

HOUSING ACTION PLAN

HOUSING OPTIONS FOR ALL

<https://my.spokanecity.org/housing/spokane-housing-action-plan/>



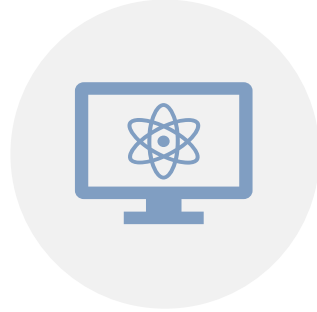
Plan Commission Workshop | May 12, 2021

*Maren Murphy, AICP, Assistant Planner
City of Spokane Planning Services*

Developing a Housing Action Plan



ENGAGEMENT AND OUTREACH



PROJECT WEBPAGE



MULTIDISCIPLINARY
CITY TEAM



STAKEHOLDER
INTERVIEWS



BOARD, COMMISSIONS,
COUNCIL, COMMITTEE
PRESENTATIONS



HOUSING ACTION
PLAN WORKING GROUP



STAKEHOLDER AND
STAFF ROUNDTABLES



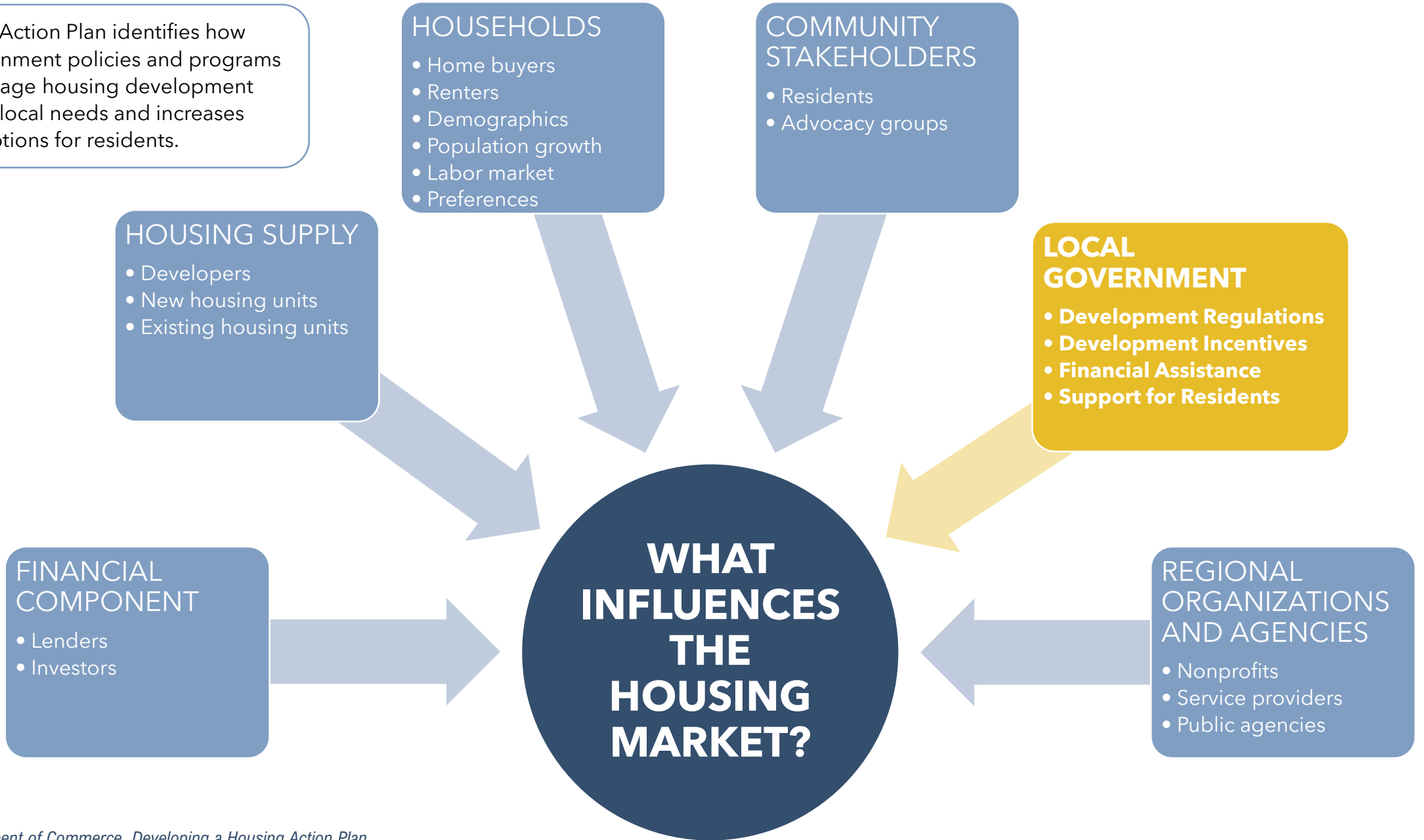
ONLINE COMMUNITY
SURVEYS



BLOG POSTS, SOCIAL
MEDIA, PRESS
RELEASES

Materials and notes on the project page under Materials and Presentations:
<https://my.spokanecity.org/housing/spokane-housing-action-plan/>

A Housing Action Plan identifies how local government policies and programs can encourage housing development that meets local needs and increases housing options for residents.



