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

1. APRIL - JULY 2020
   Project Start-up and Background Research

2. AUG - DEC 2020
   Clarify and Quantify Housing Needs

3. DEC 2020 - FEB 2021
   Identify Strategies and Policy Solutions

4. MAR-APR 2021
   Develop Draft Action Plan

5. MAY-JUN 2021
   Adopt the Housing Action Plan by Resolution

**COMMUNITY ENGAGEMENT**
- Community Input
- Public Hearings
- Plan Commission Recommendation
- City Council Adoption

**COMMISSION/COUNCIL WORKSHOPS**

Materials and notes on the project page under Materials and Presentations: spokanecity.org/housing
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.

**WHAT INFLUENCES THE HOUSING MARKET?**

**HOUSEHOLDS**
- Home buyers
- Renters
- Demographics
- Population growth
- Labor market
- Preferences

**COMMUNITY STAKEHOLDERS**
- Residents
- Advocacy groups

**HOUSING SUPPLY**
- Developers
- New housing units
- Existing housing units

**FINANCIAL COMPONENT**
- Lenders
- Investors

**LOCAL GOVERNMENT**
- Development Regulations
- Development Incentives
- Financial Assistance
- Support for Residents

**REGIONAL ORGANIZATIONS AND AGENCIES**
- Nonprofits
- Service providers
- Public agencies

Source: WA Department of Commerce, Developing a Housing Action Plan
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 measures that help create, preserve, and maintain affordable housing. The City’s Community Action Department manages $2 million in housing and community development funds that assist low-income renters to afford and maintain their homes. The City should continue to highlight the role of creating housing and community development programs and grow them with more sources as available. The City should also work with community partners and others to make necessary changes to programs and processes, improving access to information and materials and including partners in program planning.

When developing affordable rental housing, federal guidelines state that interest rates and timelines are roughly $40 per square foot. Old housing units may have higher building and labor costs, and new units are more difficult and expensive, as well as being more costly for tenants and landlords alike. Energy costs have a disproportionate impact on lower-income households who have limited budgets and may face lower housing costs.

Actions for Consideration:

- Streamline negotiations for community-vendor 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 website accessibility.
- Highlight and grow City and partner programs that support affordable homeownership, including single-family rehab programs, community home repair programs, and housing programs offered by partner organizations.

GHIS Programs:
- Community Development Block Grant
- City of Spokane Housing Finance
- HOME Investment Partnership Program
- Spokane Regional Continuum of Care Program
- KISA, A Healthier Housing Initiative (Pike Island)
- Strong Families Initiative
- Housing & Essential Needs Program
- Single Homeless Outreach Program
- Homeless Housing, Operations, & Services Grant
- Single Family Rehabilitation Program
- HUSD Neighborhood Initiative
Draft Housing Action Plan is available for download on the City website:

https://my.spokanecity.org/housing/spokane-housing-action-plan/
Increase housing supply, options, and affordability for all incomes.
Priority B

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

Enhance equitable access to housing and homeownership.

Image Sources: 1, 2 – Habitat for Humanity, 3 – University of Illinois
Leverage and grow partnerships to support housing initiatives across the region.

Priority D
Draft Housing Action Plan

Appendices

Available to view on the City website: https://my.spokanecity.org/housing/spokane-housing-action-plan/
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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.

May 18, 2021
Online Open Houses

• Open House #1: 12:00 pm – 1:00 pm
• Open House #2: 6:00 pm – 7:00 pm

*Details and registration at https://my.spokanecity.org/housing/spokane-housing-action-plan/

May 19, 2021
Plan Commission Special Workshop

Tentative
May 26, 2021
Plan Commission Public Hearing

June TBD
City Council Public Hearing
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
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<th>Strategy</th>
<th>Potential First Steps</th>
<th>Starting Timeline</th>
<th>Investment</th>
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<tr>
<td><strong>A. Increase housing supply, options, and affordability for all incomes.</strong></td>
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| A1. Explore and expand allowed housing types to encourage missing middle housing throughout Spokane’s neighborhoods. | - 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. | - 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.to displacement.  
- Utilize and build on state and federal funding sources to increase the supply and preservation of affordable homes. | Short-term        | High       |
<p>| A3. Continue to streamline and simplify changes to the City’s permit process, as necessary. | - 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        |</p>
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| 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. | • 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. | • 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. | • 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 |
### B. Preserve existing housing affordability and quality to help people thrive where they live.

