The Housing Action Plan will promote greater housing diversity, affordability, and access to opportunity for residents of all incomes.
Engagement Update

INTERNAL STAFF TEAM
STAKEHOLDER INTERVIEWS
BOARD, COMMISSIONS, COUNCIL
HOUSING ACTION PLAN WORKING GROUP
STAKEHOLDER AND STAFF ROUNDTABLES
COMMUNITY SURVEYS COMING SOON

Materials and notes on the project page: spokanecity.org/housing
Upcoming Surveys

• Live and live/work in city of Spokane
• Work in the city and live outside of city
• Developer/homebuilder survey
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 coordination vision that supports many people having access to a home that meets their needs with access to opportunities, services and amenities. This process builds on 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.
Housing Action Plan
Key Project Components

- Housing Needs Assessment
- Regional Data Analysis
- Review Local Housing Policy Framework
- Equity and Displacement Risk Analysis
- Community Engagement
The city and region is experiencing increasing growth in population and jobs.

- The city of Spokane has grown and is expected to continue that trend.
- Job growth adding to housing demand.

Housing affordability challenges are impacting renters, low-income households. Cost burden is higher for renters than homeowners. Income disparity between homeowners and renters.
The city and region is experiencing increasing growth in population and jobs

The city of Spokane has grown and is expected to continue that trend

Job growth adding to housing demand

Home prices have outpaced incomes in the city of Spokane

Growth in home sales prices is increasing faster than median household incomes

Renter income has grown more than the increase in apartment rent

Continued low homeowner vacancy and renter vacancy rates

Housing types have changed over the last two decades and continue to diversify

Historically, the city of Spokane has had limited housing types and older housing stock

Since 1980, the housing built in the city has slowly diversified

Housing affordability challenges are impacting renters, low income households

Cost burden is higher for renters than homeowners

Income disparity between homeowners and renters

City of Spokane Draft Housing Needs Fact Packet
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Based on what we know, how can the City of Spokane further encourage affordability based on incomes and housing types?

If your household earns...
- $19,560 (30% of MFI)  
- $32,600 (50% of MFI)  
- $52,260 (80% of MFI)  
- $65,200 (100% of MFI)  
- $78,240 (120% of MFI)

Then you can afford...
- $489 PER MONTH  
- $815 PER MONTH  
- $1,304 PER MONTH  
- $1,630 PER MONTH  
- $1,956 PER MONTH

Housing types generally affordable to these households are...
- Single-Family Detached  
- Single-Family Attached  
- Multifamily

Common characteristics...
- Predominantly renter occupied & existing construction  
- Predominantly owner occupied & new construction  
- Government subsidized

Source: City of Spokane Housing Needs Assessment – Draft Fact Packet
Major Tasks and Timeline

2020
APR
MAY
JUN
JUL
AUG
SEPT
OCT
NOV
DEC
2021
JAN
FEB
MAR
APR

PROJECT START-UP
HOUSING NEEDS ASSESSMENT
HOUSING POLICY & TOOL OPTIONS
RECOMMENDED ACTIONS

COMMUNITY ENGAGEMENT

ADOPTION BY RESOLUTION APRIL 2021
Housing Action Plan project page: spokanecity.org/housing

Maren Murphy, Assistant Planner, mmurphy@spokanecity.org