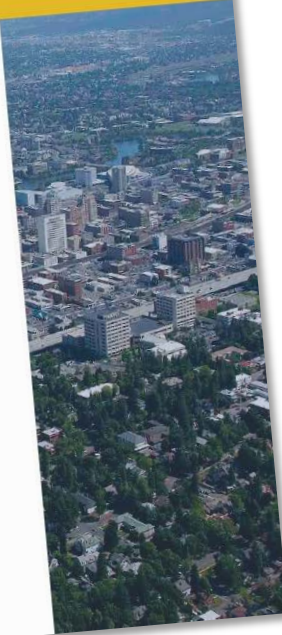


HOUSING ACTION PLAN

May 2021 • Public Review Draft

HOUSING OPTIONS FOR ALL

Prepared by the City of Spokane



Draft Housing Action Plan

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Housing prices have outpaced household incomes in the City of Spokane and greater Spokane housing market. Pressure on the local Spokane housing market from in-migration is increasing market competition and driving up housing costs further. The City and region are experiencing an influx of new residents coming from areas with higher home prices and generally with greater amount of housing wealth.¹⁴ Continued low homeowner and low rental vacancy rates are increasing pressure on the housing market and indicate an inadequate supply to satisfy demand, particularly for lower- and moderate-income households.

Changing household characteristics result in changing housing needs. The City's baby boomer and elderly population (65+ years) and millennial population (25-40 years) grew from 2012 to 2018. The Housing Needs Assessment speculated that the projected demographic changes could generate greater demand for smaller sized housing as well as housing with living assistance support.

In 2018, **close to 2 in 5 households** in the City of Spokane spent more than 30% of their income on housing.



Nearly 2 in 5 households in the City are cost burdened, including half of all renters. Households are considered cost burdened by HUD when they spend more than 30% of their monthly income on housing costs. Nearly 38,000 households in the City meet or exceed this level, with the highest cost burdens found among lower income households, renters, and households of color. Cost burdened households often find harder to afford necessities such as food, clothing, transportation, and medical care, well monthly housing costs and upkeep.

¹⁴ <https://www.spokesman.com/stories/2020/mar/05/spokane-market-affordability-draws-both-single-and/>

While the City of Spokane has been working for the last for several years on development code changes and housing programs to address concerns and challenges in housing need current HAP stakeholders shared additional actions that the City can take to continue to make development codes easy to navigate and apply to increase housing supply. Feedback received from housing industry professionals included: remove lot size transition standards allow for additional housing types, further reduce minimum lots sizes, and adding more flexibility in site planning for PUDs; and making improvements to the permitting process.

Figure 14. Examples of Missing Middle Housing Types in Spokane



Actions for Consideration:

The following potential actions are provided as a result of multiple factors, including community feedback, the various analyses prepared during this process, and the recommendations of RCW 36.70A.600.

More housing types in currently zoned single-family residential areas

Code changes:

- Allow duplexes (two units per lot) in RSF and RSF-C zones, on each parcel or each corner lot; suggested action in RCW 36.70A.600.
- Increase the allowed number of attached units on individual lots in RSF, RSF-C and RTF zones outright, without the requirement of a planned unit development (PUD) process.

May require Comprehensive Plan policy changes and/or major development code changes:

- Allow additional housing types in RSF, RSF-C and RTF zones, and adapt zoning with design standards consistent with current Comprehensive Plan policies, considering triplexes, fourplexes, townhomes, courtyard apartments on each parcel; suggested action in RCW 36.70A.600. This may be less disruptive and more easily applied in larger new plats and planned unit developments.

B2. Align and leverage programs, funding, and resources to preserve the quality and livability of existing affordable housing.

The City of Spokane offers a number of programs, funding sources, and other resources that target the creation and maintenance of affordable housing. The City's Community, Housing, and Human Services (CHHS) Department manages \$2 million in housing and community development funds each year that assist low-income homeowners, address derelict housing, and support partner organizations to help residents buy, maintain, and stay in their homes. The City should continue to highlight the impact of existing housing and community development programs and grow them with more resources as available. The City should also work with community members and partners to make necessary changes to programs and processes, improving access to information and materials and reducing barriers to program participation.

When considering affordable rental housing, hidden costs like energy costs and utilities are easily overlooked. Older housing units may have poor building insulation and have more air leaks, resulting in higher energy use and higher costs for renters and landlords alike. Energy costs can disproportionately impact lower-income households who have limited budgets and/or may live in older housing that is at greater risk for disrepair. The City should look for opportunities to fund energy efficiency upgrades that can save low-income households money on energy bills, boost property owners operating margins, and improve environmental outcomes.

Actions for Consideration:

- Streamline navigation for community members and City processes to support improved access to housing and community development programs, including providing housing program materials in more languages, increase the frequency of announcements, and improve websites and other materials.
- Highlight and grow City and partner programs that support affordable homeownership, including single-family rehab programs, essential home repair programs, derelict housing programs, and similar programs offered by partner organizations.

CHHS Programs:

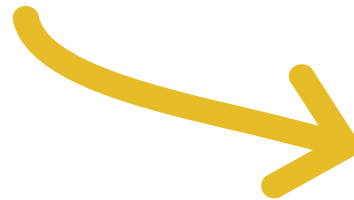
- Community Development Block Grant
- City of Spokane Human Services Grant
- HOME Investment Partnerships Program
- Spokane Regional Continuum of Care Program
- HFCA & Health-Housing-Homeless Systems Integration Pilot (H3)
- Strong Families Initiative
- Housing & Essential Needs Program
- Single Homeless Outreach Program
- Homeless Housing, Operations, & Services Grant
- Single Family Rehabilitation Program
- HUD Neighborhood Initiative

