

SPOKANE HOUSING ACTION PLAN

Spokane Housing Industry Professional Survey

Updated: February 11, 2021



This survey was conducted as part of the Spokane Housing Action Plan. For more information and to view project materials, visit <https://my.spokanecity.org/housing/spokane-housing-action-plan/>

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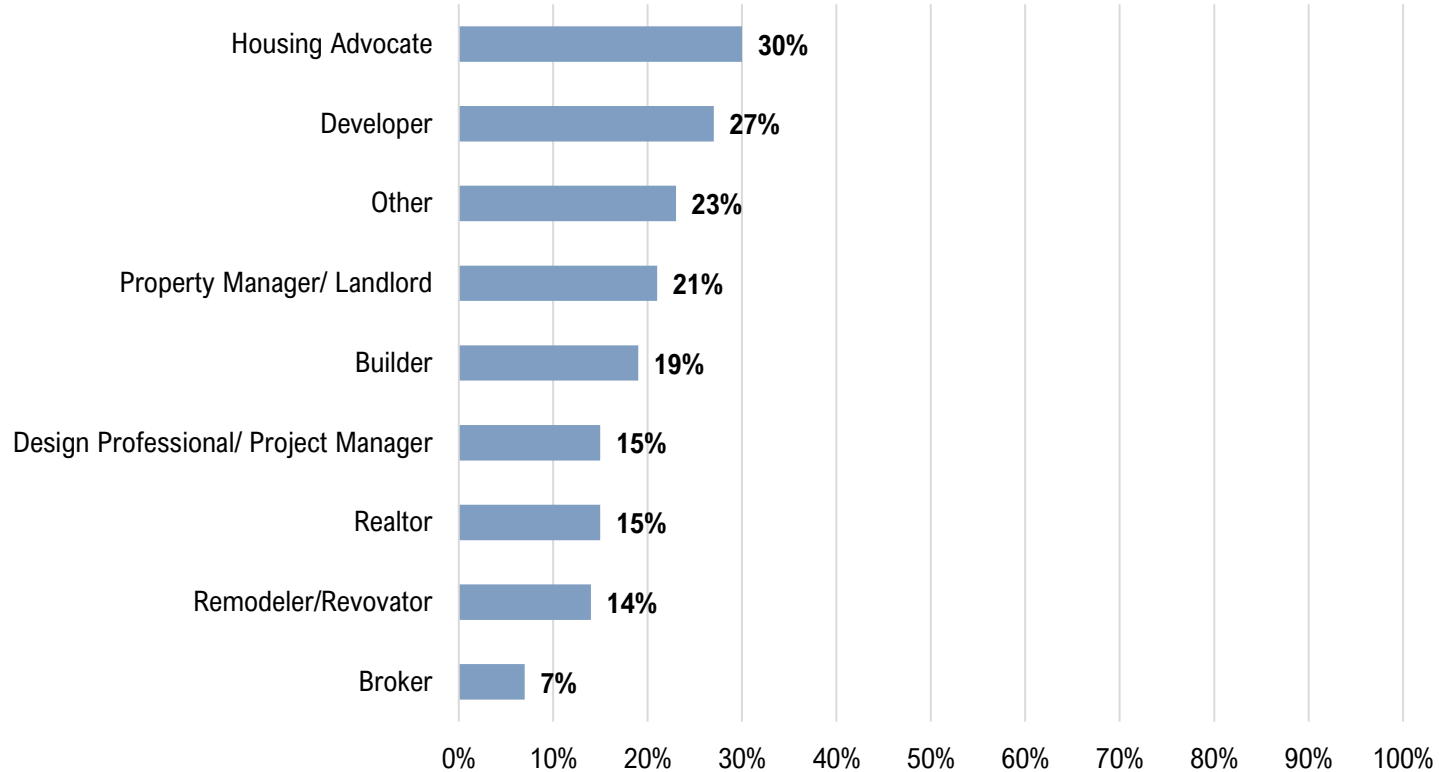


