

HOUSING ACTION PLAN

HOUSING OPTIONS FOR ALL



City Council Study Session
January 7, 2021
Maren Murphy, AICP, Assistant Planner

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



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



**Severely
Cost Burdened**



Cost Burdened



- Close to **38,000 households are cost burdened**, or 35% of all households.
- Over **half of renters** in the city of Spokane are cost burdened.
- Close to **18,000 households are severely cost burdened**, or 17% of all households.
- Over a **quarter of renters** are severely cost burdened.



Spokane Housing Action Plan



The City of Spokane is creating the Housing Action Plan to help increase housing options that are affordable and accessible for people and families of all incomes. As Spokane grows, we are facing a gap in housing supply. The plan will provide a strategic approach to address current and future housing needs of the Spokane community. When completed, it will provide a coordinated vision that supports more people being able to find a home that meets their needs with access to opportunities, services and amenities. This process builds upon previous community discussions and initiatives around infill development, housing quality, and affordable housing funding.

[Download & Share Project Flyer](#)

Spokane's Housing Action Plan will:

- Encourage construction of additional affordable and market rate housing that are accessible to a variety of income levels. This includes options accessible to people and families with low and moderate incomes and cost-burdened households.
- Examine population, workforce and housing trends.

Contact Information

Maren Murphy, AICP
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](#)

Spokane Housing Plan Updates

Sign up to receive email announcements about this project.

Name *

First Last

Email *

[Submit](#)

Get Involved

Materials and Presentations

Draft Housing Needs Assessment

The Draft Housing Needs Assessment, prepared by ECONorthwest, is part of the deliverables provided for the Housing Action Plan. It helps define the range of housing needs by analyzing data that describes the city of Spokane's housing and associated demographic, workforce, and market trends over the past few decades. The draft assessment also provides a comparison to Spokane County.

- [City of Spokane -- Draft Housing Needs Fact Packet -- December 7, 2020](#) (PDF 8.1 MB)
- [City of Spokane -- Housing Needs Assessment Methods Memo -- October 4, 2020](#) (PDF 305 KB)

Additional Data Analysis

This document provides additional data analysis on community and regional housing needs, trends, and gaps for the Spokane Housing Action Plan. This will be updated as needed throughout the process.

- [Spokane Housing Needs -- Additional Data Slides -- December 18, 2020](#) (PDF 1.4 MB)

Housing Action Plan Working Group

The Housing Action Plan Working Group will provide guidance on the project process and analysis, as well as the contents of the final Housing Action Plan. The working group is comprised of housing stakeholders, community groups, and community members who will support and represent a variety of perspectives and experiences in the community.

- Housing Action Plan Working Group Meeting #1 – July 29, 2020
 - [Agenda Materials](#) (PDF 192 KB)
 - [Presentation](#) (PDF 2.2 MB)
 - [Meeting #1 Summary](#) (PDF 211 KB)
- Housing Action Plan Working Group Meeting #2 – October 21, 2020
 - [Agenda Materials](#) (PDF 134 KB)
 - [Presentation](#) (PDF 1.9 MB)
 - [Meeting #2 Summary](#) (PDF 120 KB)