<https://my.spokane.org/chhs/programs/>

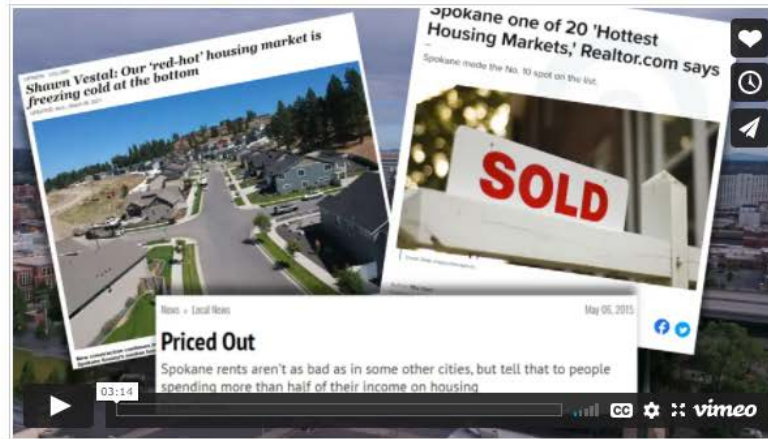


Draft Housing Action Plan is available for download on the City website:

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Spokane Housing Action Plan



What's Happening Now

The City of Spokane is creating the Housing Action Plan to develop policy to help increase housing options that are affordable and accessible for people and families of all incomes. In May 2021, the project team finalized the Draft Housing Action Plan (HAP) for public review. The HAP provides guidance for City staff, elected officials, and decision-makers to encourage the construction of additional affordable and market-rate housing that meets Spokane's current and future housing needs. The strategies identified in the HAP are recommendations, and if each action is undertaken, it will be subject to its own public process of review and adoption.

Draft Housing Action Plan

- [Draft Housing Action Plan -- Public Review Draft - May 2021](#) (PDF 5.5 MB)
- [Appendix A: Housing Needs Assessment](#) (PDF 7.0 MB)
- [Appendix B: Additional Data Analysis](#) (PDF 2.1 MB)
- [Appendix C: Housing Policy Framework](#) (PDF 282 KB)
- [Appendix D: Summary of Community Engagement](#) (PDF 536 KB)
- [Appendix E: Displacement Risk Assessment](#) (PDF 3.1 MB)
- [Appendix F: Proposed Monitoring Program](#) (PDF 978 KB)

The City of Spokane invites public comment on the Draft HAP. To submit written public comments on the Draft Housing Action Plan, please email: spokanehousingplan@spokanecity.org.

Public Comments

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Contact Information

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Related Links

- [Shaping Spokane Comprehensive Plan](#)
- [Infill Housing Strategies](#)
- [Investment Incentives](#)
- [Affordable Housing](#)
- [Community, Housing, & Human Services](#)
- [Residential Building Review](#)
- [Residential Development Options](#)
- [What is the "missing middle" in housing options? \(Blog\)](#)
- [Understanding Housing Displacement Risk in Spokane \(Blog\)](#)

Spokane Housing Plan Updates

Sign up to receive email announcements about this project.

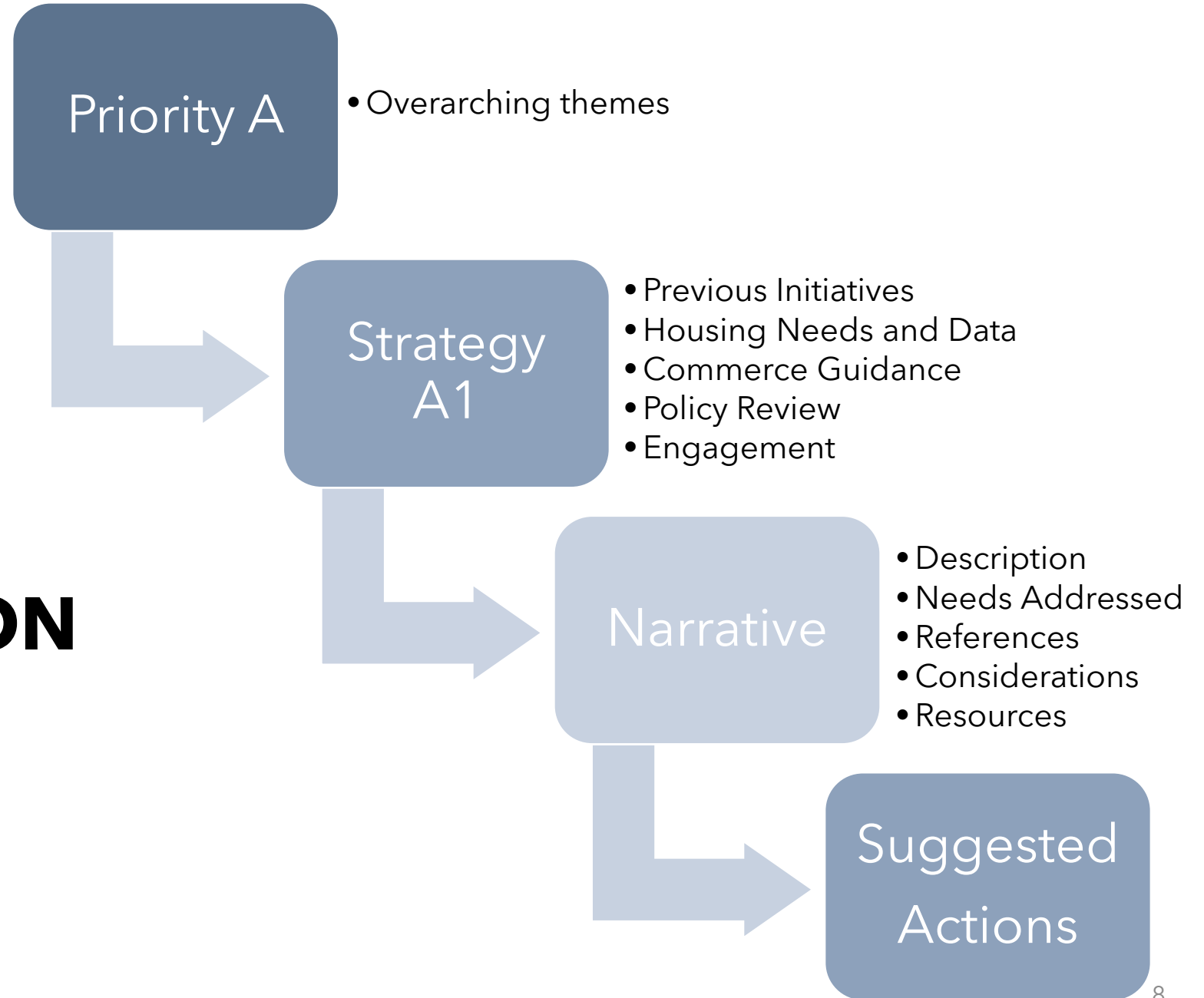
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HOUSING ACTION PLAN

