

# HOUSING ACTION PLAN

HOUSING OPTIONS FOR ALL



Land Use and Housing Policy Roundtable  
September 15, 2020  
3:00 pm - 4:30 pm



# Zoom How-to

The image shows a Zoom meeting toolbar with several icons. Red arrows point from text descriptions below to specific icons in the toolbar:

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

Other icons in the toolbar include Invite, Record, and a microphone icon with a red slash through it.



# Today's Format:

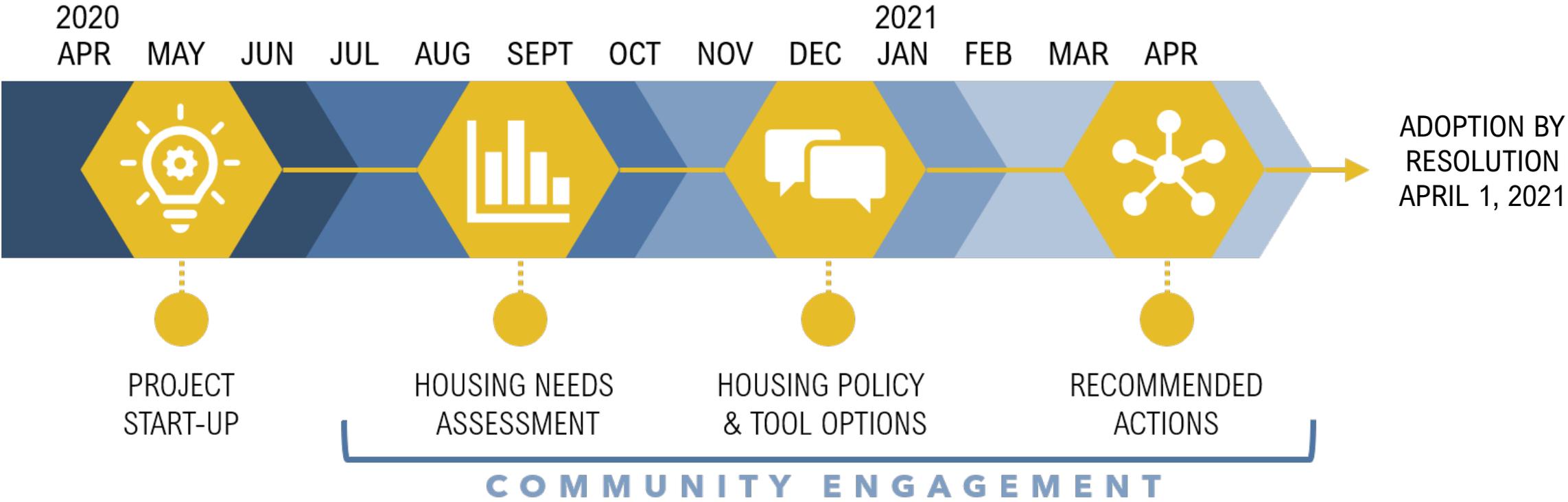
- Overview (10 minutes)
- Small-Group Discussions (40 minutes)
- Large Group Share-out and Discussion (20 minutes)
- Takeaways



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

September 10: Development Regulations

September 15: Land Use and Housing Policy

September 17: Equity in Housing

September 23: Affordable Housing and Rental Housing



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.





# 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

# HOUSING NEEDS



Comprehensive Plan sets the long term goals and policies for the City

The Housing Action Plan has the ability to focus attention, build community support and promote accountability for enacting change.



## LAND USE ELEMENT

- **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.

