

# Spokane Housing Action Plan

## Working Group Meeting #3 Meeting Summary

**Option 1: December 15, 2020 | 10:00 am - 11:00 am**

**Option 2: December 16, 2020 | 3:00 pm - 4:00 pm**

### WELCOME AND PROJECT UPDATES

- Maren Murphy provided a brief overview of the Housing Action Plan project.
- Reviewed project timeline.
  - Phase 1 (April-July 2020) - Project Start-up
  - Phase 2 (Aug-Dec 2020) - Clarify and Quantify Housing Needs and Gaps
    - Draft Housing Needs Assessment
    - Displacement Risk Analysis
    - Local Policy Framework
    - Community Engagement
  - Phase 3 (Dec 2020 - Jan 2021) - Identify Strategies and Policy Solutions
    - Roundtables
    - Targeted internal discussions
    - Mayor's Office
    - Commission and Council Workshops
    - Working Group
  - Phase 4 (Feb-Mar 2021) - Develop Draft Action Plan
    - Implementation Program
    - Monitoring Program
  - Phase 5 (Mar-April 2021) - Adopt the Housing Action Plan by Resolution
    - Mayor's Office
    - Plan Commission
    - City Council
    - Adoption in April 2021
- Community Surveys open through December 20
  - Two Community Surveys:
    - Live in Spokane Survey
    - Work in Spokane Survey
    - Community Surveys available in English, Spanish, Russian, Marshallese, Vietnamese, and Arabic
    - Currently over 1,200 responses
    - Over 60 responses for translated surveys
  - Housing Industry Professional Survey
    - Note: The Housing Industry Professional Survey will be open into January 2021
- 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/>

### DATA UPDATE:

- Maren Murphy provided update on data.
- Draft Housing Needs Assessment - updated version posted on project page, dated December 7, 2020. Continue to take feedback and input on data.

- The first deliverable for the Commerce grant is the Draft Housing Needs Assessment. The Housing needs assessment is a required part of the grant from the WA Dept. of Commerce for each jurisdiction. It helps define the range of unmet housing needs and the dept of housing affordability needs.
- City 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.
- The Draft Housing Needs Assessment is one part of the analysis. HNA helps answer questions about our community's housing needs, and begin identifying gaps. It looks at community demographics, employments and workforce trends, and housing inventory and market analysis.
- The trends are showing needs across all segments and income levels – data shows the City has an underproduction in housing supply. Trends show affordability is increasingly a challenge, particularly among lower income households and renters.
- The COVID-19 pandemic has affected housing in many regions and the ability of households to pay for housing consistently. This will likely exacerbate housing availability and stability. Parts of this analysis relied on pre-COVID data.
- Additional Data Analysis.
  - Maren Murphy shared that staff have been working on additional data analysis. Will be sharing more data on project page website.
  - The draft HNA does follow guidance from the WA Dept. of Commerce on specific metrics, and so we have been continuing to work on identifying additional data that adds to the discussion, particularly regionally. Data around in-migration, housing units permitted within the region, regional comparison of home prices and rents, data from the UW Center for Real Estate Research, and additional Census data. We understand that the data is dynamic and continually changing, and we are using both Census data and industry data to help identify needs.
  - We can still work on action items, which is the desired outcome of the action plan, and we can consider advancing policies and strategies that support housing growth for a diversity of housing types and at different affordability levels.
- Discussion: (Note: discussion was provided orally and in writing through the chat feature of the meeting platform)
  - Tirrell Black went over the GMA County Population Projections. Housing needs are assessed on the population projections allocated by Spokane County under GMA.
  - Discussion on impacts of population projections on housing needs. Need to capture more current trends.
  - Understand impact of in-migration into Spokane.

#### UPCOMING NEXT STEPS:

- Maren Murphy shared upcoming next steps on HAP as we move from Phase 2 into Phase 3.
  - As we begin to move into discussions around actions to encourage additional housing, we can look at local government's role specifically. Many different factors of the housing market.
  - Trying to focus on what the City can do to encourage development of additional affordable and market-rate housing, and preserve current housing affordability.
  - A Housing Action Plan identifies how local government policies and programs can encourage housing development that meets local needs and increases housing options for residents
    - Financing and incentives for development of housing
    - Looking at regulations to address specific codes, zoning standards, other process improvements.
    - Programming that supports residents, whether related to renting homebuying or maintaining a home.

