



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.



Shaping Spokane

Comprehensive Plan
for the City of Spokane



Comp Plan

Land Use

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:

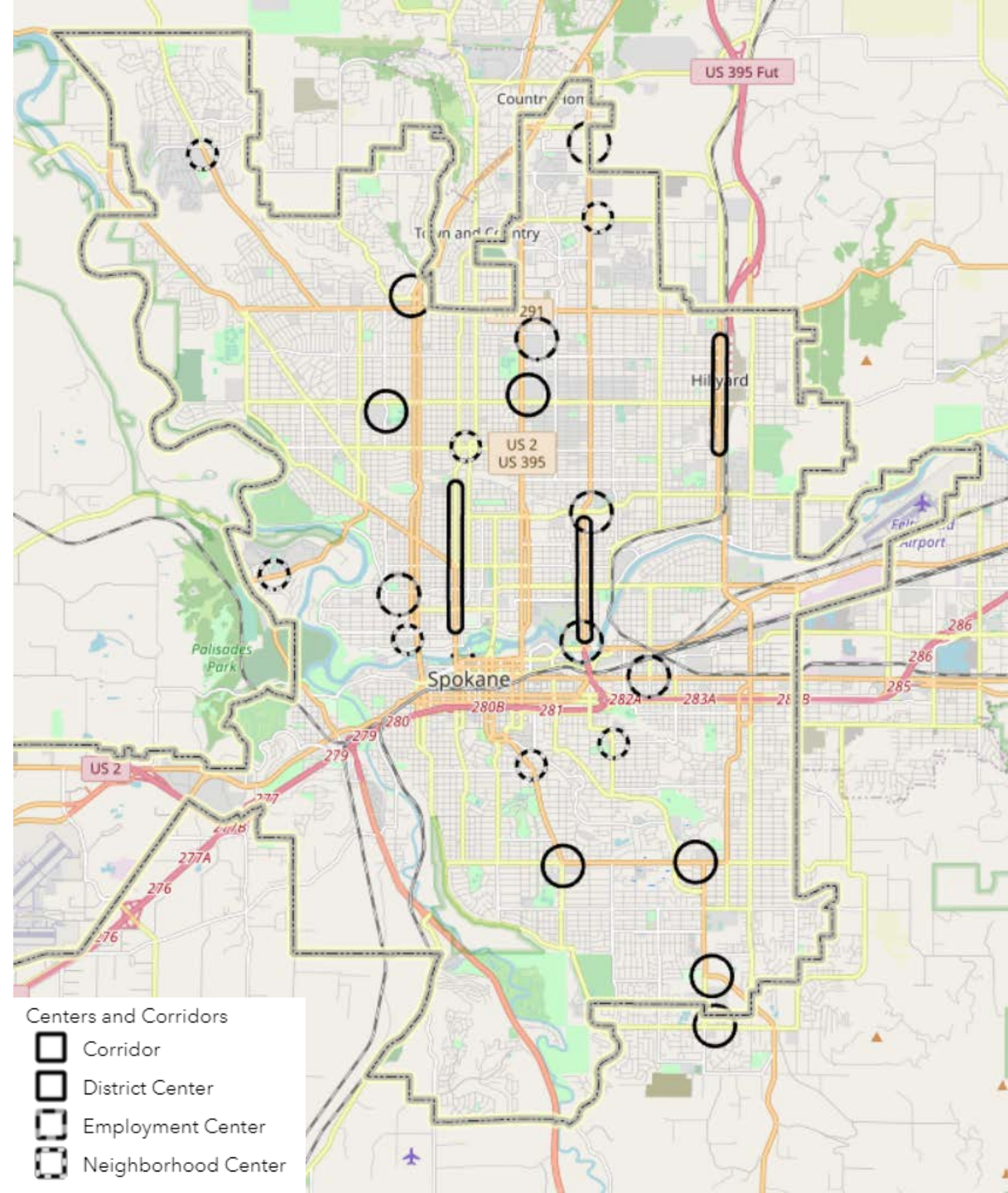
- Acquiring and preserving the natural areas inside and outside the city;
- Controlling urban sprawl in order to protect outlying rural areas;
- Developing and maintaining convenient access and opportunities for shopping, services, and employment;
- Protecting the character of single-family neighborhoods;
- 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.





Comp Plan Housing

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.

