



HOUSING ACTION PLAN

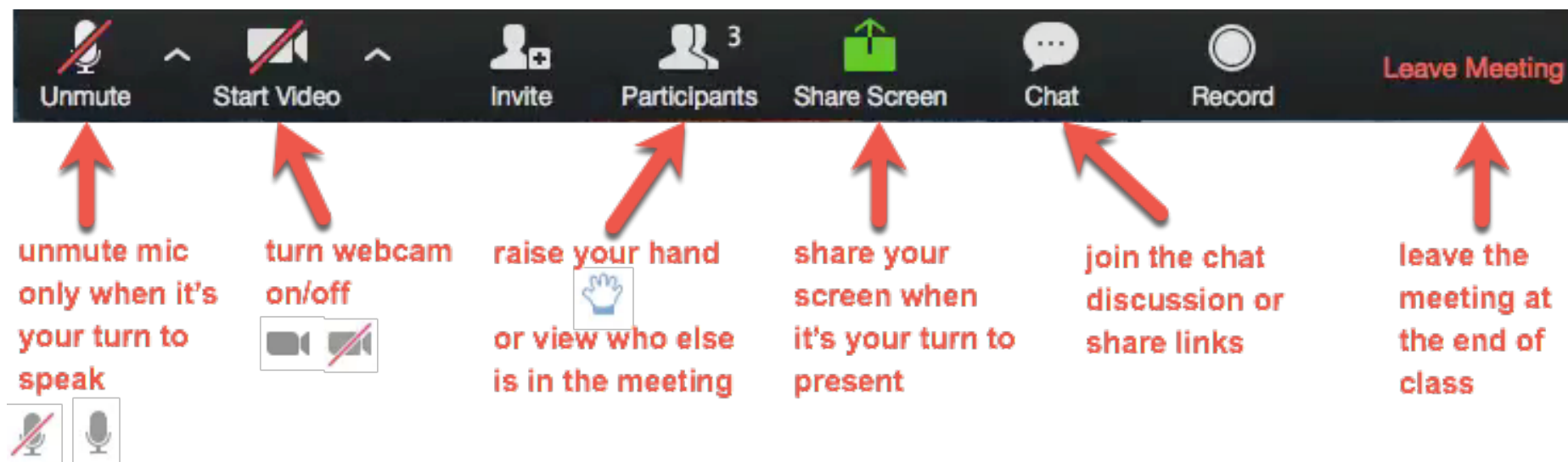
HOUSING OPTIONS FOR ALL



Equity in Housing Roundtable
September 17, 2020
3:00 pm - 4:30 pm



Zoom How-to





Today's Format:

- Overview (10 minutes)
- Small-Group Discussions (40 minutes)
- Large Group Share-out and Discussion (20 minutes)
- Takeaways