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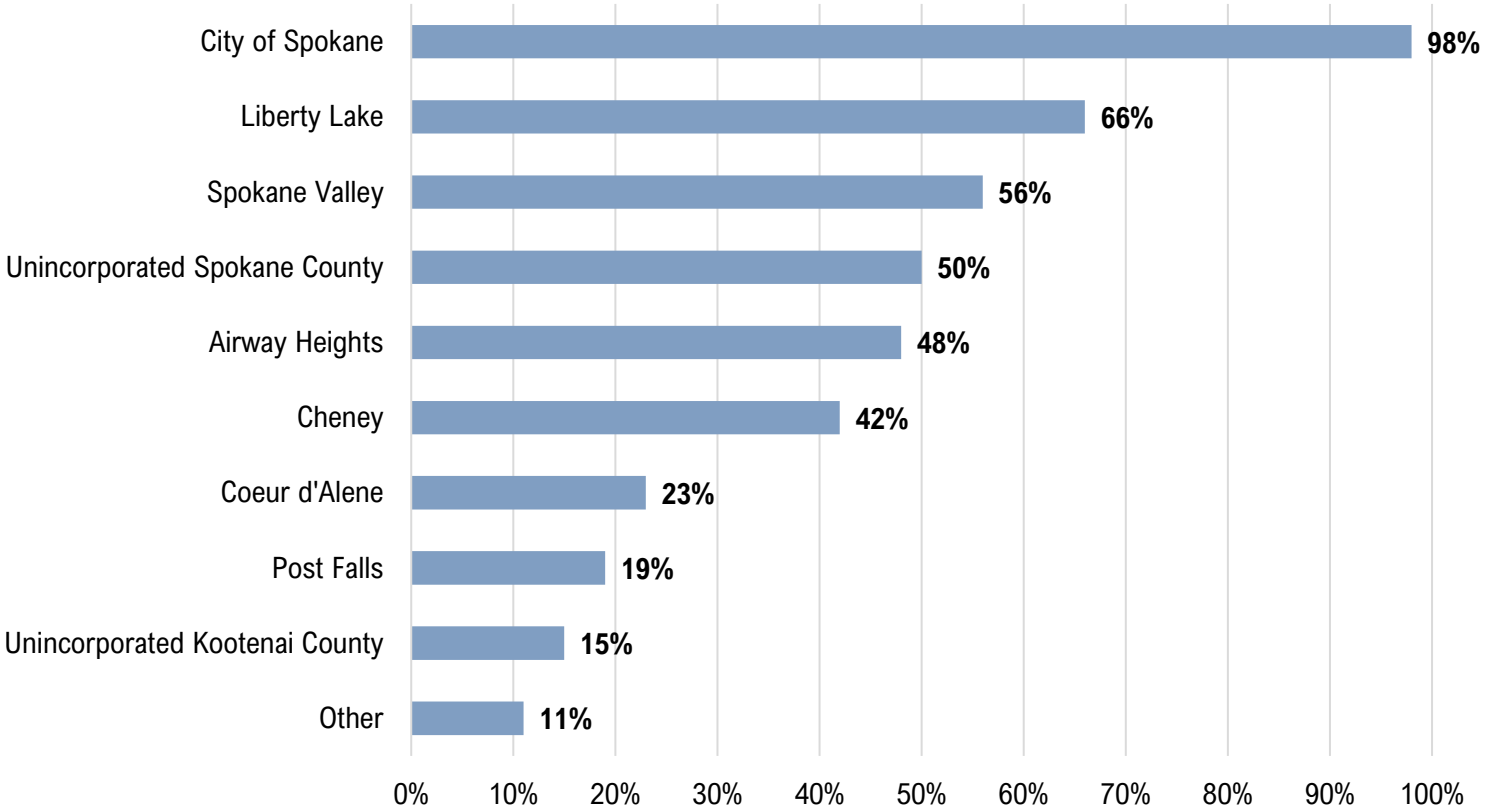
Total Responses