Developing a Housing Action Plan



Engagement Update



INTERNAL STAFF
TEAM



STAKEHOLDER
INTERVIEWS



BOARD,
COMMISSIONS,
COUNCIL



HOUSING ACTION
PLAN WORKING
GROUP



STAKEHOLDER
AND STAFF
ROUNDTABLES



COMMUNITY
SURVEYS ONLINE

Housing Action Plan Key Project Components

Housing Needs Assessment

Additional Data Analysis

Review Local Housing Policy Framework

Displacement Risk Analysis

Community Engagement

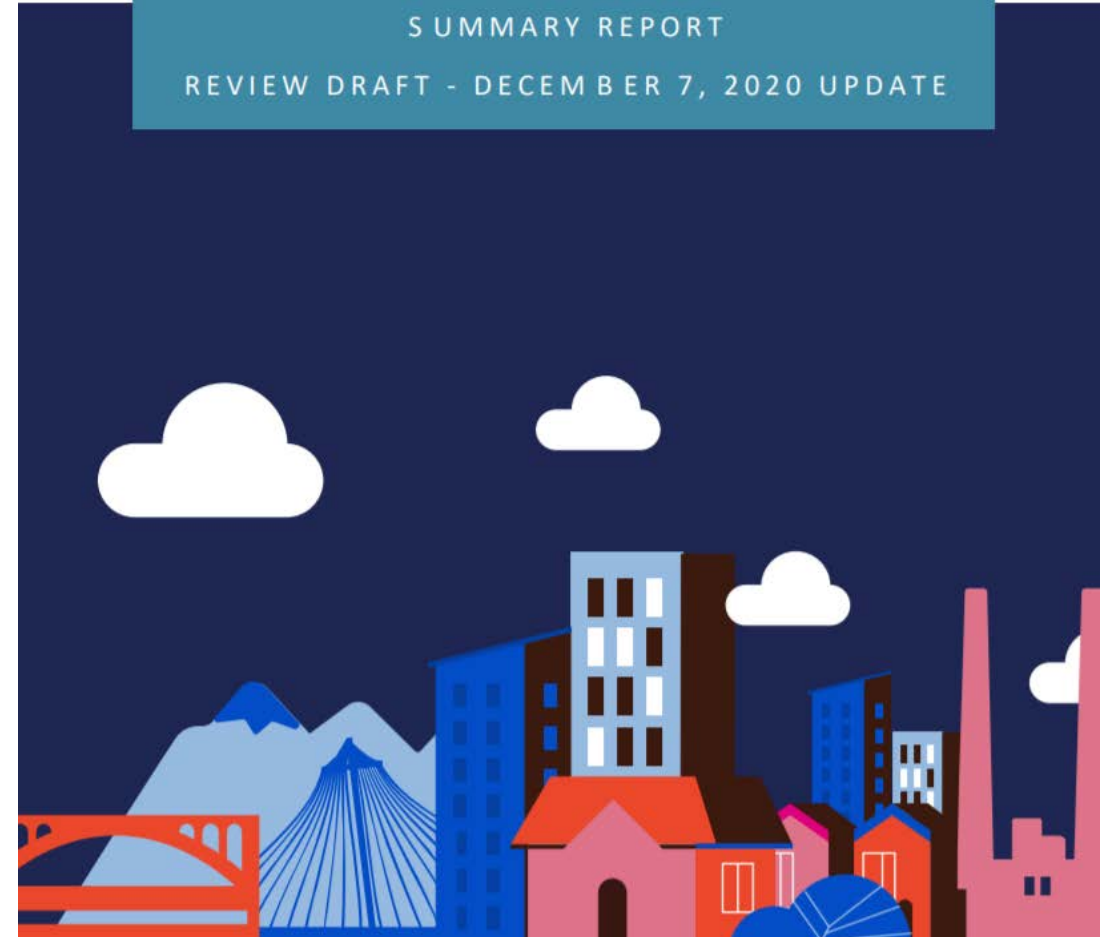


DRAFT CITY OF SPOKANE HOUSING ACTION PLAN

HOUSING NEEDS ASSESSMENT

SUMMARY REPORT

REVIEW DRAFT - DECEMBER 7, 2020 UPDATE



Housing Action Plan Key Project Components

Housing Needs Assessment

Additional Data Analysis

Review Local Housing Policy Framework

Displacement Risk Analysis

Community Engagement

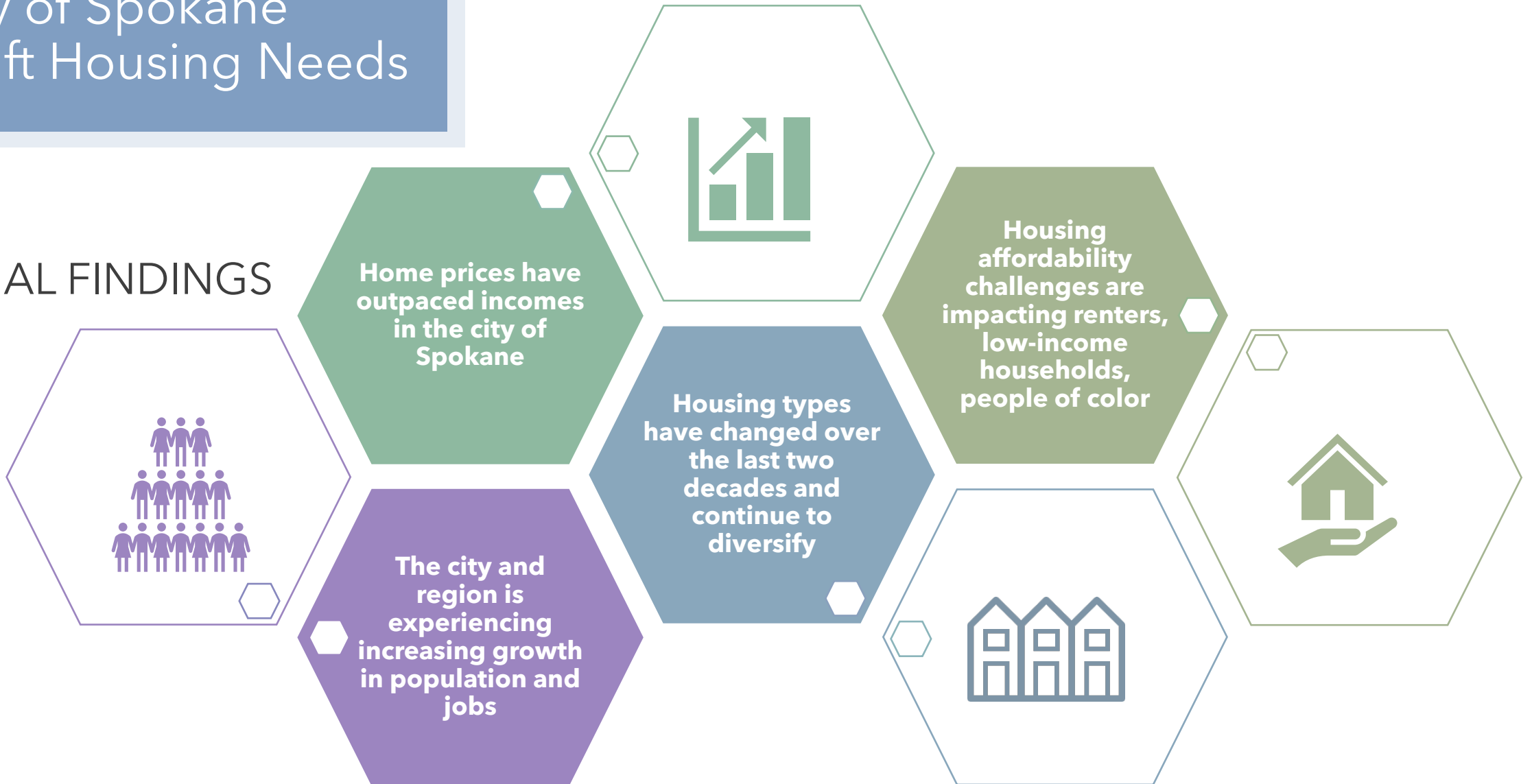


Additional Data Analysis

- OFM Population and Housing Estimates
- Population Growth
- In-migration
- Housing Permitting Within Region
- UW Center for Real Estate Research:
 - Housing Market Snapshots
 - Housing Affordability
- Community Data:
 - Households
 - Housing Types
 - People with Disabilities
 - Cost Burdened Households
 - Racial Equity
- SRHD Health Insights
- Housing and Transportation

City of Spokane Draft Housing Needs

INITIAL FINDINGS



Preliminary Displacement Analysis

Draft Results - methodology report available at my.spokanecity.org/housing

Displacement Risk

Displacement occurs when housing or neighborhood conditions force residents to move. Displacement can be physical, when building conditions deteriorate or redevelopment occurs, or economic, as costs rise.

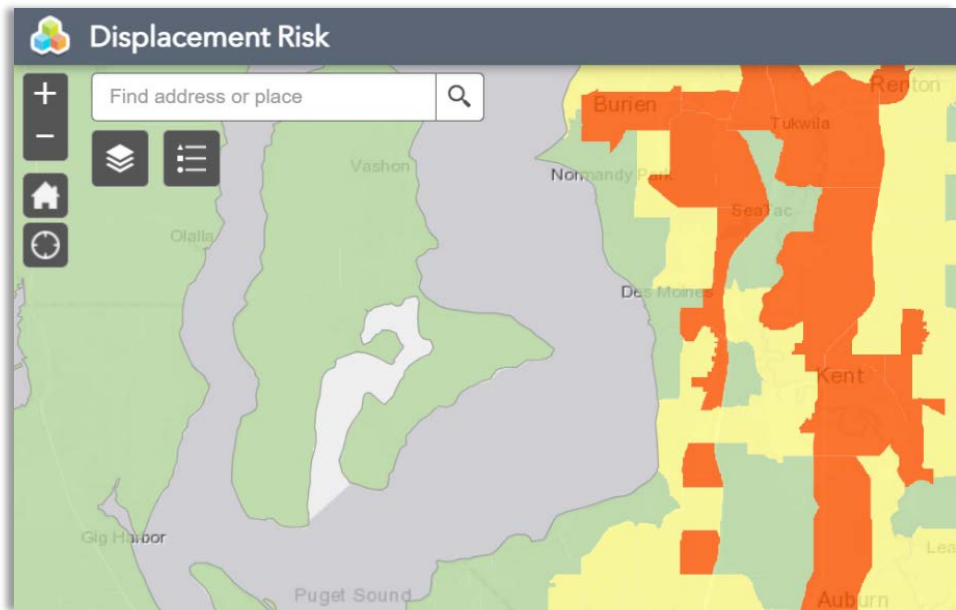
Physical Displacement

Economic Displacement

Cultural Displacement

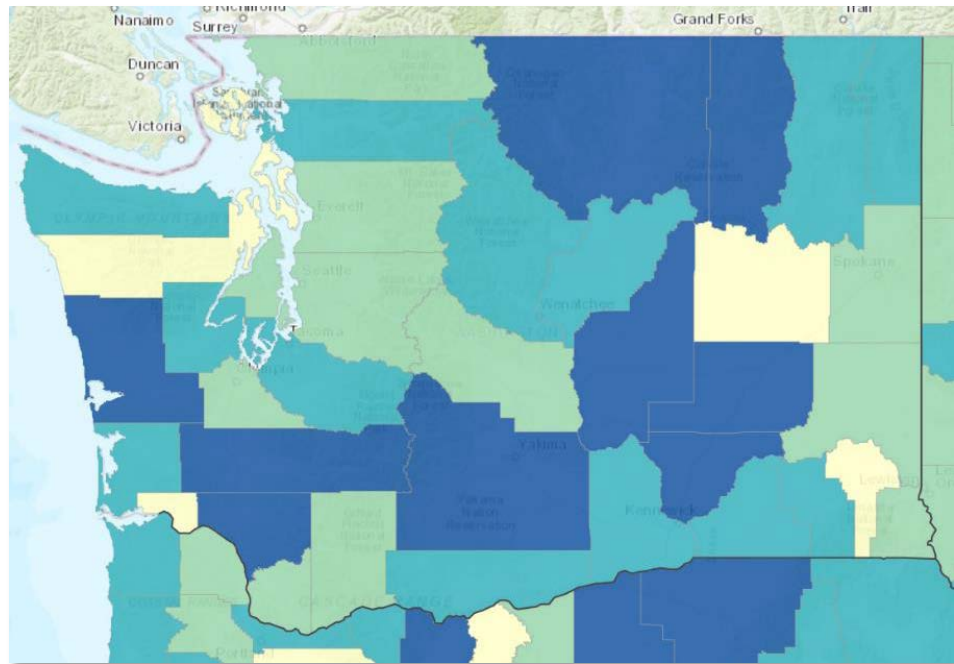


Activists block Chicago's The 606 trail in 2016 to protest gentrification and displacement. Photo by Tyler Lariviere. Source: Planning Magazine



Displacement Risk Analysis

- Puget Sound Regional Council
 - Specifically for Puget Sound area
 - Not all Variables Available Everywhere



- Social Vulnerability Index
 - Agency for Toxic Substances and Disease Registry (ATSDR)
 - Based on Census/ACS Data (2014-2018)
 - Mapping by Census Tract Available Nationwide

