

# Spokane Housing Action Plan

## Working Group Meeting #1 Meeting Summary

July 29, 2020 | 10:30 am - 12:00 pm | Webex Meeting

### MEETING OBJECTIVES

- Establish the Spokane Housing Action Plan Working Group.
- Review goals, timeline, and community engagement strategy.
- Establish a shared foundation of broad context and baseline knowledge - what are the most important issues related to housing in Spokane?

### WELCOME

- Webex Overview - Kevin Freibott, City of Spokane

### HOUSING ACTION PLAN OVERVIEW

- Maren Murphy, City of Spokane
- City of Spokane Staff
- Housing Action Plan Working Group Invited Members
- Overview of Project Goals, Approach and Expectations
- *Poll 1: What are three urgent issues contributing to a lack of housing diversity, affordability, and access to opportunity in Spokane?*

Issue	Responses
High cost of housing (construction/land)	12/36 ( 33%)
Zoning restrictions on housing types	15/36 ( 42%)
Barriers and discrimination to access housing	10/36 ( 28%)
City regulations or processes that increase housing costs	9/36 ( 25%)
Incomes not keeping up with housing costs	15/36 ( 42%)
Lack of rental housing or low vacancy rates	10/36 ( 28%)
Not enough housing available in general	15/36 ( 42%)
Lack of public or private funding	6/36 ( 17%)
Community education	1/36 ( 3%)

- Discussion: Overview of Discussion Points/Comments (Note: discussion was provided orally and in writing through the chat feature of the meeting platform)
  - Only fraction of building permits is in Spokane. Many are in the County. The Spokane municipal code is a significant barrier to development in Spokane.
  - Spokane currently has a 3-week supply of housing availability for purchase.
  - Will those who are discriminated against be at the table as the City looks into those barriers?
  - Need to address gentrification and housing availability and focus on remodeling and how to make new construction in those areas still affordable and maintain equity.
  - The City should work to bring in more voices of people of color to this discussion for future meetings. If people didn't respond to invite, we need to follow-up and invite others.
  - Housing is essential to helping with homelessness and mental health issues. I believe that community education is the only way to adequately address this and to get those populations the help they need.
  - For future polls and questions, it would be good to offer some definitions etc. I answered these questions for the community overall. If we focus on LMI (Low- and Moderate-Income) populations, renters, etc. I would have responded differently (e.g. discrimination is not a major barrier for the majority of residents, however, if we frame it differently it is).
  - Let's not lost sight of the biggest challenges to home ownership vs renting. People of color are more heavily impacted by this in our community.

- It's also important to note that those within the BIPOC (Black, Indigenous, and People of Color) community who also have disabilities are disproportionately impacted.
- Spokane Association of REALTORS polling also identified needs for older residents as the third most critical area of need.
- Should note that the disabled community is not necessarily just older. There are physical and mental disabilities.
- Spokane Association of Realtors indicated they can provide more data for housing prices, locations and changes. This is a part of MLS system.
- Kootenai County should be added as context. Nearly 50% of new housing is occurring in Kootenai County.
- Overview of Draft Working Group Expectations - see agenda packet
- Overview of Policy Framework and Data Overview
  - Policy Framework Review
  - Housing Needs Assessment
  - Data sources
  - Addressing equity in housing policy - understanding the history of housing discrimination in Spokane
  - Displacement Risk
- *Discussion: What does equity in housing look like and how can we work to address equitable outcomes in this project?* (Note: discussion was provided orally and in writing through the chat feature of the meeting platform)
  - Planning activities like this and tenant protection are connected. The City must ensure that people in the neighborhood must be able to live in any newly build construction. Note that renters in Spokane are disproportionately people of color.
  - Yes, equity in housing. Need to understand where we've been historically to help determine how we go forward.
  - Invest Health, Better Health Together and Empire Health Foundation has completed a Displacement Risk Ratio to determine where gentrification may happen due to the Central City Line. It would lay over this data around exclusionary zoning.
  - Access to ownership
  - Need to ensure through zoning and funding that we have low income housing in every neighborhood
  - When we get into affordability please consider durable affordability. Not just affordable rent or ownership options for one round of owner or for 20/30 years but permanently/durably.
  - Permanent long-term affordability will preserve that housing stock.
  - Look at best practices and address gentrification before it happens. important to educate and organize impacted communities including tenants who are most likely to be impacted.
  - Deep inclusion of the needs of under-represented and vulnerable populations is vital here.
  - Having worked with nonprofit housing providers for many years, the big challenge is being able to develop smaller homes on smaller lots and have those available in all neighborhoods not just lower income neighborhoods. ADUs, townhomes, attached housing and MF home ownership (condos) are critical to housing equity.