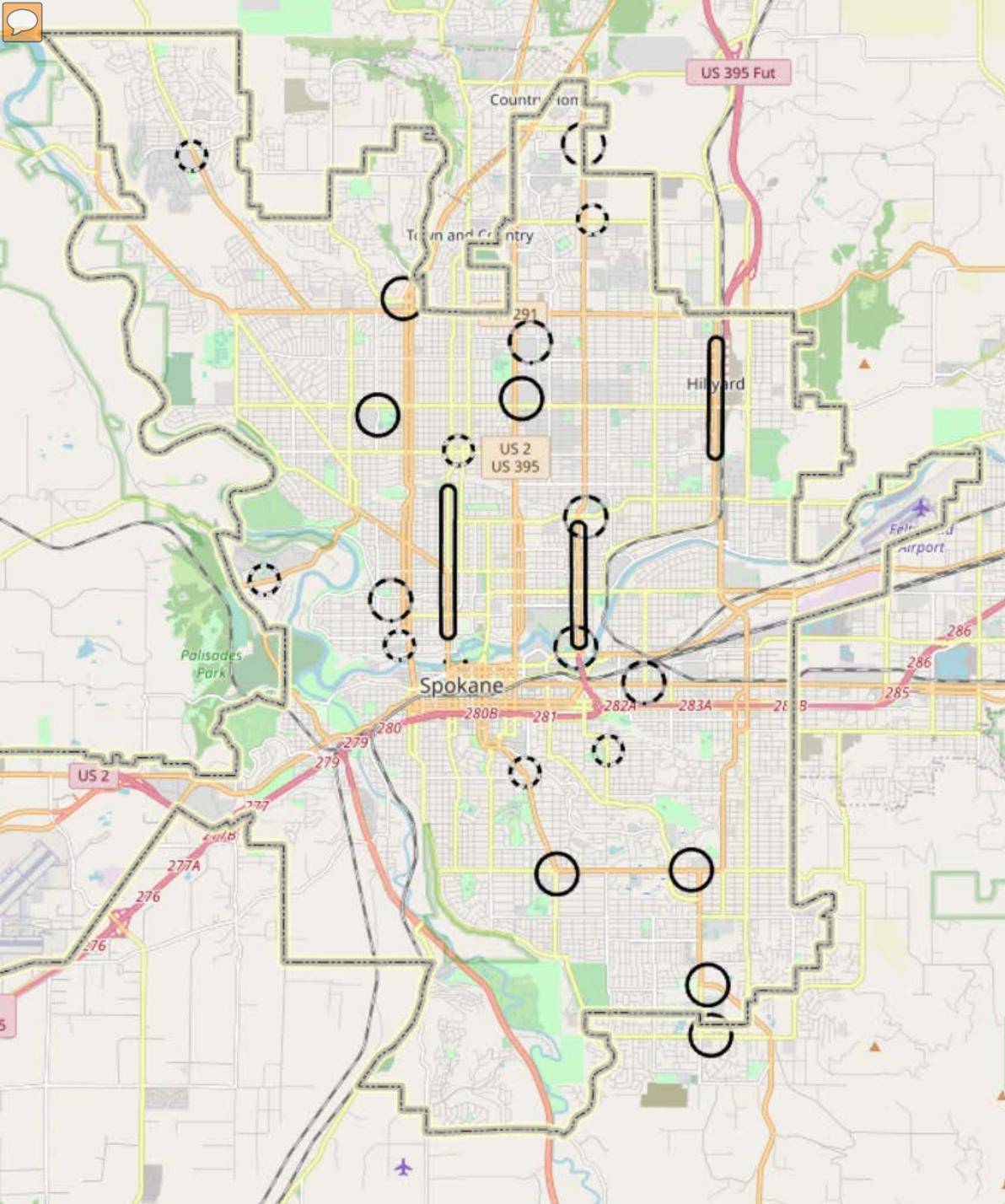
## HOUSING ELEMENT

- **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.

