

HOUSING ACTION PLAN

HOUSING OPTIONS FOR ALL

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



Plan Commission Special Meeting | May 19, 2021

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



HOUSING ACTION PLAN

May 2021 • Public Review Draft

HOUSING OPTIONS FOR ALL

Prepared by the City of Spokane





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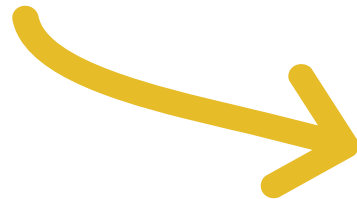
What is in the Draft Plan?

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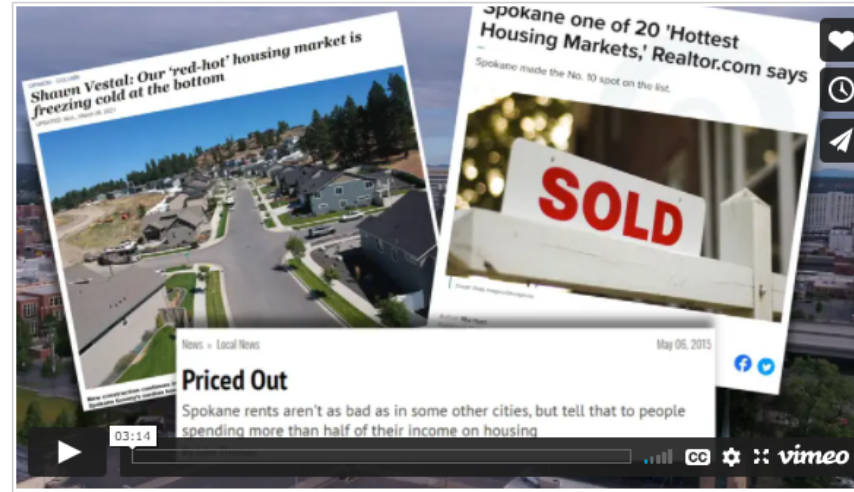
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Draft Housing Action Plan is available for download on the City website:

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



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

To submit written comments, please email spokanehousingplan@spokanecity.org.

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.

Name *

First

Last

Email *

Submit

Draft Housing Action Plan **Appendices**

Available to view on the City website:

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

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

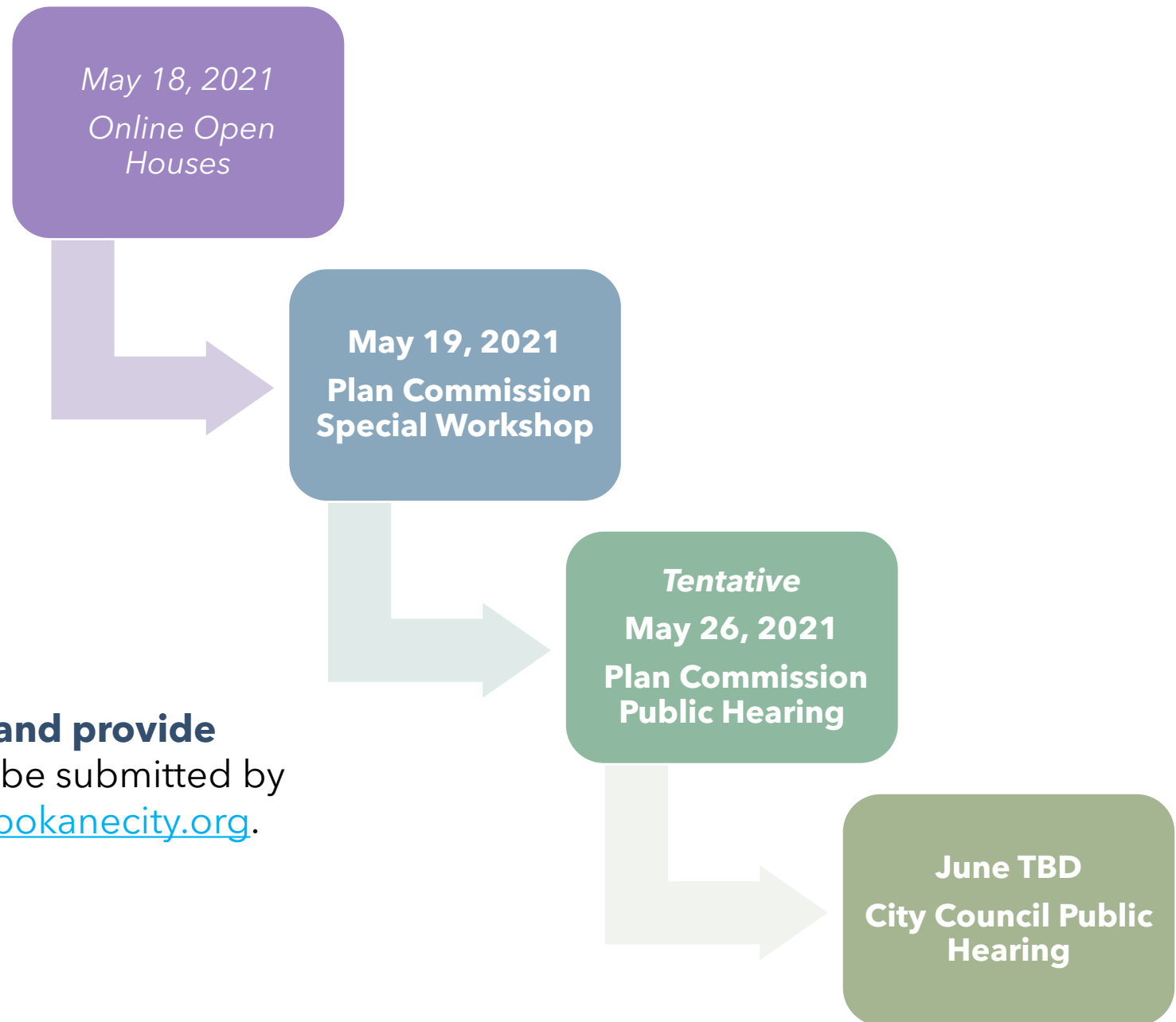
G. Glossary of Terms (Coming Soon)

