

# HOUSING ACTION PLAN

HOUSING OPTIONS FOR ALL

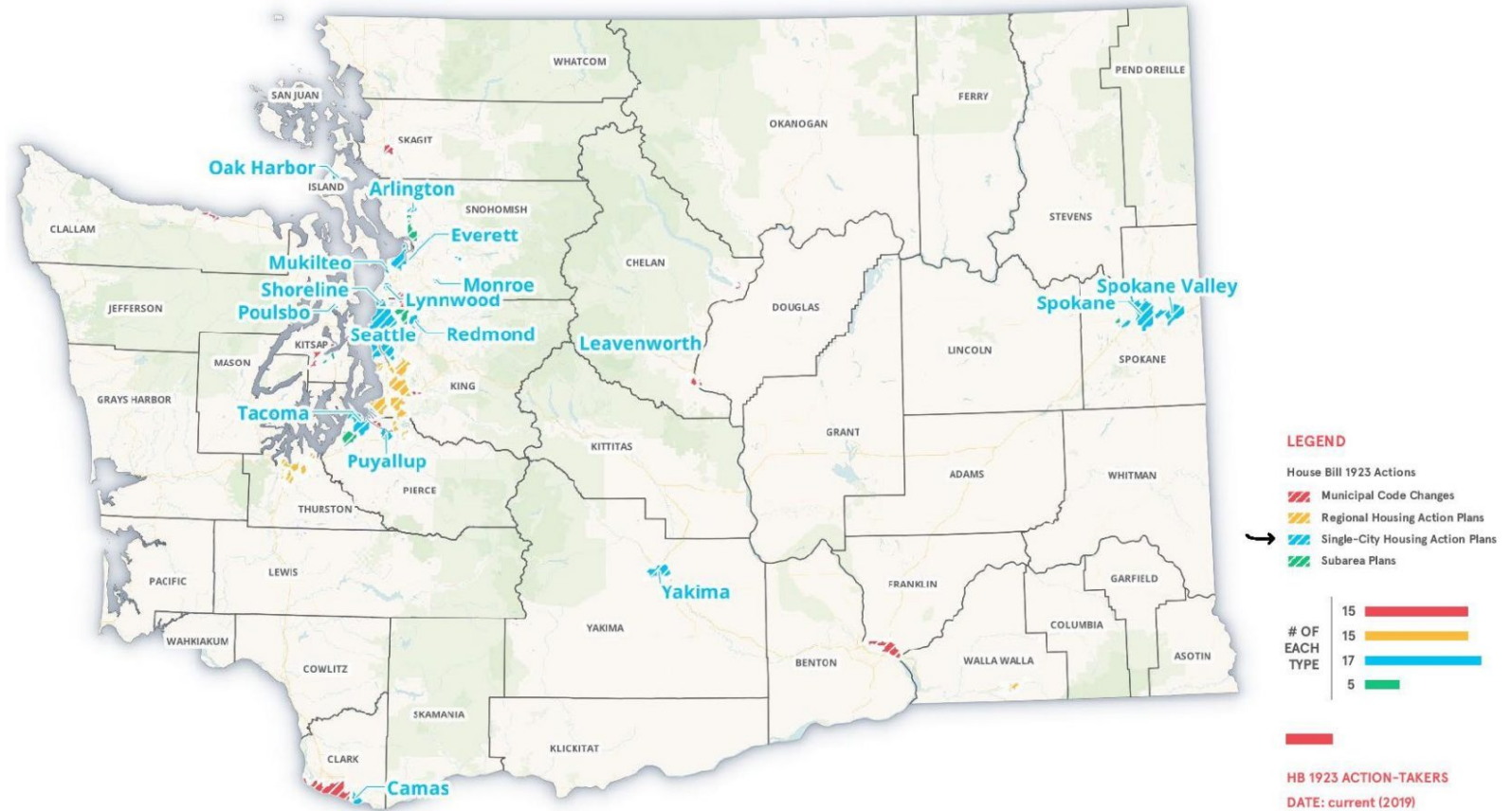


Plan Commission Workshop  
July 22, 2020  
Maren Murphy, Assistant Planner

# Background

- In 2019, WA Legislature passed RCW 36.70A.600 (formerly E2SHB 1923) to incentivize cities to increase urban residential capacity
- Grant from the WA Department of Commerce
- Deadline is **April 1, 2021**, exempt from SEPA action for certain non-project actions.

