

HOUSING ACTION PLAN

HOUSING OPTIONS FOR ALL



Plan Commission Workshop
September 9, 2020
Maren Murphy, Assistant Planner

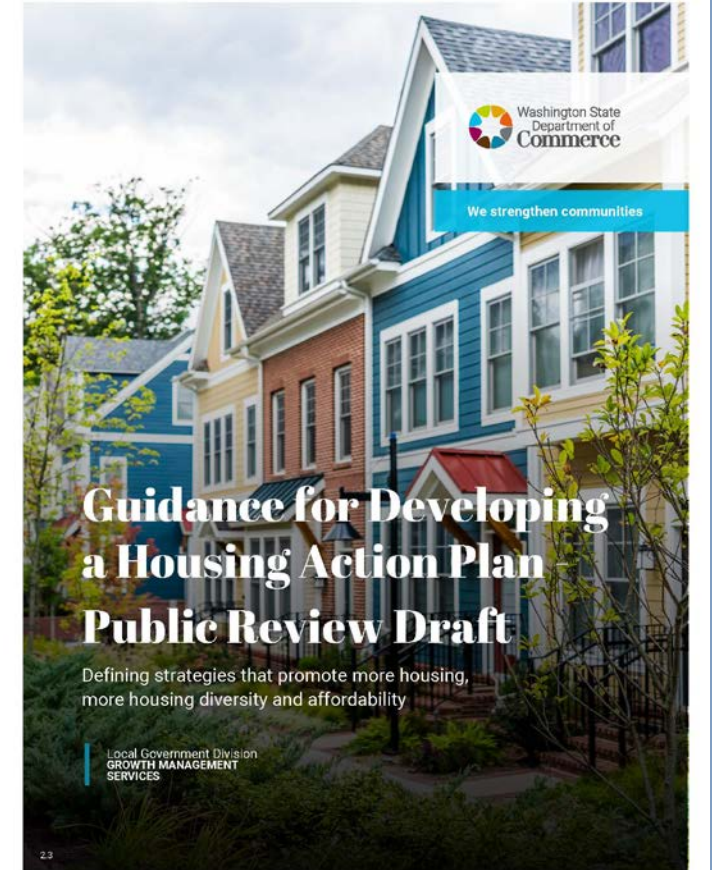
The Housing Action Plan will provide the City with a strategic approach to address current and future housing needs of the Spokane community.



Spokane Housing Action Plan

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

- Greater housing diversity
- Affordable and inclusive neighborhoods
- Access to opportunity for residents of all income levels



