HOUSING ACTION PLAN

HOUSING OPTIONS FOR ALL

Development Regulations Roundtable
September 10, 2020
3:00 pm - 4:30 pm
Zoom How-to

- Unmute: unmute mic only when it’s your turn to speak
- Start Video: turn webcam on/off
- Invite: raise your hand or view who else is in the meeting
- Participants: share your screen when it’s your turn to present
- Share Screen: join the chat discussion or share links
- Chat: leave the meeting at the end of class
Today’s Format:

• Overview
• Small-Group Discussions (40 minutes)
• Large Group Share-out and Discussion (20 minutes)
• Takeaways
The Housing Action Plan will provide the City with a strategic approach to address current and future housing needs of the Spokane community.
Roundtable Discussions

• 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

September 10: Development Regulations

September 15: Land Use and Housing Policy

September 17: Equity in Housing

September 23: Affordable Housing and Rental Housing
Major Tasks and Timeline

- **2020**
  - APR: Project Start-Up
  - MAY
  - JUN
  - JUL
  - AUG
  - SEPT
  - OCT
  - Nov
  - DEC

- **2021**
  - JAN
  - FEB
  - MAR
  - APR

**COMMUNITY ENGAGEMENT**

- HOUSING NEEDS ASSESSMENT
- HOUSING POLICY & TOOL OPTIONS
- RECOMMENDED ACTIONS

ADOPTION BY RESOLUTION APRIL 1, 2021
Interrelated Mix of Strategies

Multiple strategies can work together to shape opportunities for development and encourage the kinds of housing production that are in greatest need.
Kick-off Discussion Questions

• What is the housing market looking to build in Spokane? What are we not seeing in our market that others are building? How do we build a $200,000 house today?

• What does a greater variety of housing types and cost levels look like for all income levels? What housing types should be allowed outright in residential zones?

• How do you think real estate market conditions are affecting local real estate housing needs?

• How can we build community acceptance for diverse housing options?
## Residential Development Options

**Housing Types, 2020**
- Single Family Detached: 69%
- Apartments or Condos: 21%
- Single Family Attached: 9%

*Source: Spokane County Assessor, 2020*

### Zoning Districts

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Accessory Dwelling Unit</th>
<th>Attached Housing</th>
<th>Cottage Housing</th>
<th>Duplex</th>
<th>Group Living</th>
<th>Manufactured Home</th>
<th>Mobile Home Park</th>
<th>Multi-family Residential Building</th>
<th>Pocket Residential Development</th>
<th>Single-Family Residential (Detached)</th>
<th>Transitional Sites</th>
<th>Zero Lot Line</th>
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*See SMC 17C.130.100, Industrial Zones Primary Uses, and SMC 17C.130.110, Limited Use Standards*
Comparison of Residential Zones

The residential zones—RA, RSF, RSF-C, RTF, RMF, and RHD—allow a wide range of residential building types. Below is a general summary of some of the basic regulatory parameters governing the intensity and scale of development allowed in each residential zone. (Characteristics of Residential Zones SMC § 17C.110.030)

The images are examples of projects in each zone—the upper images highlighting development at the upper limit of allowed building scale and the lower images showing projects at the lower end of intended development intensity.