future  
wise



# Spokane Housing Action Plan

Provide the City with  
a strategic approach  
to address current  
and future housing  
needs of the  
Spokane community

The goal of the Housing Action Plan is to encourage construction of additional affordable and market rate housing that promotes:

- Greater housing diversity
- Affordability
- Access to opportunity for residents of all income levels



# Project Approach



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Data-Driven

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Community-Informed

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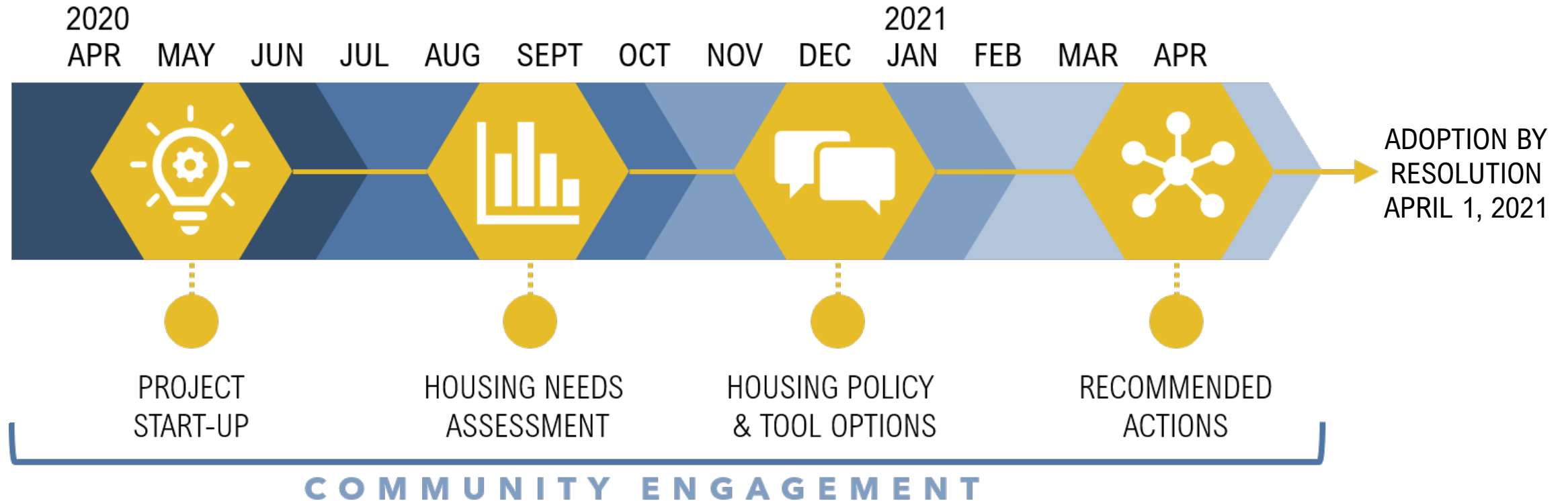


Focus on Equity

# Housing Action Plan Key Questions:

- **How much housing, and what types of housing**, are needed to meet current and future community needs?
- How effective are our **current policies** at increasing housing options and supply?
- How do we encourage the development of **housing for all income levels**, including low-income, moderate, and market rate housing?
- What strategies can the City consider to **minimize and prevent displacement** of low-income residents to support equitable growth for all?
- How can the City, residents, builders, service providers, businesses, and non-profits **work together** to improve Spokane's housing options?

# Major Tasks and Timeline





## Spokane Housing Action Plan



# SPOKANE HOUSING ACTION PLAN

HOUSING OPTIONS FOR ALL

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.
- Assess housing policies, development regulations, and other city programs that influence the development of housing.

## Contact Information

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*Assistant Planner*

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## Related Links

- [Shaping Spokane Comprehensive Plan](#)
- [Infill Housing Strategies](#)
- [Multi-Family Tax Exemption](#)
- [Affordable Housing](#)
- [Community, Housing, & Human Services](#)

## Spokane Housing Plan Updates

Sign up to receive email announcements about this project.

