



HOUSING ACTION PLAN

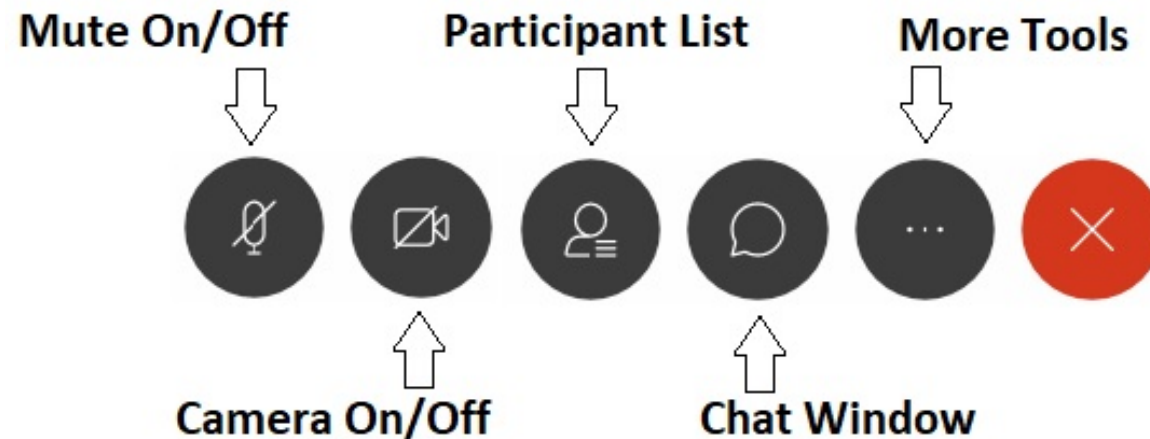
HOUSING OPTIONS FOR ALL



Housing Action Plan Working Group
Meeting 1
July 29, 2020

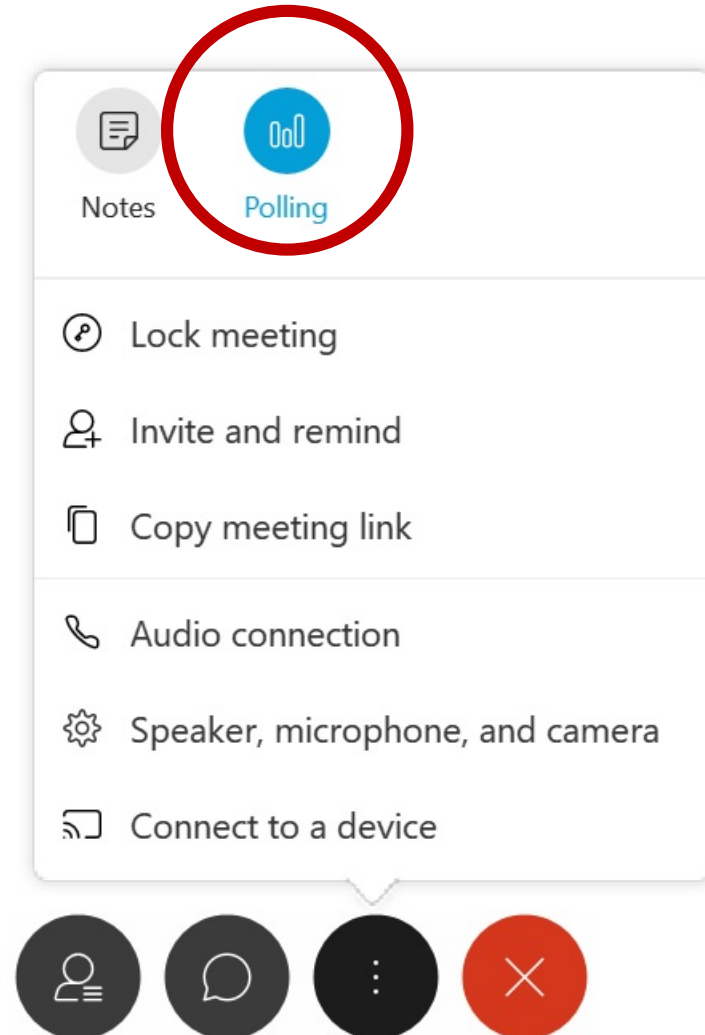
Webex Overview

- Please keep your microphone muted when not speaking.
- Feel free to use the chat to ask a question.



Webex Overview

- We will be using Polls today—you can find that window under “More Tools.”





City of Spokane Staff

Maren Murphy, Project Manager, Neighborhood & Planning Services, mmurphy@spokanecity.org, 509-625-6737

Louis Meuler, Interim Director, Neighborhood & Planning Services

Tirrell Black, Neighborhood & Planning Services

Kevin Freibott, Neighborhood & Planning Services

Paul Trautman, Community Housing and Human Services

Kirstin Davis, Communications

Paul Warfield, Mayor's Office

Melissa Morrison, Council Office

Agenda Overview

- Participants
- Housing Action Plan Overview
- Working Group Expectations
- Engagement Strategy
- Emerging Housing Themes
- Summary & Next Steps



