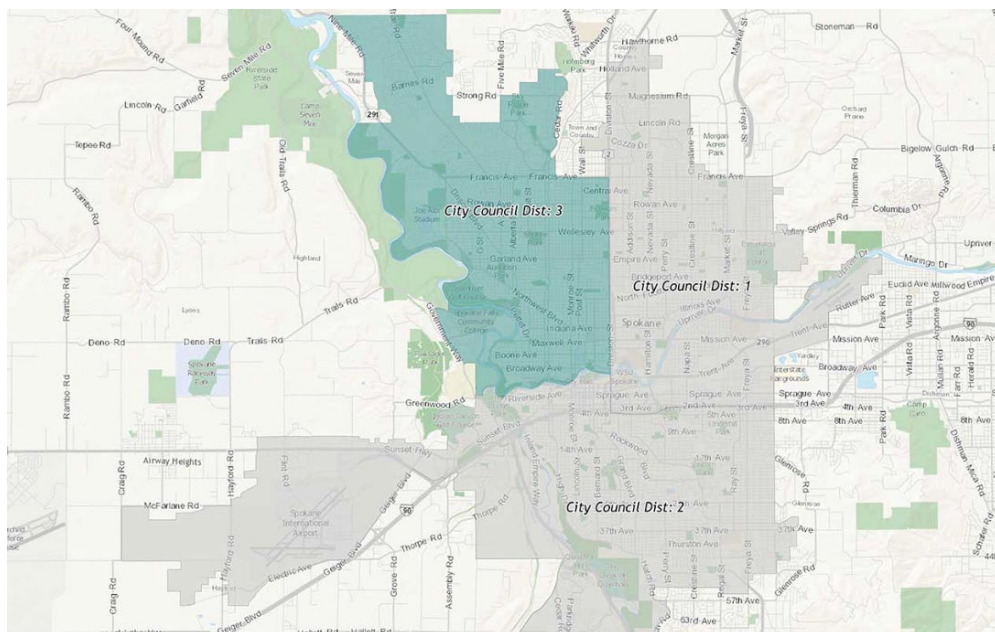
- Transit access/transit oriented development
- Sustainability, emphasis on water conservation
- Higher density is not specifically mentioned
- A city built for people, not cars – “Sprawl works for a car centric city, but doesn’t look into the future”
- 20 years goes by fast – how does the plan look further ahead?

The following observations were made as the participants went line by line reviewing the Land Use, Chapter 3 values:

- “Controlling urban sprawl in order to protect outlying rural areas”
 - Feels aggressive without providing solutions (incentivizing building up instead of out should also be included)
- “Protecting the character of single-family neighborhoods”
 - “Protect” creates an us-against-them mentality
 - Why are single-family homes the only type of neighborhood/housing being protected?
 - Balance “protect” with new development
 - Biggest investment is someone’s home, so they want to protect it
 - “Character” has historically been used to exclude marginalized communities from neighborhoods
 - There is no agreement of what character means (vibe, architecture, or something else?)
 - Each neighborhood has its own character; there is no such thing as a “single-family neighborhood character”



Council District 3



Map highlighting City Council District 3.

District 3 is located in northwest Spokane and is represented by Council Members Karen Stratton and Zack Zappone. Resident Forum meetings were held on April 4 and April 18, 2023 at the Shadle Library.

Question 1 – Why did you choose to come tonight?

“People are struggling”

It’s painful to see the housing issues

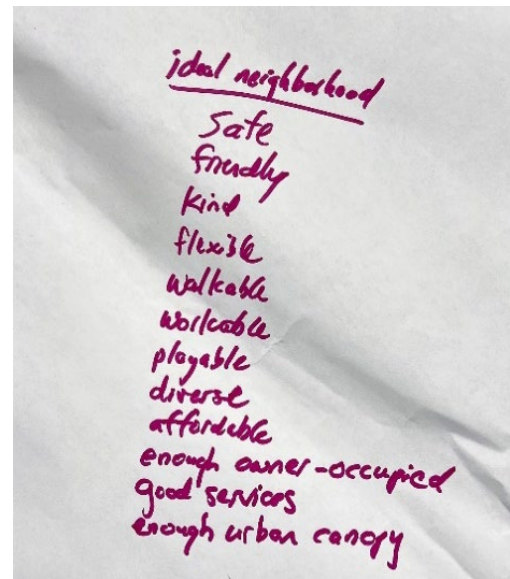
“I feel helpless”

Appreciate not having current housing insecurity, but know its not guaranteed in the future



Question 2 – What is your ideal neighborhood?