November 20, 2020 - January 30, 2021

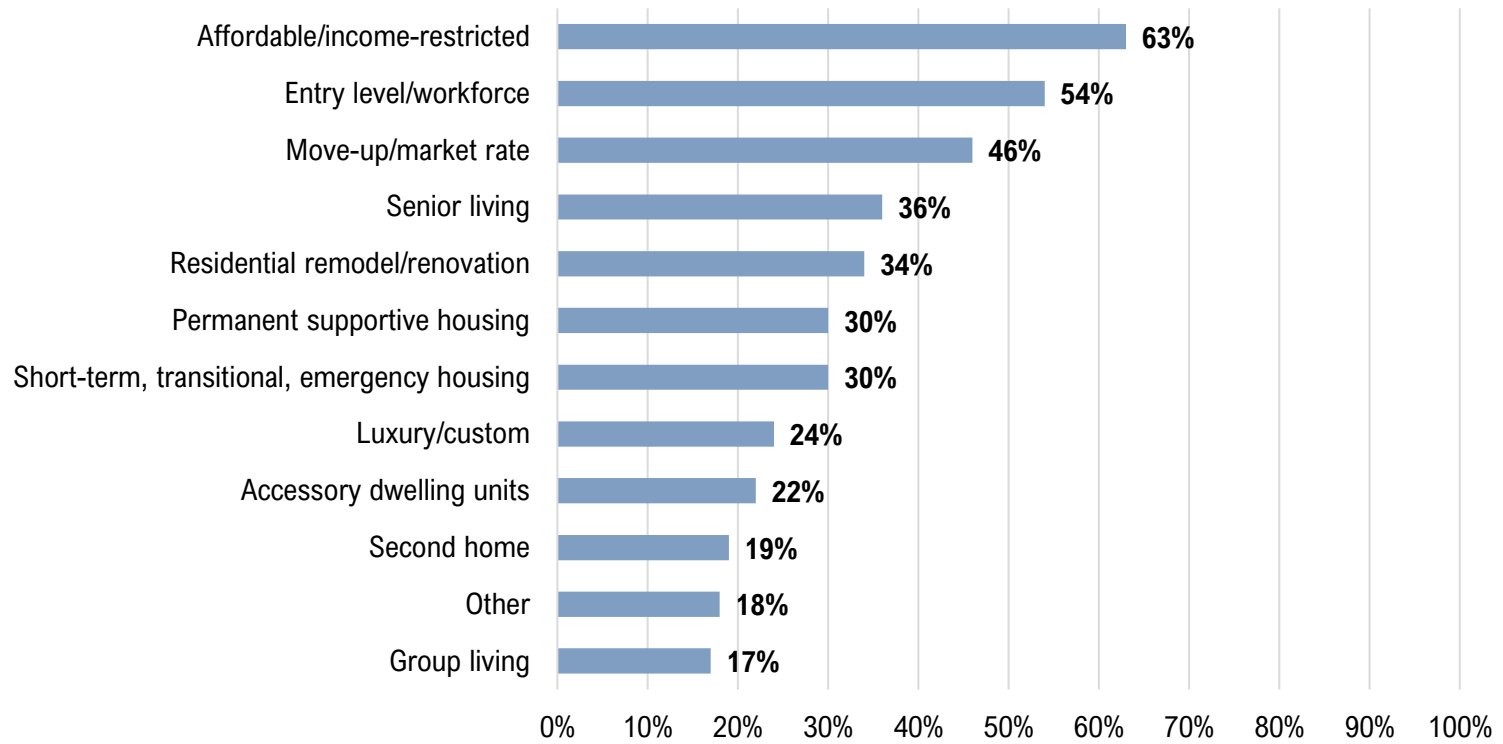
Q1: Please select the descriptions that apply to you. (Check all that apply)



Q2: In what parts of the region do you currently work or plan to work in the next three years? (Check all that apply)



Q3: What type of housing focus does your work involve? (Check all that apply)



Q4 What housing types or project types that you see elsewhere could be successful in the City of Spokane that are not commonly built/sold/rented yet?