Project Approach



Data-Driven

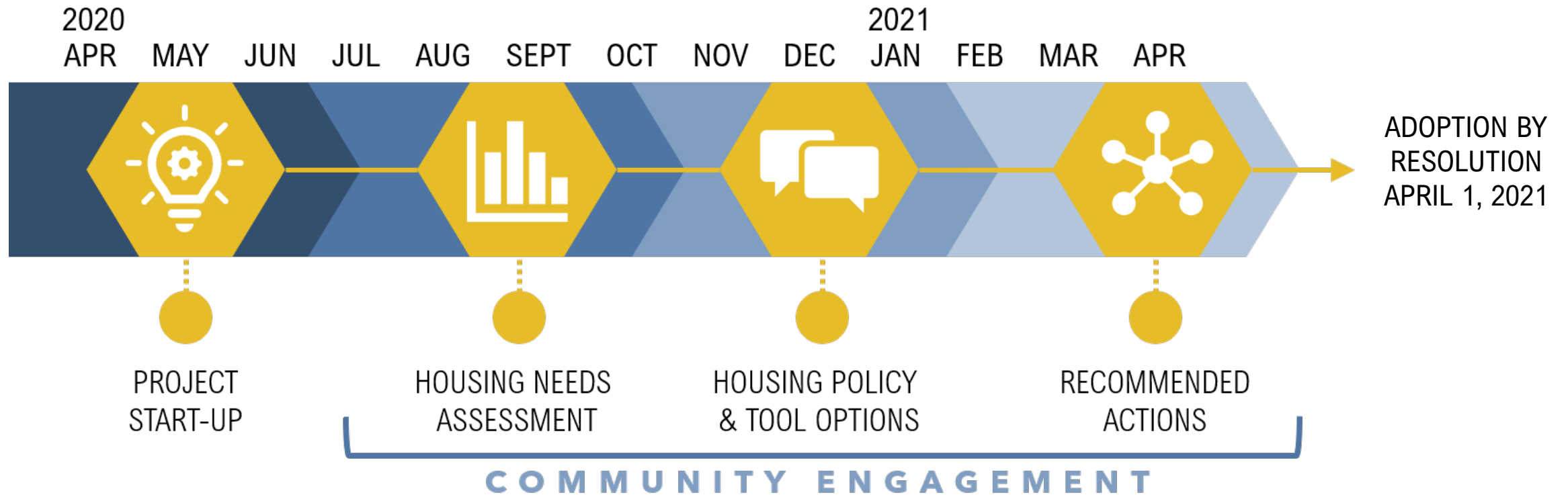


Community-Informed



Focus on Equity

Major Tasks and Timeline



Engagement

Engagement Update



STAKEHOLDER
INTERVIEWS



BOARD,
COMMISSIONS,
COUNCIL



INTERNAL TEAM



HOUSING ACTION
PLAN WORKING
GROUP

Roundtable Discussions

- Gain deeper understanding of local housing challenges, needs and affordability issues
- Amplify community knowledge and gather personal stories about housing experiences that bolster the case for action
- Explore opportunities for housing production and potential strategies to address equitable outcomes

September 10: Development Regulations

September 15: Land Use and Housing Policy

September 17: Equity in Housing

September 23: Affordable Housing and Rental Housing

Spokane Housing Action Plan: Proposed Engagement Schedule






Updated: September 2020

Project Start-up

Housing Needs Assessment

Policy Tools & Solutions

Plan Review and Approval

	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr
Internal Team	○		○		○		○		○			
Housing Action Plan Working Group			○		○	○	○	○	○			
Interviews			○	○								
Piggyback Meetings			○	○	○	○						
Roundtables					○							
Community Survey					○	○						
Online Open House						○						
Council, Commissions, and Boards		○	○	○	○		○		○	○	○	
Project Website												
Fact Sheets, Emails & Newsletters												
Media												
Social Media												

Data



We strengthen communities

Guidance for Developing a Housing Needs Assessment

LOCAL GOVERNMENT DIVISION
GROWTH MANAGEMENT
SERVICES

Housing Needs Assessment

Housing needs assessment helps us answer questions about our community's housing needs using:

- Housing Trends
- Demographics
- Housing Affordability
- Housing Needs Forecast
- Workforce Profile
- Spokane County Trends