# 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)



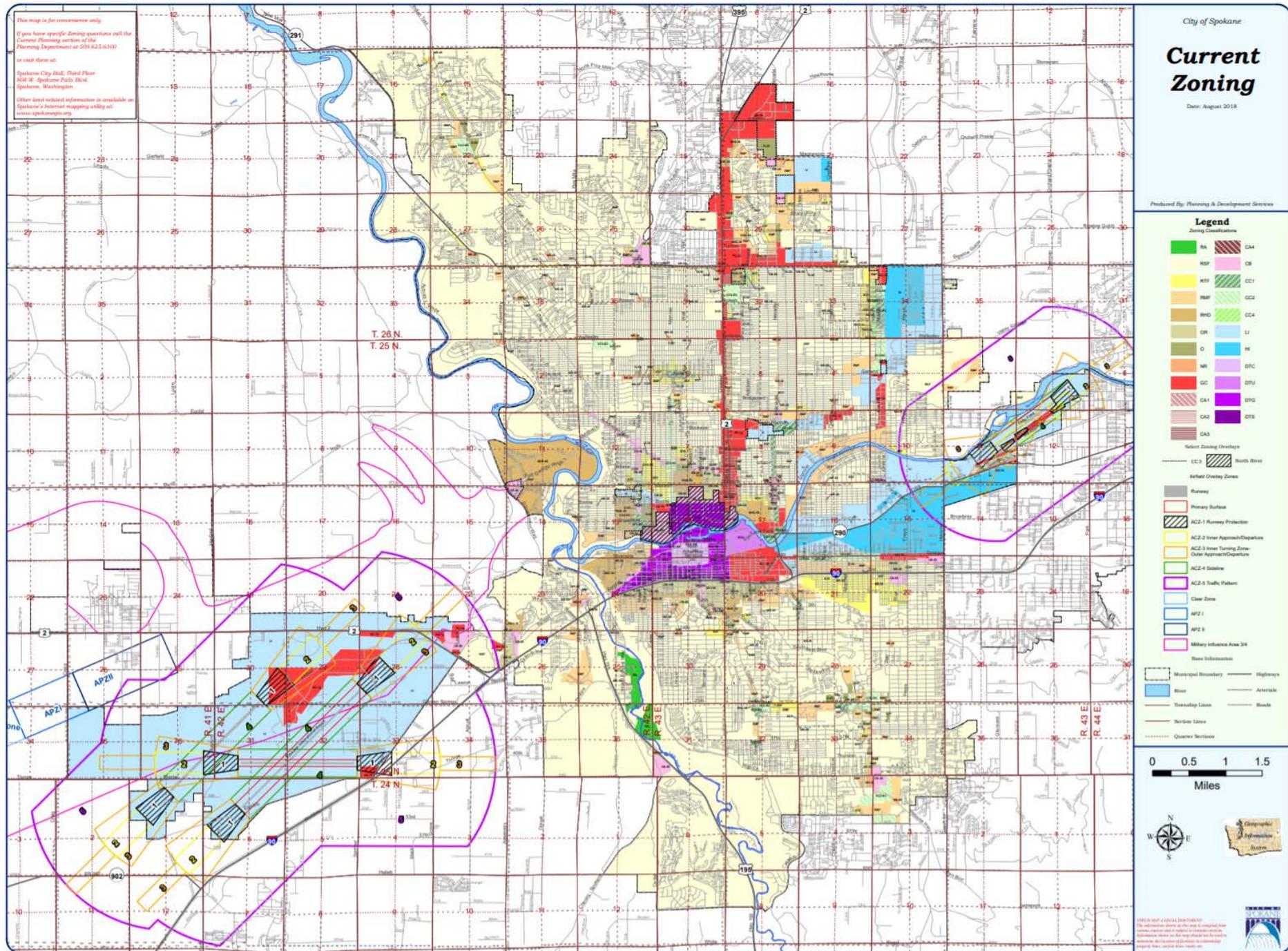


# Centers and Corridors

- **Neighborhood Center**
  - Indian Trail and Barnes
  - South Perry
  - Grand Boulevard/12<sup>th</sup>-14<sup>th</sup>
  - Garland
  - West Broadway
  - Lincoln and Nevada
  - Fort George Wright Drive and Government Way
- **Employment Center**
  - East Sprague
  - North Foothills
  - Maxwell and Elm
  - Holy Family
  - North Nevada – Westview-Magnesium
  - Trent and Hamilton
- **District Center**
  - Shadle Center
  - Lincoln Heights
  - Southgate;
  - 57th and Regal;
  - Grand District;
  - Five Mile – Francis-Ash
  - NorthTown – Division-Wellesley
- **Corridors**
  - North Monroe Street
  - Hillyard Business Corridor
  - Hamilton Street Corridor