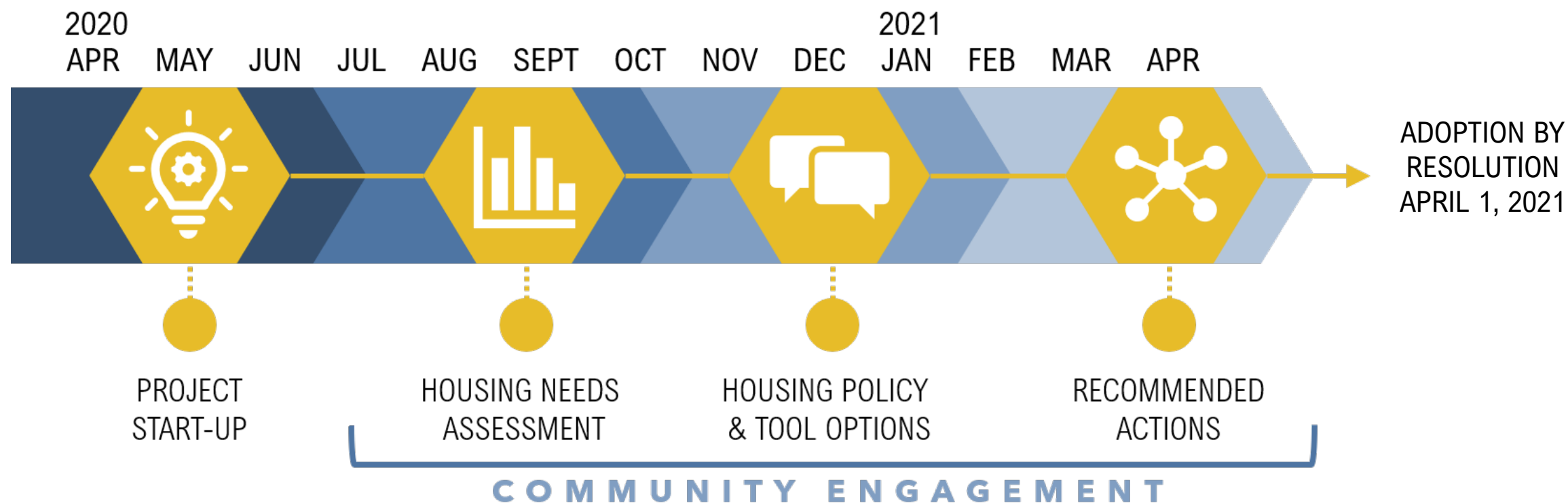


The Housing Action Plan will provide the City with a strategic approach to address current and future housing needs of the Spokane community.





Major Tasks and Timeline





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

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



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.