- Front porches to increase neighborliness
- Greenery, trees
- Walkable
- Small yards with nearby open space
- Mix of residential and commercial uses
- Community hub with shops
- Native plants and sustainable landscaping
- Natural swales and stormwater
- Accessible sidewalks
- Constructed like a village
- Safe



Notes taken during a Resident Forum meeting listing out traits of an ideal neighborhood.

Question 3 – Recall a time when you struggled to find housing. What ultimately tipped the scales (or could have tipped the scales) towards finding your next place?

- Found an affordable option and got lucky enough to have seen it in time before it was rented out
- Bought a dilapidated house that was too expensive for investors to put money into, but in too bad of shape for most first-time home buyers
- Neighbors were renters who were having the duplex sold out from under them, purchased the property using a home occupied loan and traded units with one of the renters to help avoid displacement (resident tipped the scales for their neighbors)
- Got in early, able to get a foot in the door
- Support from state financing

Question 4 – What does safe and secure housing look like to you? How do we get there?

- A place you know you won't get kicked out of
- "We're at the bottom of the barrel now, people's standards of safe and secure have dopped"
- Stability trumps livability
- Financial insecurity is scarier than physical insecurity when it comes to housing
- Security means there are no unknowns
- People stay in toxic relationships (friends, romantic) due to fear of not having housing; that is not safe or secure
- Being desperate for housing, people do not report substandard housing
- Baseline of housing is warm with a roof and lock



Question 5 – What role do existing residents play in housing new neighbors?

- “I can’t make a big difference to everyone, but I can impact my neighbors”
- Create community and sense of belonging and value, look out for one another
- Work on changing individuals’ minds, if you’re not currently struggling it’s easier to dismiss potential solutions for other people
- “Change is going to happen, so how do we shape that change together?”
- Build accessory dwelling units for long term rentals, not short-term rentals
- “Being neighborly is being safe”

Question 6 – When you heard about this project, what doubts or reservations came to mind? What would keep those doubts from coming true?

- Concerned about how and if change will occur
- Not sure what to expect, appreciated that it was a conversation
- Talk to real people who understand the housing struggle
- Be accessible to people and answer questions, even if they are broad
- Be out in the community constantly talking about the project

Below are identified barriers and opportunities for housing in Spokane that were in addition to the above questions:

Finding housing with kids and pets is an added struggle

Development regulations, such as setbacks and the cottage housing code, prevent it from being easy to build affordable housing

“Density is the solution”

Height transitions for infill will help increase neighborhood compatibility

If the landlord is not invested in the property, why would the renter be invested?

Rehabilitate existing housing stock

Change can be scary, need to bring people along and demystify the process

Investors flipping houses drives up costs and pushes out first-time home buyers

“We are building for the past, not for the reality of today”



During the second Resident Forum, participants dug deeper into their vision for the future of Spokane.

Question 1 – What have you continued to think about or something that has stuck with you from the first meeting?

- How the built environment can support community connectivity (front porches, walkability, anything to increase random interactions)
- The importance of greenery and the natural environment to ideal neighborhoods
- Housing security, putting affordability before safety

Question 2 – Whether you’ve lived here in Spokane for 20 days or 20 years, what is the biggest change you have seen in the community?



More sprawl (“sprawl is my fear for Spokane”), less open space and farmland



Increased traffic, less bikeable, historic neighborhoods have kept their sense of place (because of the people)



Developers are no longer building what the community needs or desires (bedroom count, location, affordability)

Question 3 – What is one positive attribute of Spokane that should be maintained?

Unique neighborhoods

Access to nature

Neighborhoodness

Areas with a mix of uses

The people

Diversity

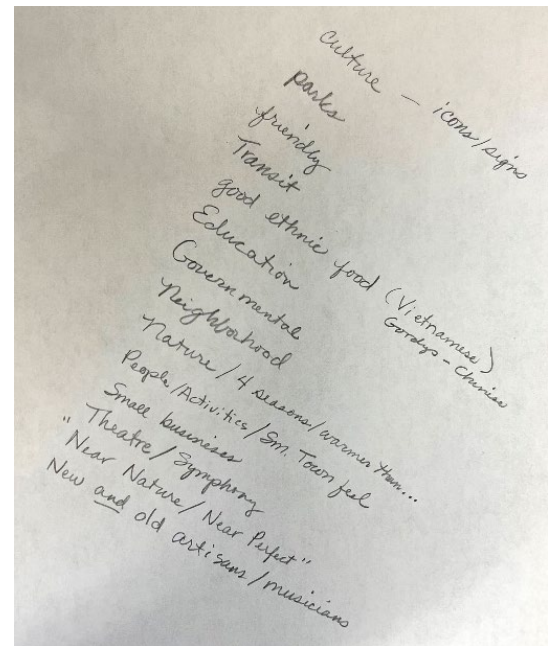


Question 4 – Do you see the land use values advocating for the type of city you believe Spokane should be? What is missing?