Name \*

First

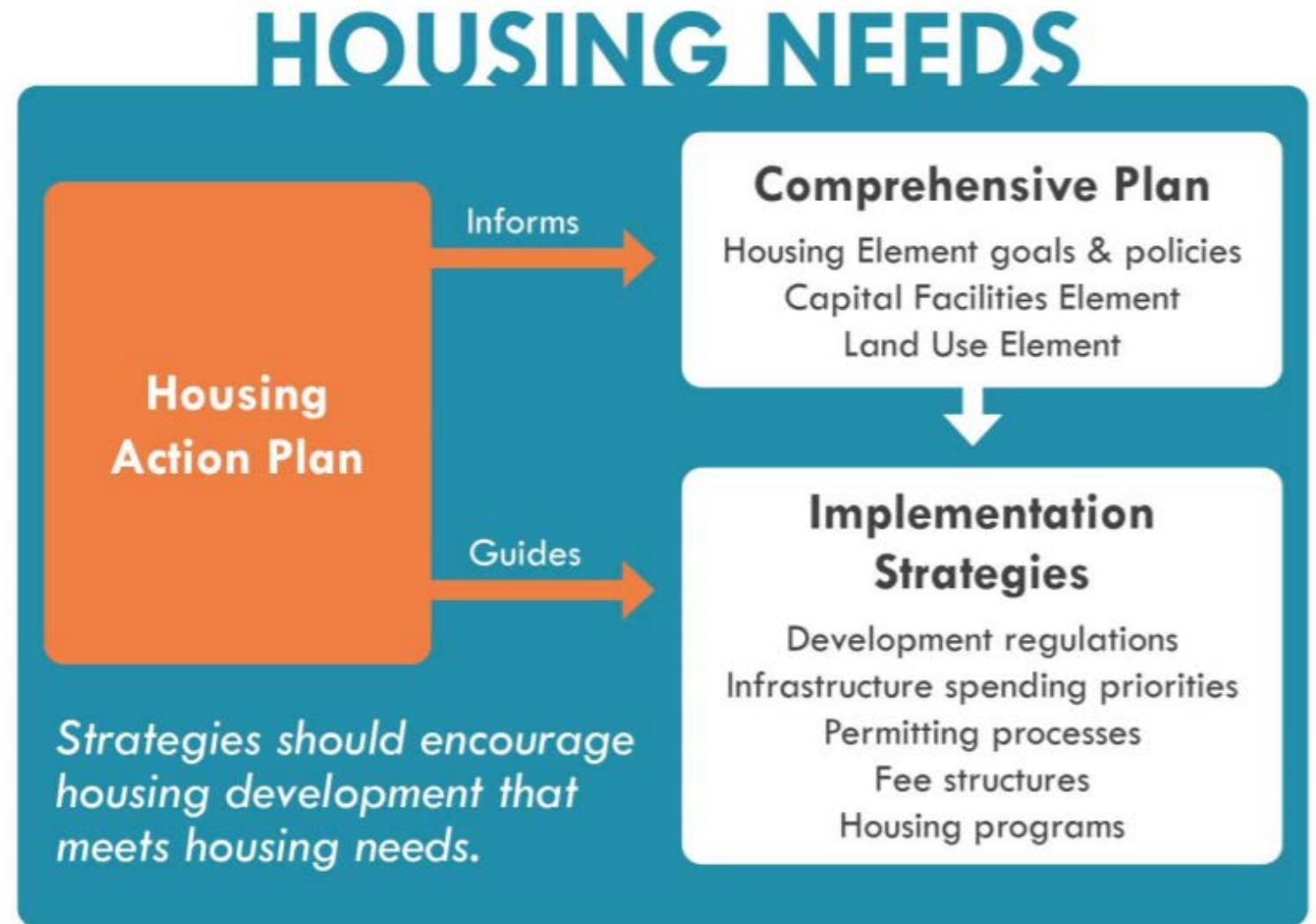
