HOUSING
ACTION PLAN
HOUSING OPTIONS FOR ALL

Maren Murphy
Plan Commission Update
September 23, 2020
The Housing Action Plan will provide the City with a strategic approach to address current and future housing needs of the Spokane community.
The Comprehensive Plan

• Our city’s long-range, 20-year plan for growth.

• A set of goals, policies, and maps that state how the city should grow physically, socially, environmentally, and economically.

• Last periodic update in 2017.
**Vision:** Growth will be managed to allow a mix of land uses that fit, support, and enhance Spokane’s neighborhoods, protect the environment, and sustain the downtown area and broaden the economic base of the community.

**Values:** The things that are important to Spokane’s future include:

- Acquiring and preserving the natural areas inside and outside the city;
- Controlling urban sprawl in order to protect outlying rural areas;
- Developing and maintaining convenient access and opportunities for shopping, services, and employment;
- Protecting the character of single-family neighborhoods;
- Guaranteeing a variety of densities that support a mix of land uses; and
- Utilizing current residential lots before developing raw land.
Center & Corridor Focus

The City’s Comprehensive Plan is based on the principle of focusing growth in “Centers and Corridors.”

Key Land Use Policies:

• **LU 1.3 Single-Family Residential Areas** Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated Centers and Corridors.

• **LU 1.4 Higher Density Residential Uses** Direct new higher density residential uses to Centers and Corridors designated on the Land Use Plan Map.

• **LU 3.2 Centers and Corridors** Designate Centers and Corridors (neighborhood scale, community or district scale, and regional scale) on the Land Use Plan Map that encourage a mix of uses and activities around which growth is focused.
Vision: Affordable housing of all types will be available to all community residents in an environment that is safe, clean, and healthy. Renewed emphasis will be placed on preserving existing houses and rehabilitating older neighborhoods.

Values: The things that are important to Spokane’s future include:
- Keeping housing affordable;
- Encouraging home ownership;
- Maintaining pride in ownership;
- Developing a good mix of housing types;
- Encouraging housing for the low-income and homeless throughout the entire city;
- Preserving existing houses; and
- Rehabilitating older neighborhoods.
H 1 HOUSING

CHOICE AND

DIVERSITY

Goal: Provide opportunities for a variety of housing types that is safe and affordable for all income levels to meet the diverse housing needs of current and future residents.

Key Policies

H 1.4 Use of Existing Infrastructure Direct new residential development into areas where community and human public services and facilities are available.

H 1.7 Socioeconomic Integration Promote socioeconomic integration throughout the city.

H 1.8 Affordable Housing Requirement Include a percentage of affordable housing within all new developments that include housing.

H 1.9 Mixed-Income Housing Encourage mixed-income developments throughout the city.

H 1.11 Access to Transportation Encourage housing that provides easy access to public transit and other efficient modes of transportation.

H 1.18 Distribution of Housing Options Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.

H 1.20 Accessory Dwelling Units Allow one accessory dwelling unit as an ancillary use to single-family homes in all designated residential areas as an affordable housing option.
Current Zoning Map
CURRENT ZONING PATTERNS

Centers and Corridors (3% of City)

Commercial/Retail/Office (7.5% of City)

Industrial (21.2% of City)

Zoned Residential (68.1% of City)

Residential Allowed (78.8% of City)
# Net Zoning in the City of Spokane as of May, 2020