Housing Action Plan Working Group – Invited Members

Adriane Leithauser - Spokane CHHS Board, Gonzaga

Rev. Alan Eschenbacher - Spokane Urban Ministries

Amber Lenhart - Spokane Regional Health District

Amber Waldref - The Zone Project

Andrey Muzychenko - United Way

Ben Stuckart - Spokane Low Income Housing Consortium

Brad Ferris - Craft3

Brian Grow - First Presbyterian Church

Brian Jennings - Spokane Housing Authority

Chris Venne – East Central Community Organization

Cody Coombs - DMC Properties

Darin Davidson - Inland Group

Darin Watkins - Spokane Association of REALTORS

Darryl Reber - Inland Empire Residential Resources

David Peterson - Goodale & Barbieri

Deb Elzinga - Community Frameworks

Fawn Schott - Volunteers of America Eastern WA

Greg Francis - Plan Commission

Isabel Mazcot - Hispanic Business Professional Association

Jeff Bell - Empire Health Foundation

Jen Haynes-Harter - YWCA

Jennyfer Mesa - Latinos en Spokane

Jim Frank - Greenstone

Joel White - Spokane Home Builders Association

John Hancock - Spokane Housing Ventures

John Pederson - Spokane County

Jonathan Mallahan - Catholic Charities

Jordan Tampien - 4 Degrees Real Estate, Northeast PDA

Julie Honekamp - SNAP WA

Katie Zinler - Spokane Alliance

Kurtis Robinson - NAACP

Lars Gilberts - University District PDA

Latrice Williams – Real Estate Agent

Pastor Lonnie Mitchell – Bethel AME Church

Marley Hochendoner - NW Fair Housing Alliance

Michael Baker - Spokane Plan Commission

Michelle Girardot - Habitat for Humanity

Michelle Pappas - Disability Action Center NW
NAC Architecture

Phil Wright - Spokane Public Schools

Rowena Pineda - United Way

Sandy Williams - Carl Maxey Center

Sarah Brede - ZBA Architecture

Shannon Meagher - Kiemle & Hagood

Pastor Shon Davis – Jesus Is The Answer City
Church

Skyler Reep – PEER Homes, SPC

Sonny Matheson - Spokane Indian Housing Authority

Steve Corker - Landlord Association of INW

Terri Anderson - Spokane Tenants Union

Tom Clark - Spokane Association of REALTORS

Pastor Walter Kendricks – Morning Star Baptist Church



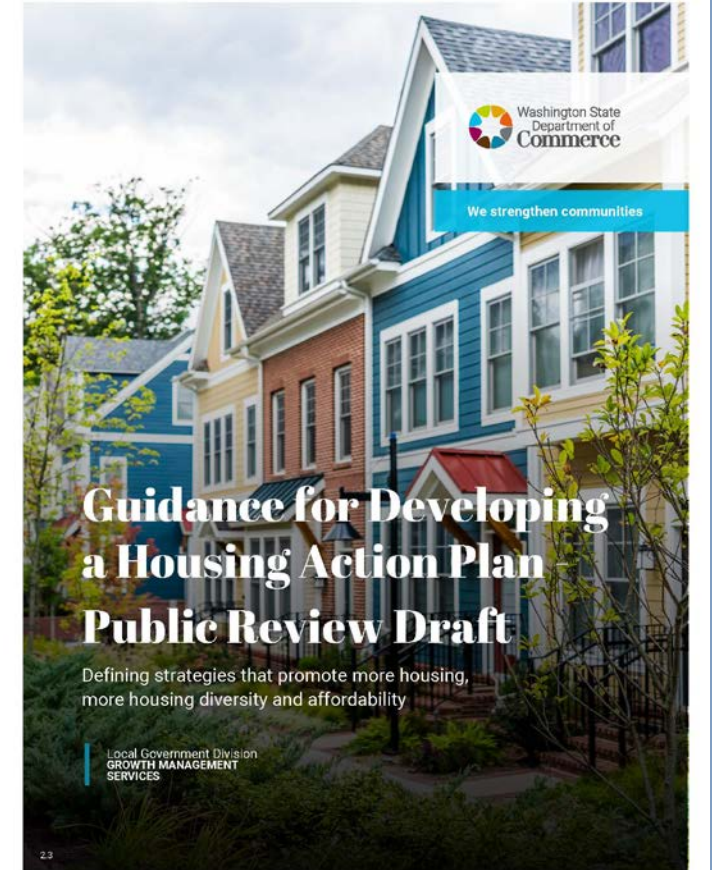
HOUSING ACTION PLAN OVERVIEW

Photo Visit Spokane

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





Housing Affordability

- A home is generally considered to be affordable if the household is paying **no more than 30 percent of their income** on housing costs.
- A healthy housing market includes a variety of housing types at different price points that are **affordable to a range of different household income levels.**



Source: Washington Department of Commerce "Guidance for Developing a Housing Needs Assessment"