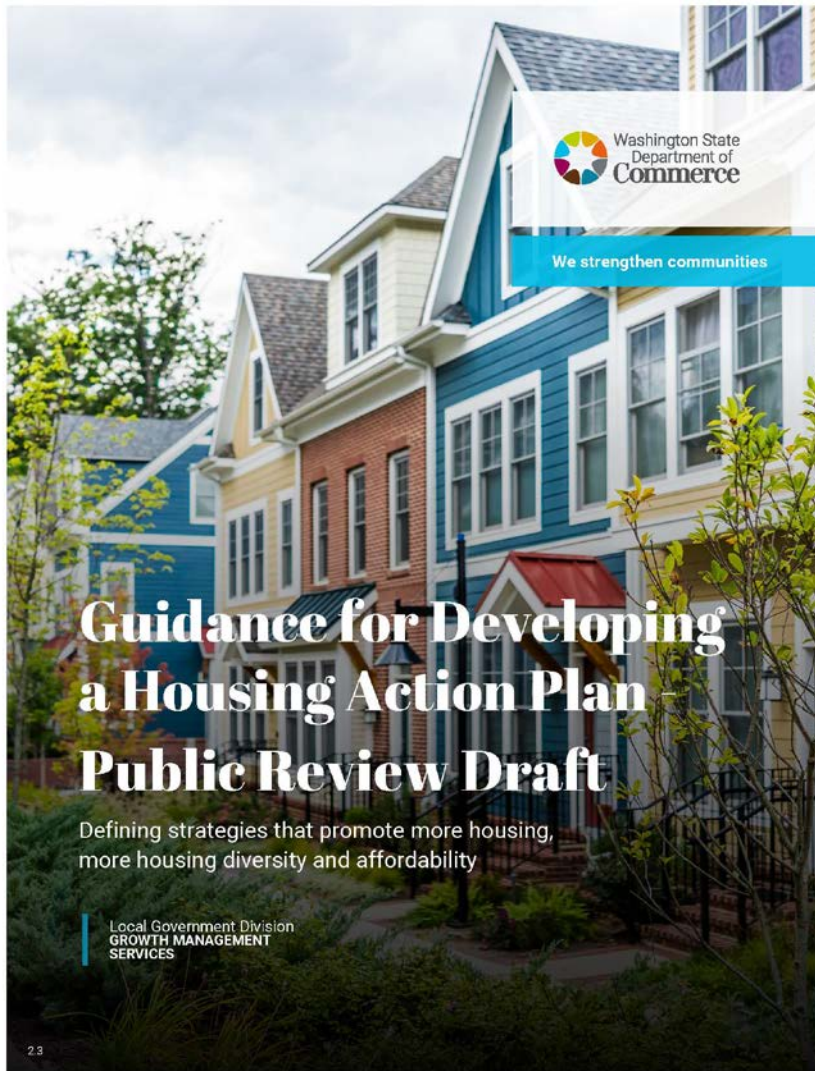
Last