<table>
<thead>
<tr>
<th>Zoning District(^3)</th>
<th>Zoning Label</th>
<th>SMC</th>
<th>NET(^2) Acres</th>
<th>Percent of NET(^2) Total</th>
<th>Percent of GROSS Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Agricultural(^3)</td>
<td>RA</td>
<td>17C.110</td>
<td>124.22</td>
<td>0.36%</td>
<td>0.28%</td>
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<tr>
<td>Residential Single-Family(^3)</td>
<td>RSF</td>
<td>17C.110</td>
<td>20,650.23</td>
<td>59.96%</td>
<td>46.38%</td>
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<tr>
<td>Residential Two-Family(^3)</td>
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<td>17C.110</td>
<td>605.71</td>
<td>1.76%</td>
<td>1.36%</td>
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<td>Residential Multifamily(^3)</td>
<td>RMF</td>
<td>17C.110</td>
<td>1,349.64</td>
<td>3.92%</td>
<td>3.03%</td>
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<td>Residential High Density(^3)</td>
<td>RHD</td>
<td>17C.110</td>
<td>836.40</td>
<td>2.43%</td>
<td>1.88%</td>
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<td>Office</td>
<td>O</td>
<td>17C.120</td>
<td>208.49</td>
<td>0.61%</td>
<td>0.47%</td>
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<td>Office Retail</td>
<td>OR</td>
<td>17C.120</td>
<td>259.62</td>
<td>0.75%</td>
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<td>Neighborhood Retail</td>
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<td>Neighborhood Mixed Use</td>
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<td>0.00%</td>
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<tr>
<td>Community Business</td>
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<td>General Commercial</td>
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<td>1,574.08</td>
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<tr>
<td>Center and Corridor Type 1</td>
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<td>168.34</td>
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<td>0.38%</td>
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<tr>
<td>Center and Corridor Type 2</td>
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<td>Mixed Use Transition</td>
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<td>Context Area 1</td>
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<td>17C.123</td>
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<td>0.01%</td>
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<td>Context Area 2</td>
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<td>Context Area 3</td>
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<td>Context Area 4</td>
<td>CA4</td>
<td>17C.123</td>
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<td>Downtown Core</td>
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<tr>
<td>Downtown General</td>
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<td>0.87%</td>
<td>0.67%</td>
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<tr>
<td>Downtown University</td>
<td>DTU</td>
<td>17C.124</td>
<td>78.30</td>
<td>0.23%</td>
<td>0.18%</td>
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<tr>
<td>Downtown South</td>
<td>DTS</td>
<td>17C.124</td>
<td>29.52</td>
<td>0.09%</td>
<td>0.07%</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>LI</td>
<td>17C.130</td>
<td>6,617.93</td>
<td>19.21%</td>
<td>14.86%</td>
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<tr>
<td>Heavy Industrial</td>
<td>HI</td>
<td>17C.130</td>
<td>625.19</td>
<td>1.82%</td>
<td>1.40%</td>
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<tr>
<td>Planned Industrial</td>
<td>PI</td>
<td>17C.130</td>
<td>0.00</td>
<td>0.00%</td>
<td>0.00%</td>
</tr>
<tr>
<td><strong>Land Removed From Gross</strong></td>
<td>-</td>
<td>-</td>
<td>10,084.88</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**NET TOTAL** 34,442.18

**GROSS TOTAL** 44,527.06

Notes:
1. Residential uses are allowed in all zones except Heavy Industrial, Planned Industrial, and Light Industrial. An exception allows residential within 1/2 mile of the river in LI zones.
2. Net indicates that the total does not include City rights-of-way, railroad easements, and rivers.
3. Residential zones also contain non-residential uses like churches, stadiums, schools, parks, etc..
# Zoning and Housing Types

## Exhibit 27: Example "Missing Middle" Housing Types

<table>
<thead>
<tr>
<th>Subsection</th>
<th>Housing Type</th>
<th>Examples</th>
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</thead>
<tbody>
<tr>
<td>Z-6a</td>
<td>Cottage housing</td>
<td><img src="image1.png" alt="Cottage Housing" /></td>
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<tr>
<td>Z-6b</td>
<td>Duplex, triplex, fourplex</td>
<td><img src="image2.png" alt="Duplex, triplex, fourplex" /></td>
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<tr>
<td>Z-6c</td>
<td>Townhouse</td>
<td><img src="image3.png" alt="Townhouse" /></td>
</tr>
<tr>
<td>Z-6d</td>
<td>Courtyard Apartments</td>
<td><img src="image4.png" alt="Courtyard Apartments" /></td>
</tr>
<tr>
<td>Z-6e</td>
<td>Micro-housing</td>
<td><img src="image5.png" alt="Micro-housing" /></td>
</tr>
</tbody>
</table>

**Density Range (net):**

- 6-20 du/acre
- 8-32 du/acre
- 12-40 du/acre
- 12-40 du/acre
- 40-400+ du/acre

*Note: du/acre = dwelling units per acre*

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**See SMC 17C.130.100, Industrial Zones Primary Uses, and SMC 17C.130.110, Limited Use Standards**
Roundtable Discussions

- Gain deeper understanding of local housing challenges, needs and affordability issues
- Amplify community knowledge and experience about housing to build the case for action
- Understand inequities in housing, and implications for housing policy and regulations
- 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
Example Discussion Questions

• What is the housing market looking to build in Spokane? What are we not seeing in our market that others are building?

• One of the key goals in the Housing Chapter is to provide opportunities for a variety of housing types that is safe and affordable for all income levels. What opportunities do you see for increasing housing options?

• What types of City policies, programs, and practices can further inclusive and equitable outcomes in housing?

• What messaging would help build community acceptance for diverse housing options?
Next Steps

• Housing Needs Assessment Fact Packet

• City Council Study Session: October 1

• Housing Action Plan Working Group: October 7

• External engagement opportunities