Project Approach



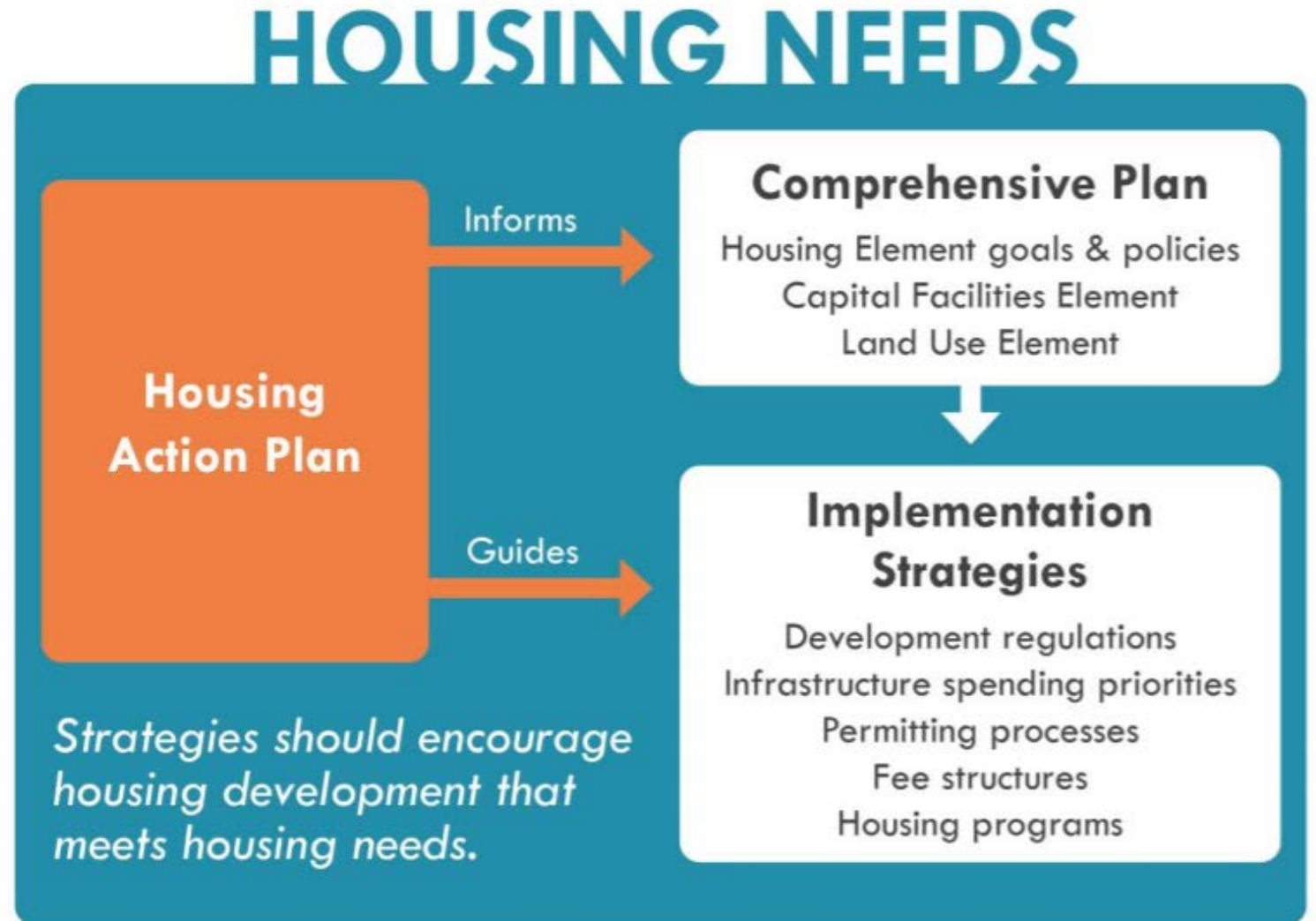
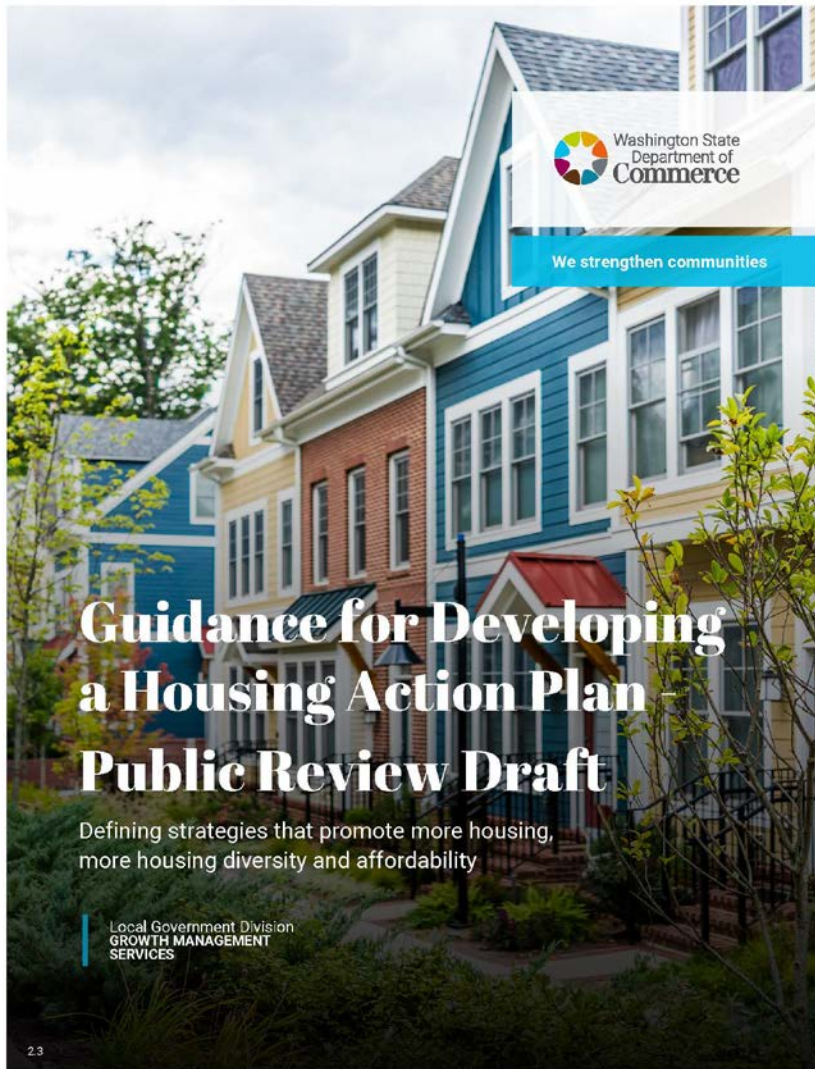
Data-Driven



Community-Informed



Focus on Equity



Source: Washington Department of Commerce "Guidance for Developing a Housing Action Plan"



City of Spokane

Past and Ongoing Housing Initiatives



Housing Action Plan is moving a few key recommendations and next steps provided from the Infill Housing and HQT initiatives:

- Infill: Housing Choice Gap Analysis
- HQT: Planning issues, Growth Management Act, and policy framework

Poll:

What are top 3 issues contributing to a lack of housing diversity, affordability, and access to opportunity in Spokane?

An aerial photograph of a city, likely Spokane, showing a dense residential area with many houses and trees. The trees have some autumn-colored foliage. In the background, there are mountains and a river. A large blue rectangular box is centered over the middle of the image, containing white text.

HOUSING ACTION PLAN WORKING GROUP

Photo Visit Spokane



Housing Action Plan Working Group

- Support and represent the interests of a variety of perspectives in the community.
- Identify community strengths and provide a deeper understanding of housing needs and inequities in Spokane.
- Review data and the Housing Needs Assessment, advise on changing conditions, and share on-the-ground knowledge which numbers alone may not capture.
- Provide insight into local information about development potential, barriers, and opportunities for housing production.
- Collaborate to identify and prioritize equitable community solutions that address housing needs for residents of all income levels.
- Promote linkages between the community and Housing Action Plan to build support for actions and adoption.




Participation

- Members are asked to actively share ideas, observations, and perspectives, while also actively listening to others. Move up, Move up!
- Members should ask questions, both of other members and the project team, to help create dialogue and drive the analysis forward. No one knows everything; together we know a lot.
- Members should consider and discuss issues from an organizational and/or city-wide perspective, as well as their own.
- Participation is voluntary and much appreciated—if members cannot attend a meeting, please notify City staff in advance.



The Working Group is proposed to meeting monthly to advance the creation of the Housing Action Plan.