DOCUMENT ORGANIZATION



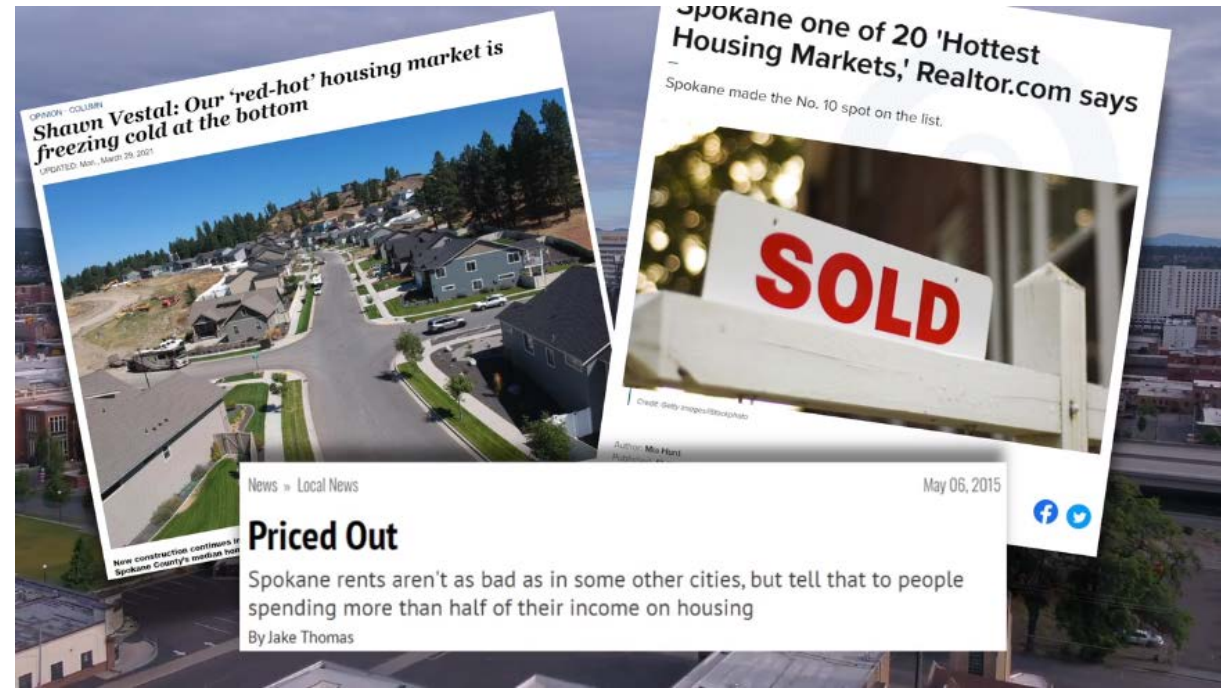


Priority A

Increase housing supply, options, and affordability for all incomes.

Priority B

Preserve existing housing affordability and quality to help people thrive where they live.