Developing a Housing Action Plan



Upcoming Meetings

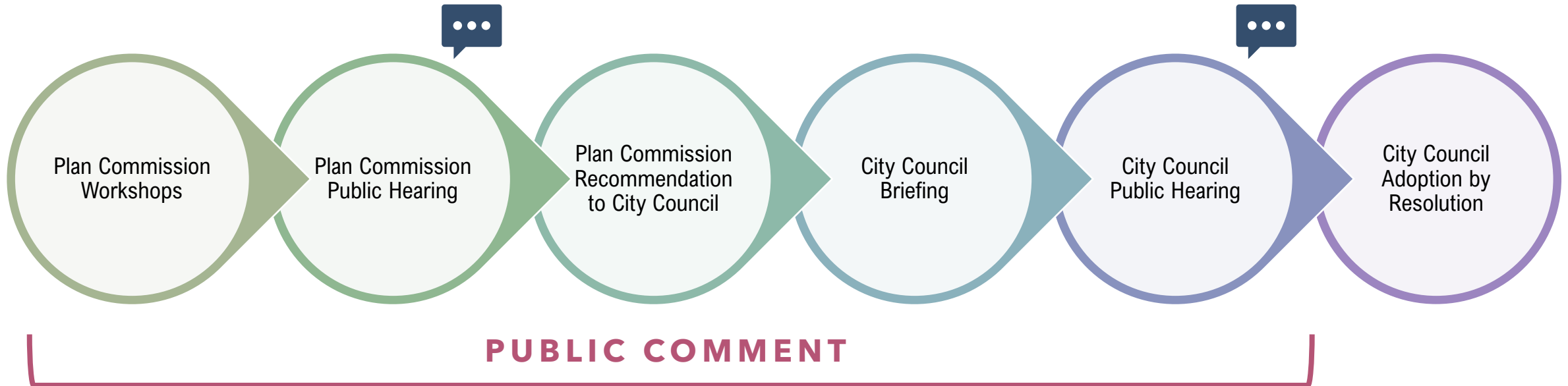
We invite the public to review and provide feedback. Public comments can be submitted by email to spokanehousingplan@spokanecity.org.



Open House: Example Questions

- Do housing costs include transportation costs or are those separate?
- Has there been discussion of prioritizing code changes in areas most vulnerable to displacement?
- Did your team examine the concept of declaring a housing emergency for the City of Spokane?
- Are there are considerations for reducing the size requirements of manufactured home parks to make them feasible within the city limits? Manufactured homes are a fairly inexpensive form of housing.
- Can you talk about the process after this plan?
- How does the housing plan address equity?
- You mentioned neighboring cities like Spokane Valley are developing their own housing plans. Is there collaboration happening between cities to make sure their plans are complementary since housing is a regional issue that needs to work as a system?
- Is the City of Spokane considering Fair Chance Housing legislation to help prevent unfair bias in housing against renters with a past criminal record?
- Are energy use standards part of the action plan? As we know, energy bills cost a lot for low income residents.

Resolution Adoption Process



Submit comments by email to: spokanehousingplan@spokanecity.org

How To Comment

We invite the public to review and provide feedback.

- By email to:
spokanehousingplan@spokanecity.org
- In writing:
Planning and Economic Development
Services Department
Attn: Maren Murphy, Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3333
- Public Testimony at upcoming Plan
Commission Public Hearing and/or City
Council Public Hearing



More information on the City website: <https://my.spokanecity.org/housing/spokane-housing-action-plan/>

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



BEFORE

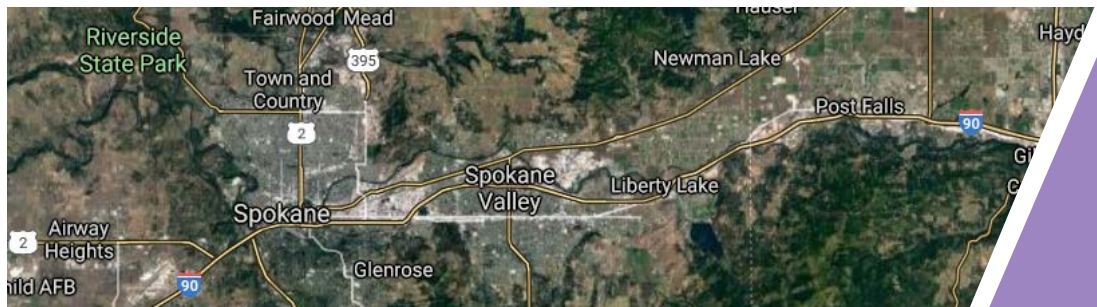


AFTER



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

Priority C Enhance equitable access to housing and homeownership.



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



Image: Sightline



Priority A

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

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

Strategy

A1. Explore and expand allowed housing types to encourage missing middle housing throughout Spokane's neighborhoods.

A2. Target efforts to increase the development of affordable housing throughout the City to support mixed-income neighborhoods.

A3. Continue to streamline and simplify changes to the City's permit process, as necessary.

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.

A5. Revise Accessory Dwelling Unit standards to allow for additional flexibility.

