

HOUSING ACTION PLAN

HOUSING OPTIONS FOR ALL



Maren Murphy, Assistant Planner
Housing Action Plan Working Group Meeting
December 15/16, 2020

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



Developing a Housing Action Plan



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

WE WANT TO HEAR FROM YOU!

Do you live or work in the City of Spokane? Please take the housing survey below, by December 20.

The City of Spokane is creating the Housing Action Plan to help increase housing options that are affordable and accessible for people and families of all incomes.

We want to know what you think about your housing experience. Take this survey to help plan for the future.

Jikin kweiləḵ in Spokane ej kōmḡan juon Housing Action Plan (Karōk in Jipañ Armej kōn Jikin Jokwe) bwe en lōñləḵ jikin jokwe me eḡḡan oḡear im rekkar ñan armej im baamle, jekdoḡon joñan aer income.

Kōm kōḡaan jeḷā lōmḡak ko aḡ kōn iien ko ke kwar kapok jikin jokwe. Kwōn uwaak kajjitōk kein bwe kwōn jipañ kōm lōmḡak kōn ilju im jekḷaj.

La ciudad de Spokane está creando el Plan de Acción para la Vivienda para ayudar a incrementar el número de opciones de vivienda que sean asequibles y accesibles para personas y familias de todos los niveles de ingresos.

Queremos saber lo que piensa acerca de su experiencia en materia de vivienda. Tome esta encuesta para ayudar a planificar el futuro.

إن مدينة سبوكان بصدد إنشاء خطة عمل للإسكان (Housing Action Plan) للمساعدة في زيادة خيارات الإسكان الميسورة التكلفة والمئاح الوصول إليها للأشخاص والعائلات من جميع مستويات الدخل.

نتطلع إلى معرفة آرائكم بشأن تجربتكم السكنية. نرجو منكم استكمال هذا الاستطلاع لمساعدتنا في التخطيط للمستقبل.

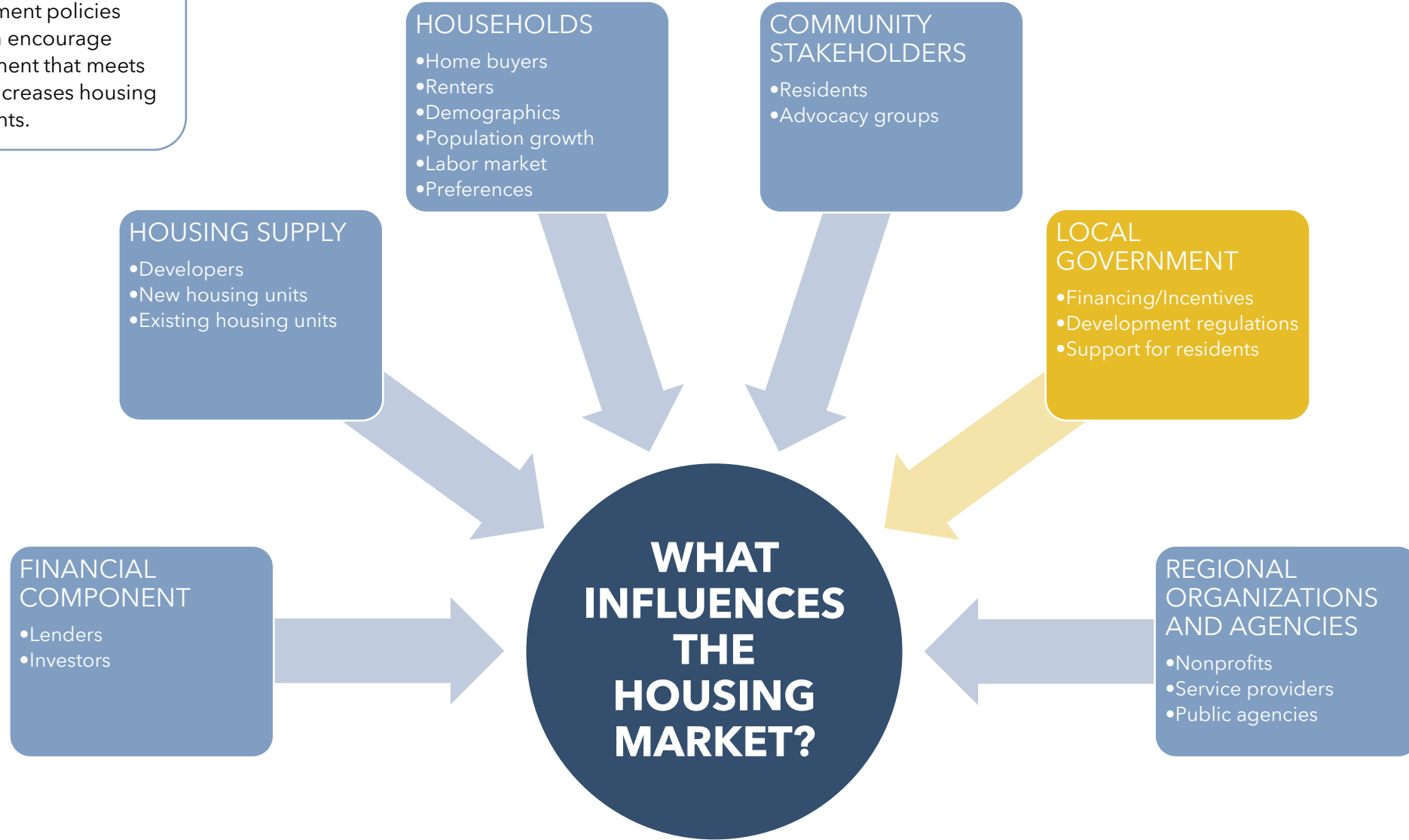
Администрация г. Спокан разрабатывает План действий по решению жилищных вопросов (Housing Action Plan).