BEFORE



AFTER

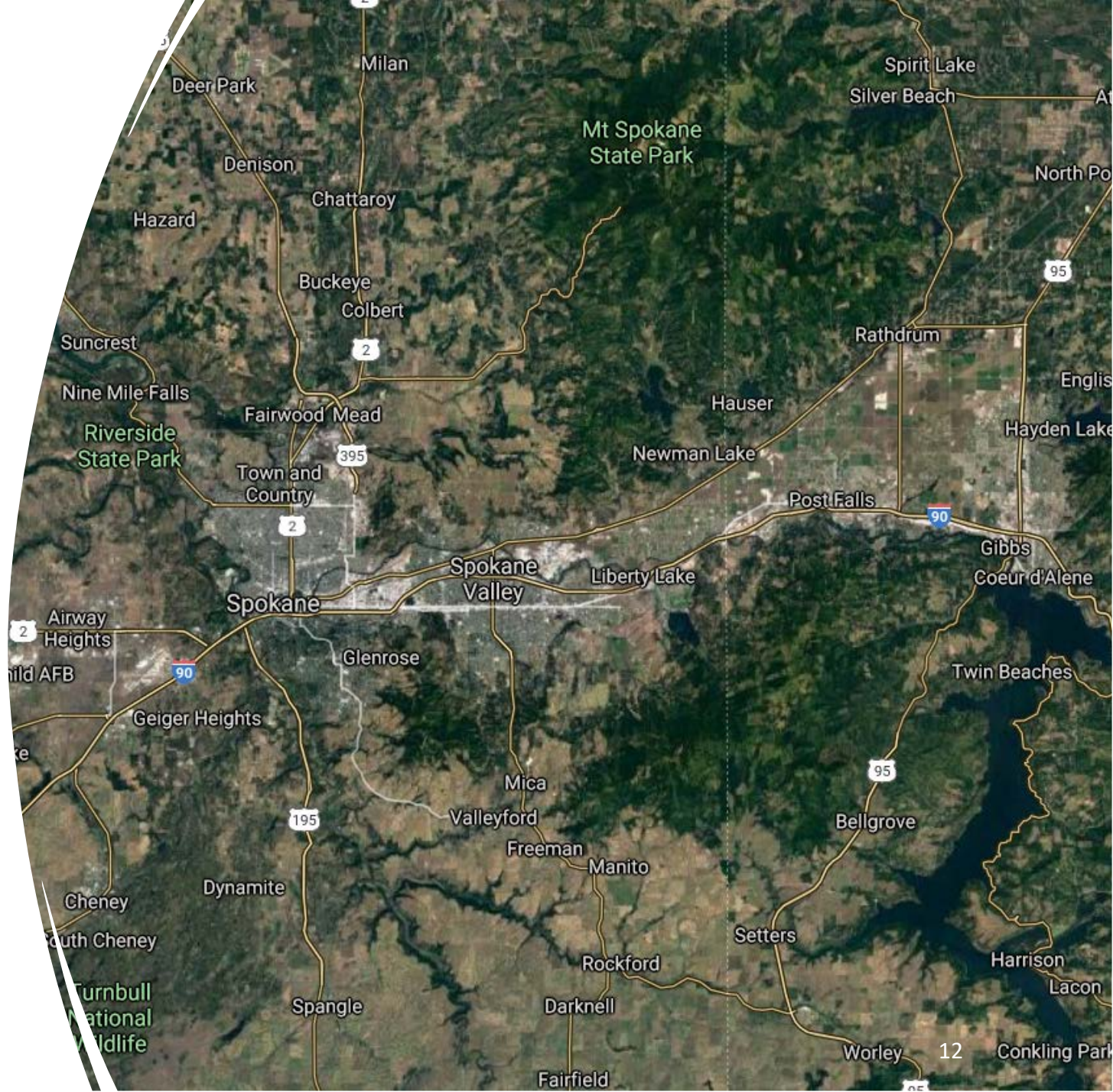


Priority C

Enhance equitable access to housing and homeownership.

Priority D

Leverage and grow partnerships to support housing initiatives across the region.



Draft Housing Action Plan **Appendices**

Available to view on the City website:

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A. Housing Needs Assessment

B. Additional Data Analysis

C. Housing Policy Framework

D. Summary of Community Engagement

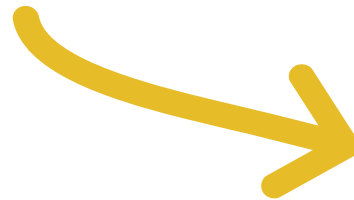
E. Displacement Risk Analysis

F. Proposed Monitoring Program

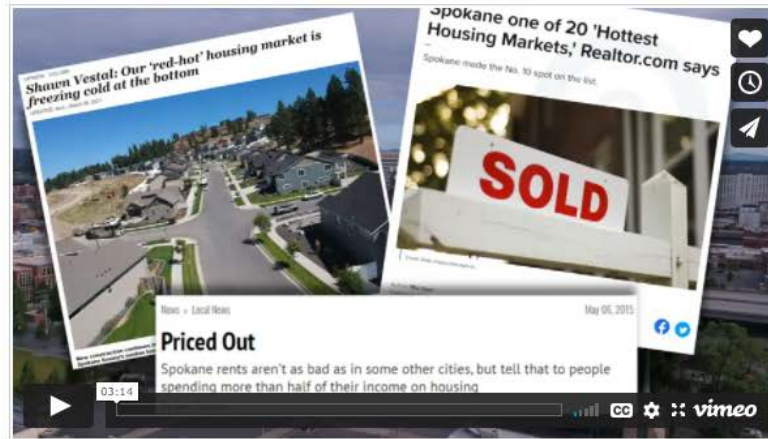


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Name *

First Last

Email *

Draft Housing Action Plan: **Next Steps**

We invite the public to review and provide feedback.

Public comments can be submitted by email to
spokanehousingplan@spokanecity.org.



Up Next for Plan Commission

May 19, 2021 @ 2:00 pm

Special Meeting to discuss Draft Housing Action Plan

Please review the Draft Plan online:

<https://my.spokanecity.org/housing/spokane-housing-action-plan/>

Public Comment: spokanehousingplan@spokanecity.org

EXTRA SLIDES

Draft Implementation Matrix

Strategy	Potential First Steps	Starting Timeline	Investment
A. Increase housing supply, options, and affordability for all incomes.			
A1. Explore and expand allowed housing types to encourage missing middle housing throughout Spokane’s neighborhoods.	<ul style="list-style-type: none"> • Allow duplexes (two units per lot) in RSF and RSF-C zones, on each parcel or each corner lot; suggested action in RCW 36.70A.600. • Increase the allowed number of attached units on individual lots in RSF, RSF-C and RTF zones outright, without the requirement of a planned unit development (PUD) process. 	Mid-term	Medium
A2. Target efforts to increase the development of affordable housing throughout the City to support mixed-income neighborhoods.	<ul style="list-style-type: none"> • Adopt SEPA (State Environmental Policy Act) infill exemptions (RCW 43.21C.229) for residential or mixed-use development; suggested action in RCW.36.70A.600.te displacement. • Utilize and build on state and federal funding sources to increase the supply and preservation of affordable homes. 	Short-term	High
A3. Continue to streamline and simplify changes to the City’s permit process, as necessary.	<ul style="list-style-type: none"> • Adopt SEPA (State Environmental Policy Act) infill exemptions (RCW 43.21C.229) for residential or mixed-use development; suggested action in RCW.36.70A.600. 	Short-term	Low