A6. Leverage public and partner-owned land for housing, including a land bank.

| Strategy | Actions for Consideration |
|--|--|
| <p>A1. Explore and expand allowed housing types to encourage missing middle housing throughout Spokane’s neighborhoods.</p> | <p>More housing types in currently zoned single-family residential areas</p> <p><i>Code changes:</i></p> <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. <p><i>May require Comprehensive Plan policy changes and/or major development code changes:</i></p> <ul style="list-style-type: none"> • 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. • Permit additional “missing middle” housing types in a wider range of residential zones with specific design standards, including duplexes, triplexes, quadplex, sixplex, stacked flats, townhomes, or courtyard apartments; suggested action in RCW 36.70A.600. |

| Strategy | Actions for Consideration |
|--|--|
| <p>A1. Explore and expand allowed housing types to encourage missing middle housing throughout Spokane’s neighborhoods.</p> | <p>More housing types in currently zoned single-family residential areas</p> <p><i>Programmatic and Communication:</i></p> <ul style="list-style-type: none"> • Host discussions with for-profit and non-profit developers, project managers, and housing advocates to understand development trends, challenges and opportunities. • Develop strategic marketing opportunities for housing initiatives to build awareness and encourage utilization by developers. • Work with partners to conduct infill training for developers to expand knowledge and best practices for developing in the city. • Explore a local program that offers homeowners support to convert an existing single-family home into a duplex, triplex, or quadplex where allowed, including incentives to support affordable homeownership or long-term rental housing for households whose income is less than 80% of AMI; suggested action in RCW 36.70A.600. • Work with partners and neighborhoods to develop communications and education to build community awareness and acceptance of diverse housing options. • Encourage increased density and housing types in all residential areas. |

| Strategy | Actions for Consideration |
|--|---|
| <p>A1. Explore and expand allowed housing types to encourage missing middle housing throughout Spokane’s neighborhoods.</p> | <p>Encourage increased density and housing types in all residential areas</p> <p><i>Code changes:</i></p> <ul style="list-style-type: none"> • Continue to revise development regulations to address lot size transitions, PUD options, small lot options, and development standards complementary to energy codes. • Monitor recent parking reductions and reduce off-street parking requirements as when warranted for residential uses. • Continue reviewing permitting processes to shorten permit review times and scalable application fees when possible. • Review the Multi-family Tax Exemption code and boundary and suggest changes to help encourage desired housing development. • Consider creating one or more zoning districts of medium density in which individual lots may be no larger than three thousand five hundred square feet and single-family residences may be no larger than one thousand two hundred square feet; suggested action in RCW 36.70A.600. |

| Strategy | Actions for Consideration |
|--|---|
| <p>A1. Explore and expand allowed housing types to encourage missing middle housing throughout Spokane’s neighborhoods.</p> | <p>Encourage increased density and housing types in all residential areas</p> <p><i>May require Comprehensive Plan policy changes and/or major development code changes:</i></p> <ul style="list-style-type: none"> • Revise density requirements in the Land Use Chapter of the Comprehensive Plan to allow development of more housing types in the “Residential 4 to 10” and “Residential 10 to 20” land use plan map designations, duplexes, triplexes, quadplexes, sixplexes, stacked flats, townhouses, or courtyard apartments, suggested action in RCW 36.70A.600. • Revise the lowest dwelling units per acre allowed by the Comprehensive Plan. Such as increasing the minimum density from four to six dwelling units per acre in any residential zones, where the residential development capacity will increase within the city; suggested action in RCW.36.70A.600. • Explore and adopt a new policy in the Comprehensive Plan Chapter 3, Land Use, that would provide guidance and direction for the establishment of additional “missing middle” housing types. |

| Strategy | Actions for Consideration |
|--|--|
| A2. Target efforts to increase the development of affordable housing throughout the City to support mixed-income neighborhoods. | <ul style="list-style-type: none"> • Examine incentives for affordable housing, including fee waivers for development of income-restricted units, while also exploring policies to mitigate displacement. • Utilize and build on state and federal funding sources to increase the supply and preservation of affordable homes. • Target efforts to create and preserve dedicated affordable housing in areas with greater services and amenities and expand efforts in lower income neighborhoods to grow economic opportunity. • Explore incentives for the inclusion of more affordable homes in new market-rate development, consistent with Comprehensive Plan Housing Policy H 1.8. • Implement development incentives for affordable housing, including height bonuses, added density, and reduced parking minimums if development is achieving desired community goals. • Support efforts among local and regional partners to re-engage and grow a community land trust, including identifying ways to use the City’s assets to support this effort. • Support State and national efforts to develop tools and funding that expand affordable housing creation and preservation. |

| Strategy | Actions for Consideration |
|---|--|
| <p>A3. Continue to streamline and simplify changes to the City’s permit process, as necessary.</p> | <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. • Consider using SEPA Planned Actions to complete SEPA review in advance for key properties or areas of potential residential development; suggested action in RCW.36.70A.600. • Adopt other permit process improvements where it is demonstrated that code, development regulation, or ordinance changes will result in a more efficient permit process for customers. • Adopt SEPA (State Environmental Policy Act) exemption levels, as permitted in WAC 197- 11-800, to allow smaller residential developments to be exempt from SEPA. |