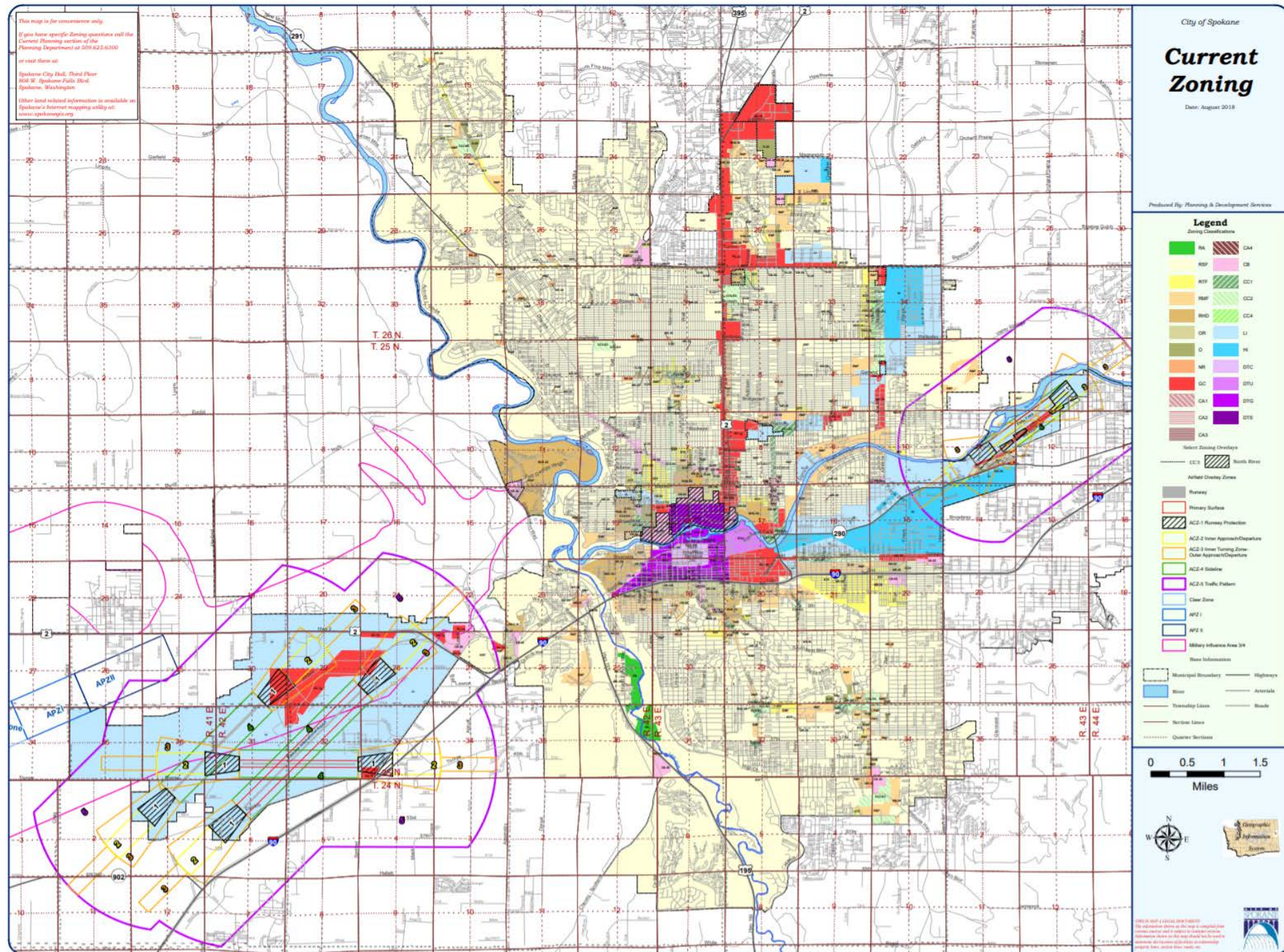
H 1.11 Access to Transportation Encourage housing that provides easy access to public transit and other efficient modes of transportation.

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.