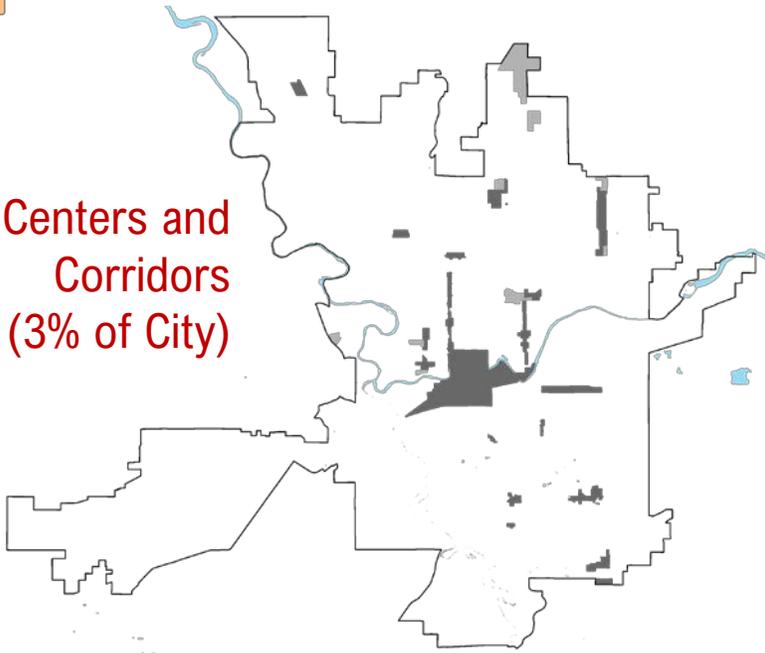


# Current Zoning Map

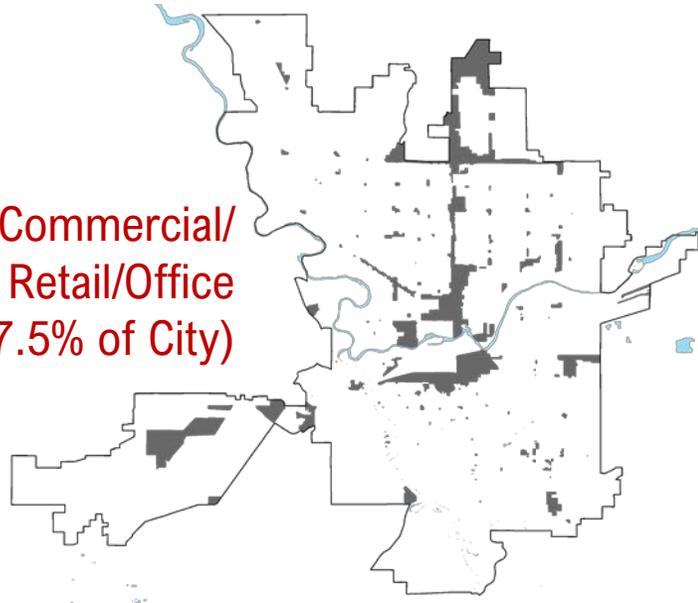




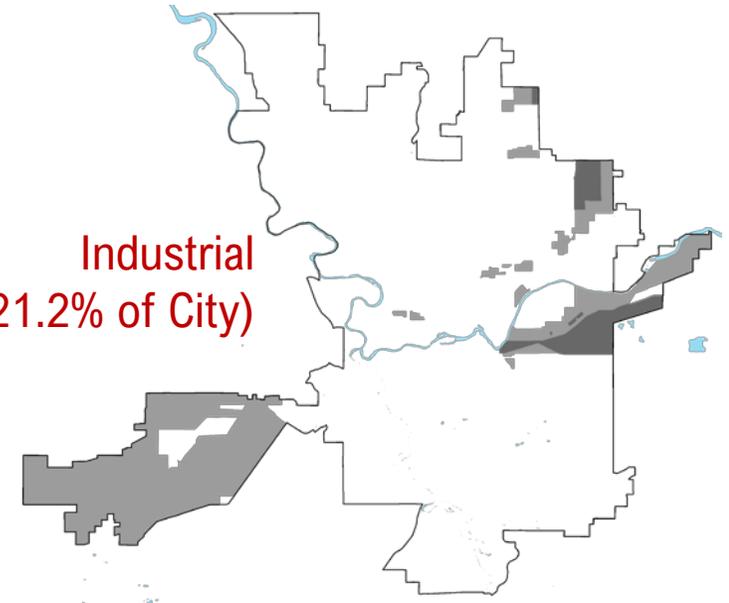
Centers and  
Corridors  
(3% of City)