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<th>Zone Type</th>
<th>Allowed Density</th>
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<td>RA (Residential Agricultural)</td>
<td>Max: 1 unit per 4,350 sf or 10 units per acre&lt;br&gt;Min: 1 unit per 11,000 sf or 4 units per acre&lt;br&gt;Min. Lot Size: 7,200 sf&lt;br&gt;Max. Building Height: 35 ft&lt;br&gt;Minimum Building Setbacks (2): Front / Side: 15 ft / 5 ft&lt;br&gt;Rear: 25 ft&lt;br&gt;Building Coverage (3): 40%&lt;br&gt;Outdoor Area Per Unit: 250 sf&lt;br&gt;Min. dimension: 12 ft x 12 ft</td>
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<td>RSF / RSF-C (Residential Single Family - Eff-Compact)</td>
<td>Max: 1 unit per 4,350 sf or 10 units per acre&lt;br&gt;Min: 1 unit per 11,000 sf or 4 units per acre&lt;br&gt;Min. Lot Size: 4,500 sf / RSF-C 3,000 sf&lt;br&gt;Max. Building Height: 35 ft&lt;br&gt;Minimum Building Setbacks (2): Front / Side: 15 ft / 5 ft&lt;br&gt;Rear: 25 ft (15 ft in places)&lt;br&gt;Building Coverage (3): 2,250 sq ft + 35% for portion of lot over 5,000 sq ft&lt;br&gt;Outdoor Area Per Unit: 250 sf&lt;br&gt;Min. dimension: 12 ft x 12 ft</td>
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<td>RTF (Residential Two-Family)</td>
<td>Max: 1 unit per 2,100 sf or 20 units per acre&lt;br&gt;Min: 1 unit per 4,350 sf or 10 units per acre&lt;br&gt;Min. Lot Size: Varies&lt;br&gt;Max. Building Height: 35 ft&lt;br&gt;Minimum Building Setbacks (2): Front / Side: 15 ft / 5 ft&lt;br&gt;Rear: 15 ft&lt;br&gt;Building Coverage (3): 2,250 sq ft + 35% for portion of lot over 5,000 sq ft&lt;br&gt;Outdoor Area Per Unit: 200 sf&lt;br&gt;Min. dimension: 12 ft x 12 ft</td>
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<td>RMF (Residential Multi-Family)</td>
<td>Max: 1 unit per 1,450 sf or 30 units per acre&lt;br&gt;Min: 1 unit per 2,000 sf or 15 units per acre&lt;br&gt;Min. Lot Size: Varies&lt;br&gt;Max. Building Height: 35 ft&lt;br&gt;Minimum Building Setbacks (2): Front / Side: 15 ft / 5 ft&lt;br&gt;Rear: 10 ft&lt;br&gt;Building Coverage (3): 50% Attached houses up to 25%&lt;br&gt;Outdoor Area Per Unit: 200 sf&lt;br&gt;Min. dimension: 10 ft x 10 ft</td>
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<tr>
<td>RHD (Residential High Density)</td>
<td>Max: No Maximum&lt;br&gt;Min: 1 unit per 2,000 sf or 15 units per acre&lt;br&gt;Min. Lot Size: Varies&lt;br&gt;Max. Building Height: 35 ft Typ&lt;br&gt;Minimum Building Setbacks (2): Front / Side: 15 ft / 5 ft&lt;br&gt;Rear: 10 ft&lt;br&gt;Building Coverage (3): 60% Attached houses up to 25%&lt;br&gt;Outdoor Area Per Unit: 48 sf&lt;br&gt;Min. dimension: 7 ft x 7 ft</td>
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(1) Accessory Dwelling Units (ADUs) and Transitional Units can exceed the maximum allowed density.
(2) Minimum required side setbacks for sites with less than a 40 ft lot width: 3 ft Minimum | Garage setback: 20 ft.
(3) Maximum building coverage: for small lots: Lots 1,000 - 4,999 sf: 1,500 sf + 35% for portion of lot over 1,000 sf, | Lots less than 1,000 sf: 50%.

Spokane Infill Housing Toolkit

We encourage you to actively share ideas, observations, and perspectives, while also actively listening to others.

Ask questions to help create dialogue and drive the analysis forward.

Consider and discuss issues from a broad perspective, as well as your own perspective.
Break-out Rooms
• What are top three issues that your group think most needs to be addressed and why?

• What other key questions came up that need to be addressed further?

• What are opportunities to advance equitable housing outcomes for people of all income levels?
Additional Roundtables

September 15: Land Use and Housing Policy
3:00 pm - 4:30 pm

September 17: Equity in Housing
3:00 pm - 4:30 pm

September 23: Affordable Housing and Rental Housing
10:30 am - 12:00 pm