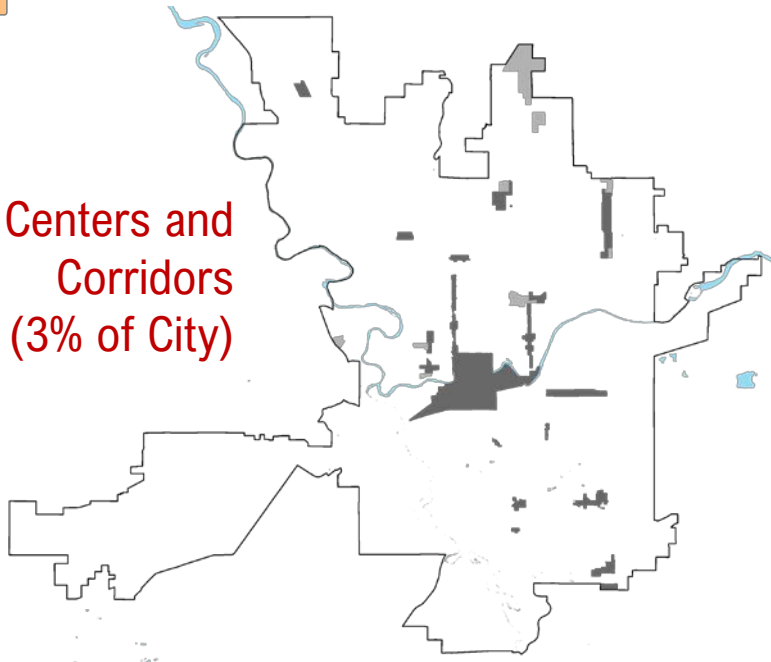


Current Zoning Map

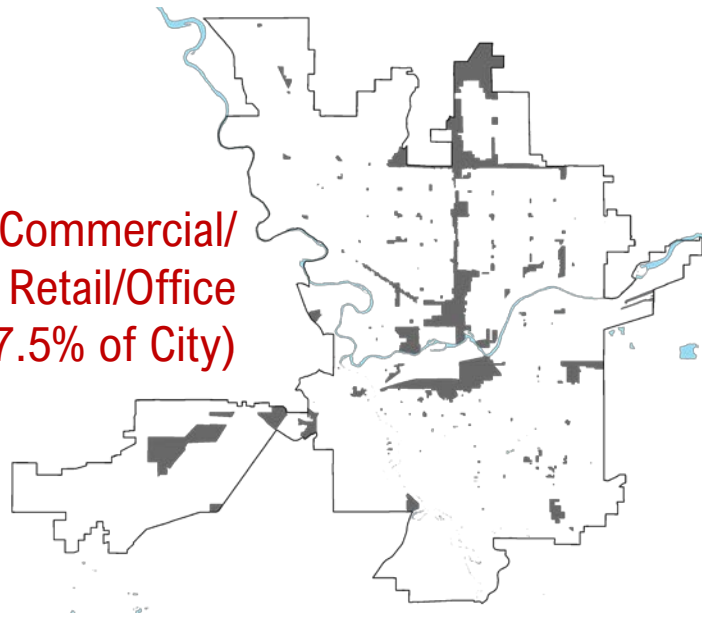




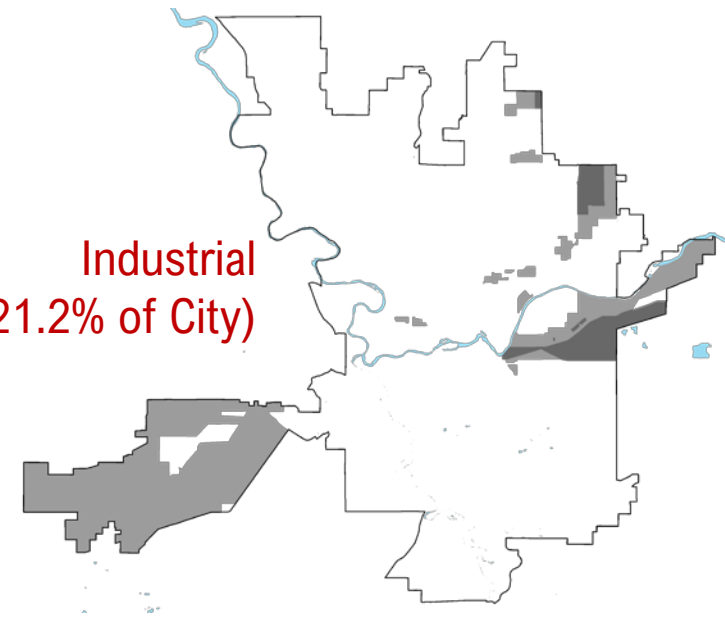
Centers and
Corridors
(3% of City)