Мы хотим, чтобы вы поделились своим мнением и опытом. Ваше участие в этом опросе помогает планировать будущее.

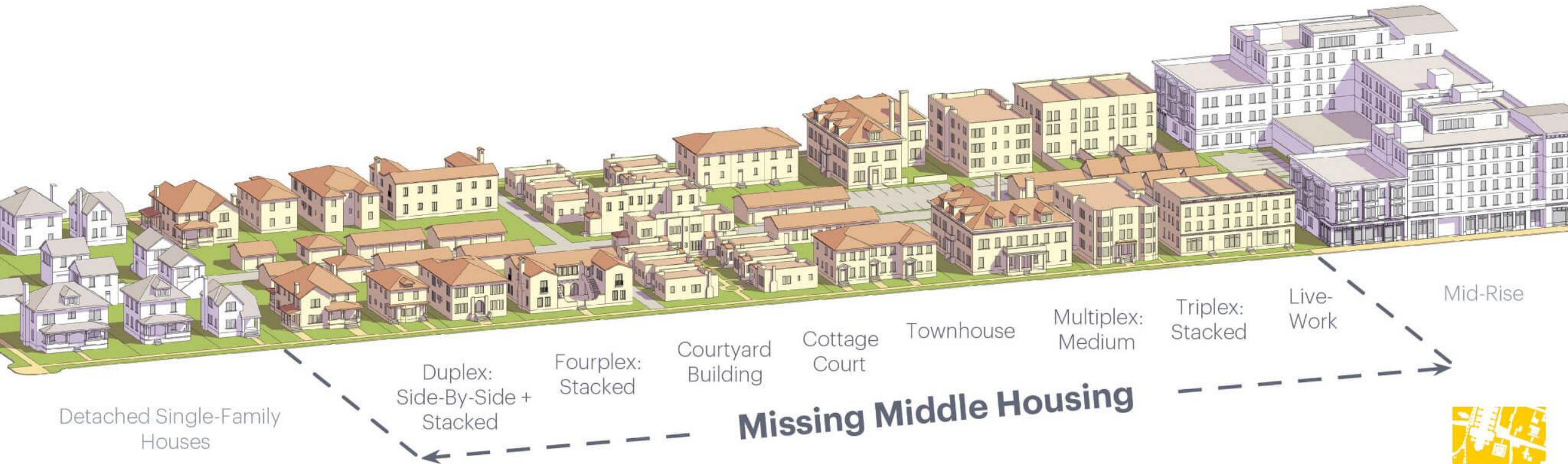
Thành phố Spokane đang lập Chương Trình Hành Động Gia Cư để có thêm nhiều các lựa chọn gia cư giá phải chăng cho nhiều người và gia đình ở mọi mức lợi tức.

Chúng tôi muốn biết ý kiến của quý vị về kinh nghiệm gia cư của mình. Hãy làm khảo sát này để hoạch định cho tương lai.

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.



