

# Spokane Housing Action Plan

## Working Group Meeting #2 Meeting Summary

October 21, 2020 | 10:00 am - 11:30 am | Zoom Meeting

### HOUSING ACTION PLAN OVERVIEW

- Maren Murphy provided a brief overview of the Housing Action Plan project.
- What is Housing Affordability?
  - The term “affordable housing” is often used to describe income-restricted housing available only to qualifying low-income households.
  - A home is generally considered to be affordable if the household is paying no more than 30 percent of their income on housing costs. This feeds into 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.
  - We also acknowledge the impacts of the combined costs of housing and transportation on affordability
- Housing Action Plan Webpage is up and has information posted to it, is on the Spokane City Website.
  - Link: <https://my.spokanecity.org/housing/spokane-housing-action-plan/>

### ENGAGEMENT:

- Maren Murphy provided update on community engagement.
  - The roundtable materials and discussion notes are available on the project website.
- Next step is community surveys as next step in engagement and will release them soon.
  - Upcoming community surveys:
    - Live and live/work in the city of Spokane,
    - Work in the City and live outside City of Spokane
    - Developer/homebuilder survey
  - Hoping to publish by end of October for outreach.
- Discussion: (Note: discussion was provided orally and in writing through the chat feature of the meeting platform)
  - Being that Russian and Spanish are the two most spoken languages in Spokane after English. Will the surveys be available in those languages as well?
  - Can you use the utilities distribution list to get to all residents?
  - Could also use Community Assembly, NCs, and Nextdoor
  - Do renters get utilities inserts? Maybe also put notices on transit.
  - What about Community Centers?
  - Community Assembly and Neighborhood Councils. Nextdoor also.
  - If anyone's agency/network has a good vehicle to send out announcements of the survey (i.e. newsletters) please let Maren know at [mmurphy@spokanecity.org](mailto:mmurphy@spokanecity.org).

### DRAFT HOUSING NEEDS ASSESSMENT:

- Maren Murphy presented an overview of the draft housing needs assessment and initial findings.
  - There are several key project components for the Housing Action Plan. The Housing Needs Assessment is one part that feeds into other data analysis, local policy framework, displacement risk analysis, and ongoing community engagement.

- The Housing needs assessment is a required part of the grant from the WA Dept. of Commerce for each jurisdiction. It uses industry standard data, that helps define the range of unmet housing needs and the dept of housing affordability needs. We worked with a consultant, EcoNorthwest, who also completed a HNA for the City of Spokane Valley. This allows us to align our methodologies and look at more of a regional overview.
- At its core, the HNA helps answer questions about our community's housing needs and begin identifying gaps. It looks at our community demographics, employments and workforce trends, and housing inventory and market analysis. Housing needs are assessed on the population projections allocated by Spokane County under GMA.
- With this and other data, we can begin to look at gaps to evaluate the alignment between housing needs identified through the community profile and housing inventory.
- Note: Click through PPT presentation for overview of initial data findings.
- Draft Housing Needs Assessment available for download and review: <https://static.spokanecity.org/documents/projects/spokane-housing-action-plan/city-of-spokane-draft-housing-needs-fact-packet-2020-10-19.pdf>
- Discussion: (Note: discussion was provided orally and in writing through the chat feature of the meeting platform)
  - Is there anything to show whether middle income renters are by choice (e.g., maximizing mobility) versus need (lack of ability to purchase)?
  - Discussion about graphic that shows options for housing at different incomes.
  - Is there anything to show whether middle income renters are by choice (e.g., maximizing mobility) versus need (lack of ability to purchase)?
    - There is some information in the data about the age/retirement status of residents. We'll have to take a look to see the implications.
  - Is data anecdotal?
    - The data itself is statistical (from Census and other local data sources).
  - Some retirees too. They have sold their homes and are now renting.
  - This Red lining map is very relevant
  - For those people who live outside the city and commute into the city to work, are there housing needs in those employment centers that are unmet? That is would they chose to live near work if they could?
  - How is middle income defined?
    - AMI - Area Medium Income
    - Also need to note that 50% of MFI is a wage of only \$15.00 per hour. Does the MFI include other living expenses?
  - Link: <https://www.dshs.wa.gov/esa/eligibility-z-manual-ea-z/state-median-income-chart>
  - Is the city looking at any strategies to reduce historical racial and income disparities in ownership? For example, could the city look at shared equity arrangements as a strategy?

## DISPLACEMENT RISK ANALYSIS

- Another component of this project is looking at displacement risk. Demand for home can homes up housing costs and increase pressure for higher density redevelopment, increasing the potential for displacement.
- As part of the housing needs assessment, we will be analyzing data around displacement to identify who is at risk and where in our City.
- This term refers to a household forced or pressured to move from their home. Displacement can have a life-changing negative effect on households that are directly impacted. It can also disrupt the social fabric and networks of trust and support that exist within a community.

- Puget Sound Regional Council and City of Seattle have examples of displacement risk analysis.
  - PSRC Displacement Mapping: <https://www.psrc.org/displacement-risk-mapping>
  - PSRC documentation: <https://www.psrc.org/sites/default/files/displacementrisk.pdf>
  - Seattle 2035 Equity Analysis: <https://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/2035EquityAnalysisSummary.pdf>
- Displacement Indicators:
  - Socio-demographics
  - Transportation qualities
  - Neighborhood characteristics
  - Housing
  - Civic engagement
- City of Spokane looking at using CDC Social Vulnerability Index as base data because it has similar indicators and widely available dataset.
- Discussion: (Note: discussion was provided orally and in writing through the chat feature of the meeting platform)
  - Have you been in contact with the professor from EWU that does the Spokane Trends data? Also, the EWU MURP program may have done some analysis with this already.
  - Seems that the CDC vulnerability index info may be a good proxy for the displacement risk data you wish to collect; at least until richer data sources can be developed
  - Could we look into Low income based housing data for future planning to include their numbers? Example, are the needs being met of the very low set income people?
  - I really like using the SVI as a proxy for displacement risk.
  - Links shared by WSDOT:
    - WA State Disparity Tool: <https://fortress.wa.gov/doh/wtnibl/WTNIBL/>
    - <https://www.epa.gov/ejscreen>
- Question: Expectations question about April 2021. Will any changes happen at that point?
  - The plan will provide recommendations on addressing housing needs. The City is also working on interim efforts to address urgent needs through some code work. The conversation will continue past April 2021 as we build action and implement the plan.

## MEETING PARTICIPANTS

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

Ana Trusty - Mujeres In Action  
Brian Grow - First Presbyterian Church  
Brian Jennings - Spokane Housing Authority  
Charlene Kay - Washington Dept. of Transportation  
Greg Francis - Plan Commission  
Hannah Presken - Mujeres in Action  
Jefferson Coulter - Community Frameworks  
Latrice Williams - Legislative Lead District 4, Housing and Homeless Advocacy, PEER Homes, SAR -Realtor  
Pastor Lonnie Mitchell  
Mary Winkes - Community Assembly  
Pat Castaneda - World Relief  
Phil Wright - Spokane Public Schools  
Skyler Reep - PEER Homes, SPC  
Steve Corker - Landlord Association of INW  
Terri Anderson - Spokane Tenants Union  
Toni Jo Allen - The Native Project

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

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

Maren Murphy - Planning Services  
Kevin Freibott - Planning Services  
Paul Warfield - Mayor's Office  
Tirrell Black - Planning Services  
Chris Green - Planning Services  
Kirstin Davis - Communications  
Melissa Morrison - Council Office  
George Dahl - CHHS  
Jacqueline Churchill - Planning Services