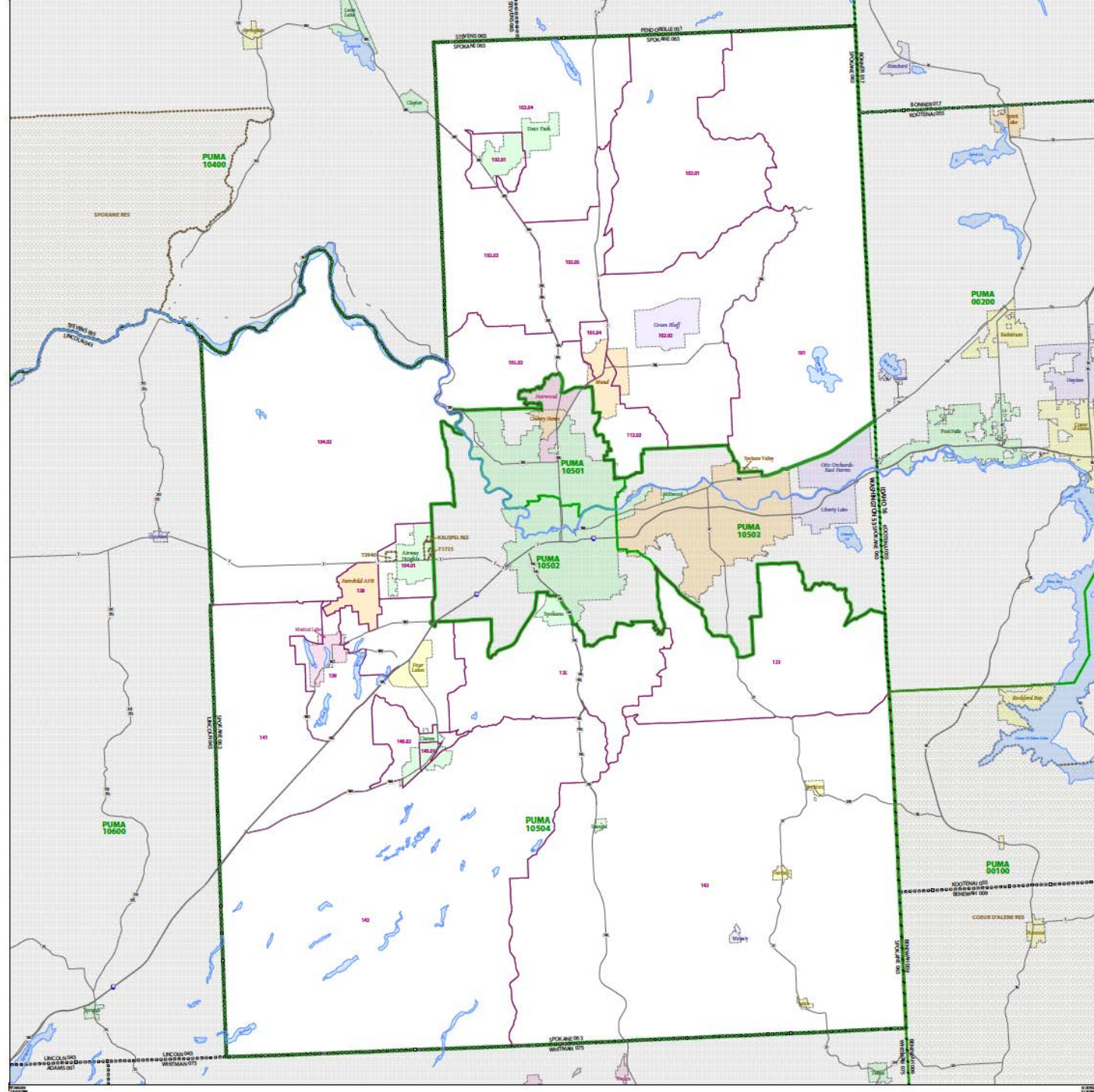
Data

U.S. Census Bureau

- Spokane PUMA
- Greater Spokane Valley City PUMA
- Regional Comparison (All Spokane County)