July 2020	Project Approach, Community Engagement
August 2020	Policy Framework Review
September 2020	Housing Needs Assessment
October 2020	Strategies and Policy Solutions
November 2020	Recommendations
December 2020/January 2021	Internal Review

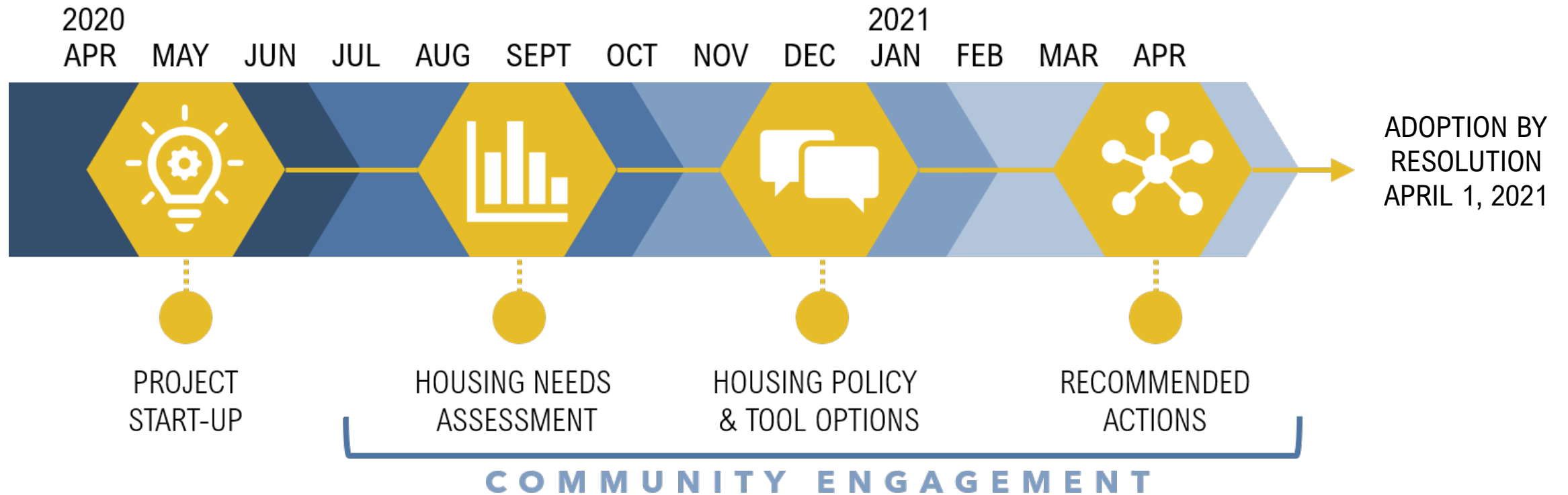
An aerial photograph of a city, likely Spokane, showing a dense residential area with many houses and trees. The trees have some autumn-colored foliage. In the background, there are mountains and a river. A large blue rectangular box is centered over the image, containing the title text in white.

