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

Project Start-up and Background Research
- Internal Team
- Housing Action Plan Working Group

 Clarify and Quantify Housing Needs
- Housing Needs Assessment
- Displacement Risk Analysis
- Local Housing Policy Framework
- Community Surveys

 Identify Strategies and Policy Solutions
- Roundtables
- Targeted internal discussions
- Mayor’s Office
- Commission and Council Workshops
- Working Group

Develop Draft Action Plan
- Implementation Program
- Monitoring Program

Adopt the Housing Action Plan by Resolution
- Mayor’s Office
- Plan Commission
- City Council

COMMUNITY ENGAGEMENT
Community Surveys

Live in Spokane Survey
Work in Spokane Survey
Housing Industry Professional Survey

Outreach:
• Press release
• Social media outreach
• Targeted outreach
• Churches
• Language newspapers
• Spokane Public Schools

1,153 Responses (December 15, 2020)
• 89% - Live in Spokane
• Over 60 responses from translated surveys
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.

**WHAT INFLUENCES THE HOUSING MARKET?**

**FINANCIAL COMPONENT**
- Lenders
- Investors

**HOUSING SUPPLY**
- Developers
- New housing units
- Existing housing units

**HOUSEHOLDS**
- Home buyers
- Renters
- Demographics
- Population growth
- Labor market
- Preferences

**COMMUNITY STAKEHOLDERS**
- Residents
- Advocacy groups

**LOCAL GOVERNMENT**
- Financing/Incentives
- Development regulations
- Support for residents

**REGIONAL ORGANIZATIONS AND AGENCIES**
- Nonprofits
- Service providers
- Public agencies

*Source: WA Department of Commerce, Developing a Housing Action Plan*
**Missing Middle Housing** is a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood.
Displacement Risk

**Displacement** occurs when housing or neighborhood conditions force residents to move. Displacement can be physical, when building conditions deteriorate or redevelopment occurs, or economic, as costs rise.

- Physical Displacement
- Economic Displacement
- Cultural Displacement
Preliminary Displacement Analysis

Draft Results
Displacement Risk Assessment

• Puget Sound Regional Council
  • Assessment Methodology
  • Supported by Commerce
  • Not all Variables Available Everywhere
Social Vulnerability Index (SVI)

• Agency for Toxic Substances and Disease Registry (ATSDR)

• Based on Census/ACS Data (2014-2018)

• Mapping by Census Tract Available Nationwide
## SVI Analysis Variables

<table>
<thead>
<tr>
<th>Overall Vulnerability</th>
<th>Socioeconomic Status</th>
<th>Household Composition and Disability</th>
<th>Minority Status &amp; Language</th>
<th>Housing Type &amp; Transportation</th>
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<tbody>
<tr>
<td></td>
<td>Below Poverty</td>
<td>Aged 65 or Older</td>
<td>Minority</td>
<td>Multi-Unit Structures</td>
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<tr>
<td></td>
<td>Unemployed</td>
<td>Aged 17 or Younger</td>
<td>Speaks English “Less than Well”</td>
<td>Mobile Homes</td>
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<td>Income</td>
<td>Older than Age 5 with a Disability</td>
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<td>Crowding</td>
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<tr>
<td></td>
<td>No High School Diploma</td>
<td>Single-Parent Households</td>
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<td>No Vehicle</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Group Quarters</td>
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</tbody>
</table>
Socioeconomic

- Below Poverty
- Unemployed
- Income
- No HS Diploma

Figure 1: SVI Value, Displacement Risk due to Socioeconomic Status
Household Composition and Disability

- Older than 65
- Younger than 17
- Age 5+ w/Disability
- Single-Parent Households

Figure 2: SVI Value, Displacement Risk due to Household Composition and Disability
Minority Status and Language

➢ Minority
➢ Speaks English “Less than Well”
Housing Type and Transportation

- Multi-Unit Structures
- Mobile Homes
- Crowding
- No Vehicle
- Group Quarters
Combined Value

➢ Socioeconomic Status
➢ Household Comp and Disability
➢ Minority Status and Language
➢ Housing Type & Transportation

Figure 5: Overall SVI Value, Combined Value for All Categories by Tract
Combined Value + Centers and Corridors

- Socioeconomic Status
- Household Comp and Disability
- Minority Status and Language
- Housing Type & Transportation
Sample Results: Looking at One Tract

Combined  Socioeconomic  Household Composition  Minority/Language  Housing Type and Transportation
Sample Results: Another Example

Combined
Socioeconomic
Household Composition
Minority/Language
Housing Type and Transportation
Combined Value

➢ Socioeconomic Status
➢ Household Comp and Disability
➢ Minority Status and Language
➢ Housing Type & Transportation
Displacement—Breaking It Down

• Tessellation 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
Both Risk and Number of Households

City of Spokane
Adjacent Urban Growth Areas

This map only shows ratings for the City of Spokane and adjacent Urban Growth Areas.