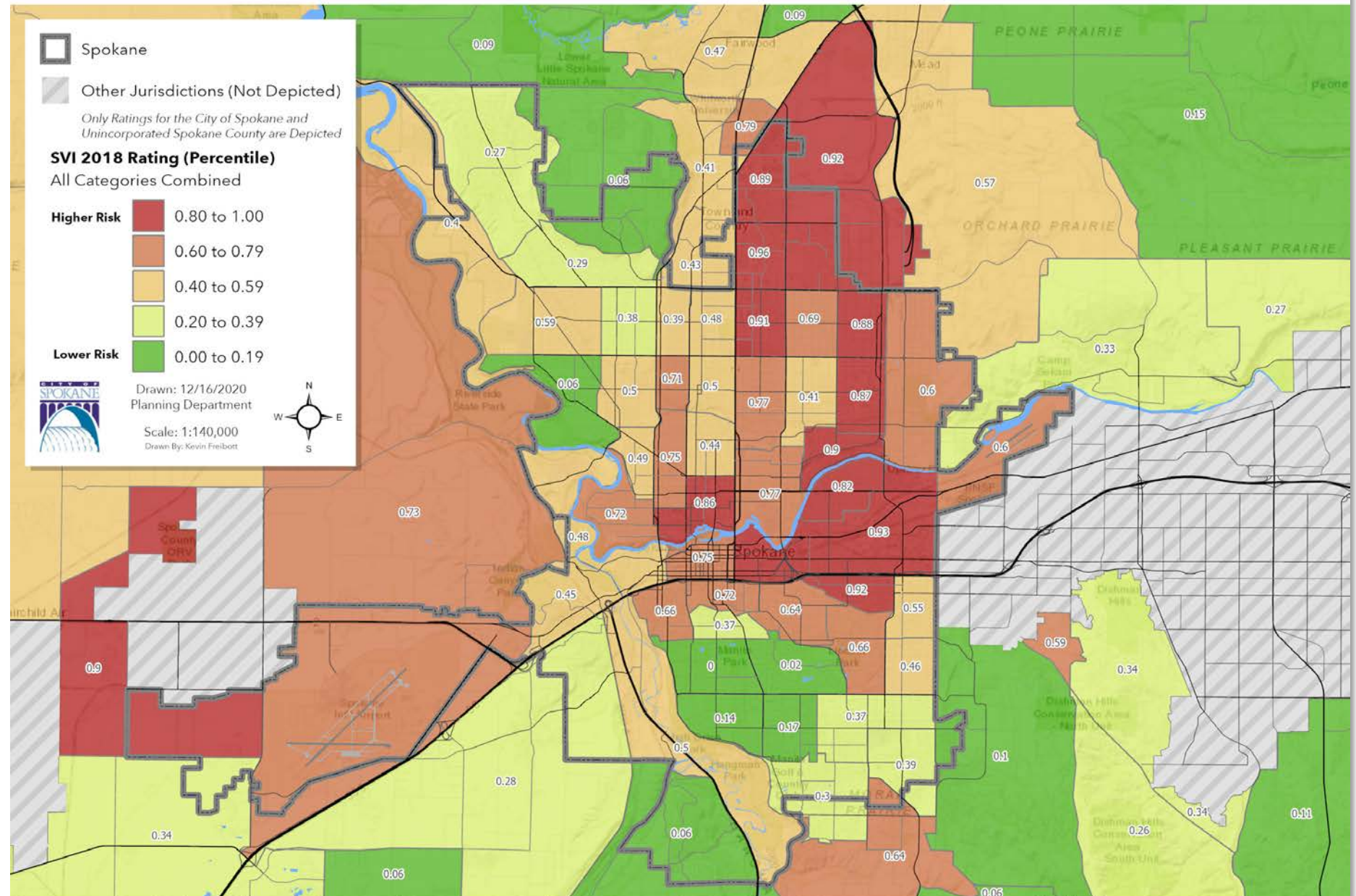
SVI Analysis Variables

Overall Vulnerability	Socioeconomic Status	Below Poverty
		Unemployed
		Income
		No High School Diploma
	Household Composition and Disability	Aged 65 or Older
		Aged 17 or Younger
		Older than Age 5 with a Disability
		Single-Parent Households
	Minority Status & Language	Minority
		Speaks English "Less than Well"
	Housing Type & Transportation	Multi-Unit Structures
		Mobile Homes
		Crowding
		No Vehicle
		Group Quarters

Combined Value

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

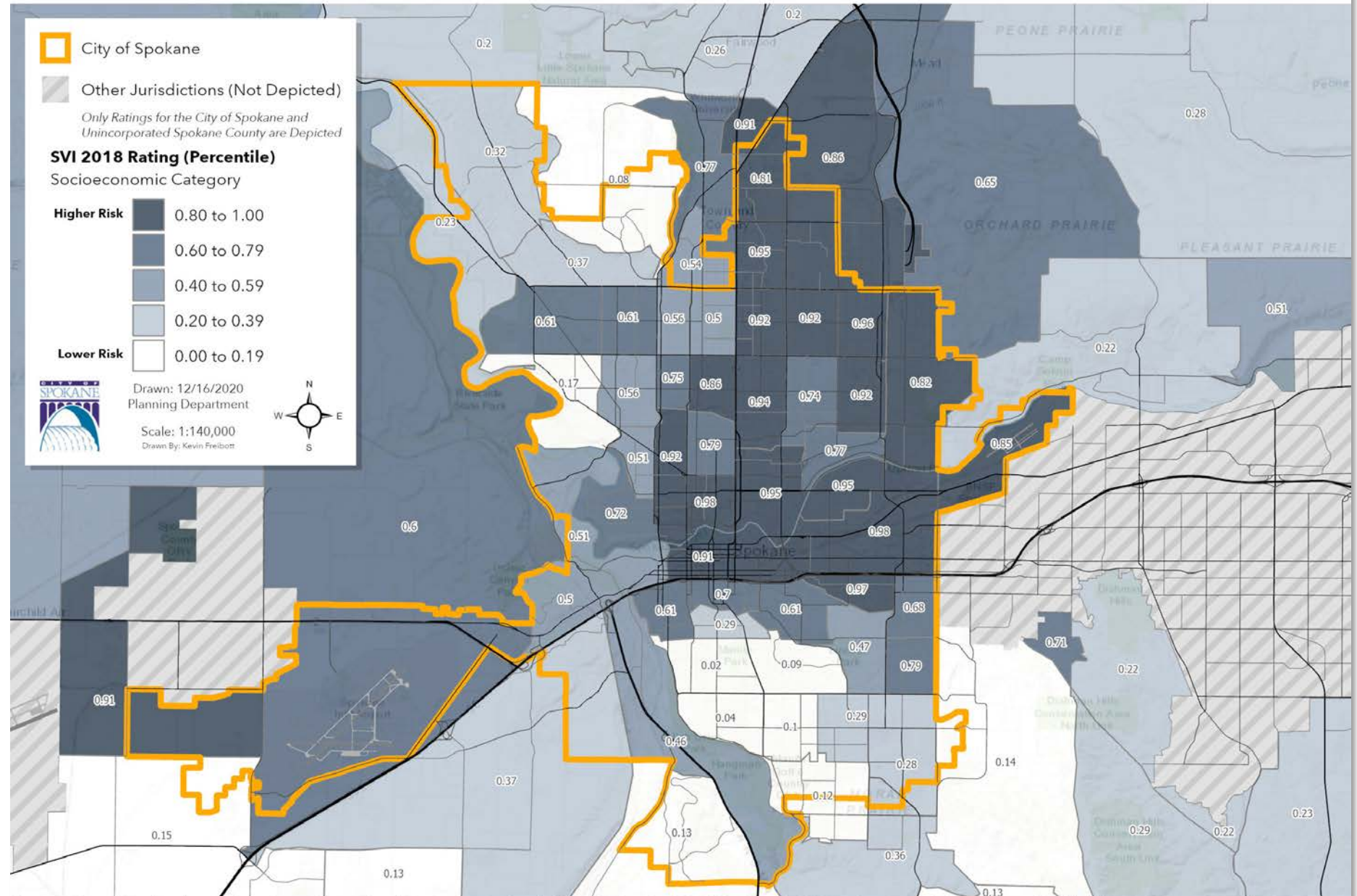
Figure 5: Overall SVI Value, Combined Value for All Categories by Tract