County assessor

Housing market datasets



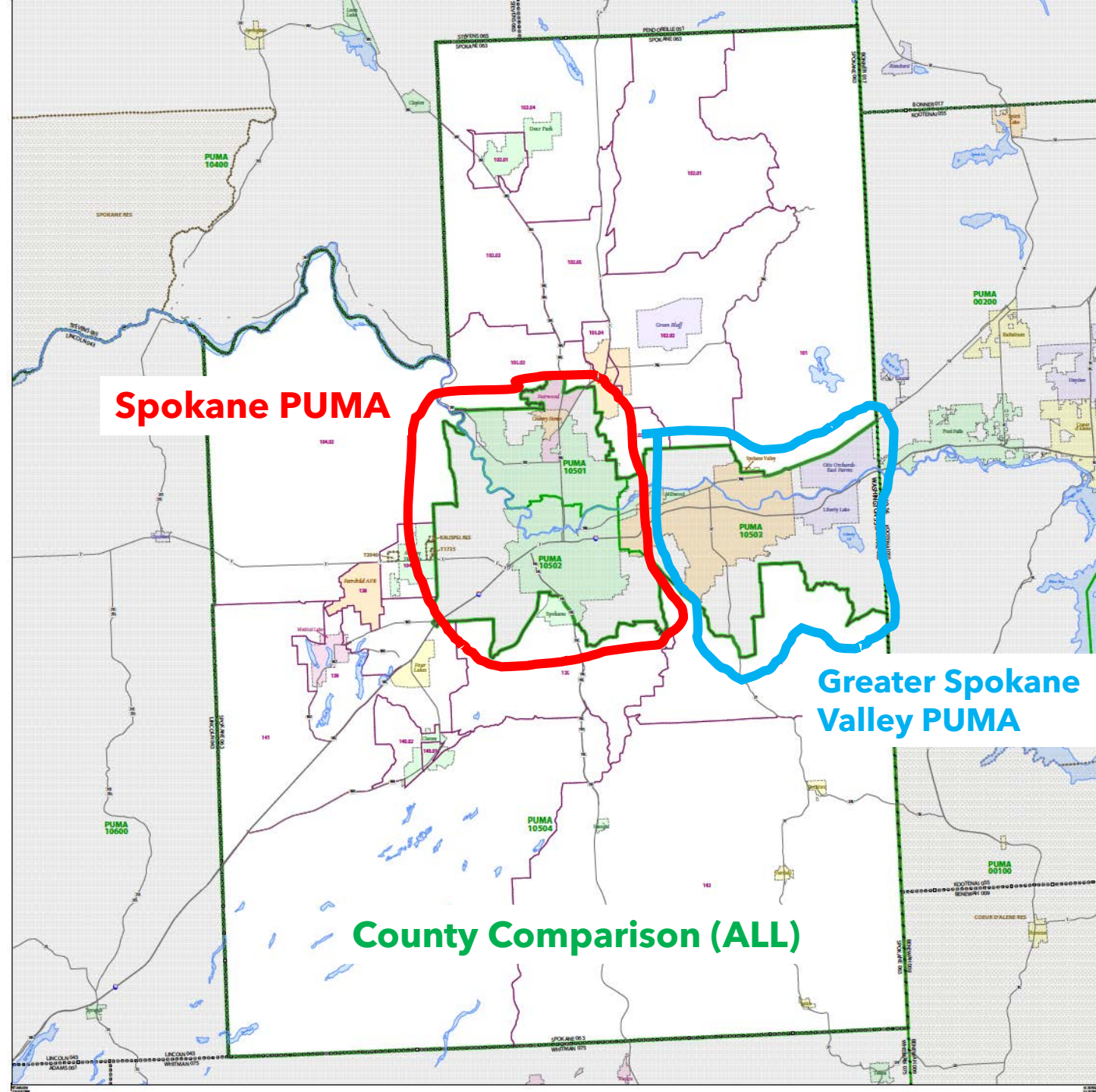
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EXAMPLE HOUSING NEEDS ASSESSMENT FACT PACKET

BURIEN

SOUTH KING COUNTY SUB-REGIONAL
HOUSING ACTION PLAN FRAMEWORK

2020

Housing Trends

20,793

Number of total housing
units in 2018
Source: OFM, 2019

945

Number of housing units
built since 2011
Source: OFM, 2019

105

New housing units built on
average every year since 2011
Source: OFM, 2019

9.3

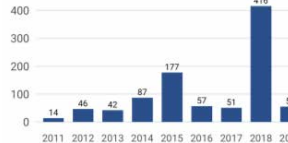
New housing units per every
10 new households
Between 2011-2019
Source: OFM, 2019, ECONorthwest
calculations

Housing Units Built by Decade, 1960-2020

Decade	% of Units
Before 1960's	45%
1960's	22%
1970's	8%
1980's	10%
1990's	6%
2000's	4%
2010's	5%

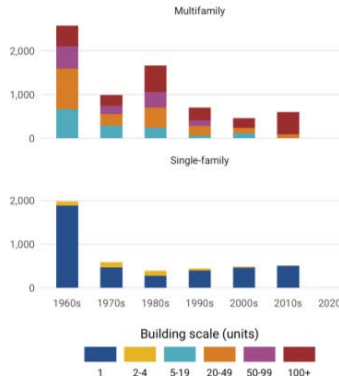
Source: King County Assessor's Office, 2020

