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.
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

- Data-Driven
- Community-Informed
- 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

- **2020**
  - APR: Project Start-Up
  - MAY: Housing Needs Assessment
  - JUN: Housing Policy & Tool Options

- **2021**
  - JAN: Recommended Actions
  - FEB: Community Engagement

**ADOPTION BY RESOLUTION APRIL 1, 2021**
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.

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.

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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
Guidance for Developing a Housing Action Plan

Public Review Draft

Defining strategies that promote more housing, more housing diversity and affordability.

Housing Needs

Comprehensive Plan
- Housing Element goals & policies
- Capital Facilities Element
- Land Use Element

Implementation Strategies
- Development regulations
- Infrastructure spending priorities
- Permitting processes
- Fee structures
- Housing programs

Strategies should encourage housing development that meets housing needs.

Chapter 6

Housing

Housing Policy Framework Review

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

2016
• Infill Development Steering Committee

2017
• Mayor’s Housing Quality Task Force
• Comprehensive Plan Periodic Update

2018
• Infill Code Amendments: Cottage Housing, Compact Lot, Pocket Residential

2019
• Infill Code Amendments: Attached Homes, Parking Transitions, Wall Height
• Analysis of Impediments to Fair Housing

2020
• 1406 Tax Revenue for Affordable Housing
• Housing Action Plan
• Mayor’s Housing Task Force
Housing Needs Assessment

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

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
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

**Prioritize**

**At-risk communities**
Requires significant collaboration or plan adoption and may not meet community needs. Focus on empowering these voices.
- Renters
- People experiencing housing cost burdens
- People of color impacted by historic lending practices (e.g., redlining), displacement pressures and/or biases
- People with special needs
- Undocumented immigrants
- Youth/families/multigenerational families
- Seniors
- People experiencing homelessness
- Mom-and-pop landlords
- Mom-and-pop developers
- People and businesses at risk of displacement
- Social services

**Monitor for Change**

**Concerned residents or bystanders**
Inform and consult to confirm baseline conditions and community interests and values. Elevate housing advocates' voices.
- Renters experiencing stability
- Community-based organizations/nonprofits (non-housing related)

**Collaborate**

**Influencers**
Requires significant collaboration or plan adoption and implementation could stall.
- Homeowners experiencing change
- Housing providers/authorities/consortiums
- Real estate developers
- Construction industry
- "Big" landlords
- Property owners
- School districts

**Leverage**

**Potential advocates**
Inform and consult as needed to build and maintain advocates.
- Homeowners experiencing stability
- Major employers
- Transportation providers

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
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