| Strategy | Actions for Consideration |
|--|---|
| <p>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.</p> | <ul style="list-style-type: none"> • Finish Center and Corridor planning throughout the City and update the planning in areas that have already been planned in the past. <p><i>Land Use Plan and Code Changes:</i></p> <ul style="list-style-type: none"> • Increase the maximum building height and/or reduce minimum parking requirements where other transportation options exist in exchange for more housing and mixed-use housing types in Centers and Corridors, similar to what was done previously in the Downtown General Zone. • Increase capacity for residential development around Centers and Corridors, and along high-performance transit lines through sub-area planning. • Explore methods to incentivize converting surface parking lots and underutilized office space into higher density housing where found throughout the City. • Explore methods to incentive development of underutilized office and commercial spaces into housing. • Explore methods to convert surface parking lots into housing. |

| Strategy | Actions for Consideration |
|--|--|
| <p>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.</p> | <p><i>May Require Comprehensive Plan Policy Changes:</i></p> <ul style="list-style-type: none"> • Consider allowing new mixed density and mixed-use areas within new plats of appropriate size and community identified criteria. • Explore expanding housing in zoning categories where appropriate. • Better define how new Centers and Corridors can be proposed and created. • Devote resources to continue to plan for housing within new and existing Centers and Corridors including transitioning density and intensity to lower density areas. |

| Strategy | Actions for Consideration |
|--|--|
| <p>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.</p> | <p><i>Programmatic and Communication:</i></p> <ul style="list-style-type: none"> • Encourage missing middle housing adjacent to Centers and Corridors. • Utilize more of the zoned capacity in existing high-density residential areas, such as the greater Downtown and other areas where higher densities are already allowed. This might be through education and/or incentives. • Encourage and communicate the ability for developers to build to allowed density in Centers and Corridors. • Work with Public Development Authorities and other partners in targeted investment areas, that have planned residential capacity, on housing development and infrastructure that supports housing development. • Continue to plan for and fund improvements to the public realm to support housing in targeted areas, such as enhancing the pedestrian environment, parks, and other public spaces. |

| Strategy | Actions for Consideration |
|--|---|
| 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, such as removing minimum residential parking requirements, allowing more square footage, or removing the requirement that the owner occupy one of the units; suggested action in RCW 36.70A.600. • Promote the existing State single-family partial tax exemption option for homeowners to build an accessory dwelling unit. • Develop pre-approved ADU designs and toolkit for accessory dwelling units that if used may result in streamlined permitting. • Explore a local program that offers homeowners support to build accessory dwelling units that support affordable homeownership or long-term rental options; suggested action in RCW 36.70A.600. |

| Strategy | Actions for Consideration |
|---|---|
| A6. Leverage public and partner-owned land for housing, including a land bank. | <ul style="list-style-type: none"> • Continue to consider the sale of publicly-owned surplus property for use by affordable housing and explore partnerships with Spokane Public Schools, the Washington Department of Transportation, and other public agencies that may be willing to convert land to affordable housing. • Work with the community to create a land bank that facilitates redevelopment and supports the development and preservation of affordable housing. • Consider adaptive reuse and brownfield remediation, when suitable, for affordable housing. • Support conversion of unused or distressed hotels or other existing buildings into affordable housing. Consider amending the municipal code to anticipate adaptive reuse and clarify triggers for site improvements such as parking, stormwater treatment, and sidewalks. • Acquire unused or distressed hotels or other existing buildings to convert to affordable housing. Amend the municipal code to require no additional parking for historic adaptive reuse that includes housing. • 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. |

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

Strategy

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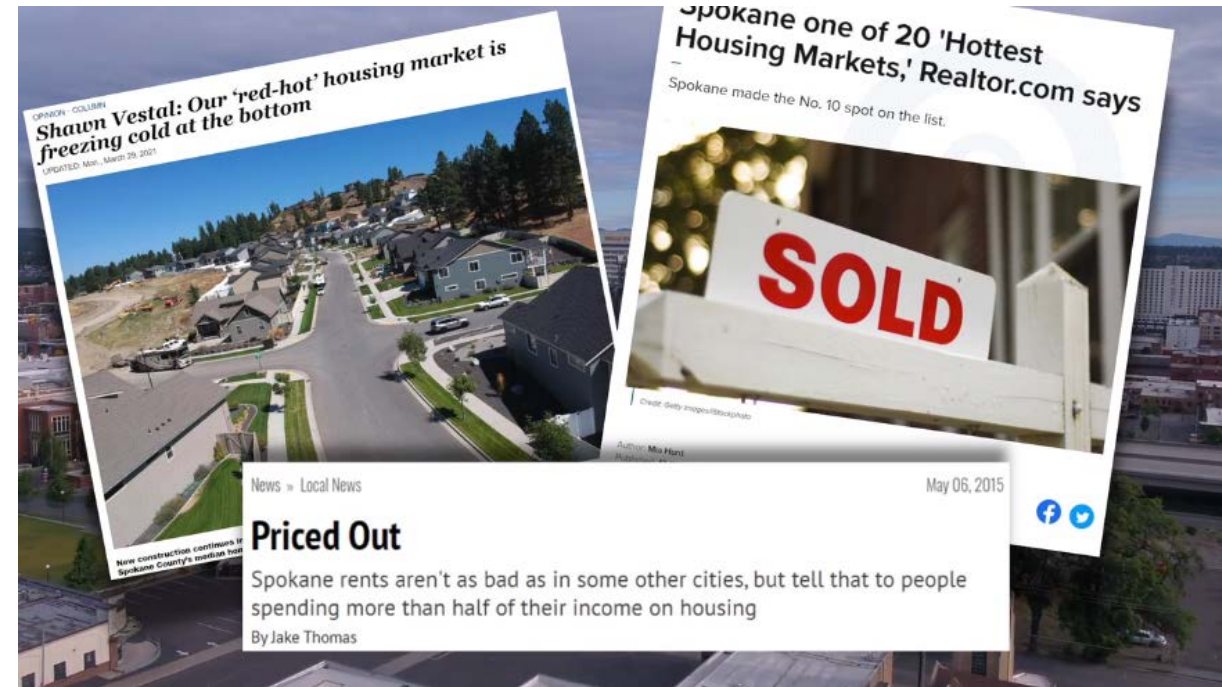
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A5. Revise Accessory Dwelling Unit standards to allow for additional flexibility.