Socioeconomic

- Below Poverty
- Unemployed
- Income
- No HS Diploma

Figure 1: SVI Value, Displacement Risk due to Socioeconomic Status

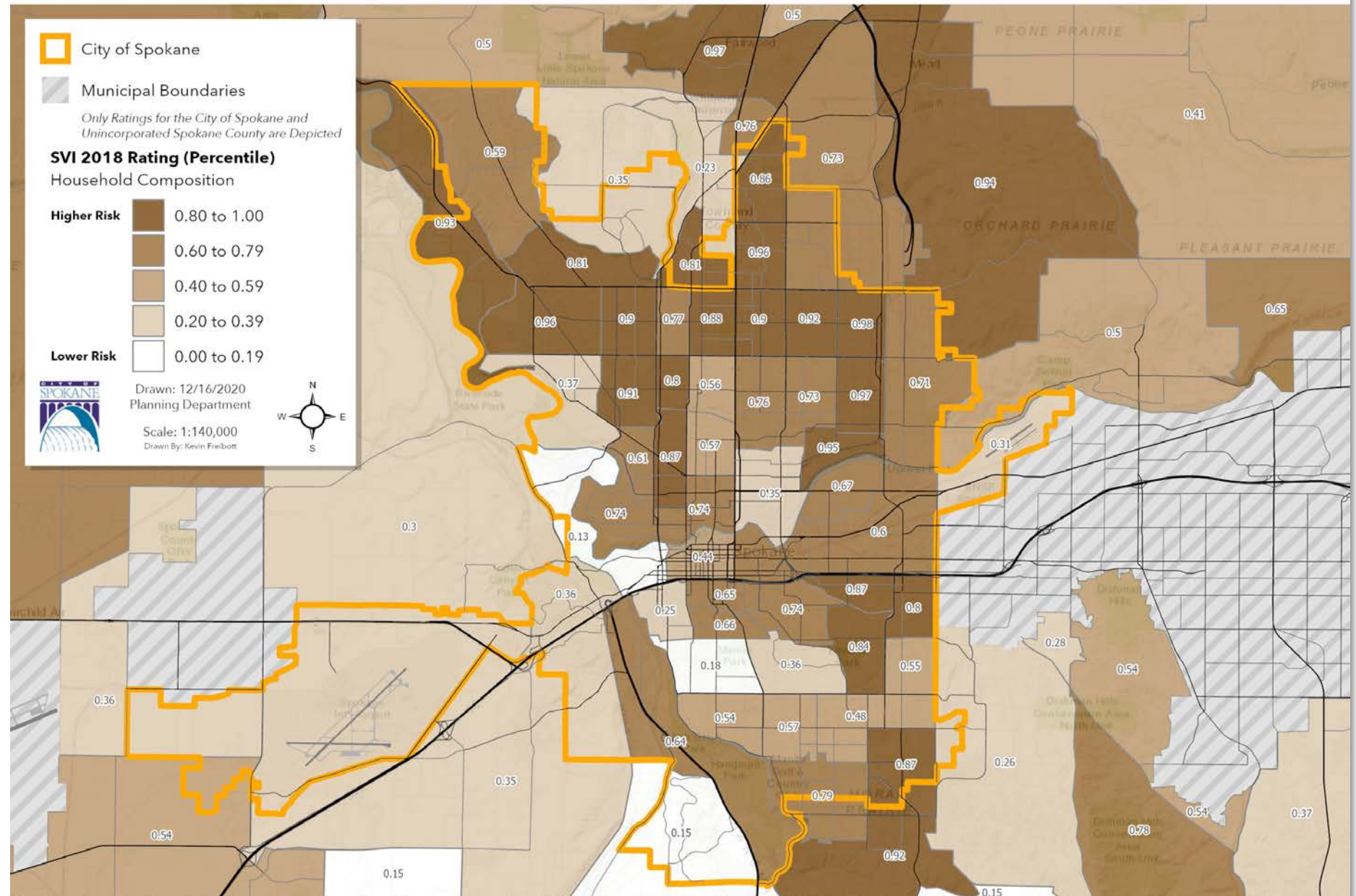


Map Layer Source: City of Spokane, Spokane County, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS
Data Source: U.S. Department of Health and Human Services, Agency for Toxic Substances and Disease Registry, SVI2018 CDC analysis.

Household Composition and Disability

- Older than 65
- Younger than 17
- Age 5+ w/Disability
- Single-Parent Households

Figure 2: SVI Value, Displacement Risk due to Household Composition and Disability

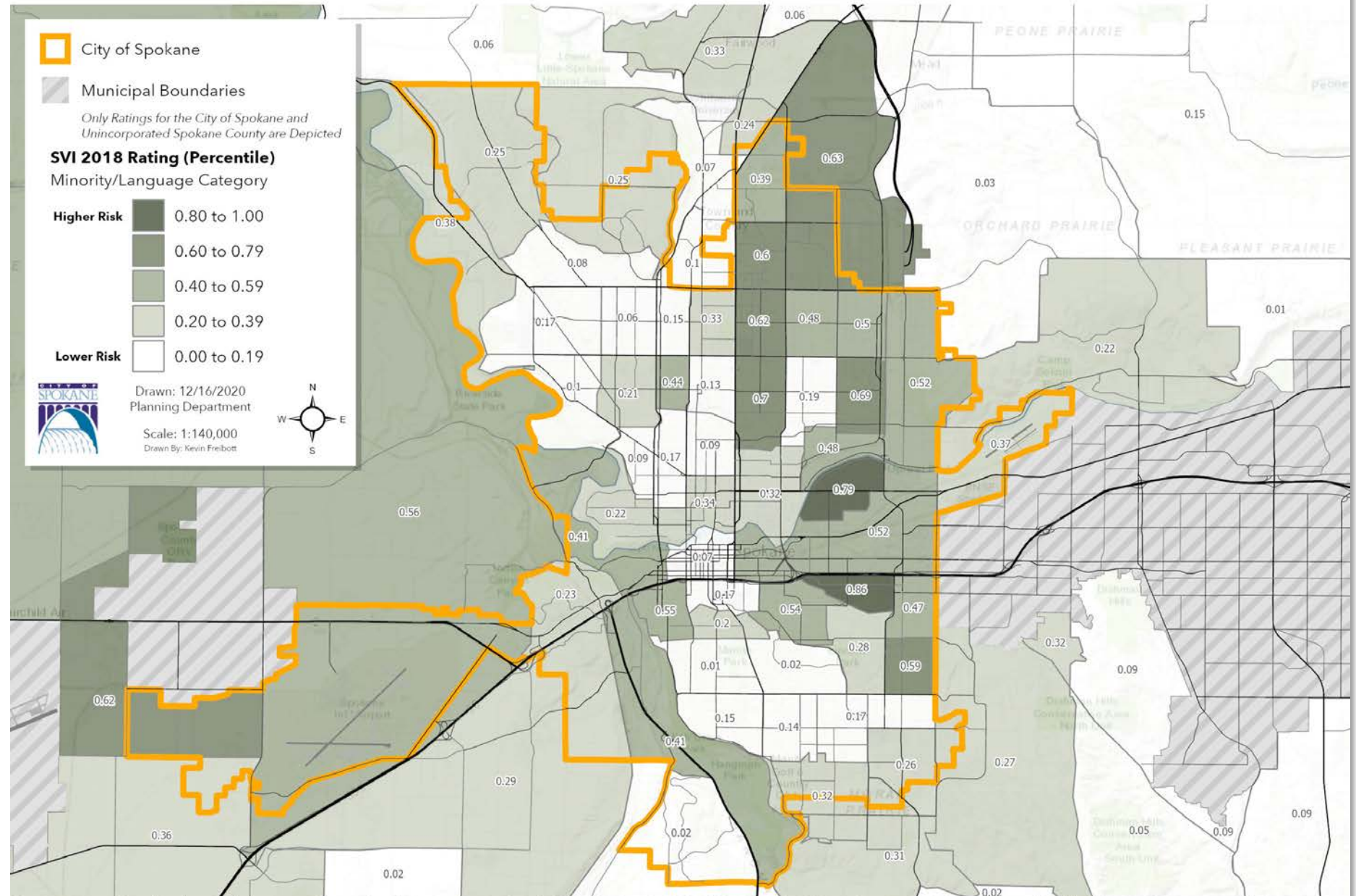


Map Layer Source: City of Spokane, Spokane County, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS
Data Source: U.S. Department of Health and Human Services, Agency for Toxic Substances and Disease Registry, SVI2018 CDC analysis.

Minority Status and Language

- Minority
- Speaks English "Less than Well"