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

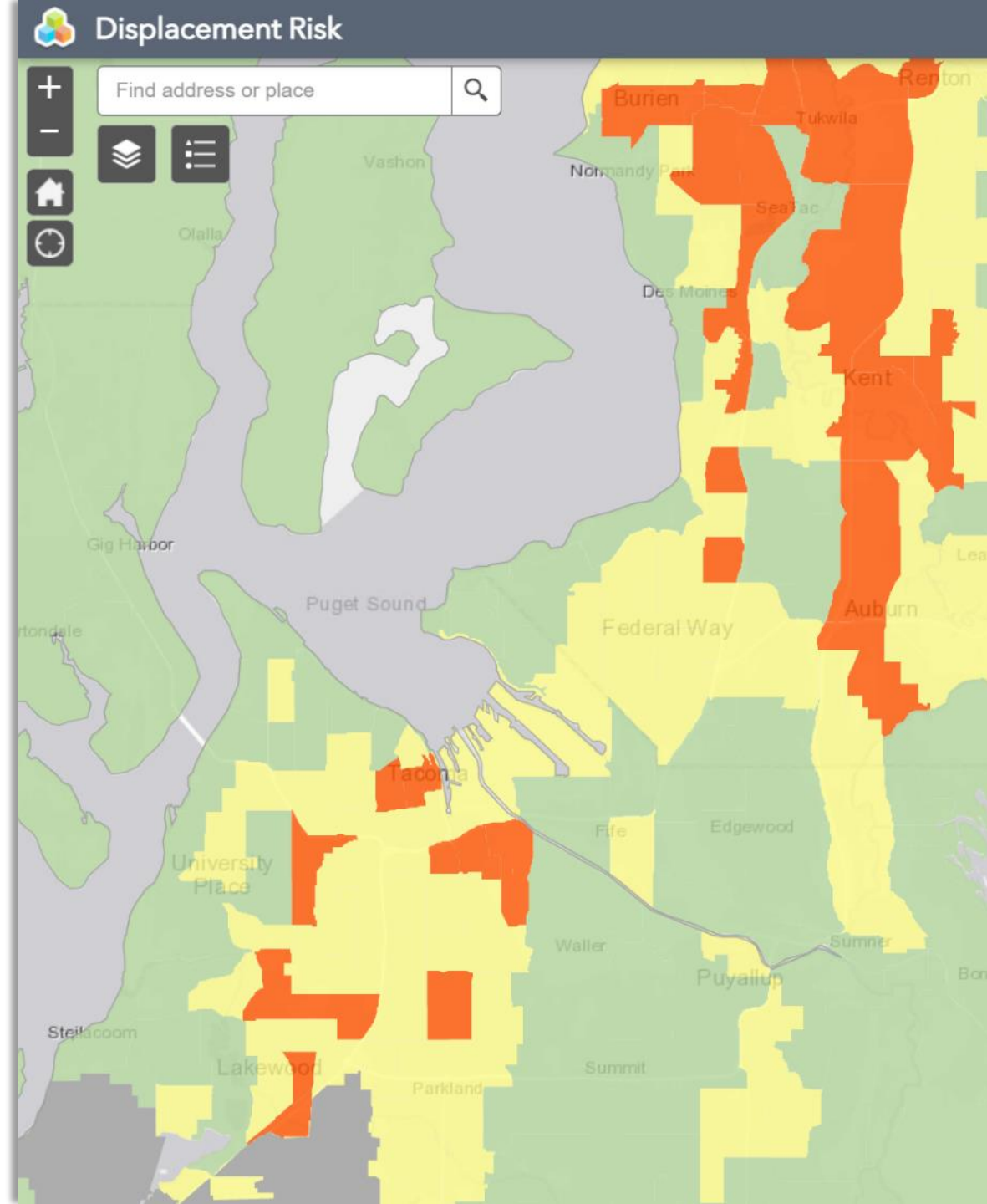
Cultural Displacement

Preliminary Displacement Analysis

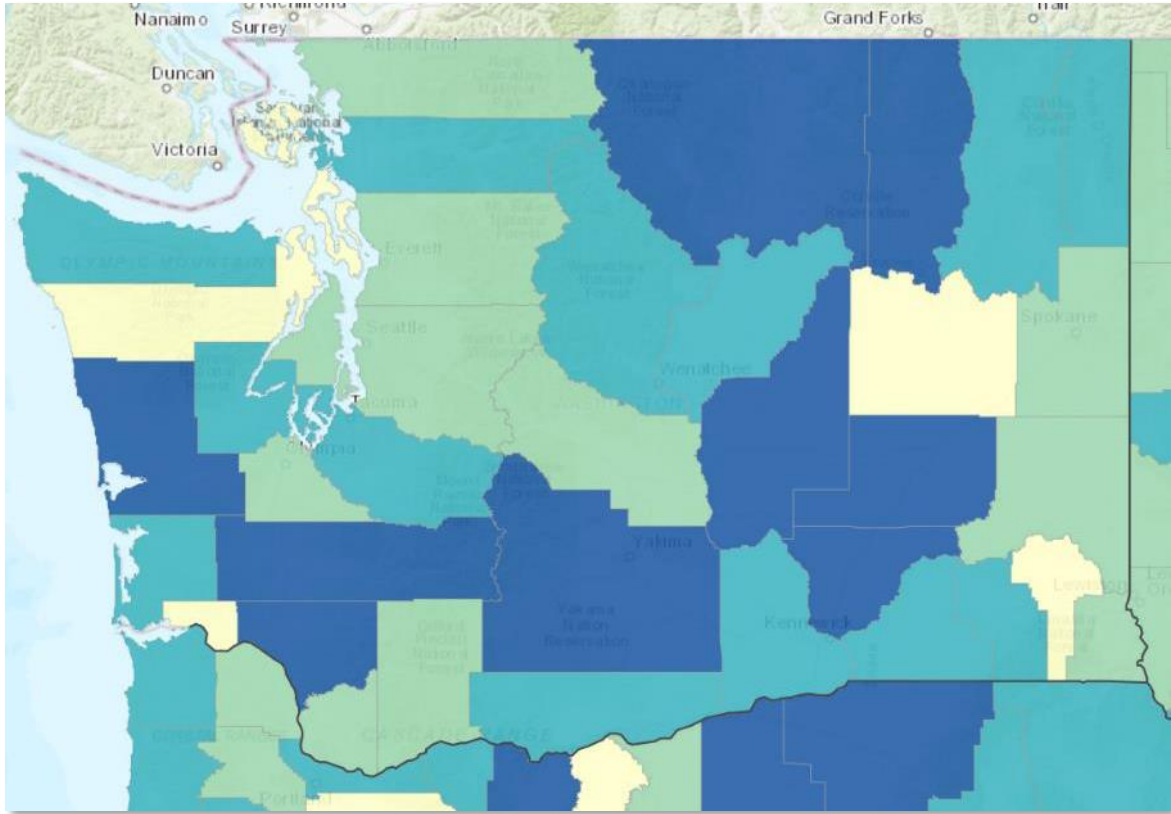
Draft Results

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

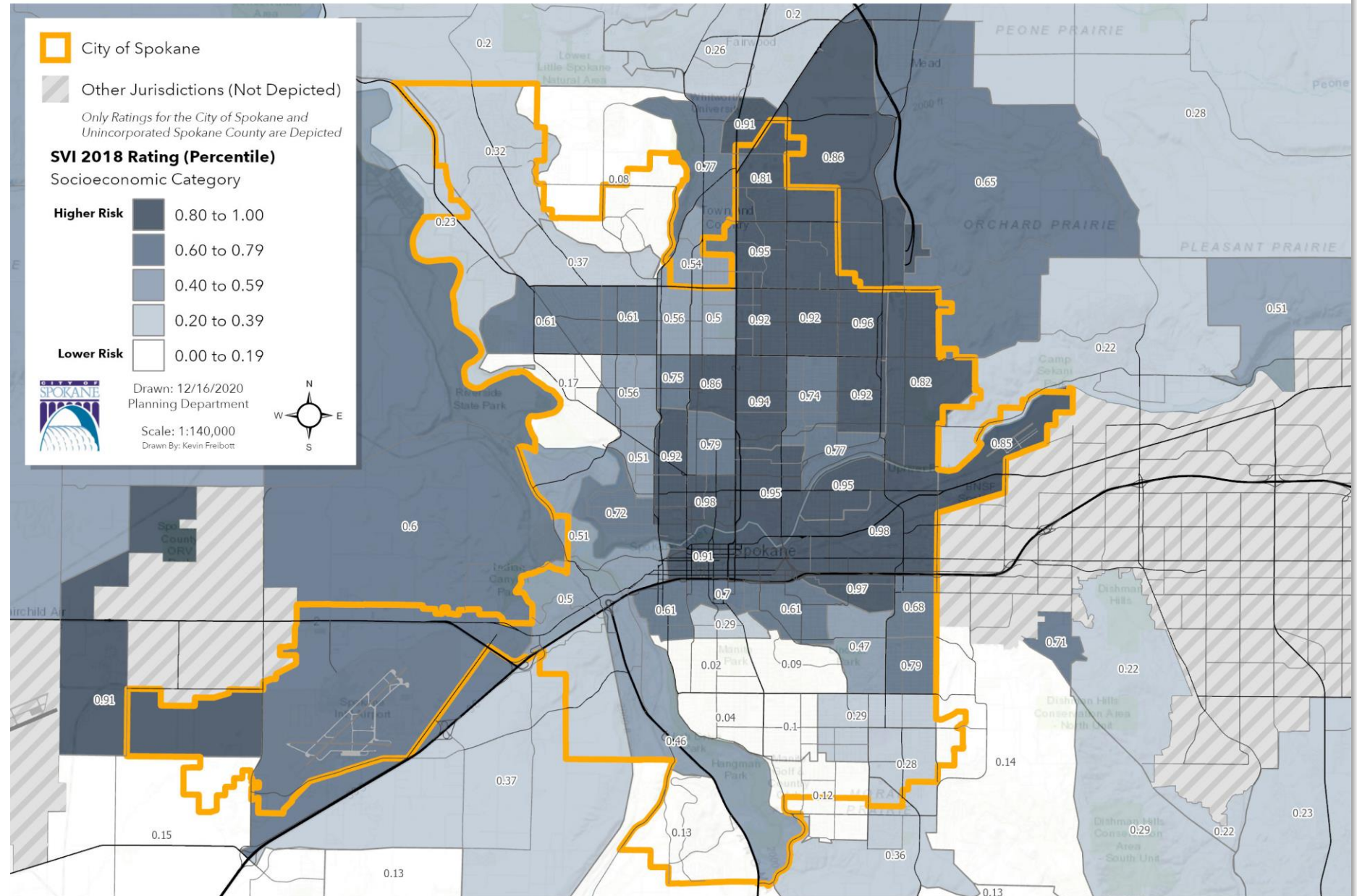
SVI Analysis Variables

Overall Vulnerability	Socioeconomic Status	Below Poverty
		Unemployed
		Income
		No High School Diploma
	Household Composition and Disability	Aged 65 or Older
		Aged 17 or Younger
		Older than Age 5 with a Disability
		Single-Parent Households
	Minority Status & Language	Minority
		Speaks English "Less than Well"
	Housing Type & Transportation	Multi-Unit Structures
		Mobile Homes
		Crowding
		No Vehicle
		Group Quarters