Strategy	Potential First Steps	Starting Timeline	Investment
A. Increase housing supply, options, and affordability for all incomes.			
A4. Leverage infrastructure and investment, including near high-performance transit stops, in Centers and Corridors, the downtown core, and other targeted areas to increase housing supply.	<ul style="list-style-type: none"> • Increase building height and/or remove parking required in exchange for more housing in Centers and Corridors. • Encourage and communicate the ability for developers to build to allowed density in Centers and Corridors. 	Short-term	Medium
A5. Revise Accessory Dwelling Unit standards to allow for additional flexibility.	<ul style="list-style-type: none"> • Explore development code changes for accessory dwelling units. 	Short-term	Medium
A6. Leverage public and partner-owned land for affordable housing, including a land bank.	<ul style="list-style-type: none"> • Allow more flexibility for faith institutions to increase the number of affordable homes they can build on their property, pursuant to RCW 35A.63.300 and RCW 36.70A.545. 	Long-term	High

Strategy	Potential First Steps	Starting Timeline	Investment
B. Preserve existing housing affordability and quality to help people thrive where they live.			
B1. Expand preventative and proactive code enforcement to help maintain safe and quality housing.	<ul style="list-style-type: none"> Improve resolution to “zombie” properties by prioritizing receivership instead of demolition. 	Short-term	Medium
B2. Align and leverage programs, funding, and resources to preserve the quality and livability of existing affordable housing.	<ul style="list-style-type: none"> Streamline navigation and processes to support improved access to City housing and community development programs. Synthesize priority areas for Community Development Block Grant (CDBG) and other flexible funding sources to address housing needs. 	Short-term	Medium
B3. Enhance protections and assistance for renters, particularly the most vulnerable.	<ul style="list-style-type: none"> Work with community members and tenant advocates to address ongoing barriers to accessing rental housing. Identify ongoing sources of rental and utility assistance for low-income households to promote housing stability post-COVID. 	Short-term	Medium
B4. Maintain and improve existing affordable rental housing.	<ul style="list-style-type: none"> Continue to engage in proactive outreach to property managers and explore policies and programs that provide guidance and resources to support rental housing. 	Short-term	Low
B5. Study the local short-term rental market to reduce impact on housing affordability, neighborhood identity, and displacement.	<ul style="list-style-type: none"> Track short-term rentals to understand compliance with current permitting requirements. 	Short-term	Medium

Strategy	Potential First Steps	Starting Timeline	Investment
C. Enhance equitable access to housing and homeownership.			
C1. Reduce barriers and expand access to housing and homeownership for lower income households, first-time homebuyers, people of color, and people with disabilities.	<ul style="list-style-type: none"> Expand information provided in Spanish, Russian, Marshallese, Vietnamese, Arabic, and other languages to help increase access to housing and community development programs and resources. 	Short-term	Low
C2. Address racial inequities and disparities in housing.	<ul style="list-style-type: none"> Develop a racial equity framework and expand analysis of equity indicators to inform housing and land use policy, code regulations, and to mitigate displacement. 	Short-term	Medium
C3. Preserve and stabilize the viability of existing homeownership for low income homeowners.	<ul style="list-style-type: none"> Support programs that reduce tax burdens to help homeowners with costs and to stay in their neighborhoods. 	Short-term	Medium
D. Leverage and grow partnerships to support housing initiatives across the region.			
D3. Support growth management planning which best meet the Comprehensive Plan's goals and policies.	<ul style="list-style-type: none"> Continue to promote and support regional planning efforts such as the Steering Committee of Elected Officials and implementation of Countywide Planning Policies (CWPPs). 	Short-term	Low
D1. Leverage partnerships within the health, education, parks, and transportation fields to support housing affordability, access to opportunity and quality of life.	<ul style="list-style-type: none"> Link housing and transportation to create connected communities with affordable housing options, walkable neighborhoods, and public transportation. 	Short-term	Medium
D2. Grow and expand use of both local and regional housing data and analysis.	<ul style="list-style-type: none"> Establish an ongoing community stakeholder group to build on the HAP for more regular and broader discussion of regional housing market. 	Short-term	22 Low