Figure 3: SVI Value, Displacement Risk due to Minority Status/English Ability

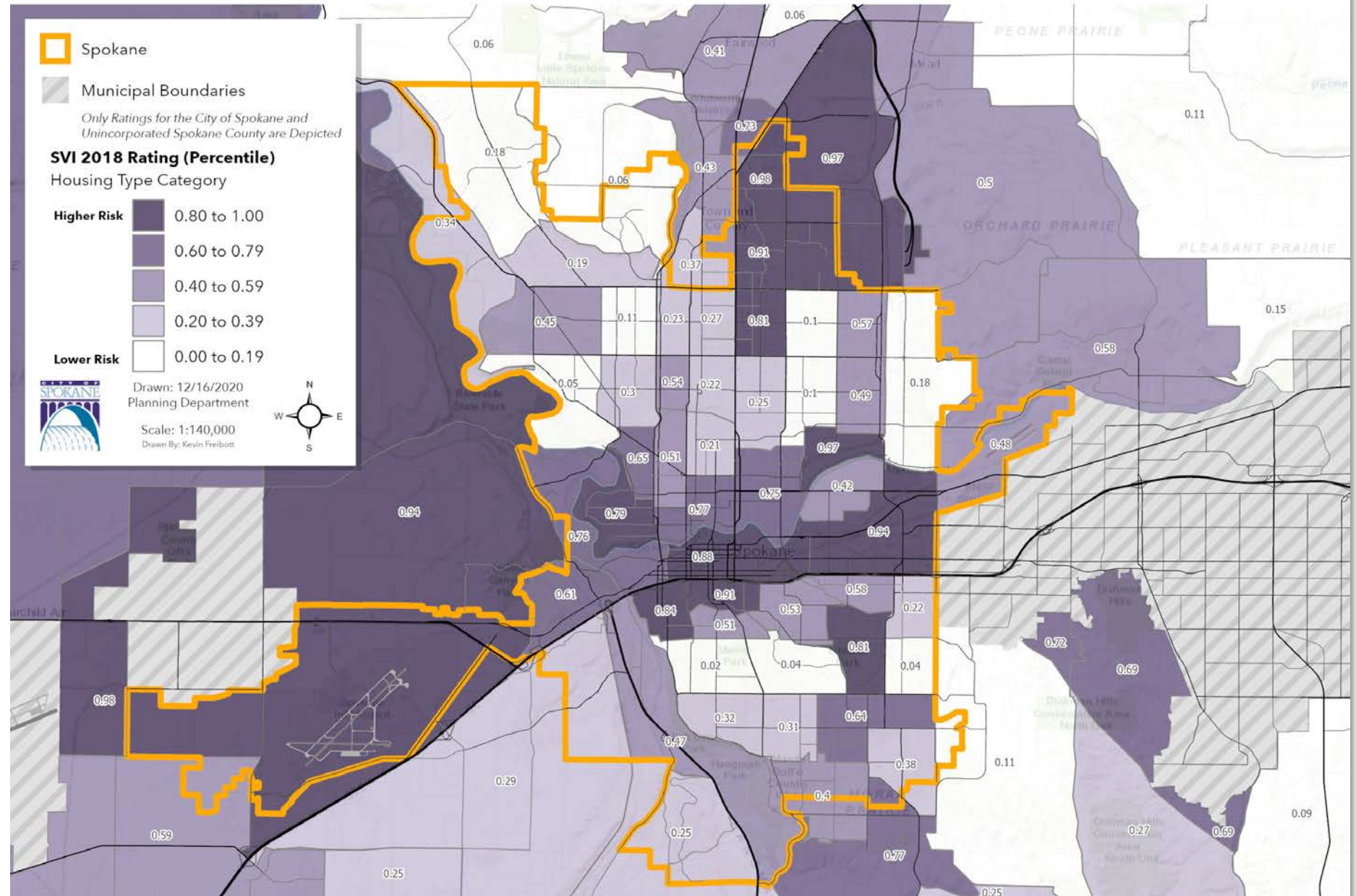


Map Layer Source: City of Spokane, Spokane County, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS
Data Source: U.S. Department of Health and Human Services, Agency for Toxic Substances and Disease Registry, SVI2018 CDC analysis.

Housing Type and Transportation

- Multi-Unit Structures
- Mobile Homes
- Crowding
- No Vehicle
- Group Quarters

Figure 4: SVI Value, Displacement Risk due to Housing Type

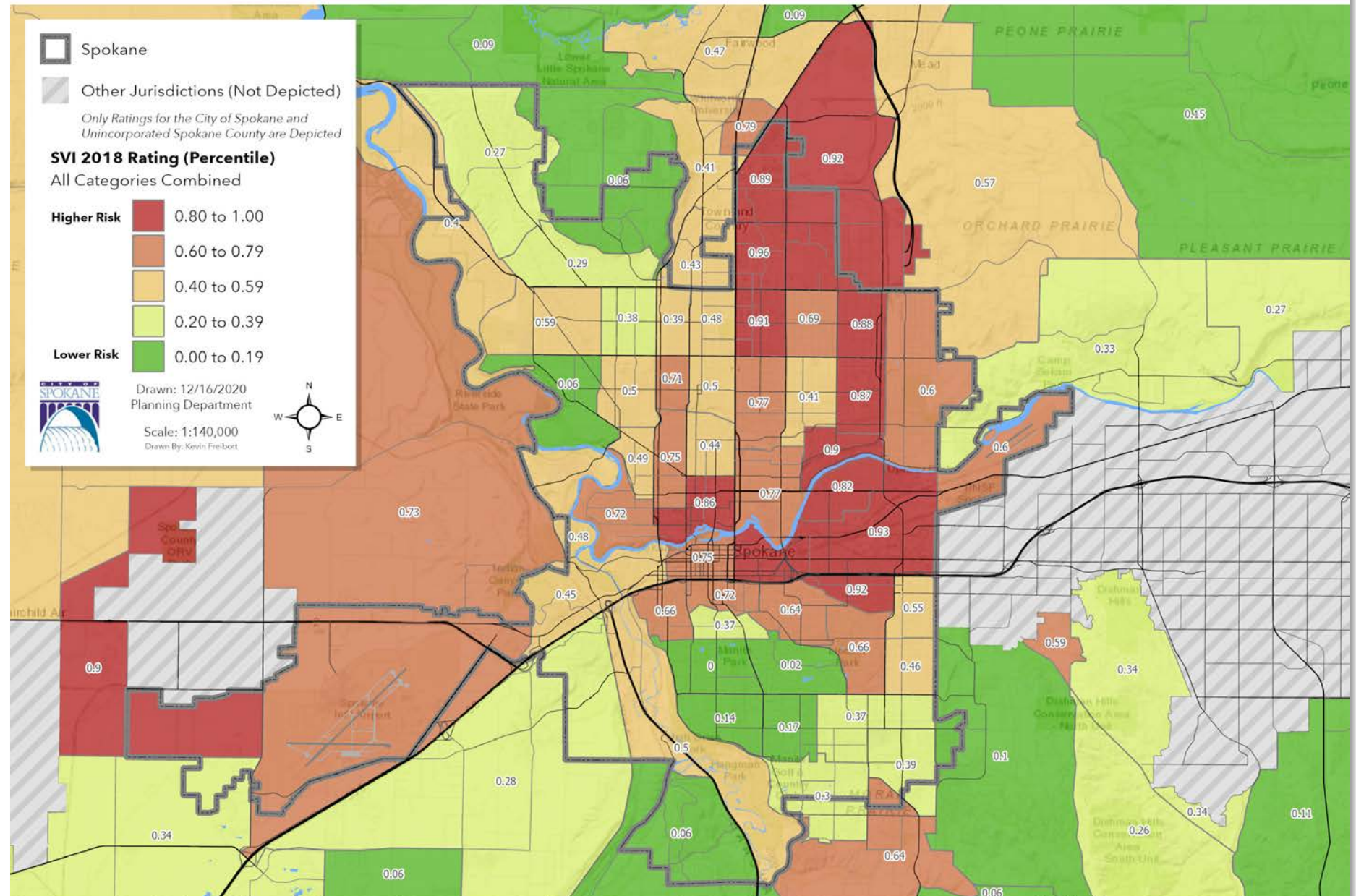


Combined Value

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

Draft methodology report available on the [project page](#)

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



Housing Issues and Experiences Community Surveys

Draft Results

Community Surveys

Surveys

- Live in Spokane Survey
- Work in Spokane Survey
- Languages: English, Arabic, Marshallese, Russian, Spanish, Vietnamese
- Opt-in, voluntary survey - open to the public for anyone to participate in
- Web-based, with media and targeted outreach
 - Press release
 - Social media outreach
 - Stakeholder outreach
 - Targeted outreach
 - Churches
 - Language newspapers
 - Spokane Public Schools

Responses

- November 16 - December 21, 2020
- 1,211 Responses
- 60+ responses for translated surveys

Housing Industry Professional Questionnaire: Continuing to gather input into January with additional targeted outreach - available on project page

WE WANT TO HEAR FROM YOU!

Do you live or work in the City of Spokane? Please take the housing survey below, by December 20.

The City of Spokane is creating the Housing Action Plan to help increase housing options that are affordable and accessible for people and families of all incomes.

We want to know what you think about your housing experience. Take this survey to help plan for the future.

إن مدينة سبوكان بصدد إنشاء خطة عمل للإسكان (Housing Action Plan) للمساعدة في زيادة خيارات الإسكان الميسورة التكلفة والمئات الوصول إليها للأشخاص والعائلات من جميع مستويات الدخل.

نتطلع إلى معرفة آرائكم بشأن تجربتكم السكنية. نرجو منكم استكمال هذا الاستطلاع لمساعدتنا في التخطيط للمستقبل.

Jikin kweilok in Spokane ej kōmman juon Housing Action Plan (Karōk in Jipañ Armej kōn Jikin Jokwe) bwe en lōñlok jikin jokwe me emman oñear im rekkar ñan armej im baamle, jekdōñ joñan aer income.