Commercial/  
Retail/Office  
(7.5% of City)

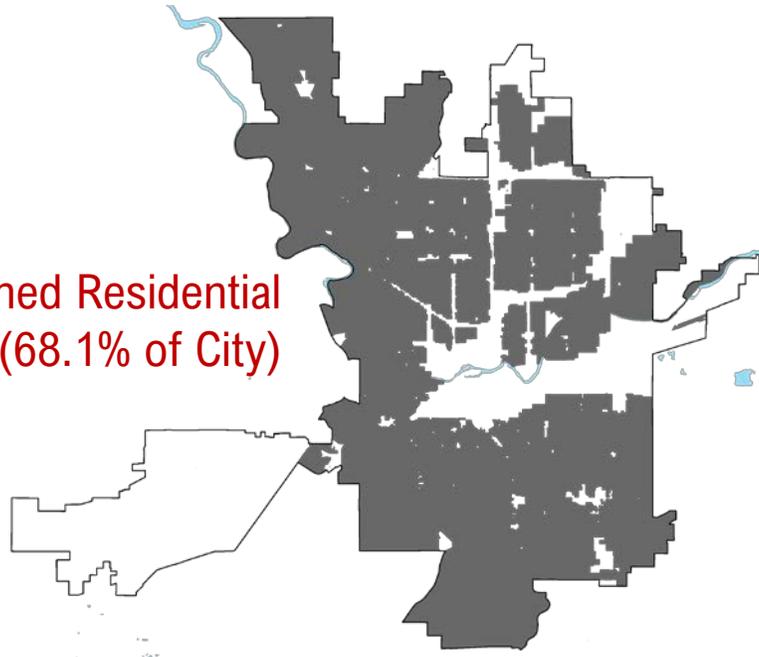


Industrial  
(21.2% of City)

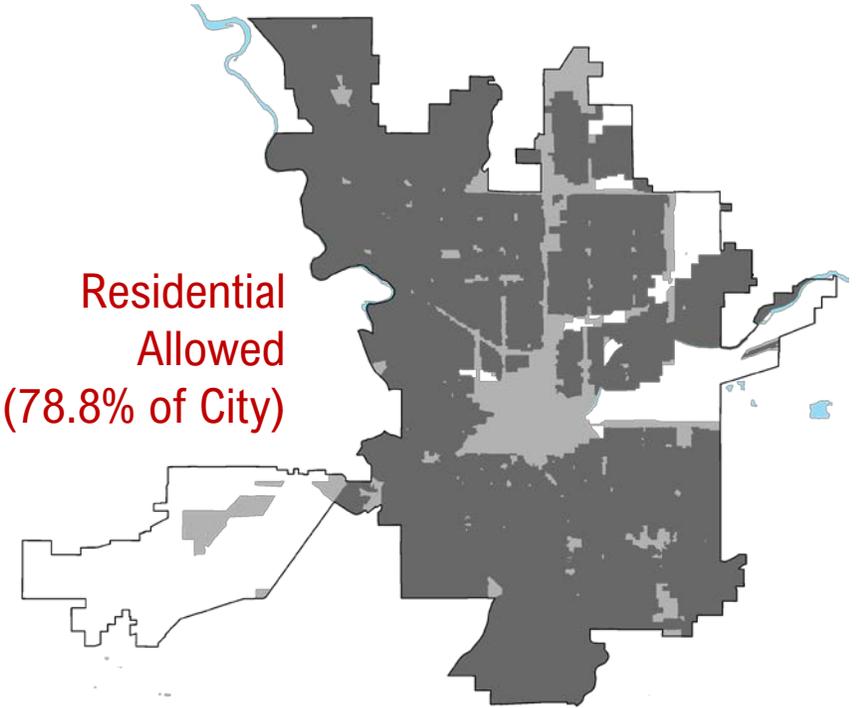


# CURRENT ZONING PATTERNS

Zoned Residential  
(68.1% of City)



Residential  
Allowed  
(78.8% of City)

