

Spokane Housing Action Plan Roundtable: Land Use and Housing Policy

Tuesday, September 15, 2020 | 3:00 pm - 4:30 pm | Zoom Meeting

AGENDA

Time	Content
3:00 pm	Welcome and Overview (All) <ul style="list-style-type: none">▪ Welcome▪ Participation:<ul style="list-style-type: none">○ 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.
3:05 pm	Topic Overview <p>Explore the City's vision, goals and policies related to land use and housing in the Comprehensive Plan and discuss opportunities to further meet Spokane's housing needs for all income levels through housing type, density, and cost level.</p>
3:20 pm	Small Group Discussions (Move to Break-out Rooms) <ul style="list-style-type: none">▪ Introductions (5 minutes)▪ Kick-off Discussion Questions:<ul style="list-style-type: none">○ One of the key goals in the Housing Chapter is to provide opportunities for a variety of housing types that is safe and affordable for all income levels. What opportunities do you see for increasing housing options?○ Housing and transportation costs are typically a household's largest expenditures. How do we make sure housing and transportation costs are both affordable?○ What type of areas and centers in Spokane city are most supportive and/or have the most capacity and amenities for development?○ How can we build community acceptance for diverse housing options and mixed income communities?▪ Small Group Wrap-up (5 minutes)
4:00 pm	Large Group Share-out and Discussion (All) <ul style="list-style-type: none">▪ Summarize group discussion, key takeaways, and additional questions brought up (5 minutes per group)
4:30 pm	Adjourn

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. See the following page for an overview of the Land Use and Housing vision and values from the Comprehensive Plan.

- [Spokane Housing Action Plan webpage](#)
- [Shaping Spokane Comprehensive Plan](#)
- [Land Use Chapter 3 in Comprehensive Plan](#)
- [Housing Chapter 6 in the Comprehensive Plan](#)
- [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:

Much of the future growth will occur within concentrated areas in Neighborhood Centers, District Centers, Employment Centers and Corridors designated on the Land Use Plan Map. While this growth occurs in Centers and Corridors, established single-family residential neighborhoods will remain largely unchanged. The Centers and Corridors contain a mix of uses, including higher density housing centered around or above retail and commercial establishments, office space and public and semi-public activities (parks, government and schools). In addition to these uses, areas designated as Employment Centers emphasize a strong employment component such as major offices or light industrial uses. Street patterns within the Centers and surrounding neighborhoods enable residents to walk or bicycle for their daily service needs and to access each center’s transit stop. Higher density housing within and around the Centers supports business in the Center and allows for enhanced transit service between Centers, along Corridors and to the downtown area. Center designations on the Land Use Plan Map may change to reflect neighborhood planning decisions.

Other important directives of the land use goals and policies include:

- limiting commercial and higher density development outside Centers and Corridors to support growth and development of Centers and Corridors;
- directing new higher density housing to Centers and Corridors and restricting this type of development in single-family areas; and
- using design guidelines to ensure that commercial buildings and higher density housing are compatible with existing neighborhood character in and around Centers and Corridors.

Key Goals	Key Policies
<p>LU 1 CITYWIDE LAND USE</p> <p>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"> • LU 1.3 Single-Family Residential Areas. Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated Centers and Corridors. • LU 1.4 Higher Density Residential Uses. Direct new higher density residential uses to Centers and Corridors designated on the Land Use Plan Map.
<p>LU 3 EFFICIENT LAND USE</p> <p>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"> • LU 3.2 Centers and Corridors. 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. • LU 3.5 Mix of Uses in Centers. Achieve a proportion of uses in Centers that will stimulate pedestrian activity and create mutually reinforcing land uses. • LU 3.6 Compact Residential Patterns. Allow more compact and affordable housing in all neighborhoods, in accordance with design guidelines.

<p>LU 4 TRANSPORTATION</p> <p>Goal: Promote a network of safe and cost effective transportation alternatives, including transit, carpooling, bicycling, pedestrian-oriented environments, and more efficient use of the automobile, to recognize the relationship between land use and transportation.</p>	<ul style="list-style-type: none"> • LU 3.7 Maximum and Minimum Lot Sizes. Prescribe maximum, as well as minimum, lot size standards to achieve the desired residential density for all areas of the city. • LU 4.1 Land Use and Transportation. Coordinate land use and transportation planning to result in an efficient pattern of development that supports alternative transportation modes consistent with the Transportation Chapter and makes significant progress toward reducing sprawl, traffic congestion, and air pollution.
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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:

Key Goals	Key Policies
<p>H 1 HOUSING CHOICE AND DIVERSITY</p> <p>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.</p>	<ul style="list-style-type: none"> • H 1.4 Use of Existing Infrastructure. Direct new residential development into areas where community and human public services and facilities are available. • 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. • H 1.19 Senior Housing. Encourage and support accessible design and housing strategies that provide seniors the opportunity to remain within their neighborhoods as their housing needs change. • H 1.20 Accessory Dwelling Units. Allow one accessory dwelling unit as an ancillary use to single-family homes in all designated residential areas as an affordable housing option. • H 1.23 Distribution of Special Needs Housing. Include units that are affordable for low-income special need families in all housing developments.
<p>H 2 HOUSING QUALITY</p> <p>Goal: Improve the overall quality of the City of Spokane’s housing.</p>	<ul style="list-style-type: none"> • H 2.3 Housing Preservation. Encourage preservation of viable housing. • H 2.4 Linking Housing With Other Uses. Ensure that plans provide increased physical connection between housing, employment, transportation, recreation, daily-needs services, and educational uses.