Kōm kōñaan jeļā lōmñak ko am kōn iien ko ke kwar kapok jikin jokwe. Kwōn uwaak kajjitōk kein bwe kwōn jipañ kōm lōmñak kōn ilju im jekļaj.

Администрация г. Спокэн разрабатывает План действий по решению жилищных вопросов (Housing Action Plan).

Мы хотим, чтобы вы поделились своим мнением и опытом. Ваше участие в этом опросе помогает планировать будущее.

La ciudad de Spokane está creando el Plan de Acción para la Vivienda para ayudar a incrementar el número de opciones de vivienda que sean asequibles y accesibles para personas y familias de todos los niveles de ingresos.

Queremos saber lo que piensa acerca de su experiencia en materia de vivienda. Tome esta encuesta para ayudar a planificar el futuro.

Thành phố Spokane đang lập Chương Trình Hành Động Gia Cư để có thêm nhiều các lựa chọn gia cư giá phải chăng cho nhiều người và gia đình ở mọi mức lợi tức.

Chúng tôi muốn biết ý kiến của quý vị về kinh nghiệm gia cư của mình. Hãy làm khảo sát này để hoạch định cho tương lai.

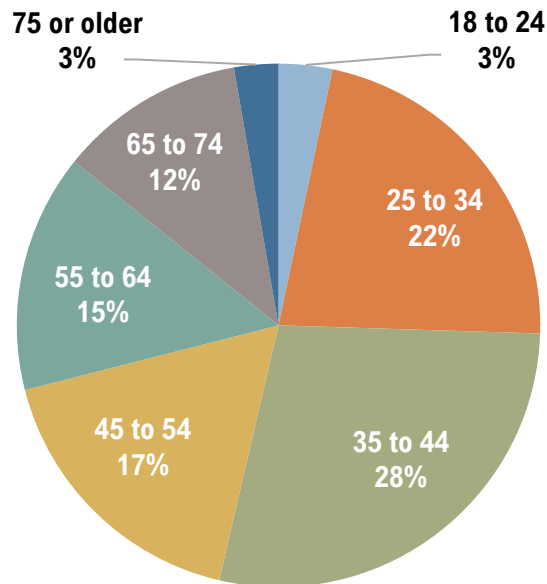
Housing Experiences and Issues Survey - Live or Live/Work in Spokane

Updated: January 5, 2021

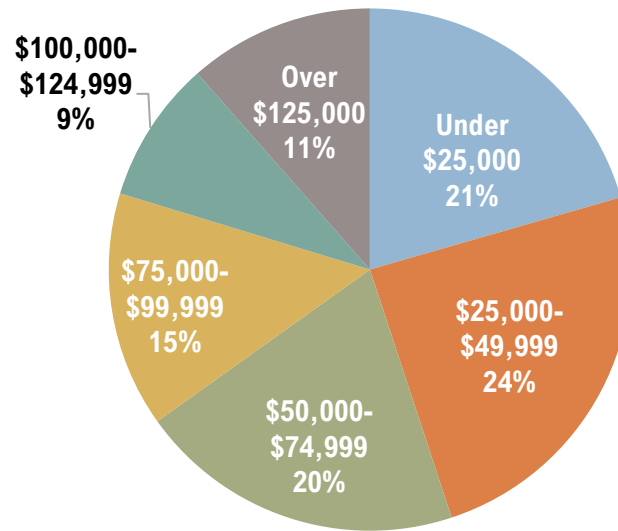
Characteristics - All Respondents

- 1,211 responses
- Half of respondents were between 25 and 44 years of age.
 - City: 40% in 2018 (Median age: 37)
- 45% had a household income under \$50,000.
 - City: Median \$54,085 in 2018
- 37% of households had children under 18 years old.
 - City: 25% in 2018