Email \*

Submit

[my.spokanecity.org/housing](https://my.spokanecity.org/housing)







# Housing Policy Framework Review



**Chapter 6**  
Housing



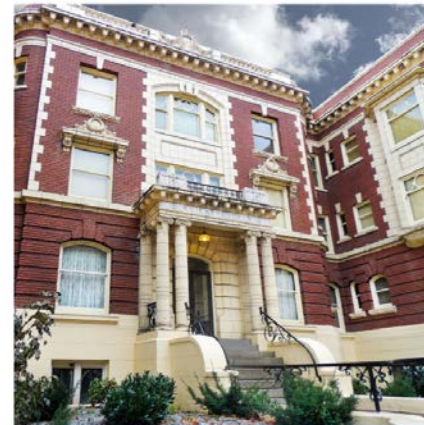
**Chapter 3**  
Land Use



**Chapter 4**  
Transportation



**Chapter 5**  
Capital Facilities and Utilities



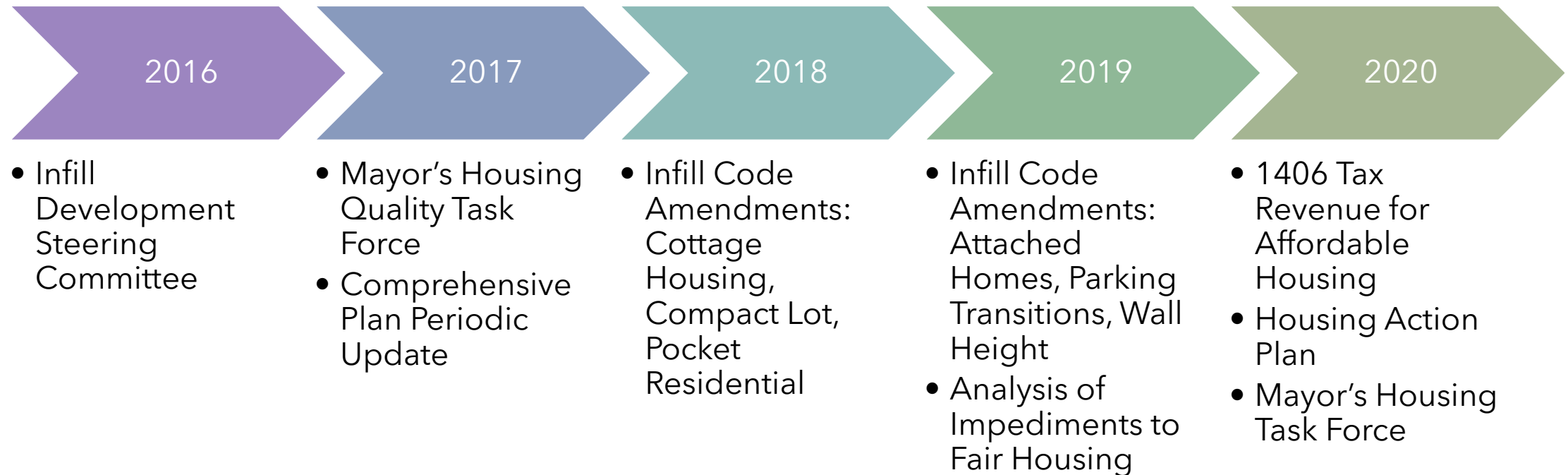
**Chapter 8**  
Urban Design and Historic Preservation



**Chapter 10**  
Social Health

# City of Spokane

## Previous and Ongoing Housing Initiatives







We strengthen communities

# Guidance for Developing a Housing Needs Assessment

LOCAL GOVERNMENT DIVISION  
GROWTH MANAGEMENT  
SERVICES

# Housing Needs Assessment

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1. Housing needs assessment helps us answer questions about our community's housing needs using:
  - Community Demographics
  - Employment and Workforce Trends
  - Housing Inventory
2. Gap analysis to evaluate the alignment between housing needs identified through the community profile and housing inventory
3. Work within existing City and Urban Growth Area boundaries to identify the building potential to accommodate housing growth