A6. Leverage public and partner-owned land for housing, including a land bank.

Priority B

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



BEFORE



AFTER

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

Strategy

B1. Expand preventative and proactive code enforcement to help maintain safe and quality housing.

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

B3. Enhance protections and assistance for renters, particularly the most vulnerable.

B4. Maintain and improve existing affordable rental housing.

B5. Study the local short-term rental market to reduce impact on housing affordability, neighborhood identity, and displacement.

| Strategy | Actions for Consideration |
|--|---|
| B1. Expand preventative and proactive code enforcement to help maintain safe and quality housing. | <ul style="list-style-type: none"> • Prioritize educational and resource materials that emphasize the need to address housing and premises maintenance issues before conditions worsen. • Support relationships with Spokane Police Neighborhood Resource Officers to increase efficiency in dealing with chronic nuisance properties. • Improve resolution to “zombie” properties by prioritizing receivership instead of demolition. • Expand the current model of residential foreclosure property monitoring to include monitoring of other situations that tend to result in concentration of code violations, such as vacancy. • Continue to support the City’s code enforcement efforts and initiatives aimed at preserving safe and quality housing, including the continued development of a proactive and preventative-based approach to code enforcement, as called for in Comprehensive Plan policy H 2.2. |

| Strategy | Actions for Consideration |
|---|--|
| 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 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. • Expand resources to mitigate and reverse the effects of environmental hazards, past and present, and promote the health and safety of existing housing, including remediation of existing lead and asbestos in some homes. • Explore a local housing trust fund as an ongoing source of dedicated funding to support housing affordability and meet the most critical housing needs. |

| Strategy | Actions for Consideration |
|---|--|
| B2. Align and leverage programs, funding, and resources to preserve the quality and livability of existing affordable housing. | <ul style="list-style-type: none"> • Consider forgiveness of City-controlled liens (i.e. rehab liens) for derelict properties under certain affordable housing criteria. • Consider developing criteria for forgiveness of City-controlled liens in order to facilitate redevelopment of derelict properties for affordable housing. • Identify incentives, grants, and other resources to encourage utility efficiency upgrades to buildings, enhancing maintenance and preservation of existing affordable housing units and reducing costs for renters. • Synthesize priority areas for Community Development Block Grant (CDBG) and other flexible funding sources to address housing needs. |

| Strategy | Actions for Consideration |
|--|---|
| 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. • Continue community discussions around a set of tenant protections policies. • Monitor the efficacy of recently adopted state laws aimed at mitigating tenant displacement, identifying opportunities and gaps where local strategies may be helpful. • Identify ongoing sources of rental and utility assistance to promote housing stability post- COVID for low-income households. |

| Strategy | Actions for Consideration |
|---|--|
| B4. Maintain and improve existing affordable rental housing. | <ul style="list-style-type: none"> • Continue to support the purchase of existing affordable housing by non-profit housing organizations and community-based organizations to preserve the housing stock and prevent displacement. • Consider incentives to preserve affordable single-family rentals, to support the maintenance and utilities of homes, and encourage financially responsible involvement. • Bring focus to rental rehabilitation programs and partnerships to help small landlords make to help landlords complete health- and safety-related repairs to affordable rental properties. • Continue to engage in proactive outreach to property managers and explore policies and programs that provide guidance and resources to support rental housing. |

| Strategy | Actions for Consideration |
|--|---|
| <p>B5. Study the local short-term rental market to reduce impact on housing affordability, neighborhood identity, and displacement.</p> | <ul style="list-style-type: none"> • Track short-term rentals to understand compliance with current permitting requirements. • Study current short-term rental regulations, informed by local market data, and amend them to limit negative impacts where appropriate. Some examples of policy changes made by other jurisdictions include: <ul style="list-style-type: none"> ◦ Consider short-term rental zones allowing tourist accommodations (e.g., City of Chelan). ◦ Consider caps on the number of allowed short-term rentals per host (e.g., Seattle, Okanogan-Methow). ◦ In a residential zone, explore limits on the number of nights a short-term rental can be rented to guests annually (e.g., Bend, Oregon). ◦ In a residential zone, permit short-term rentals within an owner-occupied residence. |

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

Strategy

B1. Expand preventative and proactive code enforcement to help maintain safe and quality housing.

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

B3. Enhance protections and assistance for renters, particularly the most vulnerable.

B4. Maintain and improve existing affordable rental housing.

B5. Study the local short-term rental market to reduce impact on housing affordability, neighborhood identity, and displacement.



Priority C

Enhance equitable access to housing and homeownership.

Priority C. Enhance equitable access to housing and homeownership.

Strategy

C1. Reduce barriers and expand access to housing and homeownership for lower income households, first-time homebuyers, people of color, and people with disabilities.

C2. Address racial inequities and disparities in housing.