## ENGAGEMENT STRATEGY & EMERGING THEMES

- Maren Murphy, City of Spokane
- Overview of engagement strategy
- Overview of emerging themes from previous and ongoing initiatives, engagement efforts
- *Poll 2: What potential topics would you like to see addressed in a deeper-dive, roundtable discussion (please choose 2-4)?*

Topic	Responses
Development regulations	16/34 ( 47%)
Development incentives	10/34 ( 29%)
Equity in housing and displacement	15/34 ( 44%)
Rental housing	10/34 ( 29%)
Housing quality, rehabilitation, and preservation	15/34 ( 44%)
Connections with housing (education, transportation, etc.)	8/34 ( 24%)

Group housing and care facilities	5/34 ( 15%)
University/student housing	0/34 ( 0%)
Other: <ul style="list-style-type: none"> <li>o Zoning Regulations (may fall under Dev Reg)</li> <li>o Elderly housing, specifically. Also, the intersection of housing and utilities costs (tied to sustainable building/rehab)</li> <li>o Permanent affordable housing and equitable zoning</li> <li>o Review how zoning policies have a greater impact on those who are of color or low-income</li> <li>o Community land trusts, infill development for LMI owners to help add stock where it is needed and build equity, housing goals by type... some people will never be satisfied so what is a healthy balance.</li> <li>o Housing equity is tied to allowing a broad range of housing products in every neighborhood.</li> <li>o How to consider creating an environment for smaller developers to succeed</li> <li>o How to facilitate higher density housing development across all City neighborhoods.</li> <li>o First time home buyer workshops, education on buying and how they fit into the housing conversation of affordable housing.</li> <li>o explore expand GMA/urban growth boundaries</li> </ul>	10/34 ( 29%)

- Poll Discussion: (Note: discussion was provided orally and in writing through the chat feature of the meeting platform)
  - o Discussion on definitions of gentrification and displacement.
  - o Gentrification needs to be addressed.
  - o Gentrification=displacement. Our goals should be just, inclusive, and equitable. "Economic development that benefits everyone" nails it.
  - o Economic development that benefits everyone should be the goal. that means not making communities expendable.
  - o Make sure that we don't lose sight of how housing fits within the broader economic infrastructure that includes living wage jobs.
  - o Need a robust community land trust and permanent affordable housing.
  - o Equity and making ownership available to more people is important.
  - o City Council is considering different homeownership equity strategies.
  - o Land bank
  - o Don't forget to think about what can help the businesses be successful that actually build, renovate, and develop new units.
  - o The housing producers need to be included in the equation: landlords, builders, developers.
  - o Renters and those who need affordable housing (including those with disabilities) must be consulted in order to provide what is needed
- Poll 3: *What meetings (if any) are you attending in August and September with which we should connect?*

<b>Responses</b>
Spokane Human Rights Commission
Spokane Association of REALTORS has a housing preference section on a research project that we will be unveiling later this month.
West Central Affordable Housing Team
Happy to help City host a disability town hall, including paying for an interpreter.
Council's Sustainability Action Subcommittee interested in ADU development reforms. SAS will be voting on the recommendations in September.
Landlord Association, third Wednesday in September, evening.
Prosperity NOW is having their convention but don't think that necessarily fits. I'm having conversations with developers to try to make housing pencil...
Already scheduled for August CHHS Board Meeting. Thank you!