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

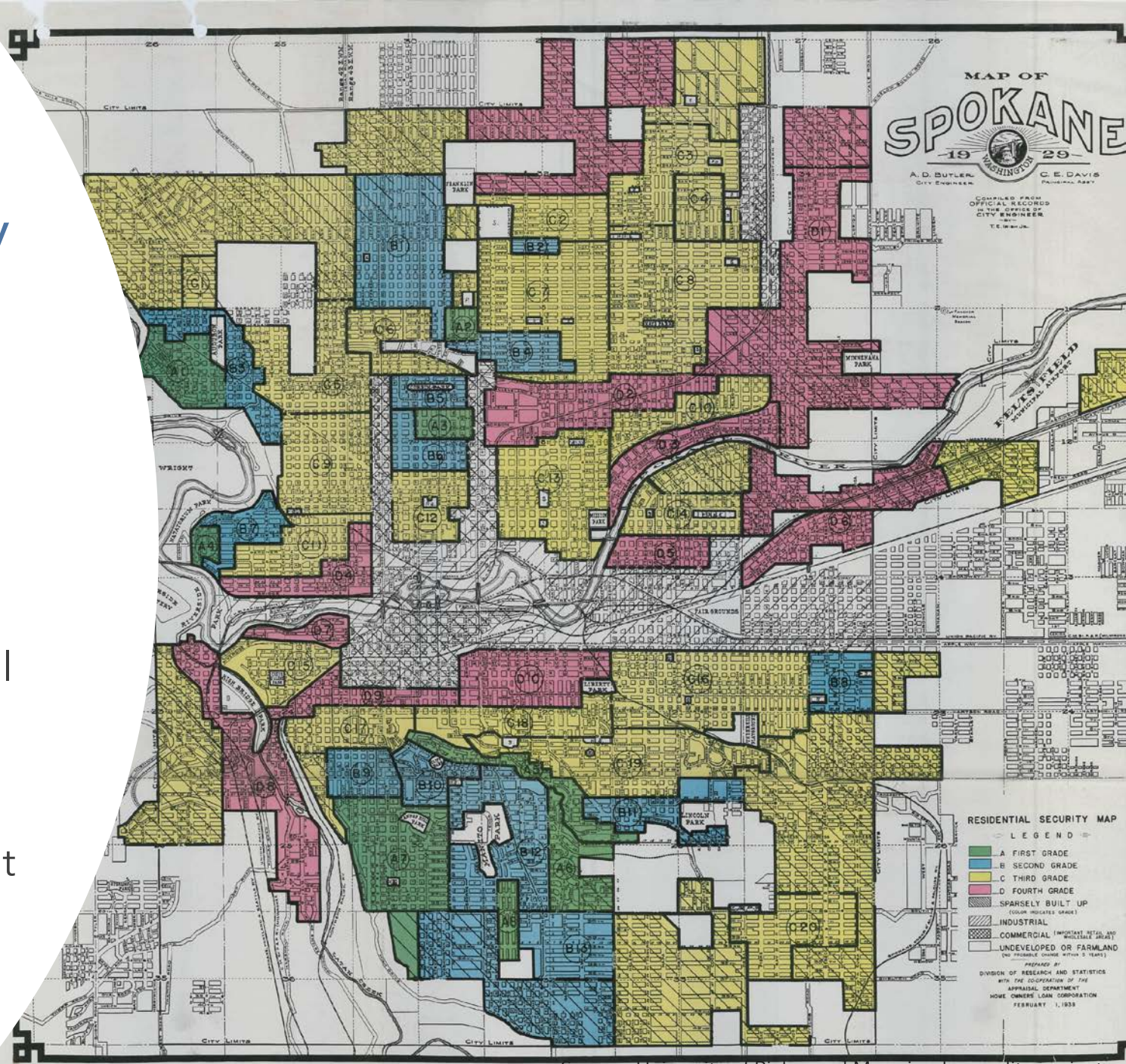
# Data Sources

- Regional Coordination with City of Spokane Valley
- Census: PUMA, American Community Survey, Census OnTheMap
- City: Comprehensive Plan, Zoning, Permitting, previous initiatives
- Real Estate: Zillow, WA Center for Real Estate Research Market
- Local Sources, Employers, Institutions, and Organizations
- Community Members



# Equity in Housing Policy

- **WA Commerce Guidance: Housing action plan can and should proactively address the history of racial and income inequality**
- Understand history of redlining, restrictive covenants, exclusionary zoning and ways it has influenced local housing
- Review local zoning to identify where capacity for new housing development exists in their communities



Source: University of Richmond Mapping Inequality project

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



This map is for reference only.  
If you have specific zoning questions call the  
Current Planning section of the  
Planning Department at 509.625.6100

or visit them at:

Spokane City Hall, Third Floor  
800 W. Spokane Falls Blvd.  
Spokane, Washington

Other land related information is available on  
Spokane's Internet mapping utility at:  
[www.spokaneinfo.org](http://www.spokaneinfo.org)

City of Spokane

# Current Zoning

Date: August 2018

Produced By: Planning & Development Services

## Legend

### Zoning Classifications

RM	CA4
RSR	CB
RTM	CC1
RMP	CC2
RWD	CC4
OR	LI
O	HI
NR	ETC
GC	DTU
CA1	DTG
CA2	DTB
CA3	

### Select Overlay Zones

CC3	North River
Runway	
Primary Surface	
ACR-1 Runway Protection	
ACR-3 Inner Approach/Departure	
ACR-3 Inner Turning Zone/Outer Approach/Departure	
ACR-4 Delineation	
ACR-5 Traffic Pattern	
Clear Zone	
APZ I	
APZ II	
Military Influence Area I/II	

### Base Information

Municipal Boundary	Highway
Water	Arroyo
Township Lines	Roads
Section Lines	
Quarter Sections	



This is not a legal map.  
The information on this map is for informational  
purposes only. It is not intended to be used as a  
legal document. The City of Spokane is not  
responsible for any errors or omissions.