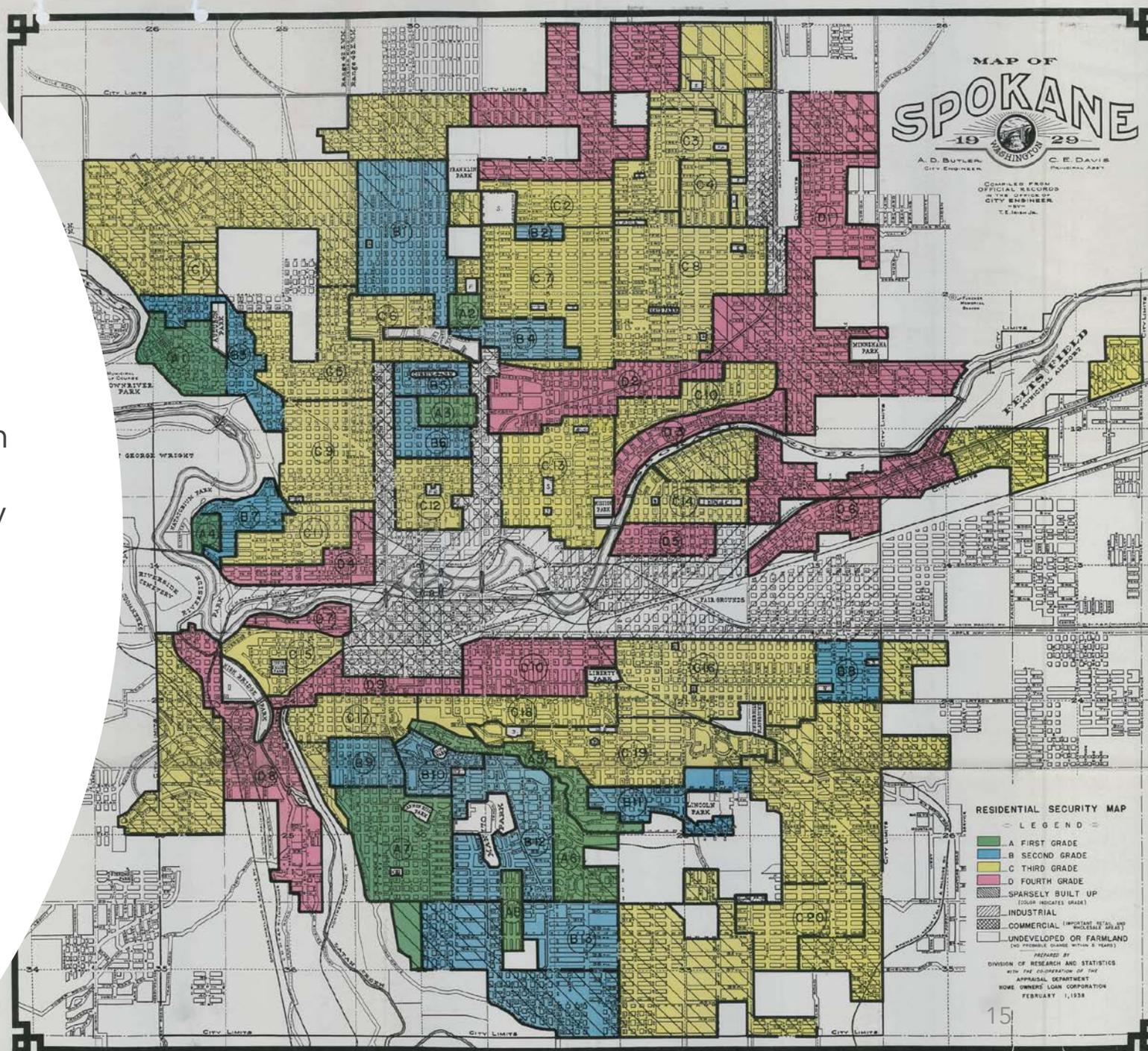


# HOUSING POLICY AND INEQUALITY

WA Commerce Guidance: Housing action plan can and should proactively address the history of racial and income inequality and how redlining, restrictive covenants, and exclusionary zoning has influenced local housing patterns.

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

Image: University of Richmond Mapping Inequality project





# Break-out Rooms

# Kick-off Discussion Questions

- 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?
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# Additional Roundtables

September 17: Equity in Housing

3:00 pm - 4:30 pm

September 23: Affordable Housing and Rental Housing

10:30 am - 12:00 pm