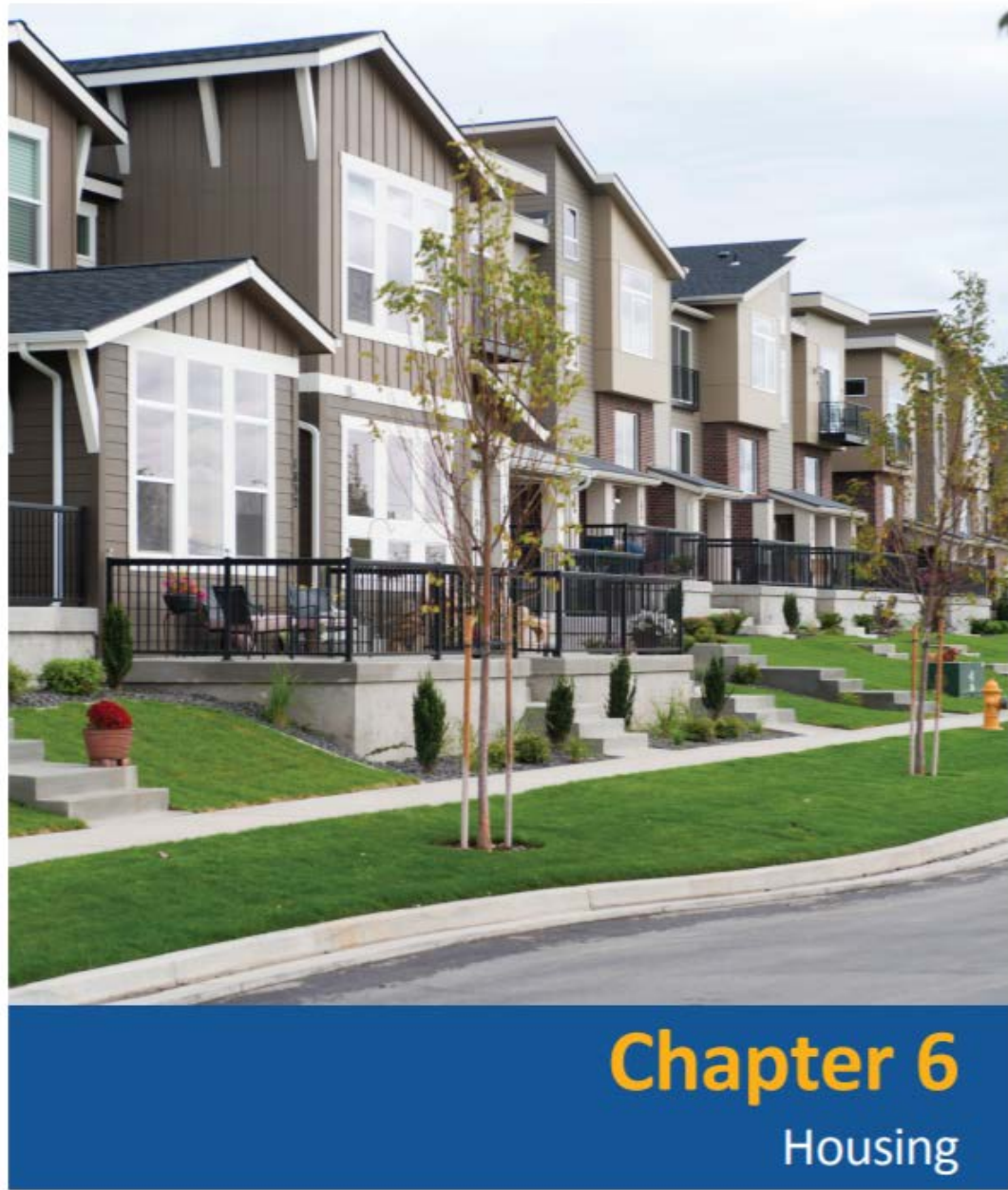
POLICY FRAMEWORK AND DATA OVERVIEW

Photo Visit Spokane



Major Tasks and Timeline





Housing Policy Framework Review



Chapter 3
Land Use



Chapter 4
Transportation



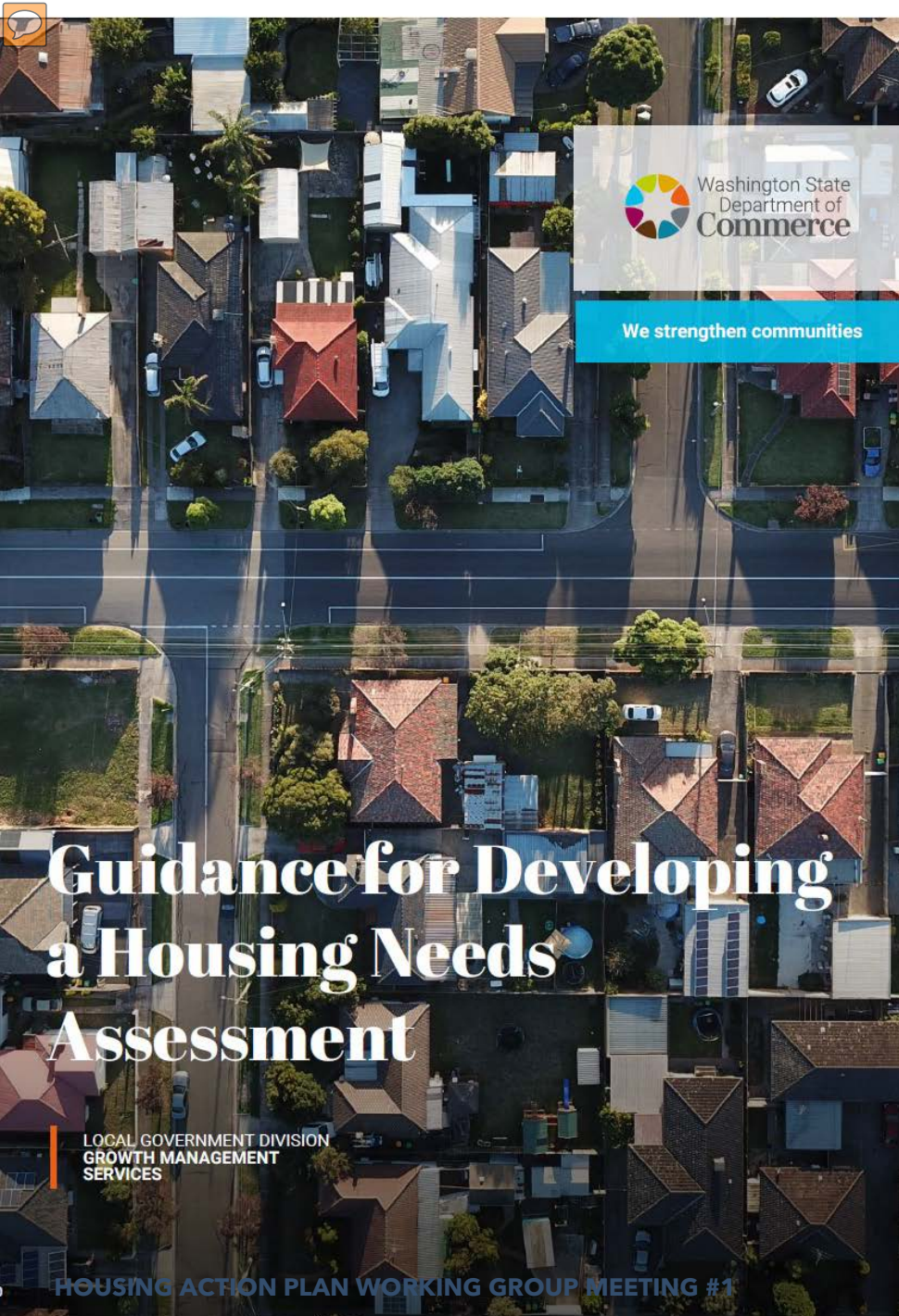
Chapter 5
Capital Facilities and Utilities