- Affordability
- Diversity and equitability
- Access to public transportation
- Walkable/bikeable
- Sustainability, impacts of climate change
- How to integrate a mix of uses
- Language needs to be adaptable to change
- Supporting, allowing to thrive, and stewardship should be guiding principles

The following observations were made as the participants went line by line reviewing the Land Use, Chapter 3 values:

- “Acquiring and preserving the natural areas inside and outside the city”
 - Sustainability and improvements should be identified
- “Protecting the character of single-family neighborhoods”
 - Protecting the character of single-family neighborhoods only means more sprawl
 - Protect should mean upkeep of existing homes (rehabilitate), not to preserve in amber
 - Which neighborhoods are currently being protected and which ones have not been?
 - What does character mean? Character changes and develops with the people
 - There is no one “character” of a neighborhood
 - To protect means there is an adversary
- “Guaranteeing a variety of densities that support a mix of land uses”
 - Single-family neighborhoods appear privileged in the values, which prevents clarity on what this means
 - Emphasize increased density, not just variety
- “Utilizing current residential lots before development raw land”
 - Displacement needs to be addressed



Notes taken at a Resident Forum calling out important values for the future of Spokane.

Shared Values

All three districts were brought together for a final celebratory meeting to discuss shared values that arose out of the Resident Forums series and to review draft language influenced by their engagement. The meeting was held on April 28, 2023 at the Central (Downtown) Library.

A summary of key takeaways included:

- Conflicts between what “is” and “what will be” are foremost in everyone’s mind
- Everyone is having difficulty, not just the first-time homebuyer or the income constrained
- It isn’t just about housing availability, but security
- Luck is not a housing strategy
- It is not just about the building, its about the entire neighborhood
- It takes a home and a community



A word cloud created from the table and staff notes of all six Resident Forum meetings that was presented at the final meeting on April 28.



The draft language presented to participants was as follows:

- Acquiring, preserving, and enhancing the natural areas inside and outside the city;
- Managing urban growth to ensure development results in equitable, livable, community-oriented neighborhoods, contributes positively to the City’s financial resources, and protects outlying rural areas;
- Developing and maintaining sufficient access and opportunities for amenities, services, and employment in all neighborhoods;
- Celebrating the uniqueness of each neighborhood while allowing for growth and diversity everywhere;
- Ensuring equitable housing supply by encouraging diversity of housing choice, addressing displacement of existing residents, and ensuring attainable and accessible housing for all parts of the community;
- Encouraging redevelopment in already-built areas while promoting compatible changes in residential neighborhoods; and
- Balancing stability and flexibility by reviewing and amending standards in an orderly and thoughtful fashion as needs change in the city.

Discussion around the proposed draft language to Chapter 3, Land Use values included:

- Equity was appropriately added within the proposed language
- How is walkability and bikeability incorporated into the values? What about transit?
- Access to greenspace should be specifically mentioned
- Education and access to schools is missing
- Maintaining and increasing tree canopies should be included as a value
- The use of “sufficient” does not capture the complexity of access and opportunities, almost minimizes their needs with the adjective

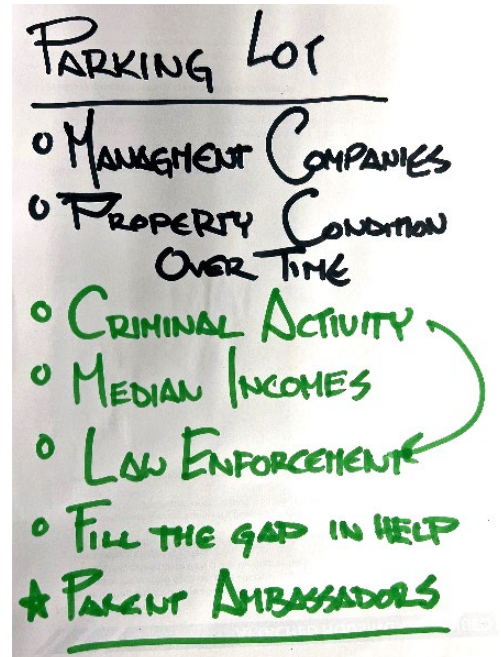
The comments received have been incorporated into the final recommended language and will be sent to Plan Commission and City Council for review.