HOUSING NEEDS

Housing Action Plan

INFORMS

Comprehensive Plan

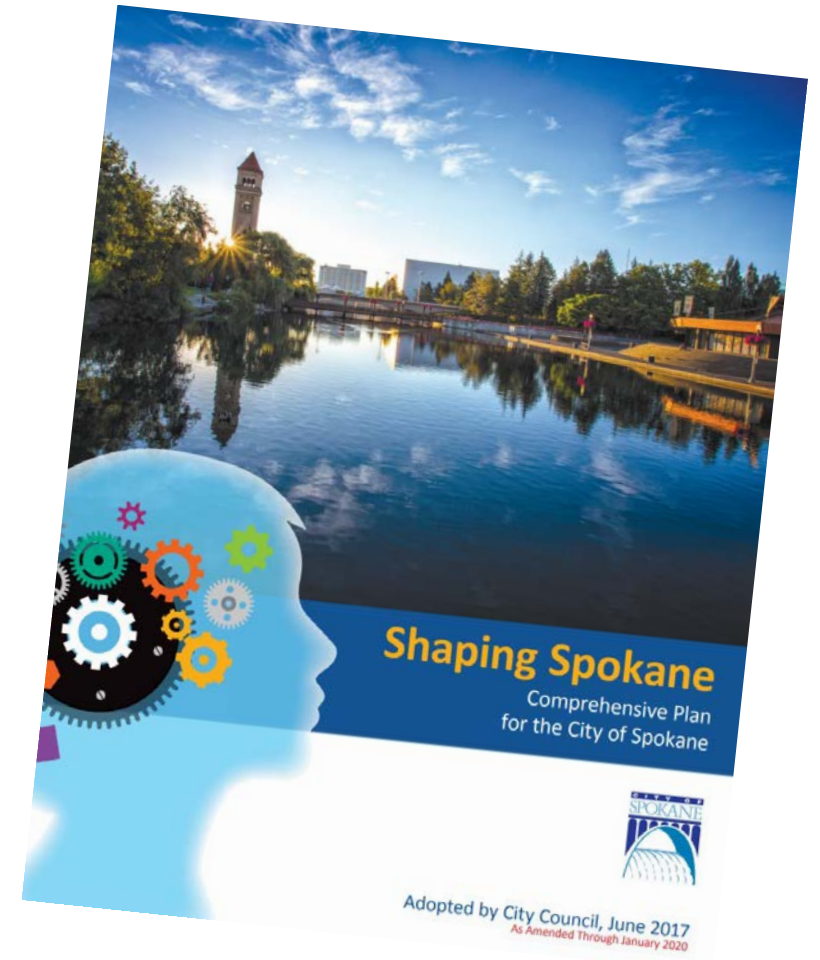
Housing Element goals and policies
Land Use Element
Capital Facilities Element

GUIDES

Implementation Strategies

Strategies should encourage housing development that meets housing needs.