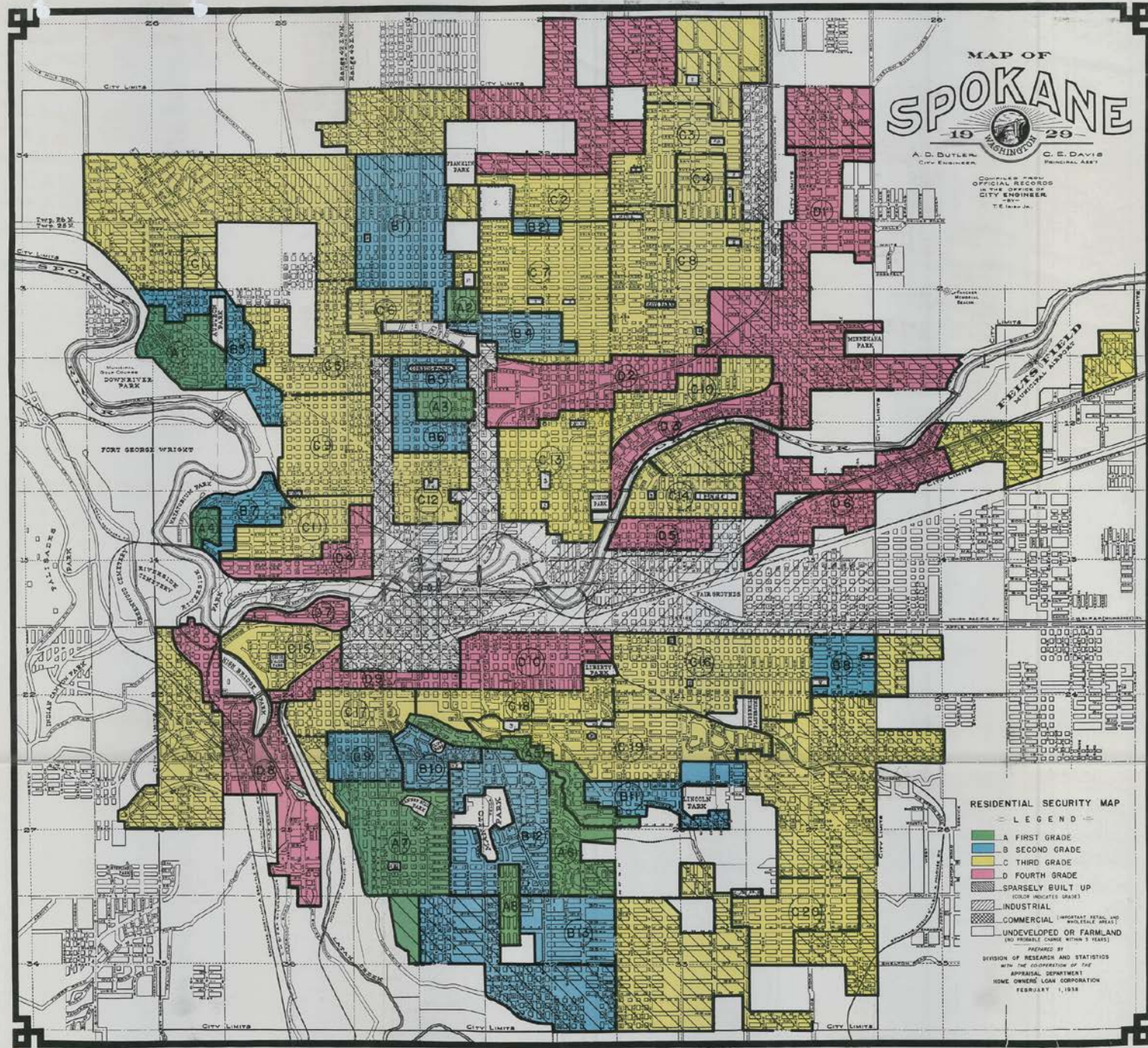


HOUSING POLICY AND RACIAL INEQUALITY

- WA Commerce Guidance: Housing action plan can and should proactively address the history of racial and income inequality
- Understand history of forced Native removal, redlining, restrictive covenants, exclusionary zoning and ways it has influenced local housing patterns, livelihoods, and opportunities

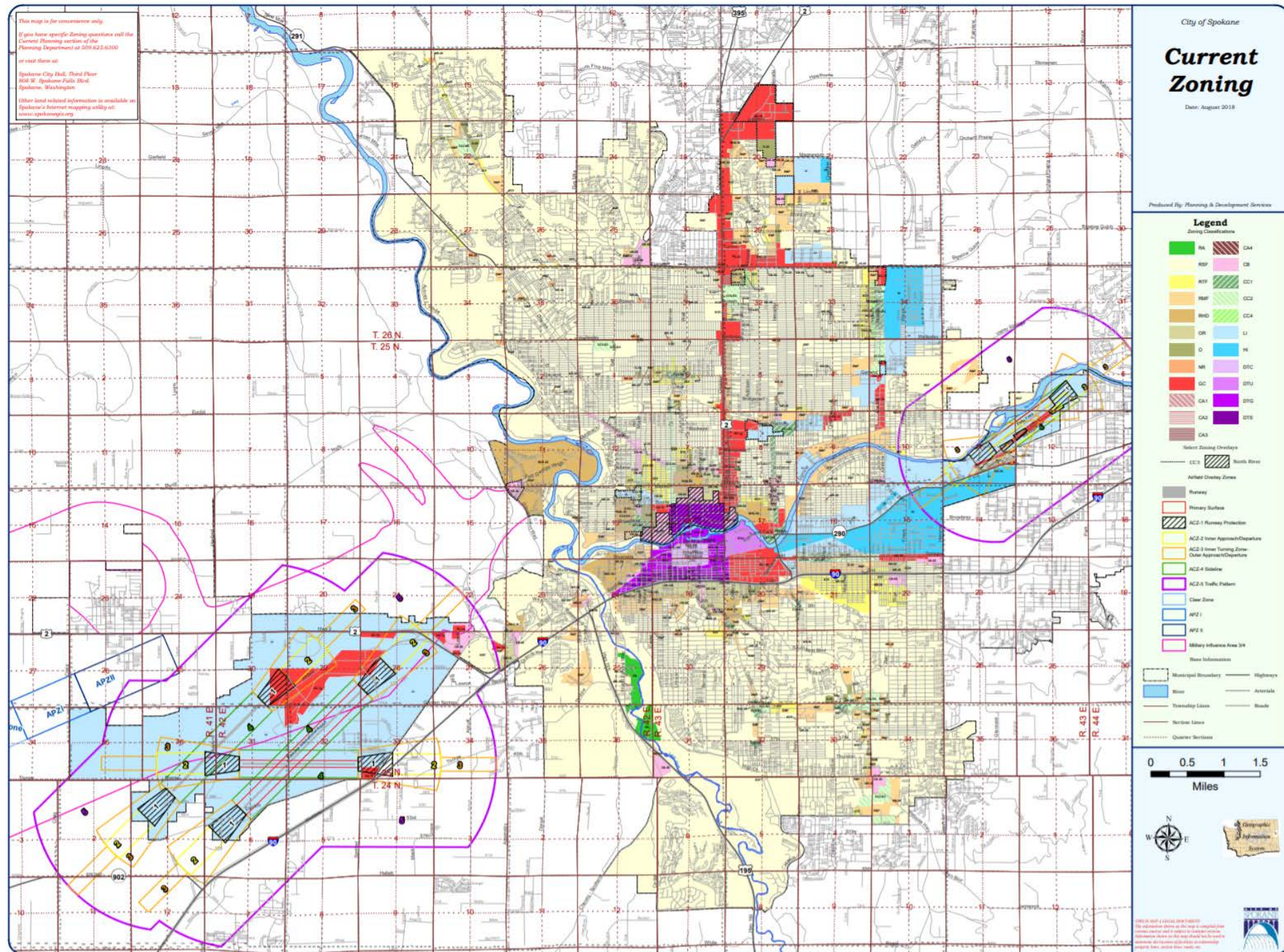
Source: Washington Department of Commerce "Guidance for Developing a Housing Action Plan"