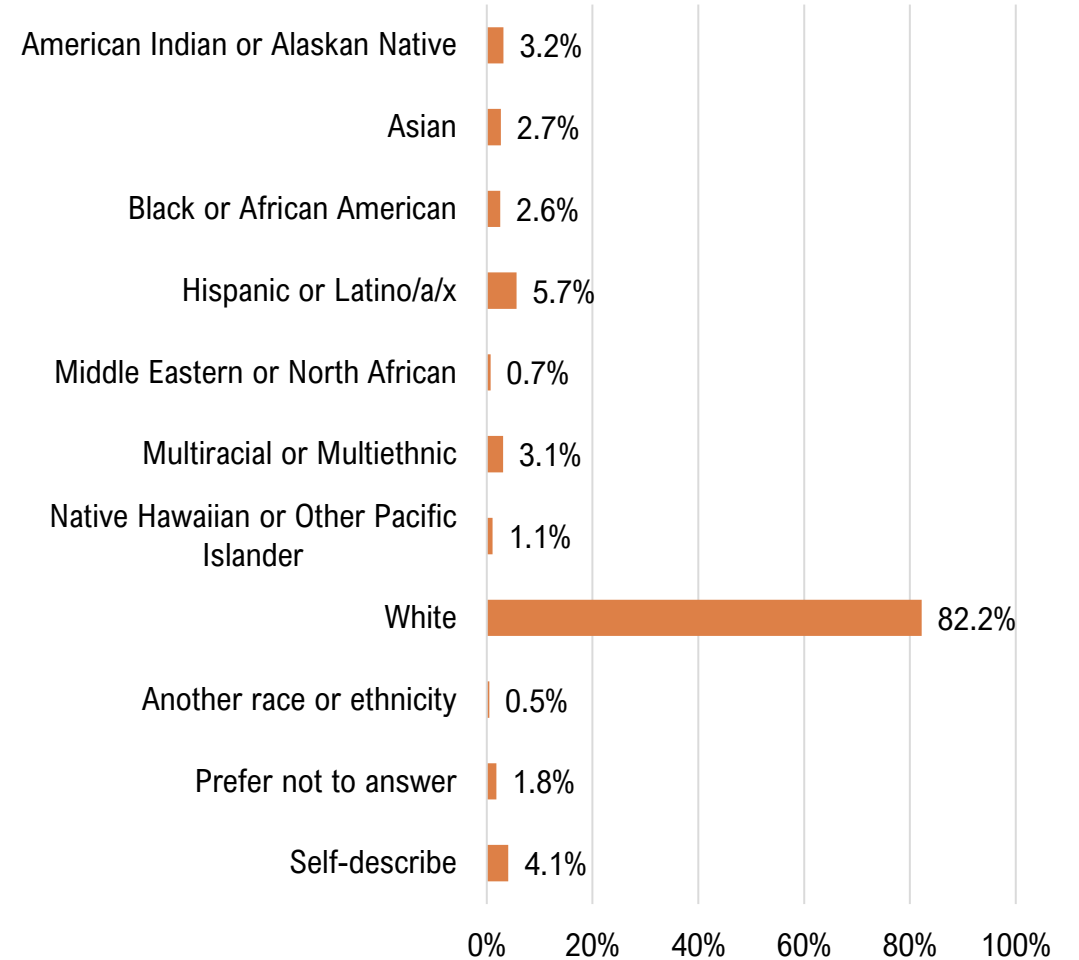
Age of Respondent



Income of Respondent

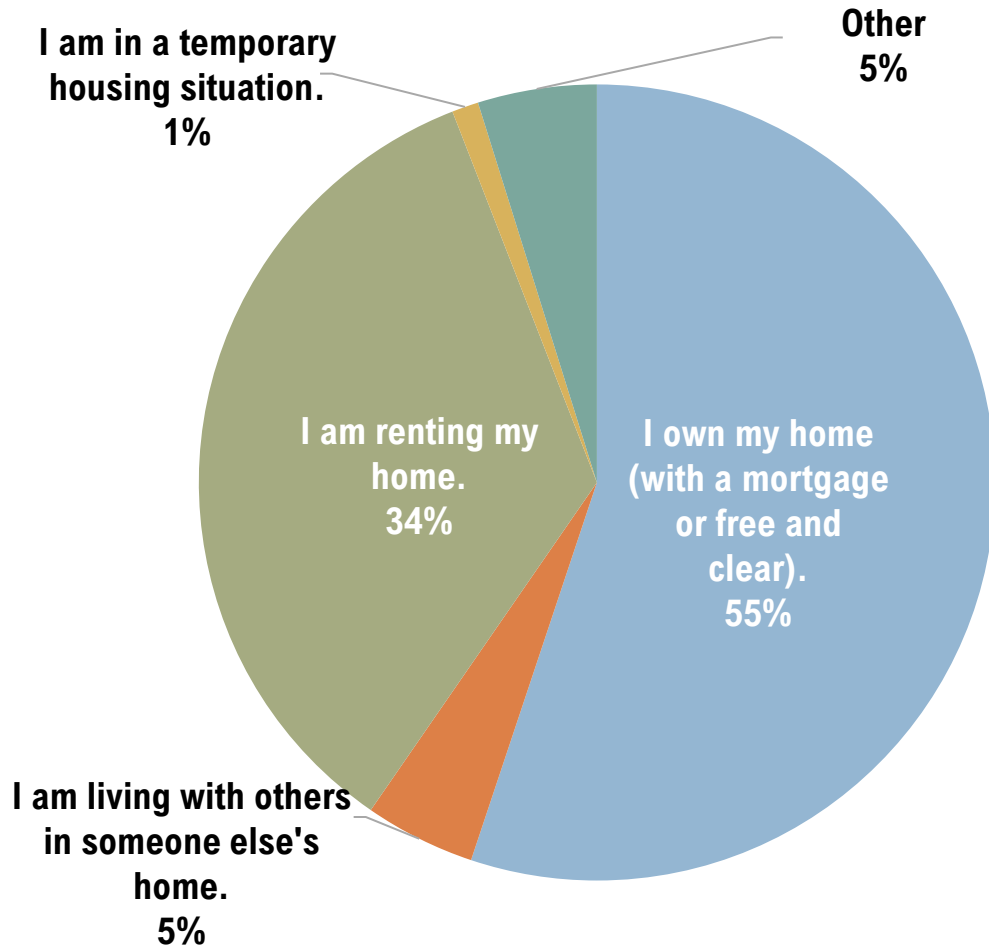


Race or Ethnicity (Check All)

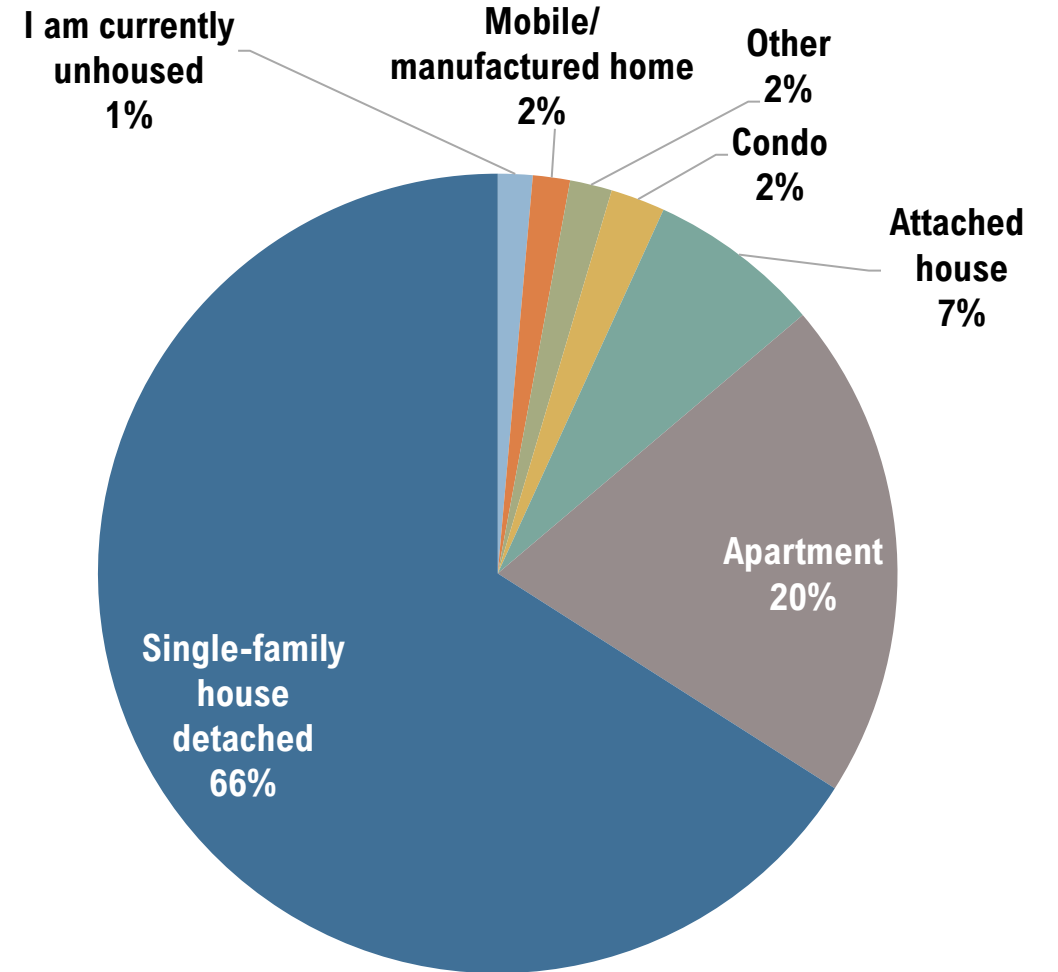


Characteristics - All Respondents

Current Housing Situation



Current Building Type



Initial Themes

Housing affordability is an issue for many, and is not felt equally among respondents.

Finding safe and quality housing that is affordable and meets household needs remains a challenge for renters, low income households, and people looking to buy a home.

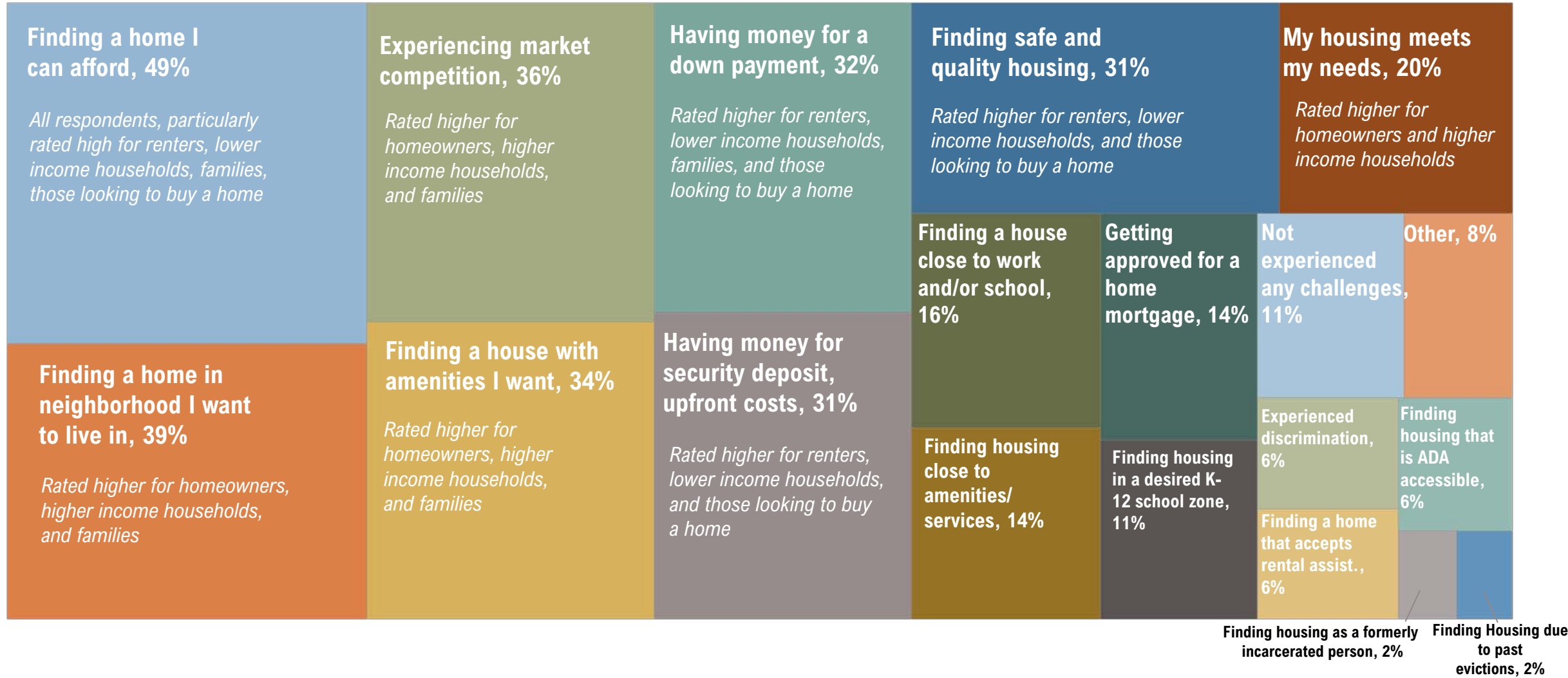
Homeownership is becoming out-of-reach for many, with many people wanting to buy but challenged by finding a house they can afford.

In-migration and population growth are contributing to housing affordability challenges and low vacancy rates.