Chapter 8
Urban Design and Historic Preservation



Chapter 10
Social Health



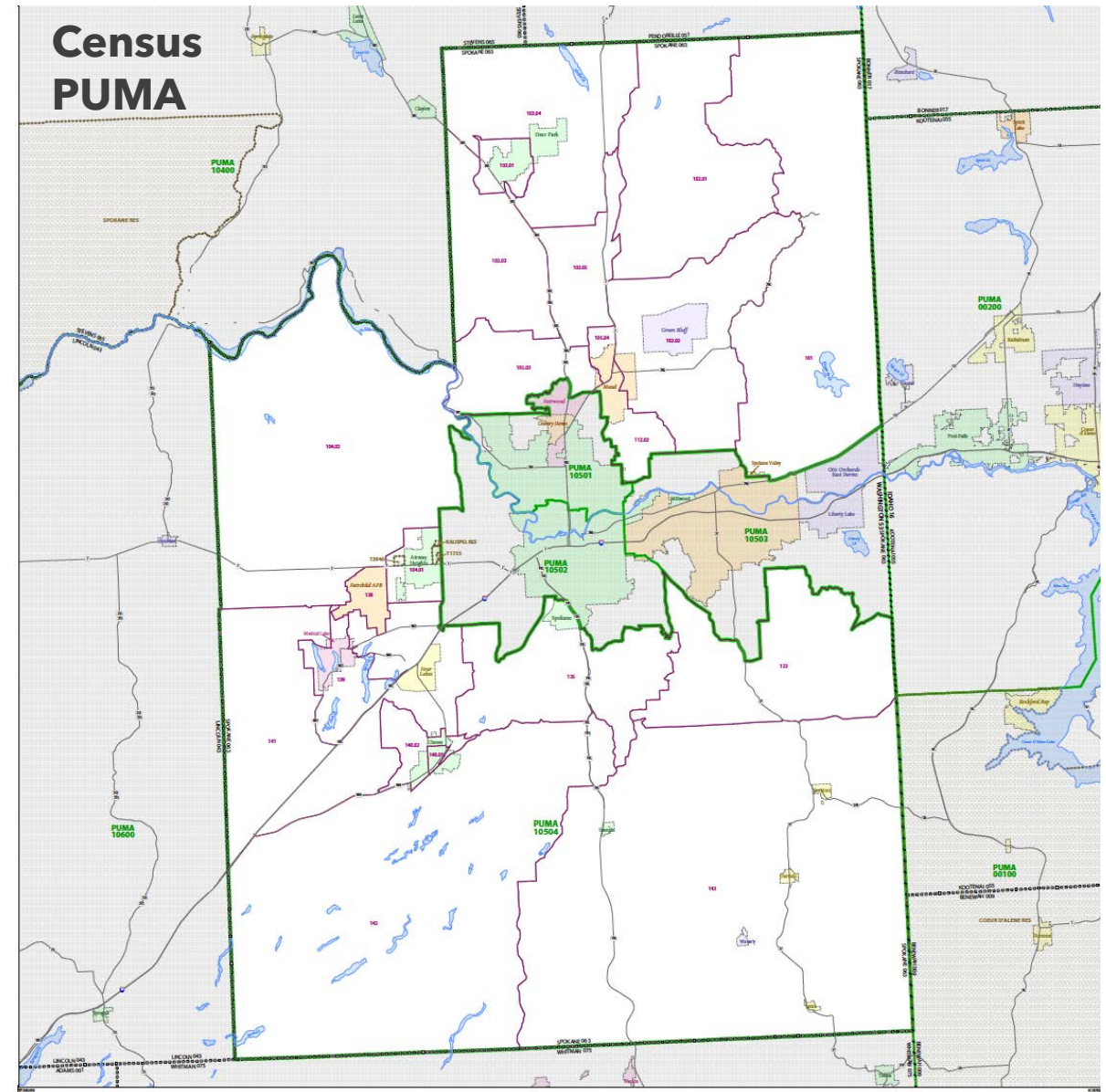
Housing Needs Assessment

1. Housing needs assessment helps us answer questions about our community's housing needs using:
 - Community Demographics
 - Employment and Workforce Trends
 - Housing Inventory
2. Gap analysis to evaluate the alignment between housing needs identified through the community profile and housing inventory
3. Work within existing City and Urban Growth Area boundaries to identify the building potential to accommodate housing growth

Source: Washington Department of Commerce "Guidance for Developing a Housing Action Plan"

Data Sources

- City: Comprehensive Plan, Zoning, permitting, previous initiatives
- Census: Public Use Microdata Areas, American Community Survey, Census OnTheMap
- Regional Coordination with City of Spokane Valley
- Real Estate: Zillow, WA Center for Real Estate Research Market
- Local sources, employers, institutions, community organizations and members