- Multiple strategies can work together to shape opportunities for development and encourage the kinds of housing production that are in greatest need.
- One area we can explore is the idea around Missing Middle Housing Types, which are a range of housing options between detached single-family and mid-rise apartments.
  - Upcoming blog post on Missing Middle Housing Types.
  - More information at [www.missingmiddlehousing.com](http://www.missingmiddlehousing.com)

## DRAFT DISPLACEMENT RISK ANALYSIS OVERVIEW

- Maren Murphy gave an overview of 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.
  - Physical, economic, and cultural displacement
- Kevin Freibott, Assistant Planner, presented on overview of draft displacement risk analysis.
  - Required part of grant deliverable. Important contribution to the discussion around housing and housing equity.
  - Reviewed worked done by the Puget Sound Regional Council on displacement risk.
    - PSRC Displacement Mapping: <https://www.psrc.org/displacement-risk-mapping>
    - PSRC documentation: <https://www.psrc.org/sites/default/files/displacementrisk.pdf>
  - City of Spokane looking at using CDC Social Vulnerability Index as base data because it has similar indicators and widely available dataset.
    - Agency for Toxic Substances and Disease Registry (ATSDR)
    - Based on Census/ACS Data (2014-2018)
    - Mapping by Census Tract Available Nationwide
  - SVI Indicators
    - Socioeconomic Status
    - Household Composition and Disability
    - Minority Status and Language
    - Housing Types and Transportation
  - Kevin showed displacement risk map for each theme and for overall displacement.
  - Additional analysis on combing displacement risk with number of households.
    - Tesselation used to break the Census Tracts into smaller 1/8-mile areas.
    - Consider not just the relative level of risk, but the effect of that risk:
      - Risk + Number of Dwellings
    - Showed Risk and Number of Households map
- Maren Murphy shared demographic and socioeconomic data for highest risk Census Tracts.
- Draft Displacement Risk Analysis will be shared on the project page in the coming days.
- Discussion: (Note: discussion was provided orally and in writing through the chat feature of the meeting platform)
  - Number of dwelling units – not necessarily how many are homes
  - Appreciate the visual nature of the displacement risk analysis
  - Census Bureau – 2014 to 2018
    - 5-year estimates

- If someone lives north of East Central – do fewer units in an area mean you are more of risk for displacement?
  - Fewer units might mean fewer availability
- Possible to divide up by rentals vs. homeownership? – displacement risk for rentals is very different
  - Lots of SF homes are rentals as well
- Risk assessment reflect current and past data – goal of effort is to shape future development and policy
  - How do we prevent them from becoming displacement risk?
- Methodology in HAP from Commerce – strategies cities can take to mitigate displacement
  - Where strategies might be most effective
  - Areas of concern – future efforts should take concern to mitigate
- How do we use this information? How do we apply to policy?
  - Is that where programming is going?
- Can we compare with zoning in C&Cs?
  - Displacement is more for areas that might be developed
  - Benefits and negatives – how that might influence displacement?
- Might be helpful to have very specific definitions of what displacement means
  - Displaced within neighborhood?
  - Forced out of the neighborhood?
  - Can you have the same type/level of housing as before?
- Centers and Corridors – need to look at it very carefully
  - Some C&C don't have much potential
  - Smaller businesses might not be able to survive
  - C&Cs need to look at it in current times
- Look at one-year displacement study from UW
- Whitworth – risk of displacement for rent control and landlord
- Energy codes – drivers of cost
  - Monthly bill – use City data on year of structures, density of structures – overlay data to see where those relate to SVI
- Can we show impact of housing quality?
  - Code enforcement violations or complaints – need for rental registry
  - Housing maintenance code – pieces have been adopted
  - Abandoned homes – water turned off
- Student migration numbers – K-12 level
- Renters risk of displacement – look at court records → where evictions have been taking place
  - Trends for where those happen?
- How many evictions are actually reported? Many may move when they get a notice vs. a summons
  - Formal vs. informal evictions

## MEETING PARTICIPANTS

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

Alex Gibilisco - Council Office  
Brian Grow - First Presbyterian Church  
Brian Jennings - Spokane Housing Authority  
Darin Watkins - Spokane Association of Realtors  
Greg Francis - Plan Commission  
Jessica Engelman - Active Transportation  
Lisa Gardner - Council Office  
Marley Hochendoner - Northwest Fair Housing Alliance  
Mary Winkes - Community Assembly  
Melissa Morrison - Council Office  
Mike Tresidder - STA  
Paul Warfield - Mayor's Office  
Sarah Brede - ZBA Architects  
Shauna Harshman - Council Office  
Teri Stripes - Planning Services  
Terri Anderson - Spokane Tenants Union  
Todd Beyreuther - Plan Commission  
Tom Clark - Spokane Association of Realtors  
Toni Jo Allen - The Native Project  
Cicily Thompson - Northwest Fair Housing Alliance  
Skyler Reep - Peer Homes  
Madison Greenhall - World Relief  
Zeke Smith - Empire Health Foundation  
Ana Trusty - Mujeres in Action  
Dave Roberts - Spokane Housing Ventures

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

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

Maren Murphy - Planning Services  
Kevin Freibott - Planning Services  
Tirrell Black - Planning Services  
Chris Green - Planning Services  
Kirstin Davis - Communications  
George Dahl - NHHS  
Becky Tuno - NHHS