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

- **2020**
  - APR: Project Start-Up
  - MAY
  - JUN
  - JUL
  - AUG
  - SEPT
  - OCT
  - NOV
  - DEC

- **2021**
  - JAN
  - FEB
  - MAR
  - APR: Housing Needs Assessment, Housing Policy & Tool Options, Recommended Actions

**Community Engagement**

**ADOPTION BY RESOLUTION APRIL 1, 2021**
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

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**Project Website**

- Fact Sheets, Emails & Newsletters
- Media
- Social Media
Data
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
Data

U.S. Census Bureau
• Spokane PUMA
• Greater Spokane Valley City PUMA
• Regional Comparison (All Spokane County)

County assessor
Housing market datasets
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 (exclusive of NAEHC’s definition of 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

101%
Change in median home sales price
- Between 2013 and 2020

Housing Units Affordable by AMI and Tenure, 2012-2016

Housing Units Needed Through 2040

58,460
Projected population by 2040
Source: PCPI, 2017

297
Average annual population growth projected through 2040
Source: PCPI, 2017, ECONorthwest calculations

3,435
Projected number of units needed by 2040
Source: OPM, 2017, PCPI, 2017, ECONorthwest calculations

172
Average number of new units needed per year through 2040
Source: OPM, 2017, PCPI, 2017, ECONorthwest calculations

Housing Need Forecast

64%
Increase in annual housing production to reach 2040 housing need target
Source: OPM, 2017, PCPI, 2017, ECONorthwest calculations

100%
Household Income as % of AMI

City of Burien | South King County Sub-Regional Housing Action Plan Framework

South King County Sub-Regional Housing Action Plan Framework | City of Burien
Housing Needs Forecast

- **Current Production**: Could be under, over, stable
- **Future Need**: Projected 20-year Population Growth
- **Total Units Needed**: By Area Median Income By Housing Type
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

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 many 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-rented households.
- Examine population, workforce and housing trends.

Contact Information

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Related Links

- Shaping Spokane Comprehensive Plan
- Infill Housing Strategies
- Economic Development
- 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 *

Email *

Submit

Download & Share Project Flyer
Web:  
my.spokanecity.org/housing  

Email:  
spokanehousingplan@spokanecity.org