COVID-19 has exasperated housing challenges for many already struggling

What challenges have you experienced in finding a home in the City of Spokane? - All Respondents

Answered: 1,118



Question:
If you would like,
please expand on
why you think
Spokane is affordable
or unaffordable.

“Spokane is extremely unaffordable for single parents on a working-class income. The real estate market is way out of control, you can't find any affordable decent homes. The low-end housing market is gone.”

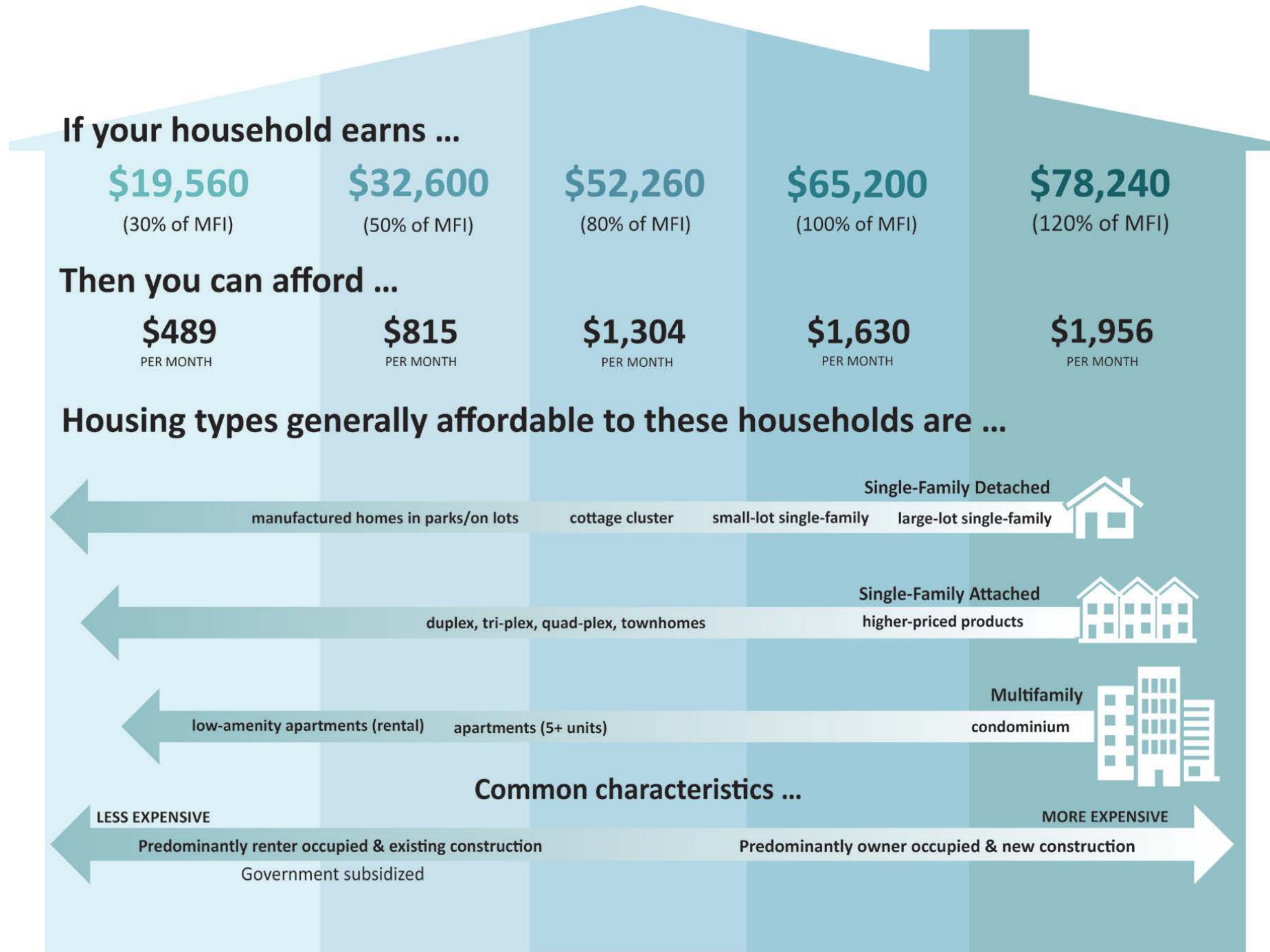
“We have been trying to buy a home for the last year. We aren't looking at homes outside of our means and we are looking for things that are practical. There are so many people looking at homes within our price range and there's just not enough that are more move in ready needing minimal changes.”

“Low vacancy rates, poor tenant protections, history of practices that disproportionately affect people of color.”

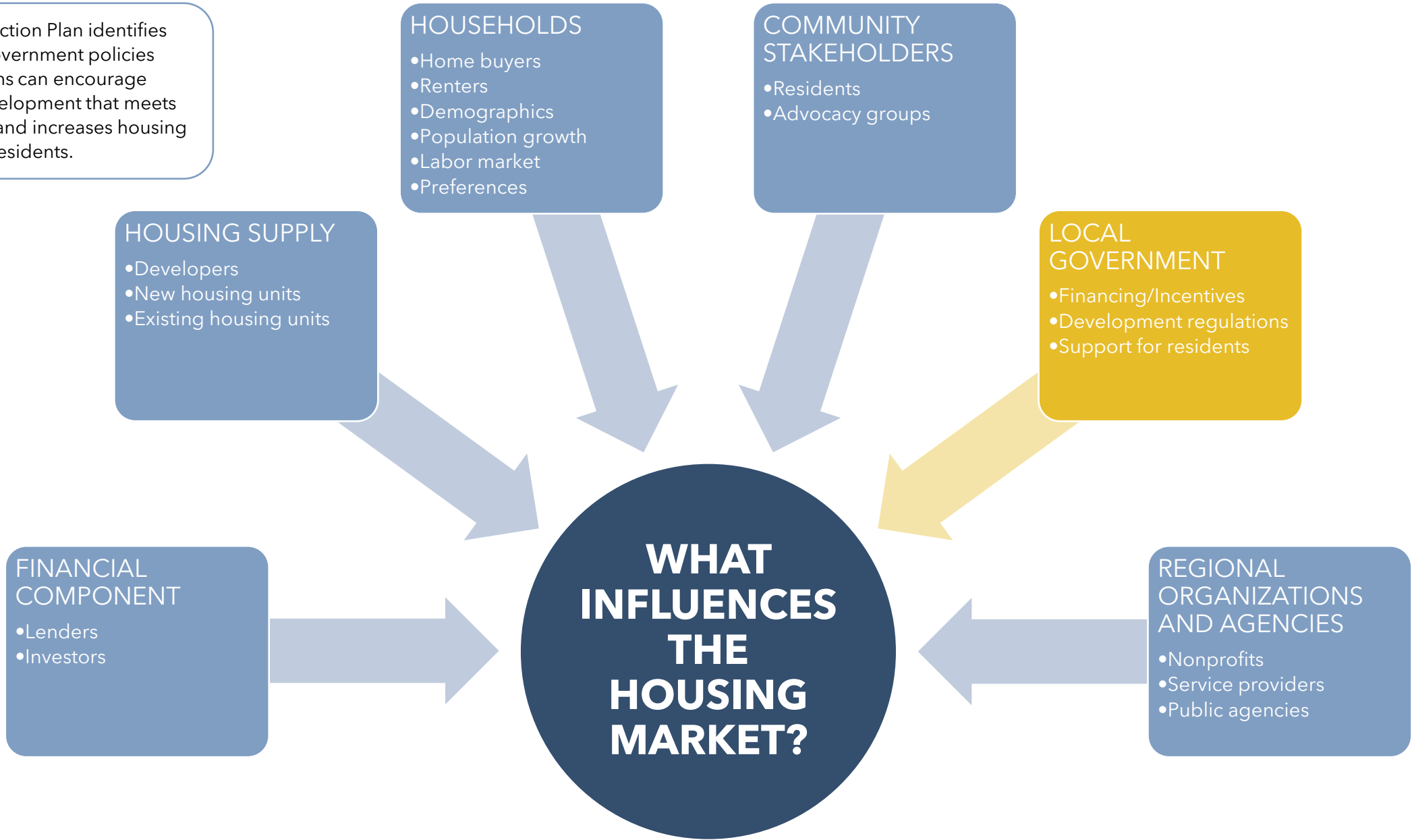
Developing a Housing Action Plan



How can the City of Spokane further encourage affordability based on incomes and housing types?



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.



Draft Strategic Themes

Expand housing
options

Increase housing
supply

Preserve and
protect housing
affordability and
quality

Promote
equitable and
attainable
homeownership

Education and
Research

Regional
Partnerships

Housing Action Plan project page:
my.spokanecity.org/housing

Maren Murphy, Assistant Planner, mmurphy@spokanecity.org