Parking Lot

During the conversations, concepts were brought up that were not within the purview of the Building Opportunity for Housing project. However, there is recognition that successful community planning relies on the interconnection and collaboration of services. As such, “parking lots” were established to capture these ideas so they could be sent to the appropriate project teams, City Department, or decision maker.



- Childcare costs are so high that for many people it is cheaper to be a single income household than to be a two-income household and pay for care
- It is important to maintain a culture of honesty and straightforwardness in local governance
- Getting people educated in the planning and government processes is key to getting more people involved
 - People need to know how it helps/serves them to be involved
- Condos could increase homeownership significantly
- Tiny homes can help increase housing diversity and provide more affordable, smaller housing options
- Incentives to encourage desired behavior (renters, affordable housing) are needed
- Permitting needs to work at the neighborhood impact level, not just the individual property level
- There is a lack of transparency on submitted projects under permit review; need to improve information sharing with citizens
- The potential impact of natural gas bans on housing (e.g., utility costs, replacing appliances)
- The interim ordinance (Building Opportunity and Housing for All) did not incorporate sustainability/environmental practices
- Many people make too much to qualify for housing vouchers or other assistance programs, but not enough to afford housing or basic needs
- Expensive permitting processes incentivize bad design
- Design standards should increase walkability and community connectivity (e.g., less garages and more front porches)
- Improve code enforcement to enforce maintenance of homes and prevent deterioration of buildings
- Ensure solar access is maintained (state incentivizes solar and it is a long-term investment on people's homes)



Notes taken at a Resident Forum identifying Parking Lot elements.

Next Steps

The first part of the Building Opportunity for Housing project involves amendments to [Shaping Spokane](#), the city's comprehensive plan. These amendments will concentrate on the City's land use



vision for how land use and housing interact. Related amendments to policies necessary to improve access to housing choice in Spokane will be crafted as well. Once the comprehensive plan is updated (tentatively by July), development regulations within the [Spokane Municipal Code](#) will be updated to modify housing requirements and allowances.

Both the comprehensive plan and development code amendments will first go to [Plan Commission](#) for recommendation of approval, before going before [City Council](#) for the final decision. City Council decisions are then sent to the [Mayor](#), to sign, veto, or leave unsigned. Resident Forum participants will be kept up to date throughout the process and notified when there are opportunities to speak/write to City Council as they consider the changes.

The Resident Forums were the last major part of a robust engagement effort around the Comprehensive Plan amendment process for the Building Opportunity for Housing project. The insight gained from the series will be combined with other public comments received throughout the process, the [Community Roundtable](#), the [Faith-Based Roundtable](#), and [multilingual survey results](#) to inform the final decision. Department staff will continue to be available to answer questions or receive additional feedback anytime at developmentcode@spokanecity.org.



Exhibit A – Currently Adopted Vision and Values

[Shaping Spokane](#), a Comprehensive Plan for the future of Spokane

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. This comprehensive plan is the product of many, many people including hundreds of community members, the city Plan Commission, City Council and Mayor.

[Chapter 3, Land Use](#)

3.2 VISION AND VALUES

Spokane volunteers working to develop the 2001 Comprehensive Plan identified important themes in relation to Spokane's current and future growth. A series of visions and values was crafted for each element of the Comprehensive Plan that describes specific performance objectives. From the Visions and Values document, adopted in 1996 by the City Council, the Comprehensive Plan's goals and policies were generated.

Land use is defined as the general location of various uses of land, population density, and building intensities.

VISION

"Growth will be managed to allow a mix of land uses that fit, support, and enhance Spokane's neighborhoods, protect the environment, and sustain the downtown area and broaden the economic base of the community."

VALUES

"The things that are important to Spokane's future include:

- Acquiring and preserving the natural areas inside and outside the city;
- Controlling urban sprawl in order to protect outlying rural areas;
- Developing and maintaining convenient access and opportunities for shopping, services, and employment;
- Protecting the character of single-family neighborhoods;
- Guaranteeing a variety of densities that support a mix of land uses; and
- Utilizing current residential lots before developing raw land."



Chapter 6, Housing

6.2 VISION AND VALUES

Spokane volunteers working on the Comprehensive Plan identified important themes in relation to Spokane's current and future growth. A series of visions and values was crafted for each element of the Comprehensive Plan that describes specific performance objectives. From the Visions and Values document, adopted in 1996 by the City Council, the Comprehensive Plan's goals and policies were generated. Housing refers to housing availability, affordability, and mix.

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."

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."