Socioeconomic

- Below Poverty
- Unemployed
- Income
- No HS Diploma

Figure 1: SVI Value, Displacement Risk due to Socioeconomic Status

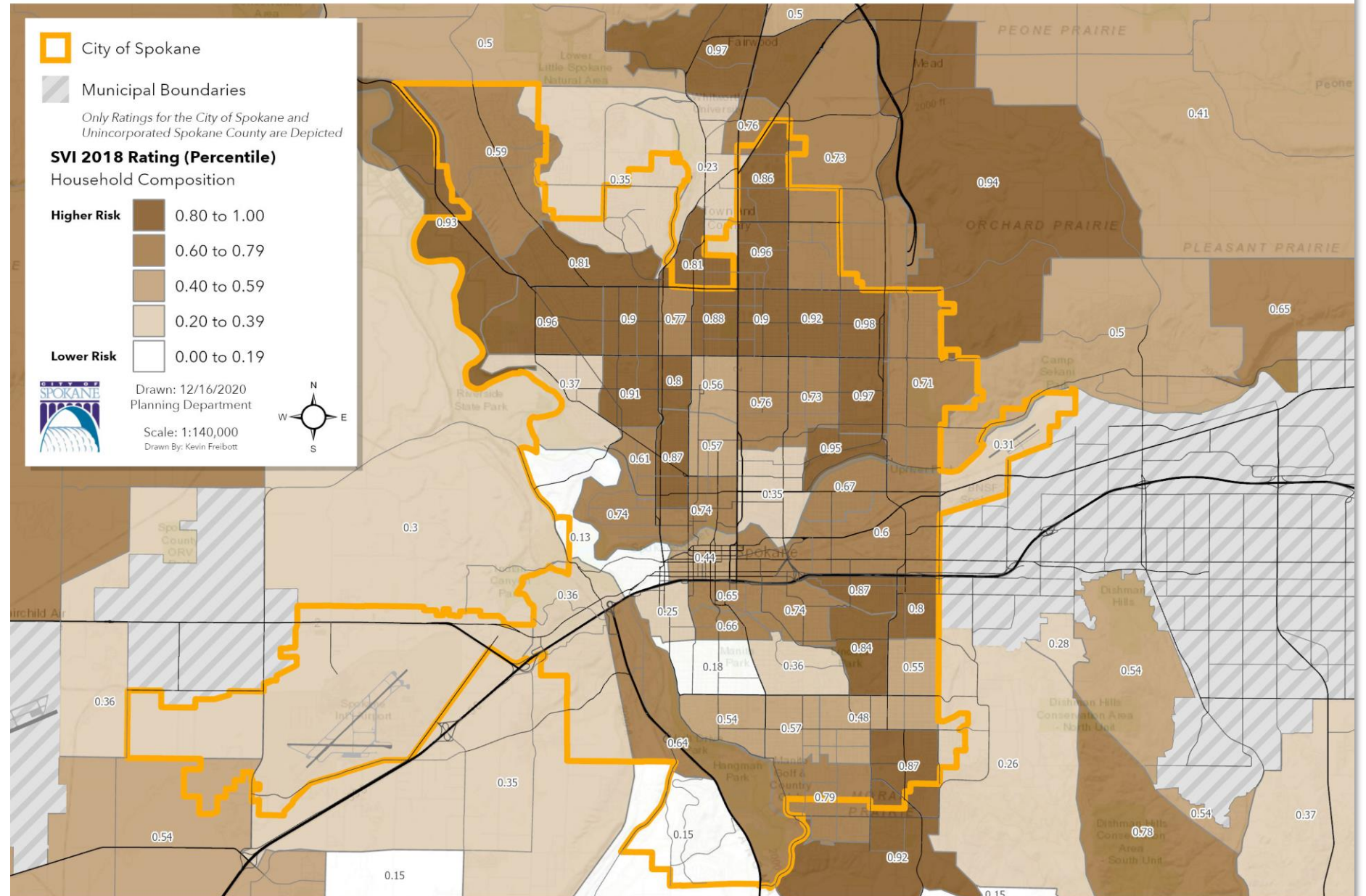


Map Layer Source: City of Spokane, Spokane County, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS Data Source: U.S. Department of Health and Human Services, Agency for Toxic Substances and Disease Registry, SVI2018 CDC analysis.