C3. Preserve and stabilize the viability of existing homeownership for low-income homeowners.

| Strategy | Actions for Consideration |
|--|---|
| 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. • Support land use and development code regulations that allow diverse housing types and support mixed-income communities, consistent with Comprehensive Plan Policy H 2.2. • Prioritize investment and incentives that support housing affordability and stability for low-income residents and people of color in historically underserved neighborhoods, while also increasing access to high-resource neighborhoods. • Support partner organizations’ efforts to expand homeownership education, outreach, and assistance programming to reach more potential homebuyers, including expanding down payment assistance and financial counseling classes. |

| Strategy | Actions for Consideration |
|--|--|
| 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"> • Support community-based organizations with a commitment to increasing Black, Indigenous, Latinx and People of Color homeownership and reducing the racial homeownership gap. • Promote universal design in residential development to support all people regardless of their age, size, and ability in accessing housing to the greatest extent possible, without the need for adaptation or specialization. • Work with the community and partner organizations to explore shared equity models to provide home ownership opportunities to low- and moderate-income families, including limited-equity resident-owned communities, cooperatives, and deed restrictions. |

| Strategy | Actions for Consideration |
|--|--|
| 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. • Conduct an equity review and update the Comprehensive Plan Housing Chapter if needed. • Continue work to eliminate barriers identified in the City’s Analysis to Impediments of Fair Housing, and affirmatively further fair housing practices in City government. • Expand research and application of equity and anti-displacement practices to deepen placed-based analysis and reflect in policy development. |

| Strategy | Actions for Consideration |
|--|--|
| C2. Address racial inequities and disparities in housing. | <ul style="list-style-type: none"> • Work with community partners to encourage actions that address unfair/discriminatory housing, lending and appraisal practices and increase access to credit. • Equitably engage and empower all community members to participate in shaping housing policies, particularly those most impacted including but not limited to people of color, people with disabilities, lower income households, renters, refugees, immigrants, women and LGBTQIA+ and other under-represented groups. • Partner with local organizations to provide fair housing education for housing providers, and fair housing design and construction training for developers, contractors, architects, engineers, and city planning and development personnel. |

| Strategy | Actions for Consideration |
|--|---|
| C3. Preserve and stabilize the viability of existing homeownership for low-income homeowners. | <ul style="list-style-type: none"> • Identify and allocate additional resources for the rehabilitation and maintain viable affordable housing that goes beyond regular upkeep. • Encourage proactive counseling and education for homeowners on maintenance and upkeep of their homes. • Support programs that reduce tax burdens to help homeowners with costs and stay in their neighborhoods, targeting but not limiting such programs to lower and moderate income, elderly, disabled, and veteran homeowners. • Investigate expanding City resources, programming, and partnerships to support home safety modification projects for lower income, disabled, and elderly homeowners. |

Priority C. Enhance equitable access to housing and homeownership.

Strategy

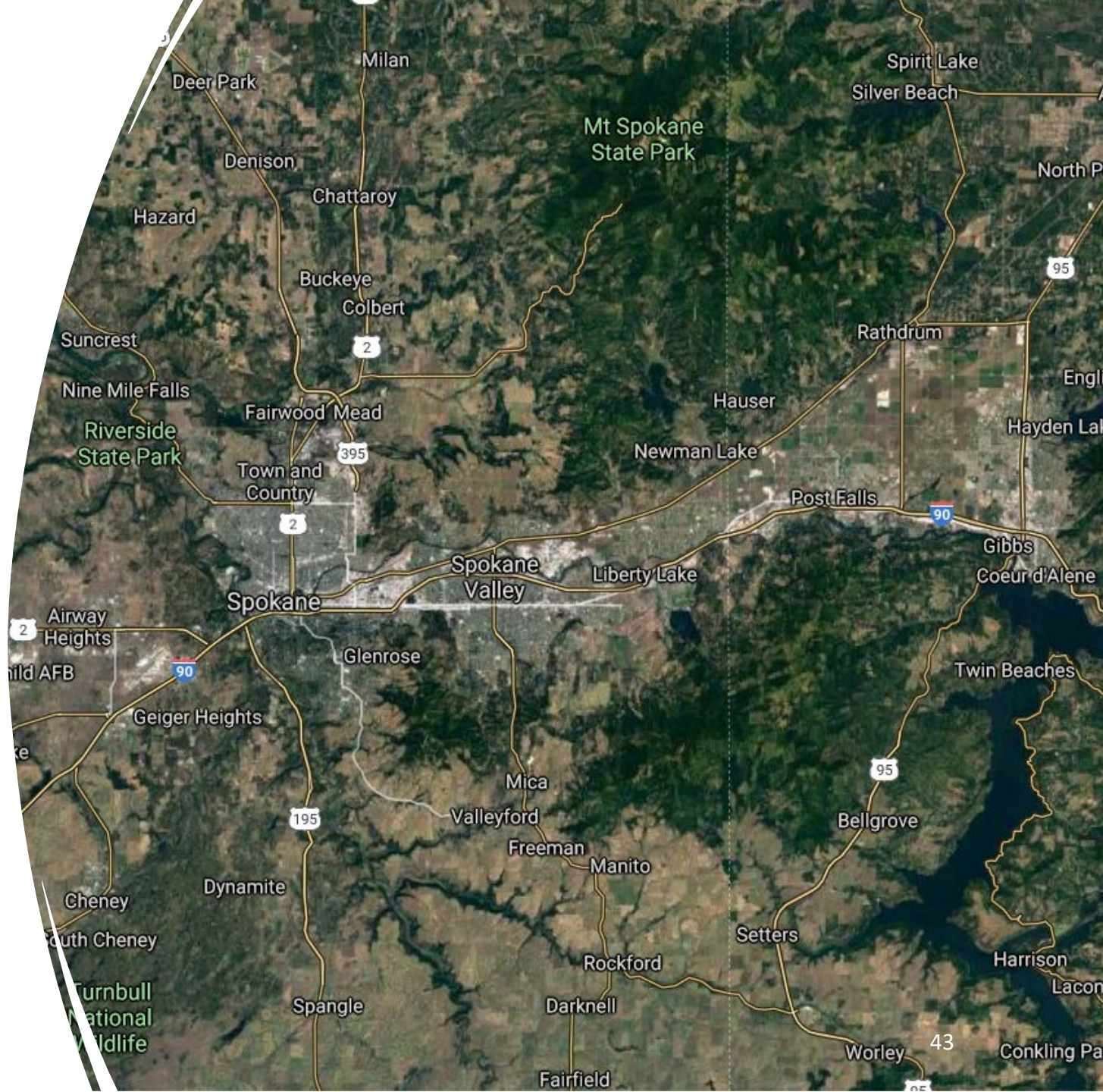
C1. Reduce barriers and expand access to housing and homeownership for lower income households, first-time homebuyers, people of color, and people with disabilities.