Relationship between HAP and Comprehensive Plan



Housing Action Plan Key Project Components

Housing Needs Assessment

Additional Data Analysis

Review Local Housing Policy Framework

Displacement Risk Analysis

Community Engagement

DRAFT CITY OF SPOKANE HOUSING ACTION PLAN

HOUSING NEEDS ASSESSMENT

SUMMARY REPORT

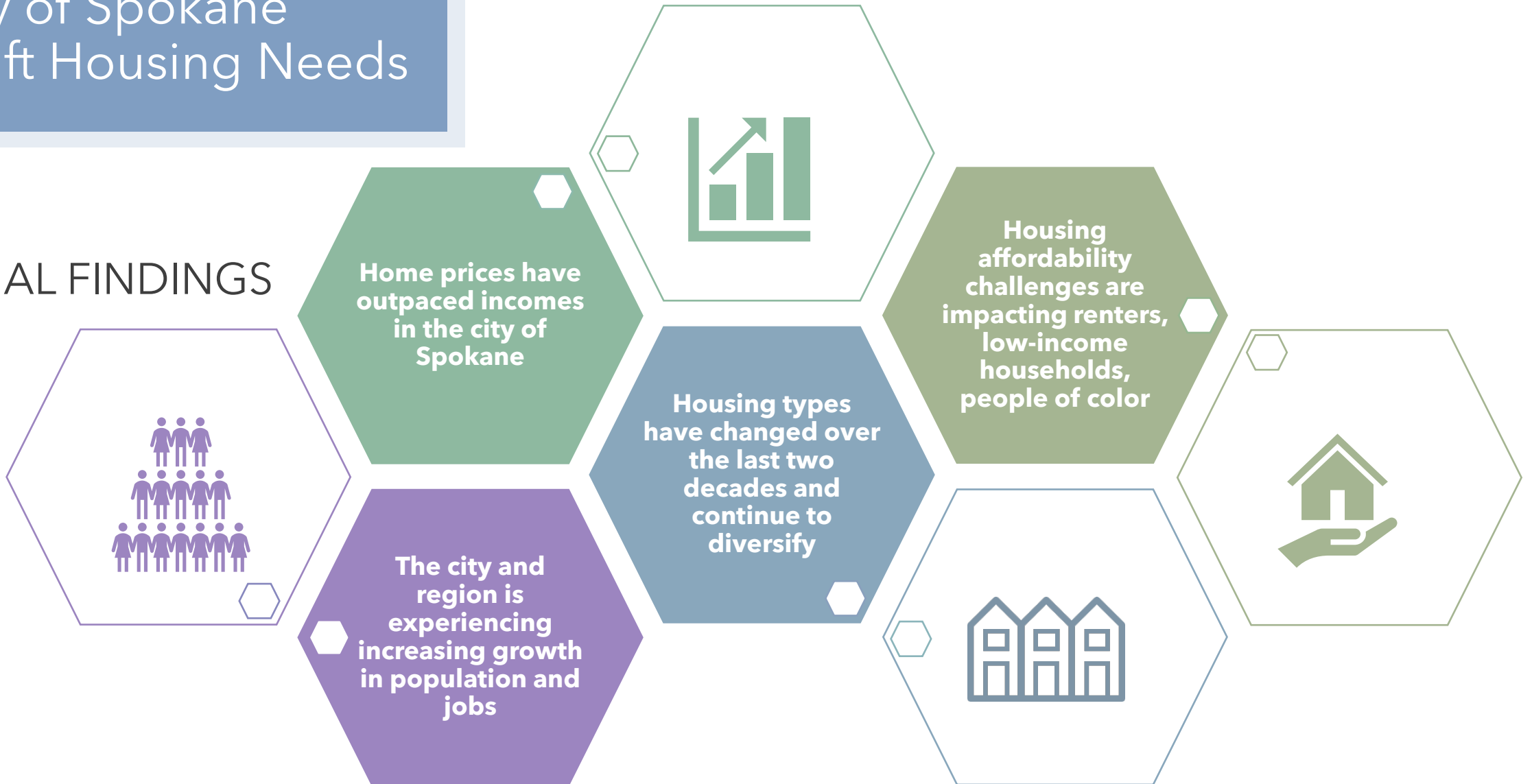
REVIEW DRAFT - DECEMBER 7, 2020 UPDATE

Additional Data Analysis

- OFM Population and Housing Estimates
- Population Growth
- In-migration
- Housing Permitting Within Region
- UW Center for Real Estate Research
- Community data
- Equity indicators
- SRHD Health Insights
- Housing and Transportation

City of Spokane Draft Housing Needs

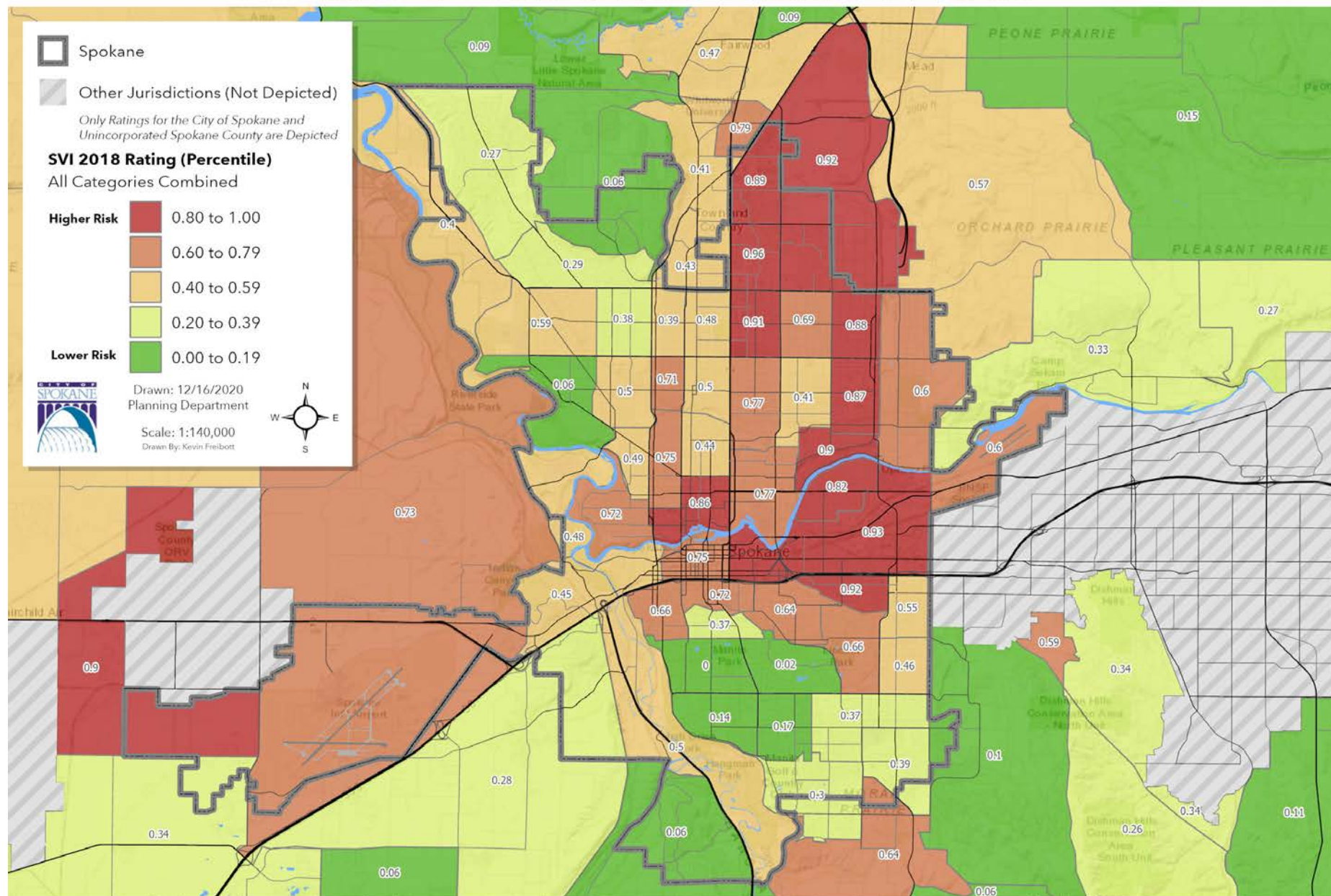
INITIAL FINDINGS



Combined Value

- Socioeconomic Status
- Household Comp and Disability
- Minority Status and Language
- Housing Type & Transportation

Figure 5: Overall SVI Value, Combined Value for All Categories by Tract



Map Layer Source: City of Spokane, Spokane County, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS
Data Source: U.S. Department of Health and Human Services, Agency for Toxic Substances and Disease Registry, SVI2018 CDC analysis.

The Housing Action Plan
will promote greater
housing diversity,
affordability, and access
to opportunity for
residents of all incomes.

