

# Spokane Housing Action Plan Roundtable: Equity in Housing

Thursday, September 17, 2020 | 3:00 pm - 4:30 pm | Zoom Meeting

## AGENDA

Time	Content
3:00 pm	<b>Welcome and Overview (All)</b> <ul style="list-style-type: none"> <li>▪ Welcome</li> <li>▪ Participation:               <ul style="list-style-type: none"> <li>○ Actively share ideas, observations, and perspectives, while also actively listening to others.</li> <li>○ Ask questions to help create dialogue and drive the analysis forward.</li> <li>○ Consider and discuss issues from a broad perspective, as well as your own perspective.</li> </ul> </li> </ul>
3:05 pm	<b>Topic Overview</b> We will discuss opportunities to address equity in housing in policy, how housing connects with other topics around transportation, health, education, etc., and explore concepts around displacement.
3:15 pm	<b>Small Group Discussions (Move to Break-out Rooms)</b> <ul style="list-style-type: none"> <li>▪ Introductions (5 minutes)</li> <li>▪ Kick-off Discussion Questions:               <ul style="list-style-type: none"> <li>○ What does equity in housing mean to you? What types of City policies, programs, and practices can further inclusive and equitable outcomes in housing?</li> <li>○ WA Dept. of Commerce highlights three types of displacement: physical, economic, and cultural. What changes in home ownership or rental patterns could cause displacement? What are ways the City can proactively address displacement?</li> <li>○ What are ways we can better connect equity in housing with other topics around transportation, education, health, and environmental justice?</li> <li>○ How can we build community acceptance for diverse housing options and support inclusive mixed income communities?</li> </ul> </li> <li>▪ Small Group Wrap-up (5 minutes)</li> </ul>
4:00 pm	<b>Large Group Share-out and Discussion (All)</b> <ul style="list-style-type: none"> <li>▪ Summarize group discussion, key takeaways, and additional questions brought up (5 minutes per group)</li> </ul>
4:30 pm	<b>Adjourn</b>

## REFERENCE MATERIALS

The following are materials that will be helpful in the roundtable discussion. Please take a moment to look over in advance of the meeting.

- [Spokane Housing Action Plan webpage](#)
- [Shaping Spokane Comprehensive Plan](#)
- [Land Use Chapter 3 in Comprehensive Plan](#)
- [Housing Chapter 6 in the Comprehensive Plan](#)
- Community Housing, and Human Services - [Draft Analysis of Impediments to Fair Housing](#)
- NW Fair Housing Alliance: [Systemic Residential Race Discrimination in Spokane - A 6 Minute History](#)
- HOLC Redlining Maps of Spokane and Metro Areas: [University of Richmond's Mapping Inequality project](#)

- Spokane Regional Health District – [Spokane County Health Insights Eye on Equity](#)
- Spokane Regional Transportation Council – [Social Equity Mapping Tool](#)
- WA Dept of Commerce [Guidance on Developing a Housing Action Plan](#)

## COMPREHENSIVE PLAN: LAND USE AND HOUSING POLICY

The following text is referenced from the Comprehensive Plan. For the full discussion on Land Use and Housing goals and policies, please see the appropriate chapters at [Shaping Spokane Comprehensive Plan](#).

### [Land Use \(Chapter 3\)](#)

**Land Use 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.

**Land Use 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.

### **Land Use Goals and Policies:**

<b>Key Goals</b>	<b>Key Policies</b>
<p><b>LU 1 CITYWIDE LAND USE</b> Goal: Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Spokane’s role as a vibrant urban center.</p>	<ul style="list-style-type: none"> <li>• <b>LU 1.3 Single-Family Residential Areas.</b> Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated Centers and Corridors.</li> <li>• <b>LU 1.4 Higher Density Residential Uses.</b> Direct new higher density residential uses to Centers and Corridors designated on the Land Use Plan Map.</li> </ul>
<p><b>LU 3 EFFICIENT LAND USE</b> Goal: 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.</p>	<ul style="list-style-type: none"> <li>• <b>LU 3.2 Centers and Corridors.</b> 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.</li> <li>• <b>LU 3.7 Maximum and Minimum Lot Sizes.</b> Prescribe maximum, as well as minimum, lot size standards to achieve the desired residential density for all areas of the city.</li> </ul>