C2. Address racial inequities and disparities in housing.

C3. Preserve and stabilize the viability of existing homeownership for low-income homeowners.

Priority D

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



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

Strategy

D1. Support growth management planning which best meet the Comprehensive Plan's goals and policies.

D2. Leverage partnerships within the health, education, parks, and transportation fields to support housing affordability, access to opportunity and quality of life.

D3. Grow and expand use of both local and regional housing data and analysis.

| Strategy | Actions for Consideration |
|--|--|
| D1. Support growth management planning which best meet the Comprehensive Plan’s goals and policies. | <ul style="list-style-type: none"> Consider funding City-led studies of areas that may be proposed for future urban growth or urban reserve areas for future expansions (in the long term), to better understand potential impacts to utilities and transportation. These could be undertaken in anticipation of the 2026 regional periodic Comprehensive Plan updates in Spokane County (RCW 36.70A.130). Continue to promote and support regional planning efforts such as the Steering Committee of Elected Officials and implementation of Countywide Planning Policies (CWPPs). |

| Strategy | Actions for Consideration |
|--|---|
| D2. 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 in higher density zones to connect communities with affordable housing options, walkable neighborhoods, and public transportation. • Continue to explore connections and partnerships with school districts on housing, planning, and education outcomes to support greater access to opportunity for all students and families. • Leverage partnerships with hospitals and health care institutions to address upstream causes of inequity, promote safe and healthy housing, and maximize positive health outcomes. |

| Strategy | Actions for Consideration |
|--|---|
| D3. Grow and expand use of both local and regional housing data and analysis. | <ul style="list-style-type: none"> • Develop and deploy a regional competitive market analysis, inclusive of but not limited to measures of inventory, cost drivers, regulatory environment, and publish regular updates. • Leverage partnerships with universities and community research organizations to expand existing housing data and increase the frequency of collection/analysis. • Build partnerships to create a database or registry of affordable and accessible housing. Monitor expiring affordability. • Establish an ongoing community stakeholder group to build on the relationships built during preparation of the HAP, seeking more regular and broad discussion of the regional housing market. |

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

Strategy

D1. Support growth management planning which best meet the Comprehensive Plan's goals and policies.

D2. Leverage partnerships within the health, education, parks, and transportation fields to support housing affordability, access to opportunity and quality of life.

D3. Grow and expand use of both local and regional housing data and analysis.

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



BEFORE



AFTER



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

Priority C Enhance equitable access to housing and homeownership.



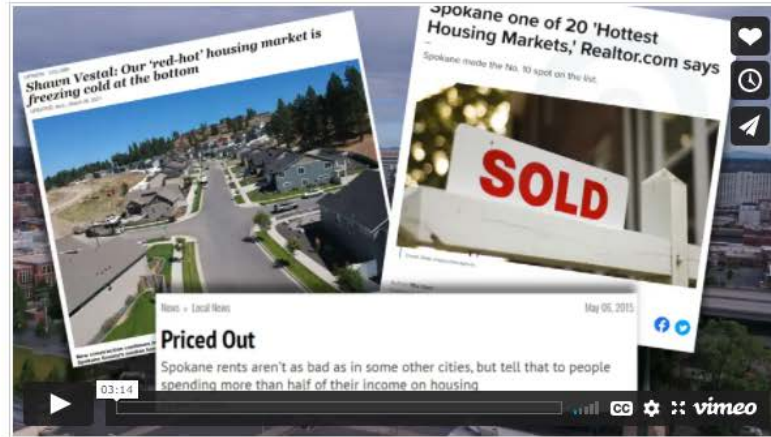
Priority D Leverage and grow partnerships to support housing initiatives across the region.

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

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



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

To submit written comments, please email spokanehousingplan@spokanecity.org.

Contact Information

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Assistant Planner
509.625.6737
mmurphy@spokanecity.org

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.

Name *

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Email *

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How To Comment

We invite the public to review and provide feedback.