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

Household Composition and Disability

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

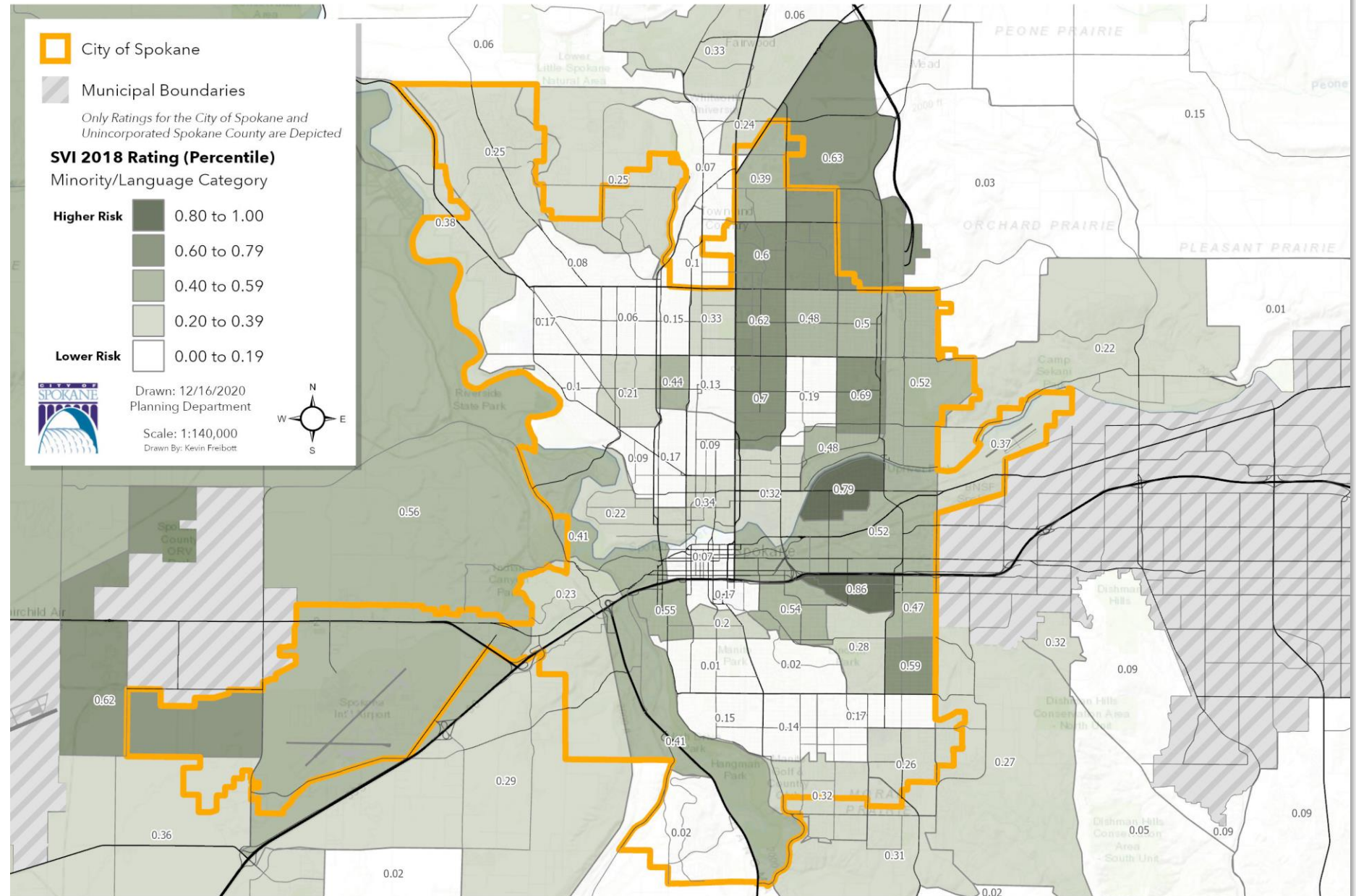


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Minority Status and Language

- Minority
- Speaks English "Less than Well"