Number of Units Built Per Year, 2011-2019



Source: OFM, 2019

Scale of Housing Built by Decade, 1960-2020



Source: King County Assessor's Office, 2020

Demographics

56%

Change in population
Between 2010 and 2018

	2010	2018
Population	33,313	52,000

Source: OFM, 2019

6,921

Change in number of households
Between 2010 and 2019

Source: OFM, 2019; ACS (5 year 2014-2018)

20%

Change in median household
income
Between 2010 and 2018

	2010	2018
Median Income	\$51,995	\$62,315

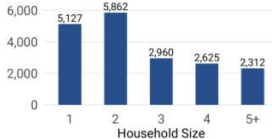
Source: U.S. Decennial Census 2010;
ACS (5 year 2014-2018)

King County 2018 Area Median Income (AMI) for a 4-person Household

AMI	South King County	King County
0-30%	18%	18%
30-50%	16%	15%
50-80%	23%	16%
80-100%	12%	11%
100%+	31%	40%

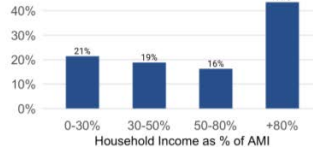
Source: HUD, 2018

Household Type, 2014-2018



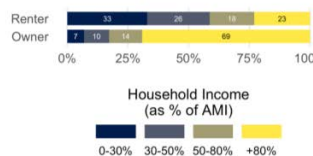
Source: ACS (5 year 2014-2018)

Income Distribution by AMI, 2012-2016



Source: CHAS (5 year 2012-2016)

Income Distribution by AMI and Tenure, 2014-2016



Source: CHAS (5 year 2012-2016)

EXAMPLE HOUSING NEEDS ASSESSMENT FACT PACKET

BURIEN

SOUTH KING COUNTY SUB-REGIONAL HOUSING ACTION PLAN FRAMEWORK

2020

Housing Affordability

Cost Burdened

› A household who pays more than 30% of their income on housing (inclusive of households with severe cost burdening).

Severely Cost Burdened

› A household who pays more than 50% of their income on housing.

996

Number of income restricted units

› Total units as of 2020

Source: ECONorthwest analysis of public affordable housing data

45%

Change in average rent for 2-bedroom apartment

› Between 2013 and 2020

	2013	2020
Average Rent	\$999	\$1,444

Source: Costar

101%

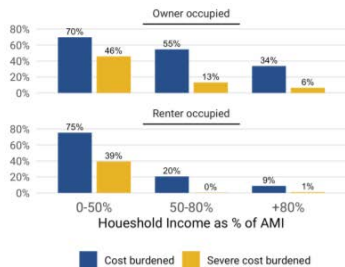
Change in median home sales price

› Between 2013 and 2020

	2013	2020
Median Sales Price	\$233,450	\$470,300

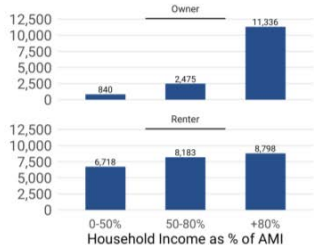
Source: Zillow

Cost Burdened and Severely Cost Burdened by Tenure, 2012-2016



Source: CHAS (5 year 2012-2016)

Housing Units Affordable by AMI and Tenure, 2012-2016



Source: CHAS (5 year 2012-2016)