# Displacement Risk

Consider strategies to minimize the physical, economic, or cultural displacement of low-income residents resulting from redevelopment

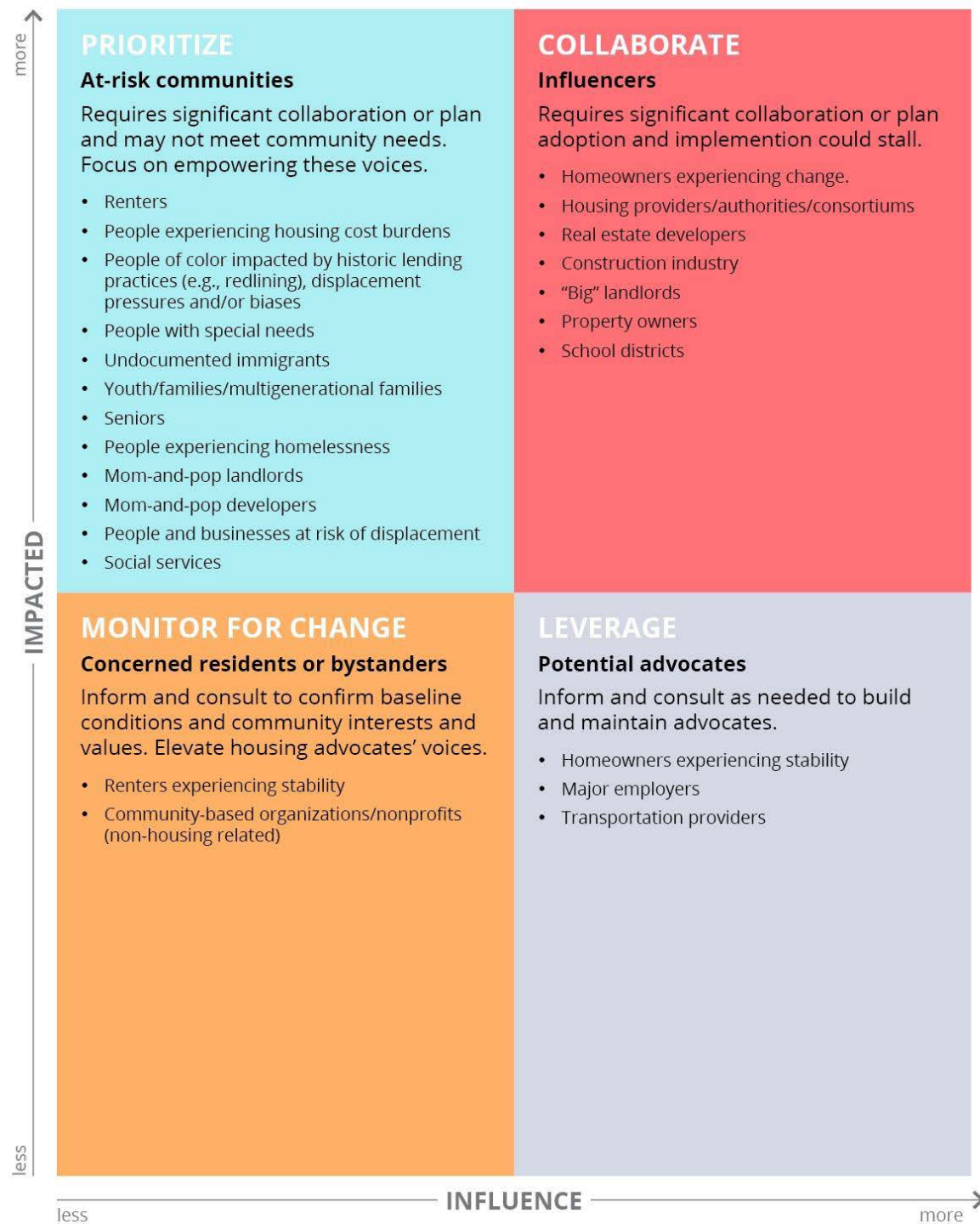






Inclusive, equitable and representative engagement is important to reflect the diversity of perspectives and priorities in our community