Figure 3: SVI Value, Displacement Risk due to Minority Status/English Ability

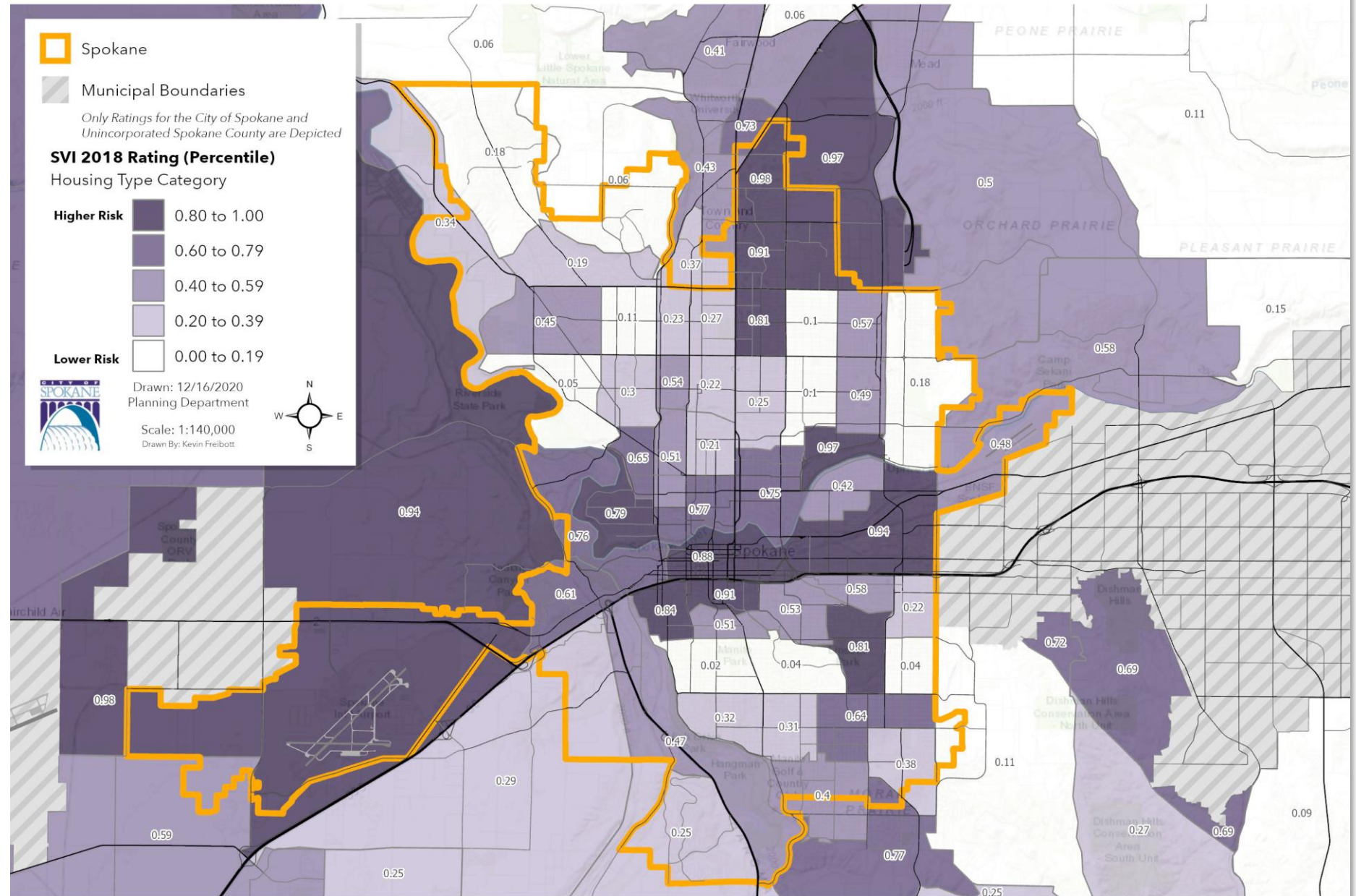


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Data Source: U.S. Department of Health and Human Services, Agency for Toxic Substances and Disease Registry, SVI2018 CDC analysis.

Housing Type and Transportation

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

Figure 4: SVI Value, Displacement Risk due to Housing Type

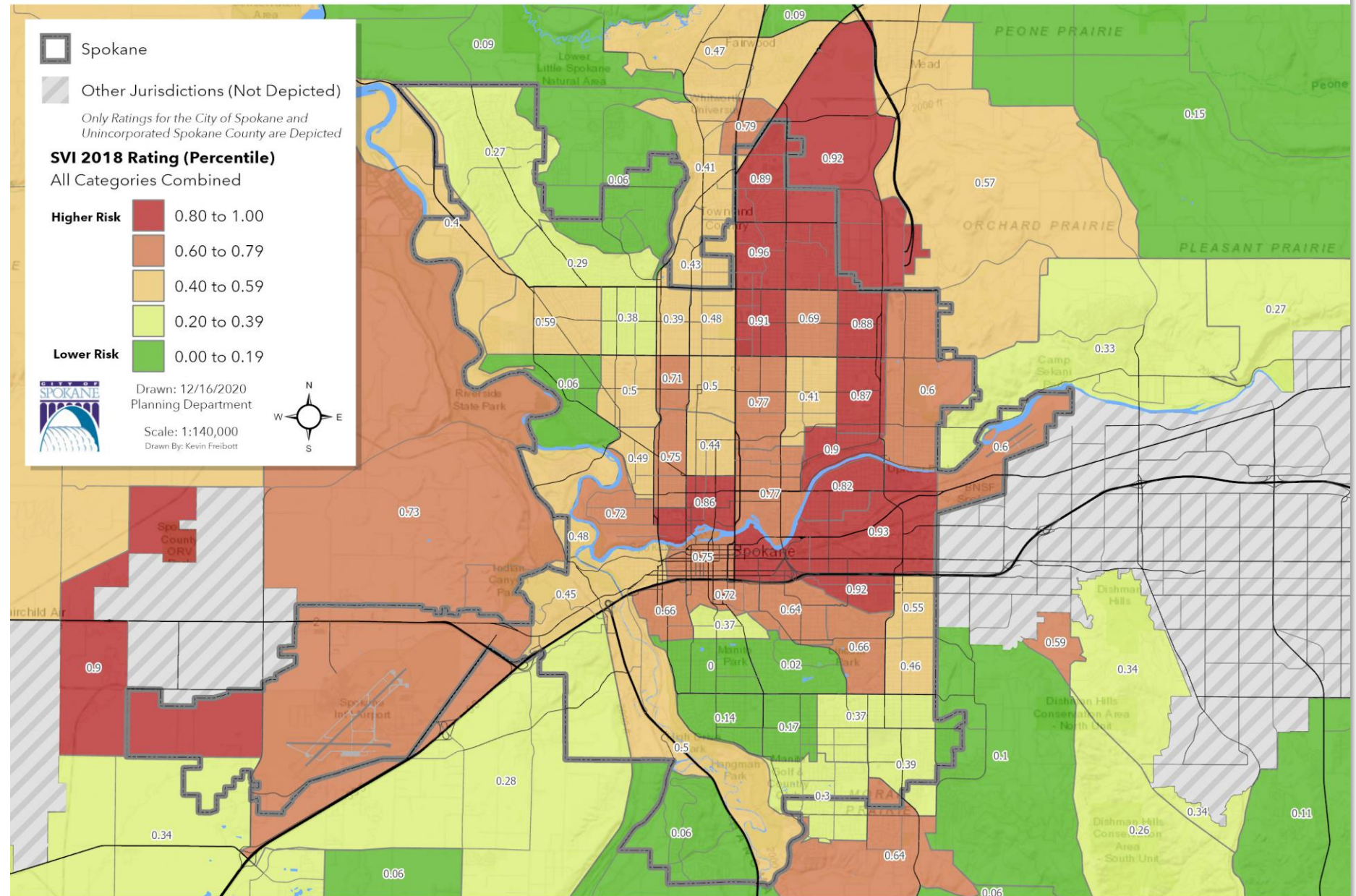


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Data Source: U.S. Department of Health and Human Services, Agency for Toxic Substances and Disease Registry, SVI2018 CDC analysis.