Housing Need Forecast

58,460

Projected population by 2040

Source: PSRC, 2017

297

Average annual population growth projected through 2040

Source: PSRC, 2017, ECONorthwest calculations

3,435

Projected number of units needed by 2040

Source: OFM, 2019, PSRC, 2017, ECONorthwest Calculation

172

Average number of new units needed per year through 2040

Source: OFM, 2019, PSRC, 2017, ECONorthwest Calculation

64%

Increase in annual housing production to reach 2040 housing need target

Source: OFM, 2019, PSRC, 2017, ECONorthwest Calculation

Housing Units Needed Through 2040

Underproduction	Future Need	Housing Need
0	3,435	3,435

Source: OFM, 2019, PSRC, 2017, ECONorthwest Calculation

Housing Units Needed as a Share of Existing Stock

Existing Units	Housing Need	% of Existing Units
20,793	3,435	17%

Source: OFM, 2019, PSRC, 2017, ECONorthwest Calculation

Housing Units Needed by AMI, 2040

AMI	# of Units	% of Units
0-30%	481	14%
30-50%	412	12%
50-80%	824	24%
80-100%	344	10%
100%+	1,374	40%

Source: OFM, 2019, PSRC, 2017, ECONorthwest Calculation

HUD Affordability Level by Housing Type, 2018

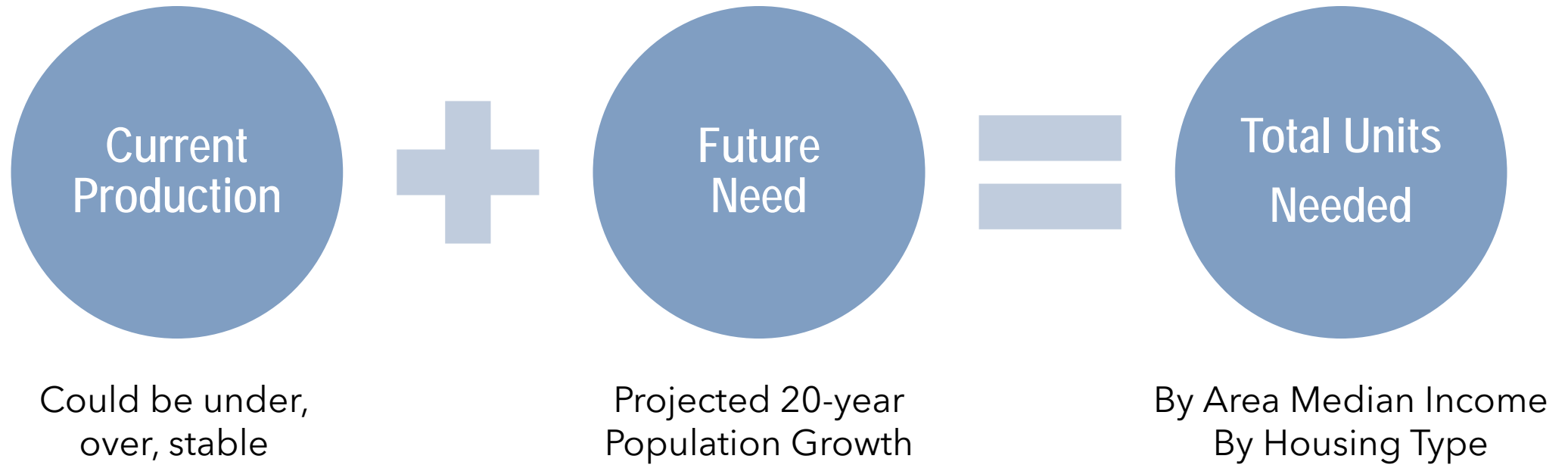
AMI	Studio	1-bed	2-bed
30%	\$542	\$582	\$698
50%	\$904	\$970	\$1,164
80%	\$1,448	\$1,552	\$1,862
100%	\$1,810	\$1,938	\$2,326

Source: HUD, 2018

Underproduction › Housing units needed to satisfy existing households today.

Future Need › PSRC 2040 population forecast translated into housing units.

Housing Needs Forecast



Next Steps

Next Steps

- Housing Needs Assessment Fact Packet: mid-September
- Roundtables: September 10, 15, 17, 23
- City Council Study Session: September
- Housing Action Plan Working Group: End of September

Housing



Spokane Housing Action Plan

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.

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](#)

Spokane Housing Plan Updates

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