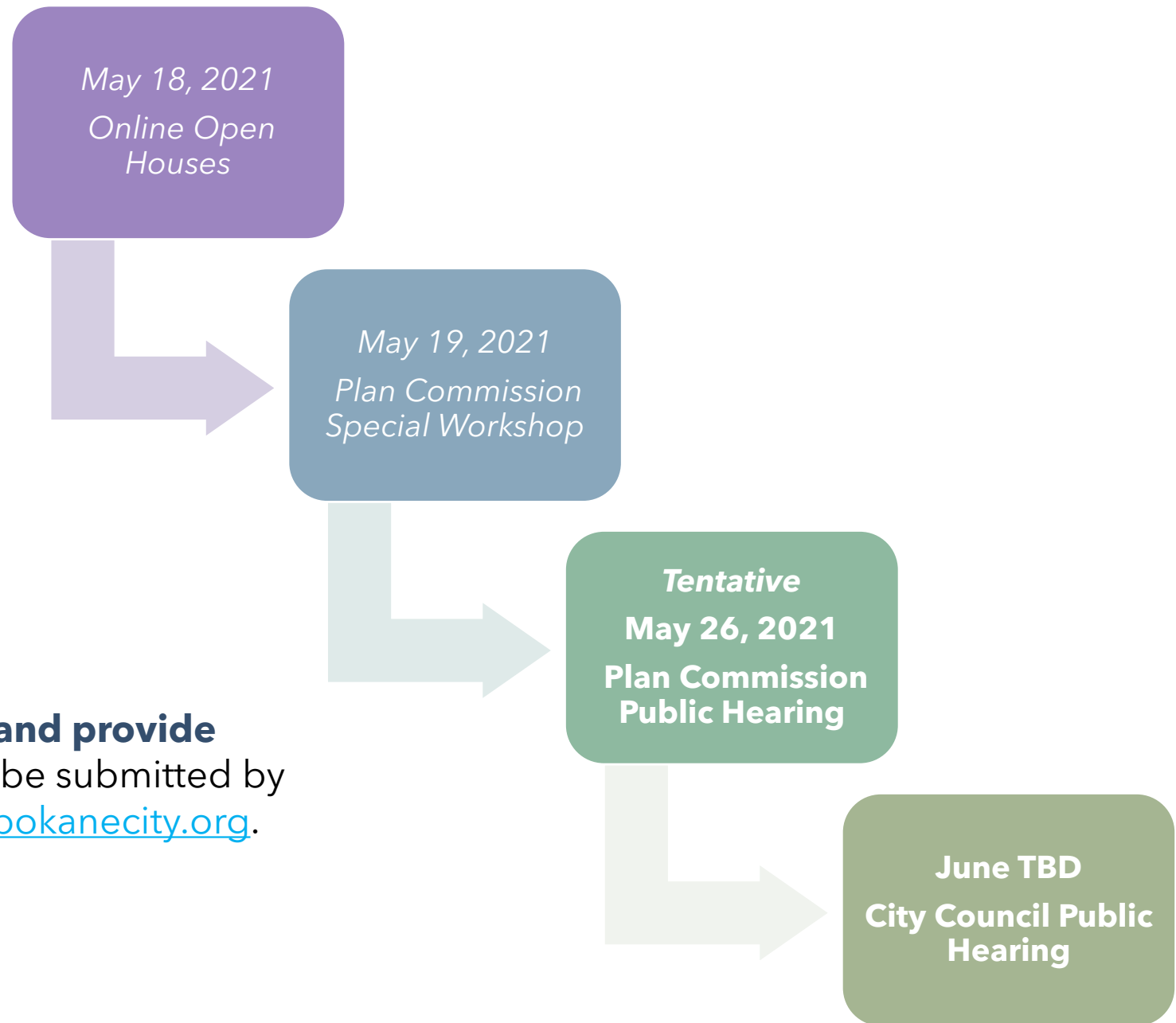
- By email to:
spokanehousingplan@spokanecity.org
- In writing:
Planning and Economic Development
Services Department
Attn: Maren Murphy, Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3333
- Public Testimony at upcoming Plan
Commission Public Hearing and/or City
Council Public Hearing



More information on the City website: <https://my.spokanecity.org/housing/spokane-housing-action-plan/>

Upcoming Meetings

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

(Tentative) May 26, 2021 @ 4:00 pm

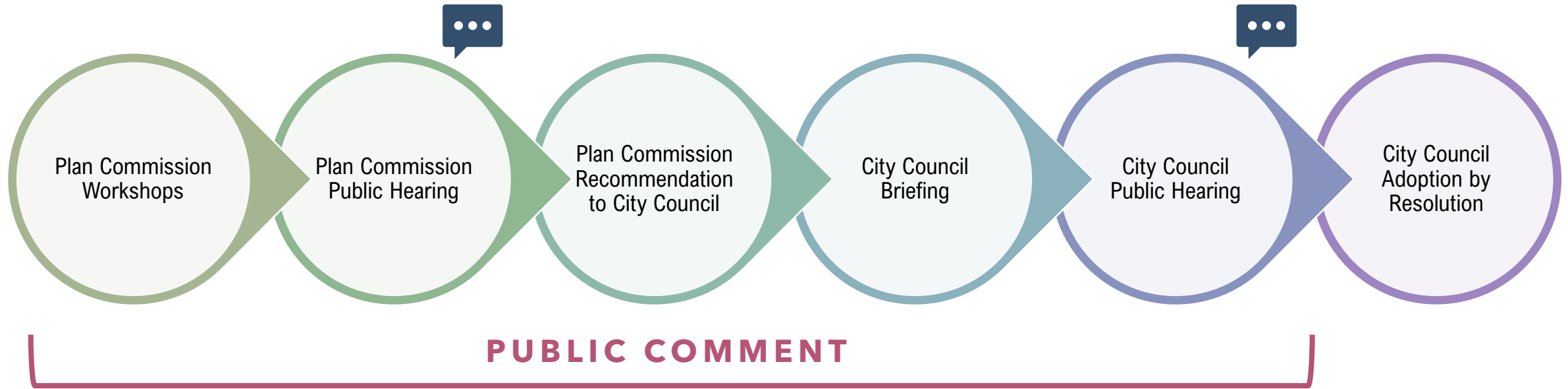
Plan Commission Public Hearing on
Draft Housing Action Plan

Please review the Draft Plan online:

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

Public Comment: spokanehousingplan@spokanecity.org

Resolution Adoption Process



Submit comments by email to: spokanehousingplan@spokanecity.org

EXTRA SLIDES