Image: University of Richmond Mapping Inequality project





Current Zoning Map



Displacement Risk

Displacement occurs when housing or neighborhood conditions force residents to move. Displacement can be physical, when building conditions deteriorate or redevelopment occurs, or economic, as costs rise.



What is displacement?

Physical displacement typically occurs with an eviction or lease termination.

Economic displacement occurs when pressures of increased housing costs compel a household to relocate. Vulnerability to economic displacement can disproportionately impact communities of color.

Cultural displacement occurs when people choose to move because their neighbors and culturally related businesses and institutions have left the area.





The Comprehensive Plan

- Our city's long-range, 20-year plan for growth.
- A set of goals, policies, and maps that state how the city should grow physically, socially, environmentally, and economically.
- Last periodic update in 2017.



Shaping Spokane

Comprehensive Plan
for the City of Spokane



Comprehensive Plan: Center & Corridor Focus

- The City's Comprehensive Plan is based on the principle of focusing growth in "Centers and Corridors."
- Encourages a compact mix of retail, business, and residential activity makes it easier to walk or bicycle to shops and services. (LU 3.2 Centers and Corridors)
- While this growth occurs in Centers and Corridors, established single family residential neighborhoods will remain largely unchanged. (LU 1.3 Single-Family Residential Areas)





Comprehensive Plan

H 1 HOUSING CHOICE AND DIVERSITY

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.

Key Policies

H 1.7 Socioeconomic Integration Promote socioeconomic integration throughout the city.

H 1.8 Affordable Housing Requirement Include a percentage of affordable housing within all new developments that include housing.

H 1.9 Mixed-Income Housing Encourage mixed-income developments throughout the city.

H 1.10 Lower-Income Housing Development Incentives 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.

H 1.11 Access to Transportation Encourage housing that provides easy access to public transit and other efficient modes of transportation.

H 1.18 Distribution of Housing Options 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.



DRAFT ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (2019)

Key Findings

Impediment 3: People of color and people with disabilities are more likely to be tenants than home owners, and therefore at greater risk of housing instability and homelessness due to market forces (e.g., low vacancy rates, rising rents, and high cost of application and screening fees), and 20 day no cause tenancy termination.

Impediment 7: Multi-family housing continues to be built out of compliance with the Fair Housing Act's design and construction accessibility requirements.

Impediment 8: Single-family and low-density zoning limits the building of multi-family rental housing to areas of the city where people of color and those with disabilities, most often renters, are already concentrated, and limits opportunity to move to neighborhoods with the highest percentages of white residents, thereby serving to reinforce historic patterns of segregation.

Impediment 9: There are insufficient vacant affordable rental units in multi-family housing communities, which limits housing choice for renters, including people with disabilities and people of color who are more often renters than homeowners.



Break-out Rooms

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