# Stakeholder Prioritization Matrix



# Potential Stakeholders

- Public Agencies
- Local Governments
- City Council
- Plan Commission
- County Commissioners
- Tribes and Tribal Organizations
- Non-Profit Housing Advocates
- Non-Profit Housing Developers
- Local Builders and Organizations
- Local Realtors
- Local Banks
- Local Religious Groups and Organizations
- Community-Based Organizations
- Community Centers
- Neighborhood Councils
- Diversity and Cultural Organizations
- Health Organizations
- Transportation Agencies
- Homelessness and Anti-Poverty Organizations
- Family Crisis Service Providers
- Education, University and Colleges
- Public Development Authorities
- Local Media
- Trusted Community Advocates
- Community Members

# Internal Team

- Multidisciplinary team of City staff to provide expertise and insight on the Housing Action Plan throughout the process
  - Planning Services
  - CHHS
  - Development Services
  - Building
  - Code Enforcement
  - Integrated Capital Management
  - City Council
  - Mayor's Office
  - Legal



# Housing Action Plan Working Group

- Collaborate with community stakeholders: builders, community, nonprofit housing, realtor, faith-based, bank, public agency
- Provide guidance and feedback on data analysis, community engagement, project materials
- First virtual meeting on July 29



# Engagement Activities

Interviews

Roundtables

Piggyback  
Events

Community  
Survey

Storytelling

Online Open  
House

Project  
Website

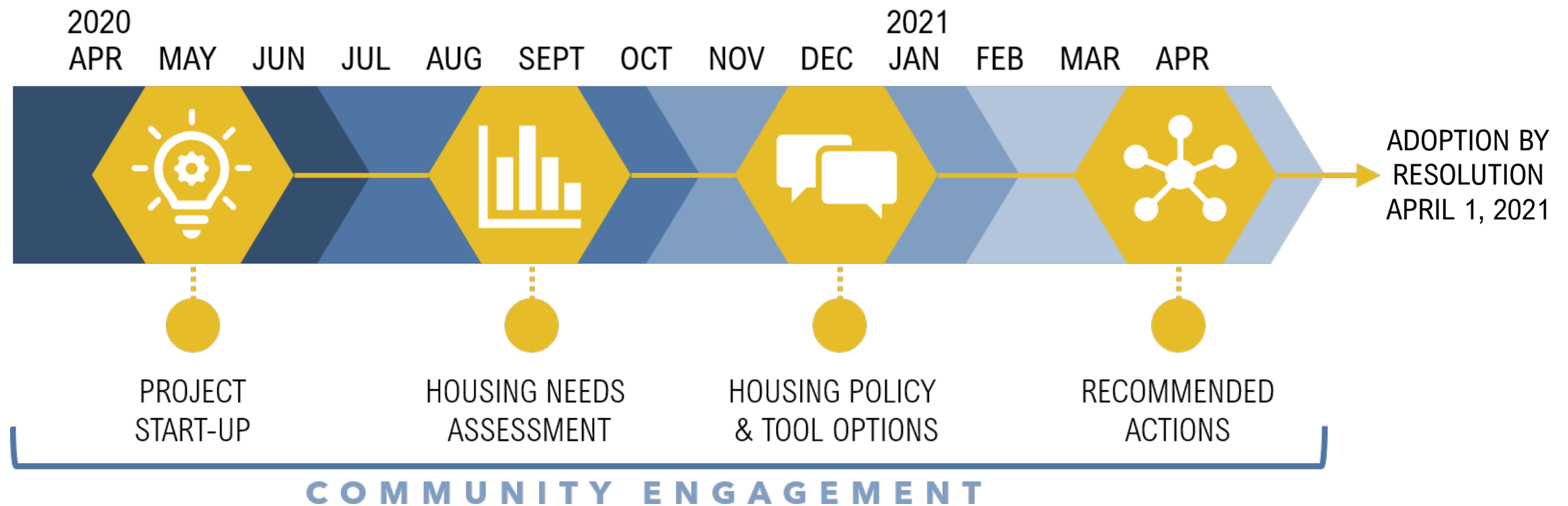
Fact Sheets

Email  
Newsletter

Blog Posts  
and Social  
Media

Press  
Release

Media  
Outreach



Web:

[my.spokanecity.org/housing](https://my.spokanecity.org/housing)

Email:

[spokanehousingplan@spokanecity.org](mailto:spokanehousingplan@spokanecity.org)