All - don't forget - 2020 Inland NW Fair Housing Conference webinars :) - registration links on <a href="http://nwfairhouse.org/training">nwfairhouse.org/training</a> page
Monthly tenant meeting, Greater Spokane Progress Housing Justice Sub- committee, Better Health Together Housing team, Smart Justice Executive meeting, Spokane Homeless Coalition, and more

**SUMMARY AND NEXT STEPS**

- Maren Murphy, City of Spokane
- 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
- *Poll 4: What does a successful outcome for the Housing Action Plan look like to you?*

<b>Responses</b>
Addressing barriers for people with disabilities to safe and clean housing.
0% homelessness: safe, quiet, accessible, homes for all
Creating the opportunity for people to have options with regards to housing choice. There is sufficient housing/rental stock that people have mobility options. Lowering barriers to purchasing vs renting and lowering barriers to new development.
Housing justice - address equity for lifelong tenants
After thinking about this discussion, this group/plan could be very helpful in advancing an updated housing code policy and fee system. I know there has been work done on this in the past but I don't think any group is focusing on it currently. This is a critical piece of looking at the existing housing stock, it's also an equity issue and an anti-displacement issue
A small number of key recommendations that could be the basis for further action.
Housing accessibility and safe options for all income and race groups. 2) an action plan to eliminate boundary areas (redlining) 3) how to enable people to remain in housing as we develop robust and healthy neighborhoods. - eliminate displacement
Increased housing stock and accessibility, equity, ownership, flexibility, permanent affordability
One that addresses the core of the problem of a dramatic lack of housing opportunities under \$200k. The solution to many of our social, economic and rental issues can be solved by addressing this elephant in the room
For this group - An actionable plan, with broad stakeholder support, that includes - clearly defined goals, metrics to assess performance in goal achievement, regular review and adjustments with new information or if not meeting goals. The plan itself should lead to improved affordability
A successful outcome to me would be a greater community understanding of the "who why and how" of the people we are trying to help. If the greater community is not educated there can be no or very little progress.

## MEETING PARTICIPANTS

### **Working Group Members in attendance:**

Adriane Leithauser - Spokane CHHS Board, Gonzaga  
Andrey Muzychenko - United Way  
Ben Stuckart - Spokane Low Income Housing Consortium  
Brian Grow - First Presbyterian Church  
Brian Jennings - Spokane Housing Authority  
Chris Venn - East Central Community Organization  
Darin Watkins - Spokane Association of REALTORS  
Fawn Schott - Volunteers of America Eastern WA  
Greg Francis - Plan Commission  
Jim Frank - Greenstone  
Joel White - Spokane Home Builders Association  
John Hancock - Spokane Housing Ventures  
Jordan Tampien - 4 Degrees Real Estate, Northeast PDA  
Katie Ashmore Zinler - Spokane Alliance  
Lars Gilberts - University District PDA  
Latrice Williams - Real Estate Agent  
Marley Hochendoner - NW Fair Housing Alliance  
Michelle Girardot - Habitat for Humanity  
Michelle Pappas - Disability Action Center NW  
Phil Wright - Spokane Public Schools  
Rev. Alan Eschenbacher - Spokane Urban Ministries  
Rowena Pineda - United Way  
Sarah Brede - ZBA Architecture  
Shannon Meagher - Kiemle & Hagood  
Skyler Reep - PEER Homes, SPC  
Steve Corker - Landlord Association of INW  
Terri Anderson - Spokane Tenants Union  
Tom Clark - Spokane Association of REALTORS

*Note: Not all invited working group members were able to attend.*

### **City Staff in attendance:**

Brian McClatchey  
Jacqueline Churchill  
Kevin Freibott  
Kirstin Davis  
Lisa Gardner  
Maren Murphy  
Melissa Morrison  
Paul Trautman  
Paul Warfield  
Tirrell Black