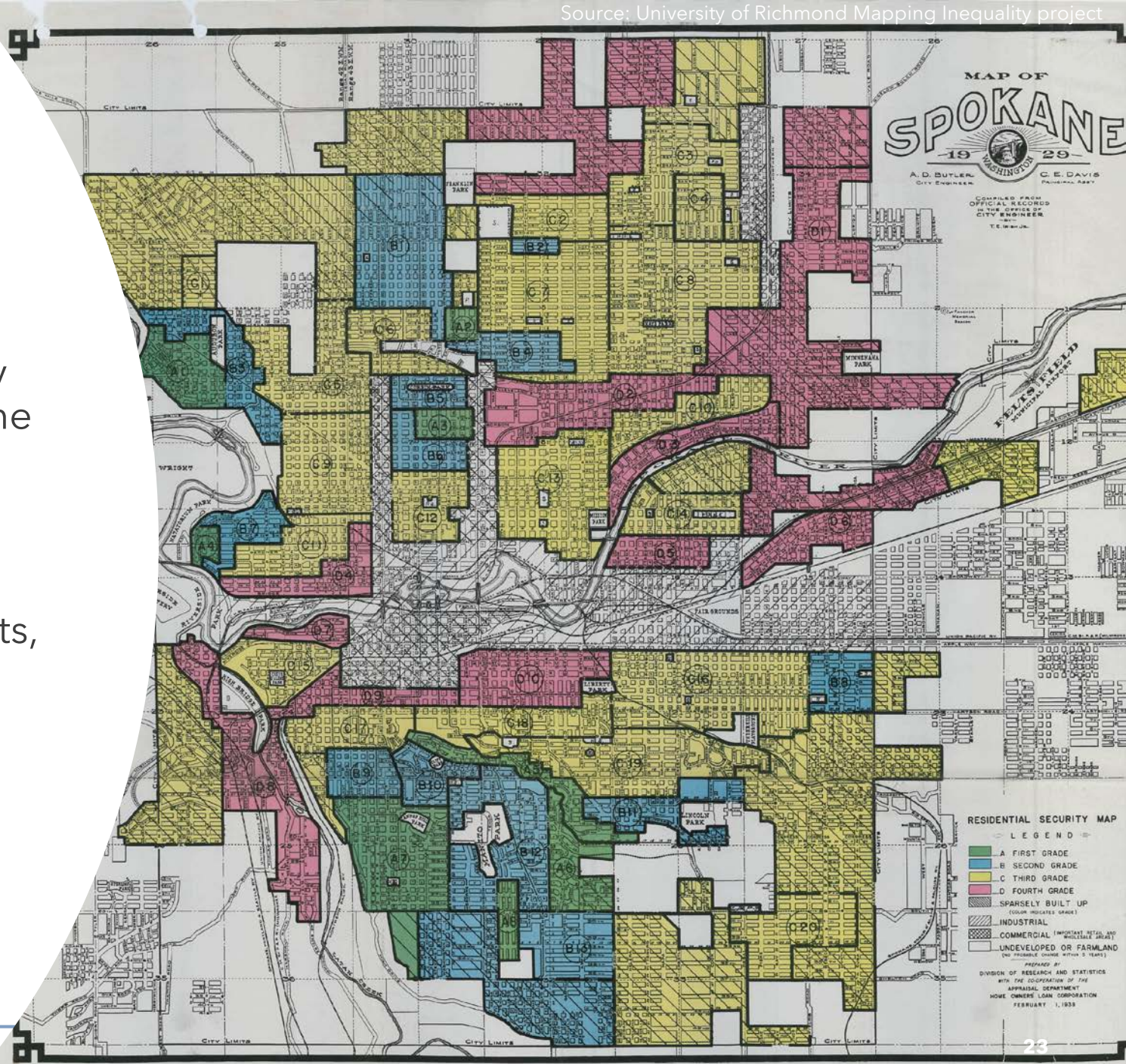


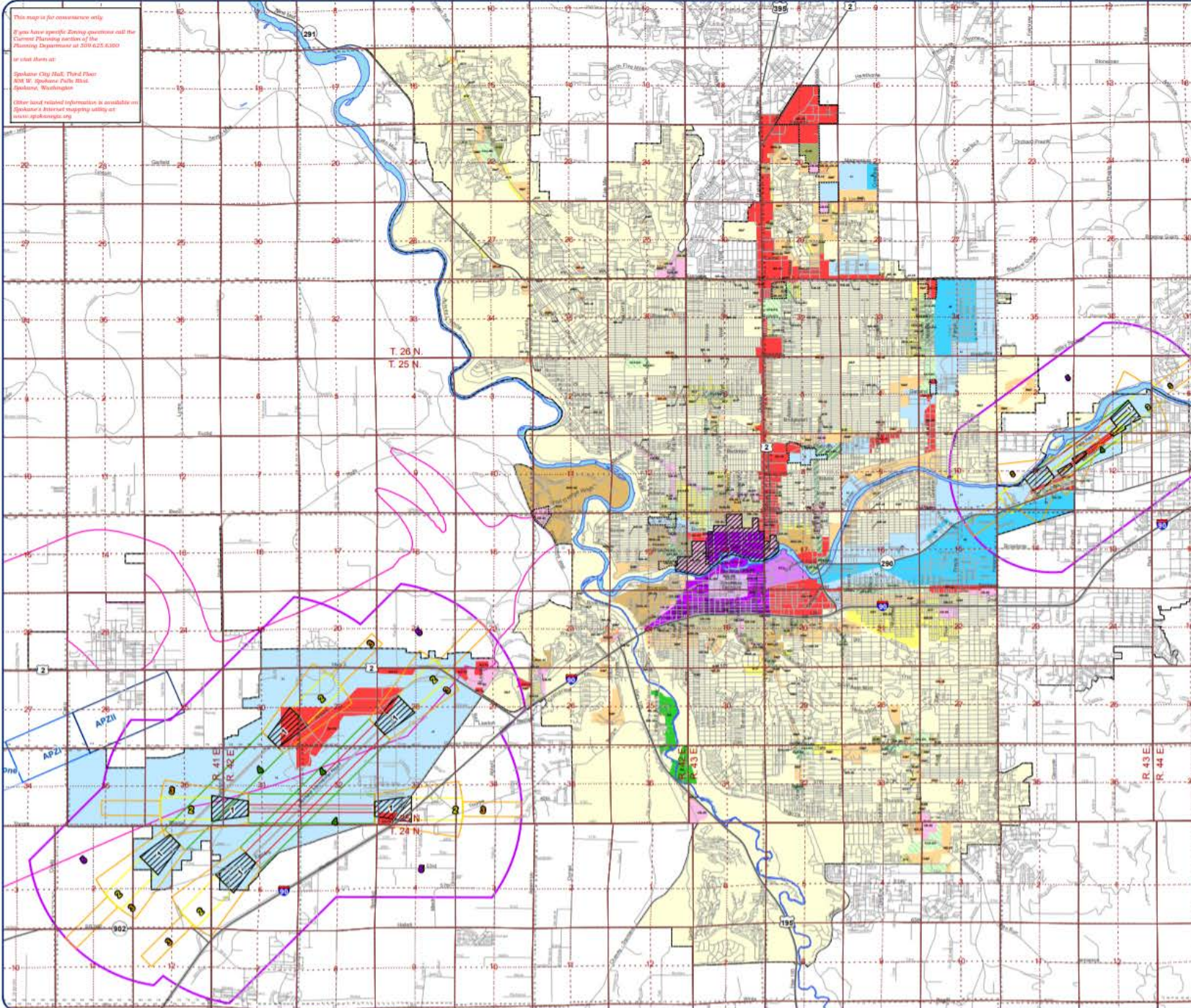


Equity in Housing Policy

- WA Commerce Guidance: Housing action plan can and should proactively address the history of racial and income inequality
- Understand history of forced Native removal, redlining, restrictive covenants, exclusionary zoning and ways it has influenced local housing patterns, livelihoods, and opportunities

Source: Washington Department of Commerce "Guidance for Developing a Housing Action Plan"





This map is for reference only.
If you have specific zoning questions call the
Current Planning section of the
Planning Department at 509.625.6100
or visit them at:
Spokane City Hall, Third Floor
800 W. Spokane Falls Blvd.
Spokane, Washington
Other land related information is available on
Spokane's Internet mapping utility at
www.spokaneinfo.org

City of Spokane
**Current
Zoning**
Date: August 2018

Produced By: Planning & Development Services

Legend
Zoning Classifications

RA	CA4
RSR	CB
RTM	CC1
RMP	CC2
RWD	CC4
OR	LI
O	HI
NR	ETC
GC	DTU
CA1	DTG
CA2	DTB
CA3	

Select Overlay Districts

CC3	North River
-----	-------------

Airfield Overlay Districts

Runway
Primary Surface
ACZ-1 Runway Protection
ACZ-2 Inner Approach/Departure
ACZ-3 Inner Turning Zone, Outer Approach/Departure
ACZ-4 Taxiway
ACZ-5 Traffic Pattern

Clear Zone

APZ I
APZ II
Military Influence Area I/II

Base Information

Municipal Boundary	Highway
Water	Arterial
Township Lines	Roads
Section Lines	
Quarter Sections	



THIS IS NOT A LEGAL PLAN. THE INFORMATION ON THIS MAP IS UNOFFICIAL AND DOES NOT REPRESENT THE CITY OF SPOKANE'S OFFICIAL POSITION OR INTENT. FOR MORE INFORMATION, CONTACT THE PLANNING DEPARTMENT AT 509.625.6100.



Displacement Risk

- Displacement refers to individual households who are forced or pressured to move from their home.
- Consider strategies to minimize the physical, economic, or cultural displacement of low-income residents resulting from redevelopment

Source: Washington Department of Commerce "Guidance for Developing a Housing Action Plan"



Discussion

What does equity in housing look like and how can we work to address equitable outcomes in this project?



An aerial photograph of a city, likely Spokane, showing a dense residential area with many houses and trees. In the background, there are mountains and a large body of water. A large blue rectangular box is overlaid in the center of the image, containing white text.