Example Responses

Zoning, Regulations, Housing Options

- Revise allowable housing types in zones
- Easier boundary line adjustment to create smaller residential parcels
- Higher density, upzoning
- ADUs
- Housing at all levels
- Missing middle housing types – duplex, triplex, quadplex, townhouse, small cottage homes, courtyard houses
- More infill projects
- Residential housing construction on underutilized park land
- City industrial zones into housing opportunities

Affordable Housing

- Revitalizing old and empty buildings for affordable housing
- Affordable senior housing
- Low, mid, high-rise affordable housing of high standard and sustainable
- Smaller manufactured housing communities
- Tiny home developments with homeownership
- Condos at all price levels from entry level to midrange and luxury
- Single room occupancy units
- Multi-generational, mixed income, mixed unit type properties
- Rehab of zombie homes

Homeownership

- Shared equity
- Land bank
- Cooperatives
- Opportunities for housing ladder

- Tenant owned buildings
- Community land trusts
- Smaller homes for first time homebuyers

Rental Market

- Apartment renter cooperatives
- Small scale multi-family rentals
- Mixed income rental
- Midrise apartments

Low-Income Housing and Supportive Housing

- Structured process of moving from shelter to transitional to permanent supportive housing to Section 8 – goal for independence
- Permanent supportive housing and low income housing
- Publicly funded housing
- Converting hotels and motels into low income housing
- Multifamily housing for young adults with special needs who are high functioning
- Affordable housing with wrap around services

Market rate

- Luxury retirement
- Downtown upscale

Commercial and Residential

- Mixed use with transit
- Dense combination of retail on street level and residential on upper floors
- 5 over 2

Q5 Why do you think the above housing types or project types are not happening here? How can City government better partner with you and support these projects?

Example Responses

Affordable Housing and Low-income Housing

- More priority for affordable housing
- Subsidies and incentives for affordable housing projects
- More Income-based housing and public subsidies
- More support for renters
- Senior housing
- Require units for entry level or low income buyers

Zoning, Codes, Housing Options

- Zoning and comp plan changes to support more housing types and higher density
- Reduce acreage requirements for new manufactured housing community
- Aggressively focus on building homes of all types and all levels
- Revise ADU requirements – easier permitting, relax design standards, eliminate parking requirements, remove owner-occupancy
- More funding towards housing, cottage ordinance
- Address development regulations – parking requirements, infill to higher density, zoning, remove height restrictions

- Need form-based zoning code
- Expand commercial in all centers and allow more multi-family.
- Address traffic and water comprehensive planning

Incentives

- More support and incentives for smaller developers
- Reduce MFTE requirement for minimum unit to duplex or triplex
- More incentives
- Fee waivers

System challenges

- Address systemic racism, inequities and barriers in housing
- Build engagement with BIPOC communities
- More partnerships with Refugee and Immigrant provider agencies
- Gather stakeholders and look for creative, private market solutions
- Political barriers

Q6 Are there certain amenities that buyers/renters want to live near or have easy access to? Are there areas or neighborhoods in the City of Spokane that have potential for more residential development if certain amenities were in place?

Example Responses

Amenities

- Neighborhood, schools
- Affordable home in a safe community
- Close to grocery and services
- Close to public transportation
- Easy access to jobs
- Walkable and bike routes
- Access to health care, hospitals
- Trails, green space, parks
- Small neighborhood commercial
- Shopping, dining, entertainment
- More small scale grocery stores
- Mixed income neighborhoods

Areas/Neighborhoods with Capacity

- Hillyard
- West Central
- Downtown
- East Central
- Middle density housing in all neighborhoods, not just low opportunity neighborhoods
- North Monroe
- East Sprague
- North Spokane
- South Hill on all main arterials – Grand, 14th, 29th, 37th, 57th
- Perry District
- University District
- Northtown

Q7 What unmet needs or market gaps do you see not being addressed in the housing and rental market in the City of Spokane currently? And why?

Example Responses

- Affordable housing
 - Middle-density housing
 - Entry level homeownership
 - Renter support
 - Mixed use
 - Condo development
 - More resources for young adults between ages of 17-30
 - BIPOC community
 - Housing for veterans
 - Permanent supportive housing
 - 2-3 bedroom rentals
 - Rentals for people with pets
 - Agricultural lots that support urban farming
 - Low-car or no-car living
 - Low income homeownership
 - Affordable senior housing
 - 1 and 2 bedroom condos/townhomes for first time buyers
 - Manufactured home communities
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