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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107

Total Responses

November 20, 2020 - January 30, 2021
Q1: Please select the descriptions that apply to you. (Check all that apply)

- Housing Advocate: 30%
- Developer: 27%
- Other: 23%
- Property Manager/ Landlord: 21%
- Builder: 19%
- Design Professional/ Project Manager: 15%
- Realtor: 15%
- Remodeler/Revovator: 14%
- Broker: 7%
Q2: In what parts of the region do you currently work or plan to work in the next three years? (Check all that apply)

<table>
<thead>
<tr>
<th>Location</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Spokane</td>
<td>98%</td>
</tr>
<tr>
<td>Liberty Lake</td>
<td>66%</td>
</tr>
<tr>
<td>Spokane Valley</td>
<td>56%</td>
</tr>
<tr>
<td>Unincorporated Spokane County</td>
<td>50%</td>
</tr>
<tr>
<td>Airway Heights</td>
<td>48%</td>
</tr>
<tr>
<td>Cheney</td>
<td>42%</td>
</tr>
<tr>
<td>Coeur d'Alene</td>
<td>23%</td>
</tr>
<tr>
<td>Post Falls</td>
<td>19%</td>
</tr>
<tr>
<td>Unincorporated Kootenai County</td>
<td>15%</td>
</tr>
<tr>
<td>Other</td>
<td>11%</td>
</tr>
</tbody>
</table>
Q3: What type of housing focus does your work involve? (Check all that apply)

- Affordable/income-restricted: 63%
- Entry level/workforce: 54%
- Move-up/market rate: 46%
- Senior living: 36%
- Residential remodel/renovation: 34%
- Permanent supportive housing: 30%
- Short-term, transitional, emergency housing: 30%
- Luxury/custom: 24%
- Accessory dwelling units: 22%
- Second home: 19%
- Other: 18%
- Group living: 17%
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

**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

<table>
<thead>
<tr>
<th>Affordable Housing and Low-income Housing</th>
<th>Zoning, Codes, Housing Options</th>
</tr>
</thead>
<tbody>
<tr>
<td>Need form-based zoning code</td>
<td>Need form-based zoning code</td>
</tr>
<tr>
<td>Expand commercial in all centers and allow more multi-family.</td>
<td>Expand commercial in all centers and allow more multi-family.</td>
</tr>
<tr>
<td>Address traffic and water comprehensive planning</td>
<td>Address traffic and water comprehensive planning</td>
</tr>
</tbody>
</table>

**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

<table>
<thead>
<tr>
<th>Amenities</th>
<th>Areas/Neighborhoods with Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Neighborhood, schools</td>
<td>• Hillyard</td>
</tr>
<tr>
<td>• Affordable home in a safe community</td>
<td>• West Central</td>
</tr>
<tr>
<td>• Close to grocery and services</td>
<td>• Downtown</td>
</tr>
<tr>
<td>• Close to public transportation</td>
<td>• East Central</td>
</tr>
<tr>
<td>• Easy access to jobs</td>
<td>• Middle density housing in all neighborhoods, not just low opportunity neighborhoods</td>
</tr>
<tr>
<td>• Walkable and bike routes</td>
<td>• North Monroe</td>
</tr>
<tr>
<td>• Access to health care, hospitals</td>
<td>• East Sprague</td>
</tr>
<tr>
<td>• Trails, green space, parks</td>
<td>• North Spokane</td>
</tr>
<tr>
<td>• Small neighborhood commercial</td>
<td>• Perry District</td>
</tr>
<tr>
<td>• Shopping, dining, entertainment</td>
<td>• South Hill on all main arterials – Grand, 14th, 29th, 37th, 57th</td>
</tr>
<tr>
<td>• More small scale grocery stores</td>
<td>• University District</td>
</tr>
<tr>
<td>• Mixed income neighborhoods</td>
<td>• Norrtown</td>
</tr>
</tbody>
</table>


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