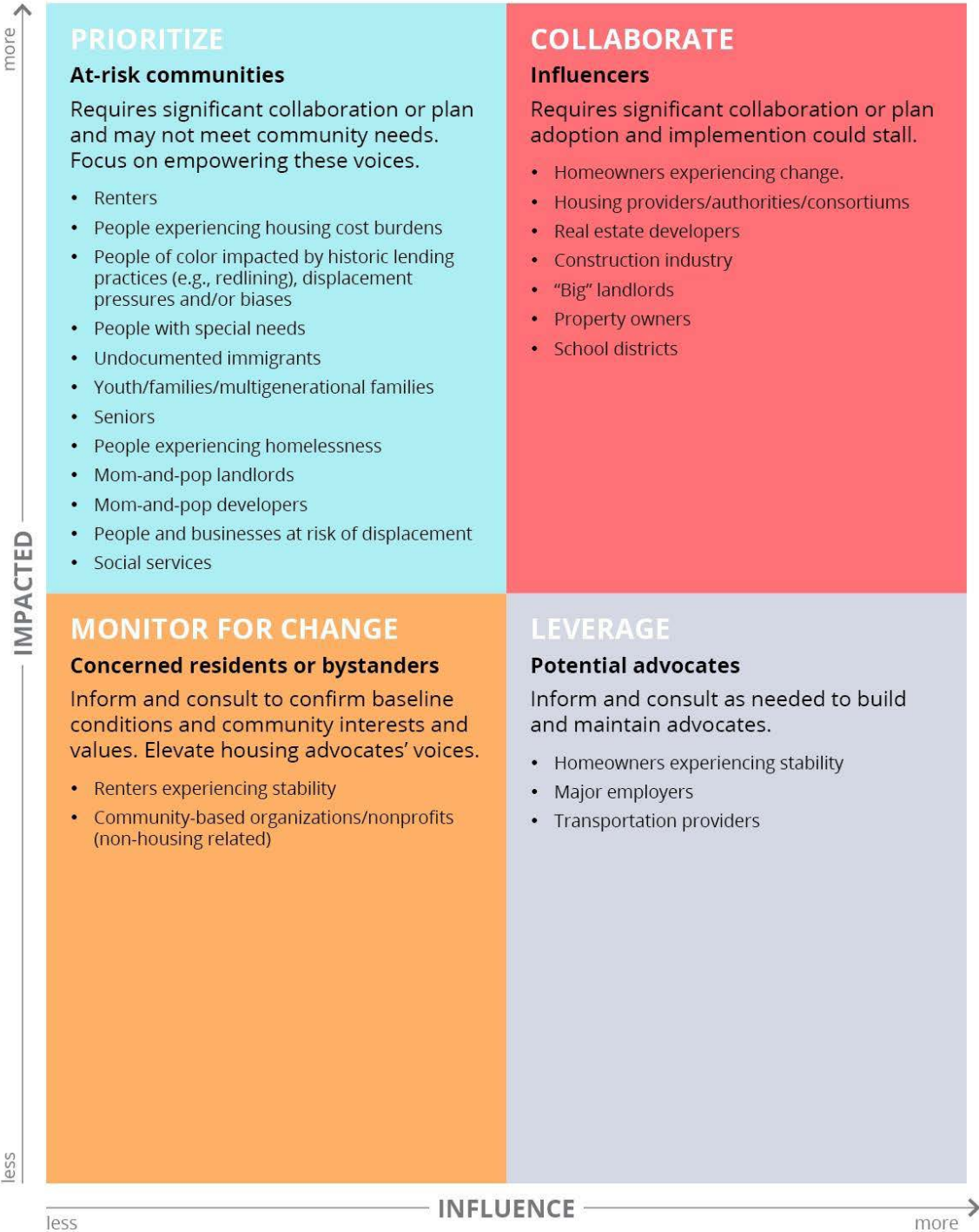
COMMUNITY ENGAGEMENT STRATEGY & EMERGING THEMES

Photo Visit Spokane



Stakeholder Prioritization Matrix

Source: Washington Department of Commerce "Guidance for Developing a Housing Action Plan"





Proposed Engagement Activities

Internal Team	Working Group	Interviews	Roundtables	Piggyback Events
Boards & Commissions	Council Updates	Community Survey	Online Open House	Project Website
Email, Newsletter	Blog Posts and Social Media	Press Release	Videos	Media Outreach



Proposed Engagement Plan Schedule

	<i>Project Start-up</i>		<i>Housing Needs Assessment</i>			<i>Policy Tools & Solutions</i>			<i>Plan Review and Approval</i>			
	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr
Internal Team	○		○		○		○					
Housing Action Plan Working Group			○	○	○	○	○	○	○			
Interviews			○	○								
Piggyback Events			○	○	○	○						
Roundtables				○	○							
Storytelling				○	○	○						
Community Survey					○	○						
Online Open House					○	○						
Council, Commission, and Boards		○	○		○		○		○	○	○	
Project Website	→											
Fact Sheets	○				○			○			○	
Emails & Newsletters			→									
Media			→									
Social Media			→									

Emerging Themes and Topics

- Urgent need for more housing and housing types
- More affordable housing - rising costs of building affordable housing
- Rentals and multi-family - low vacancy rates, increasing rents
- Not enough housing, incomes not increasing to match housing costs
- Gaps in housing under \$250,000
- Support for residents in accessing housing



Emerging Themes and Topics

- Support homeownership and housing ladder – different needs at different points in life
- Address structural inequities in housing and racial divide in homeownership, wealth creation
- Exclusionary zoning – single family zoning no longer supports affordable housing
- Promote integration of people, housing types, incomes, uses
- Mixed income neighborhoods with more housing options
- Diverse and equitable neighborhoods



Emerging Themes and Topics

- Urgent action, real action, measurable action
- Innovative solutions to address short-term need and build long-term vision
- Focus:
 - Code barriers
 - Increase density/housing types
 - Upzoning/rezoning
 - Incentives/fee waivers
 - Housing preservation/rehabilitation
 - Housing quality



Poll and Discussion:

What are important topics to dive into and add value with this project?

How can we connect to the broader community conversation on housing and build community support?

Poll (Write-In):

What meetings are you attending in August and September with which we should connect?

Summary and Next Steps

- Working Group Upcoming Meetings:
 - August: Housing Initiatives and Policy Framework Review
 - September: Housing Needs Assessment
- Upcoming community engagement and outreach
 - Press outreach starting in August
 - Roundtables
 - Interviews
 - Piggyback events
- Takeaway (poll write-in): *What does a successful outcome for the Housing Action Plan look like to you?*