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<td><strong>B1. Expand preventative and proactive code enforcement to help maintain safe and quality housing.</strong></td>
<td>- Improve resolution to “zombie” properties by prioritizing receivership instead of demolition.</td>
<td>Short-term</td>
<td>Medium</td>
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<td><strong>B2. Align and leverage programs, funding, and resources to preserve the quality and livability of existing affordable housing.</strong></td>
<td>- Streamline navigation and processes to support improved access to City housing and community development programs. &lt;br&gt;- Synthesize priority areas for Community Development Block Grant (CDBG) and other flexible funding sources to address housing needs.</td>
<td>Short-term</td>
<td>Medium</td>
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<td><strong>B3. Enhance protections and assistance for renters, particularly the most vulnerable.</strong></td>
<td>- Work with community members and tenant advocates to address ongoing barriers to accessing rental housing. &lt;br&gt;- Identify ongoing sources of rental and utility assistance for low-income households to promote housing stability post-COVID.</td>
<td>Short-term</td>
<td>Medium</td>
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<td><strong>B4. Maintain and improve existing affordable rental housing.</strong></td>
<td>- Continue to engage in proactive outreach to property managers and explore policies and programs that provide guidance and resources to support rental housing.</td>
<td>Short-term</td>
<td>Low</td>
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<td><strong>B5. Study the local short-term rental market to reduce impact on housing affordability, neighborhood identity, and displacement.</strong></td>
<td>- Track short-term rentals to understand compliance with current permitting requirements.</td>
<td>Short-term</td>
<td>Medium</td>
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<td><strong>C. Enhance equitable access to housing and homeownership.</strong></td>
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<td>C1. Reduce barriers and expand access to housing and homeownership for lower income households, first-time homebuyers, people of color, and people with disabilities.</td>
<td>- Expand information provided in Spanish, Russian, Marshallese, Vietnamese, Arabic, and other languages to help increase access to housing and community development programs and resources.</td>
<td>Short-term</td>
<td>Low</td>
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<td>C2. Address racial inequities and disparities in housing.</td>
<td>- Develop a racial equity framework and expand analysis of equity indicators to inform housing and land use policy, code regulations, and to mitigate displacement.</td>
<td>Short-term</td>
<td>Medium</td>
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<td>C3. Preserve and stabilize the viability of existing homeownership for low income homeowners.</td>
<td>- Support programs that reduce tax burdens to help homeowners with costs and to stay in their neighborhoods.</td>
<td>Short-term</td>
<td>Medium</td>
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<td><strong>D. Leverage and grow partnerships to support housing initiatives across the region.</strong></td>
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<td>D1. Leverage partnerships within the health, education, parks, and transportation fields to support housing affordability, access to opportunity and quality of life.</td>
<td>- Link housing and transportation to create connected communities with affordable housing options, walkable neighborhoods, and public transportation.</td>
<td>Short-term</td>
<td>Medium</td>
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<td>D2. Grow and expand use of both local and regional housing data and analysis.</td>
<td>- Establish an ongoing community stakeholder group to build on the HAP for more regular and broader discussion of regional housing market.</td>
<td>Short-term</td>
<td>Low</td>
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<td>D3. Support growth management planning which best meet the Comprehensive Plan’s goals and policies.</td>
<td>- Continue to promote and support regional planning efforts such as the Steering Committee of Elected Officials and implementation of Countywide Planning Policies (CWPPs).</td>
<td>Short-term</td>
<td>Low</td>
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Housing Action Plan

Housing Element goals and policies
Land Use Element
Capital Facilities Element

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

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

Materials and notes on the project page under Materials and Presentations: spokanecity.org/housing
The city and region is experiencing increasing growth in population and jobs.

Home prices have outpaced incomes in the city of Spokane.

Housing types have changed over the last two decades and continue to diversify.

Housing affordability challenges are impacting renters, low-income households, and people of color.

INITIAL FINDINGS

For the complete City of Spokane Draft Housing Needs Assessment, visit: https://my.spokanecity.org/housing
Combined Value

- Socioeconomic Status
- Household Comp and Disability
- Minority Status and Language
- Housing Type & Transportation
The Housing Action Plan will promote greater housing diversity, affordability, and access to opportunity for residents of all incomes.