Commercial/
Retail/Office
(7.5% of City)

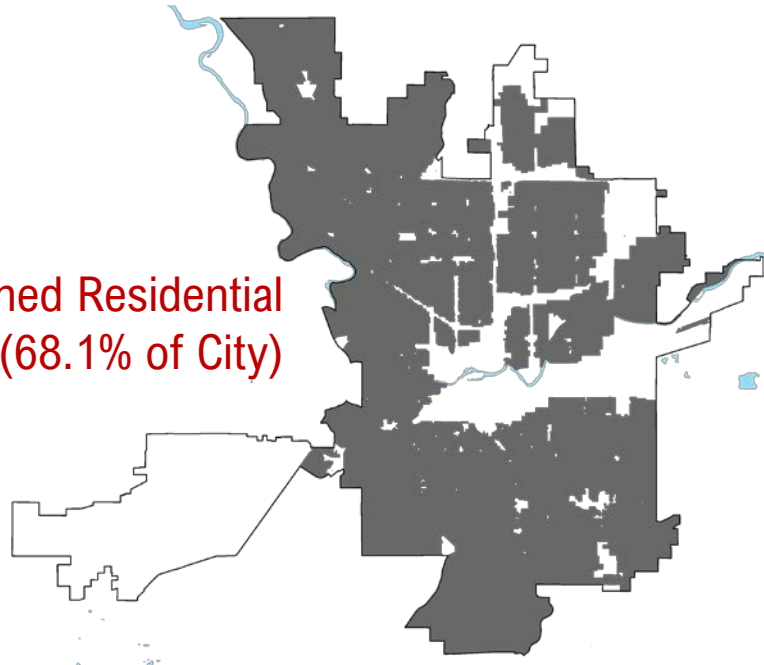


Industrial
(21.2% of City)

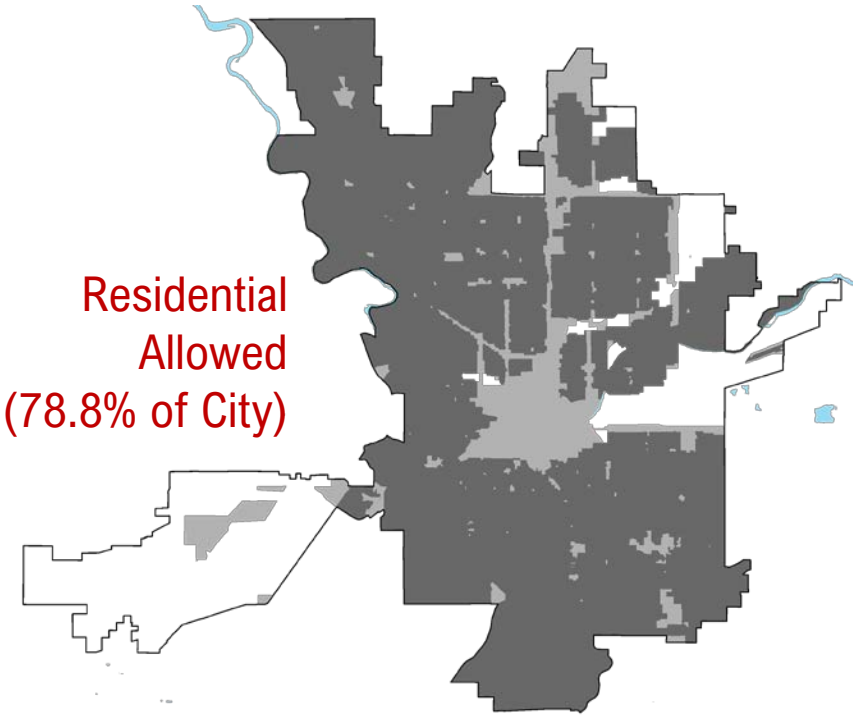


CURRENT ZONING PATTERNS

Zoned Residential
(68.1% of City)



Residential
Allowed
(78.8% of City)