## [Housing \(Chapter 6\)](#)

**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.

**Housing 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.

### **Housing Goals and Policies:**

<b>Key Goals</b>	<b>Key Policies</b>
<b>H 1 HOUSING CHOICE AND DIVERSITY</b> 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.	<ul style="list-style-type: none"><li>• <b>H 1.7 Socioeconomic Integration.</b> Promote socioeconomic integration throughout the city.</li><li>• <b>H 1.8 Affordable Housing Requirement.</b> Include a percentage of affordable housing within all new developments that include housing.</li><li>• <b>H 1.9 Mixed-Income Housing Encourage</b> mixed-income developments throughout the city.</li><li>• <b>H 1.10 Lower-Income Housing Development Incentives.</b> 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.</li><li>• <b>H 1.11 Access to Transportation.</b> Encourage housing that provides easy access to public transit and other efficient modes of transportation.</li><li>• <b>H 1.18 Distribution of Housing Options.</b> 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.</li><li>• <b>H 1.19 Senior Housing.</b> Encourage and support accessible design and housing strategies that provide seniors the opportunity to remain within their neighborhoods as their housing needs change.</li><li>• <b>H 1.20 Accessory Dwelling Units.</b> Allow one accessory dwelling unit as an ancillary use to single-family homes in all designated residential areas as an affordable housing option.</li><li>• <b>H 1.23 Distribution of Special Needs Housing.</b> Include units that are affordable for low-income special need families in all housing developments.</li></ul>
<b>H 2 HOUSING QUALITY</b> Goal: Improve the overall quality of the City of Spokane’s housing.	<ul style="list-style-type: none"><li>• <b>H 2.3 Housing Preservation.</b> Encourage preservation of viable housing.</li><li>• <b>H 2.4 Linking Housing With Other Uses.</b> Ensure that plans provide increased physical connection between housing, employment, transportation, recreation, daily-needs services, and educational uses.</li></ul>

# DISPLACEMENT RISK

The following text is referenced from the Commerce Guidance on Developing a Housing Action Plan. For the full discussion on displacement, please see the guidance, starting on page 149: <https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/>

**Displacement** occurs when housing or neighborhood conditions force residents to move. 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. Changes in neighborhood characteristics can help identify areas where displacement may be occurring.

- **Physical Displacement:** Physical displacement occurs when building conditions deteriorate or redevelopment occurs, typically with an eviction or lease termination.
- **Economic Displacement:** Economic displacement occurs when pressures of increased housing costs compel a household to relocate. Market-rate housing costs are largely driven by the interaction of supply and demand in the regional housing market. Lower-income households living in market-rate rental housing are at greater risk of economic displacement when housing costs increase. Even homeowners can be at risk of economic displacement when property tax bills increase significantly. Vulnerability to economic displacement can disproportionately impact communities of color.
- **Cultural Displacement:** Cultural displacement occurs when people choose to move because their neighbors and culturally related businesses and institutions have left the area. The presence (or absence) of these cultural assets can influence racial or ethnic minority households in their decisions about where to live, more than for broader populations. Cultural displacement can be reasonably assumed to accelerate or amplify the impacts of other displacement pressures, specifically for racial and ethnic minority populations.

**Gentrification** is something that happens to a place. A gentrifying community is undergoing a demographic and socioeconomic transformation, whereby a previously lower-income neighborhood experiences an influx of more affluent residents. In many cases, these new residents also differ from the previous residents by race, ethnicity, culture, educational level and typical profession. Depending on the local and regional context, displacement may precede gentrification or the two may occur simultaneously. Some residents are at much greater risk of displacement than others. Several key factors drive gentrification and displacement: socio-demographics, renters, low household income and housing cost-burden, proximity to attractive features such as rail/transit stations and job centers, historic housing stock, and location in a strong real estate market. Gentrification and displacement are regional issues, as they are inherently linked to shifts in the regional housing and job market.

**Exhibit 49: Summary Table of Anti-Displacement Strategies**

Source: WA Commerce Guidance on Developing A Housing Action Plan (pg. 155)

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