High Risk, Few Dwellings
High Risk, Many Dwellings
Low Risk, Few Dwellings
Low Risk, Many Dwellings

Drawn: 12/16/2020
Planning Department
Scale: 1:145,000
Data Source: [Source Information]

City of Spokane, Spokane County, Bureau of Land Management, Esri Canada, Esri,
Highest Risk Census Tracts

Census Tracts with Overall Index Rating of 0.80 or greater

63,351 Residents

27,468 Housing Units

Source: ACS 2014-2018

- Average Perc. Of Renter Occupied Housing Units
  - City of Spokane: 44.8%

- Average Perc. Of Owner-Occupied Housing Units
  - City of Spokane: 55.2%

- Average Perc. Of Housing in Structures with 10 or More Units
  - City of Spokane: 18.2%

- Average Perc. Of Mobile Homes
  - City of Spokane: 1.6%

- Average Perc. Minority Population
  - City of Spokane: 18.6%

- Average Perc. Of Persons Below Poverty
  - City of Spokane: 18.3%

- Average Perc. Of Persons With a Disability
  - City of Spokane: 16.1%

- Average Perc. Of Single Parent Households with Children Under 18
  - City of Spokane: 10.8%

- Average Perc. Of Households with No Vehicle
  - City of Spokane: 10.3%
Developing a Housing Action Plan

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COMMUNITY ENGAGEMENT
Housing Action Plan project page: my.spokanecity.org/housing

Maren Murphy, Assistant Planner, mmurphy@spokanecity.org
BACKGROUND SLIDES
### 2017 - 2037 Forecast and Allocation for Spokane County

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<thead>
<tr>
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<tbody>
<tr>
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<td>583,409</td>
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<tr>
<td>Unincorporated Spokane</td>
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<td>County</td>
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<td>4,110</td>
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<td>620</td>
<td>660</td>
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<td>195</td>
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<td>970</td>
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<td>470</td>
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<td>281</td>
<td>288</td>
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<td><strong>Spokane</strong></td>
<td><strong>215,839</strong></td>
<td><strong>236,698</strong></td>
<td><strong>20,859</strong></td>
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<td>Waverly</td>
<td>108</td>
<td>108</td>
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Note: The next periodic update will be in 2026 and will look at the forecast and allocation through 2046.
# Spokane County and Selected Cities

## Growth from 2017 to 2020

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<td>Spokane County</td>
<td>499,800</td>
<td>507,950</td>
<td>8,150</td>
<td>1.63%</td>
<td>515,200</td>
<td>7,250</td>
<td>1.43%</td>
<td>522,600</td>
<td>7,400</td>
<td>1.44%</td>
<td>22,800</td>
<td>84,061</td>
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<td>Unincorporated</td>
<td>144,788</td>
<td>147,650</td>
<td>2,862</td>
<td>1.98%</td>
<td>150,673</td>
<td>3,023</td>
<td>2.05%</td>
<td>154,250</td>
<td>3,575</td>
<td>2.37%</td>
<td>9,462</td>
<td>31,877</td>
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<td>360,300</td>
<td>5,288</td>
<td>1.49%</td>
<td>364,523</td>
<td>4,225</td>
<td>1.17%</td>
<td>368,350</td>
<td>3,825</td>
<td>1.05%</td>
<td>13,338</td>
<td>52,184</td>
<td>25.56%</td>
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<tr>
<td><strong>City of Spokane</strong></td>
<td><strong>217,300</strong></td>
<td><strong>220,100</strong></td>
<td><strong>2,800</strong></td>
<td><strong>1.29%</strong></td>
<td><strong>222,000</strong></td>
<td><strong>1,900</strong></td>
<td><strong>0.86%</strong></td>
<td><strong>223,600</strong></td>
<td><strong>1,600</strong></td>
<td><strong>0.72%</strong></td>
<td><strong>6,300</strong></td>
<td><strong>20,859</strong></td>
<td><strong>30.20%</strong></td>
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<tr>
<td>Spokane Valley</td>
<td>94,890</td>
<td>95,810</td>
<td>920</td>
<td>0.97%</td>
<td>96,720</td>
<td>910</td>
<td>0.95%</td>
<td>97,490</td>
<td>770</td>
<td>0.80%</td>
<td>2,600</td>
<td>14,650</td>
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<tr>
<td>Cheney</td>
<td>11,880</td>
<td>12,200</td>
<td>320</td>
<td>2.69%</td>
<td>12,410</td>
<td>210</td>
<td>1.72%</td>
<td>12,640</td>
<td>230</td>
<td>1.85%</td>
<td>760</td>
<td>2,949</td>
<td>25.77%</td>
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<tr>
<td>Liberty Lake</td>
<td>9,910</td>
<td>10,390</td>
<td>480</td>
<td>4.84%</td>
<td>11,000</td>
<td>610</td>
<td>5.87%</td>
<td>11,500</td>
<td>500</td>
<td>4.55%</td>
<td>1,590</td>
<td>6,129</td>
<td>25.94%</td>
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<tr>
<td>Airway Heights</td>
<td>8,460</td>
<td>8,985</td>
<td>625</td>
<td>7.39%</td>
<td>9,490</td>
<td>403</td>
<td>4.46%</td>
<td>10,010</td>
<td>520</td>
<td>5.48%</td>
<td>1,550</td>
<td>5,326</td>
<td>29.66%</td>
</tr>
</tbody>
</table>

Note: A review of the UGA is required when 50% of population allocation is used. The average annual growth rate in Spokane County is approximately 1% per year.

Source:
Population Forecast and Allocation for 2017 to 2037 Planning Period. Board of County Commissioners for Spokane County, BCC Resolution # 2016-0553