Net Zoning in the City of Spokane as of May, 2020

Zoning District ¹	Zoning Label	SMC	NET ² Acres	Percent of NET Total	Percent of GROSS Total
Residential Agricultural ³	RA	17C.110	124.22	0.36%	0.28%
Residential Single-Family ³	RSF	17C.110	20,650.23	59.96%	46.38%
Residential Two-Family ³	RTF	17C.110	605.71	1.76%	1.36%
Residential Multifamily ³	RMF	17C.110	1,349.64	3.92%	3.03%
Residential High Density ³	RHD	17C.110	836.40	2.43%	1.88%
Office	O	17C.120	208.49	0.61%	0.47%
Office Retail	OR	17C.120	259.62	0.75%	0.58%
Neighborhood Retail	NR	17C.120	117.71	0.34%	0.26%
Neighborhood Mixed Use	NMU	17C.120	0.00	0.00%	0.00%
Community Business	CB	17C.120	429.25	1.25%	0.96%
General Commercial	GC	17C.120	1,574.08	4.57%	3.54%
Center and Corridor Type 1	CC1	17C.122	168.34	0.49%	0.38%
Center and Corridor Type 2	CC2	17C.122	359.65	1.04%	0.81%
Mixed Use Transition	CC4	17C.122	32.14	0.09%	0.07%
Context Area 1	CA1	17C.123	5.64	0.02%	0.01%
Context Area 2	CA2	17C.123	2.13	0.01%	0.00%
Context Area 3	CA3	17C.123	6.44	0.02%	0.01%
Context Area 4	CA4	17C.123	7.84	0.02%	0.02%
Downtown Core	DTC	17C.124	55.60	0.16%	0.12%
Downtown General	DTG	17C.124	298.12	0.87%	0.67%
Downtown University	DTU	17C.124	78.30	0.23%	0.18%
Downtown South	DTS	17C.124	29.52	0.09%	0.07%
Light Industrial	LI	17C.130	6,617.93	19.21%	14.86%
Heavy Industrial	HI	17C.130	625.19	1.82%	1.40%
Planned Industrial	PI	17C.130	0.00	0.00%	0.00%
<i>Land Removed From Gross</i>	-	-	10,084.88	-	22.65%
NET TOTAL			34,442.18	100.00%	100.00%
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 1/4 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

Zoning District	Housing Options											
	Accessory Dwelling Unit	Attached Housing	Cottage Housing	Duplex	Group Living	Manufactured Home	Mobile Home Park	Multi-family Residential Building	Pocket Residential Development	Single-Family Residential (Detached)	Transitional Sites	Zero Lot Line
RA	●	●	●		●	●	●			●	●	●
RSF	●	●	●		●	●	●		●	●	●	●
RSF-C	●	●	●		●	●	●		●	●	●	●
RTF	●	●	●	●	●	●			●	●	●	●
RMF	●	●	*	●	●	●		●	●	●		●
RHD	●	●	*	●	●	●		●	●	●		●
Commercial	●	●	*	●	●	●		●	●	●		*
Center and Corridor	●	●	*	●	●	●		●	●	●		*
Form Based Code CA1-4	●	●	*	●	●	●		●	*	●		*
Downtown	●	●	*	●	●	●		●	*	●		*
Industrial	See SMC 17C.130.100, Industrial Zones Primary Uses, and SMC 17C.130.110, Limited Use Standards											

Exhibit 27: Example “Missing Middle” Housing Types

Subsection	Housing Type	Examples	Density Range (net)
Z-6a	Cottage housing		6-20 du/acre
Z-6b	Duplex, triplex, four-plex		8-32 du/acre
Z-6c	Townhouse		12-40 du/acre
Z-6d	Courtyard Apartments		12-40 du/acre
Z-6e	Micro-housing		40-400+ du/acre

Note: du/acre = dwelling units per acre



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

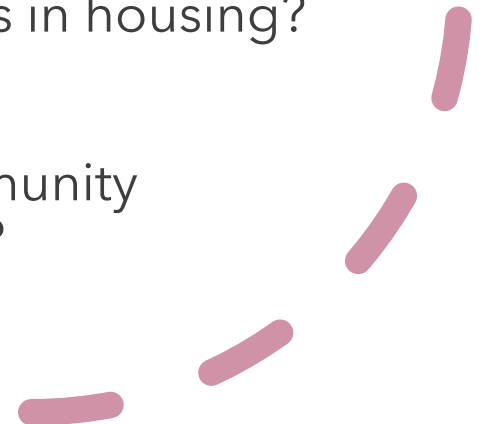
September 17: Equity in Housing

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