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

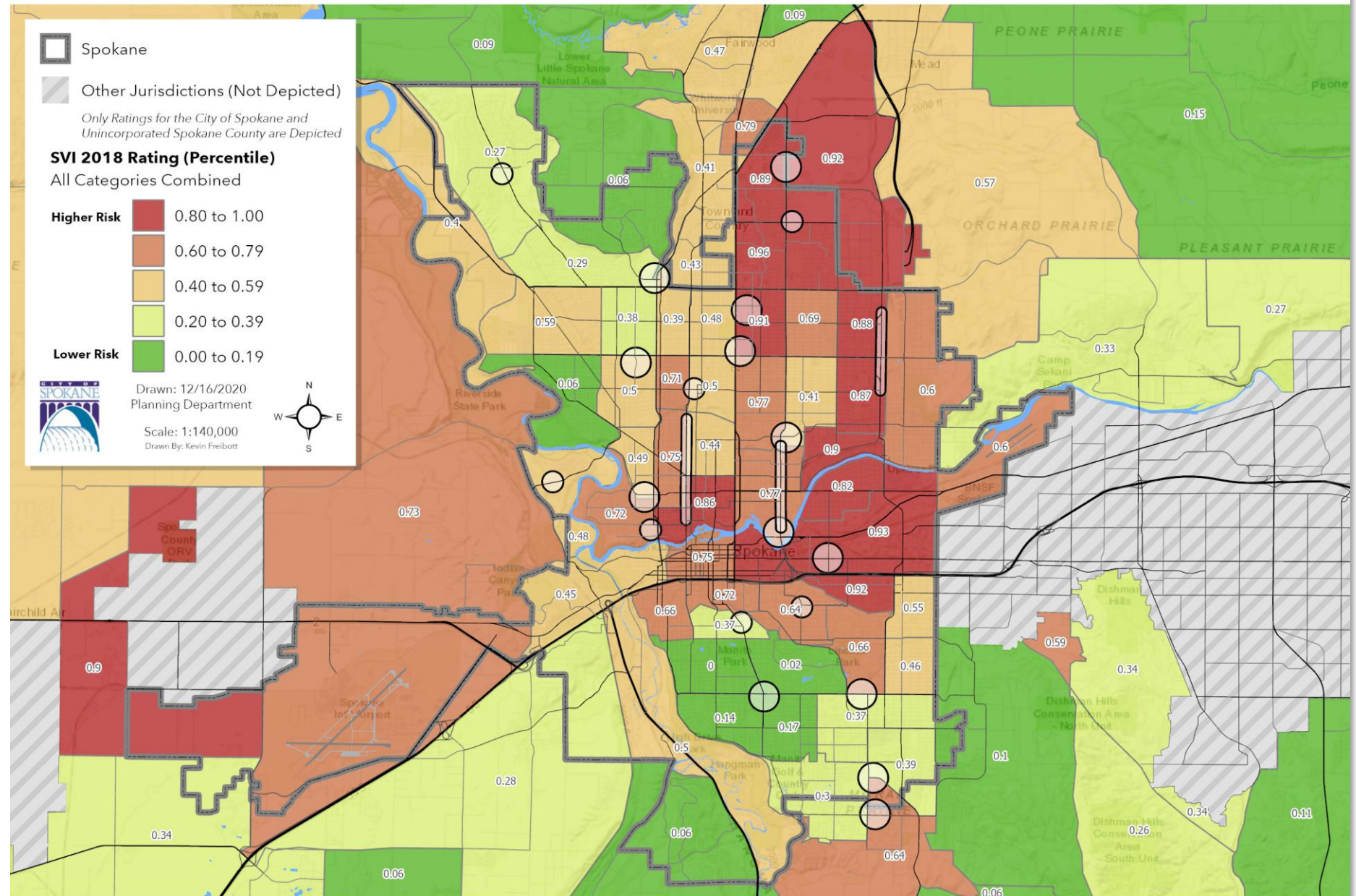


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Combined Value + Centers and Corridors

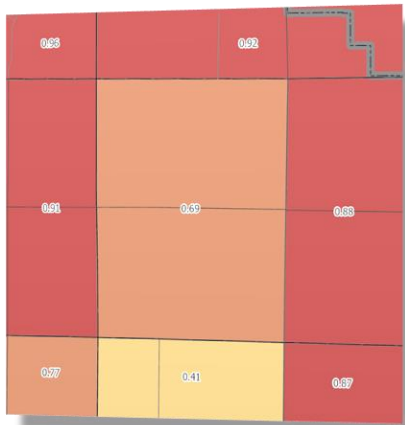
- Socioeconomic Status
- Household Comp and Disability
- Minority Status and Language
- Housing Type & Transportation

Figure 5: Overall SVI Value, Combined Value for All Categories by Tract

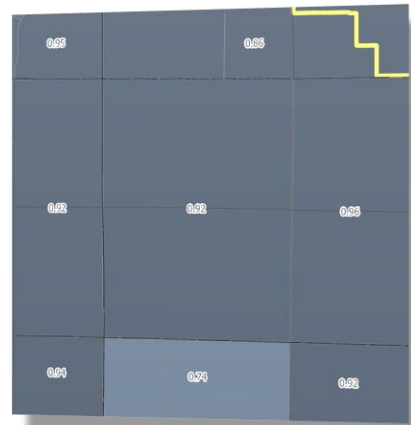


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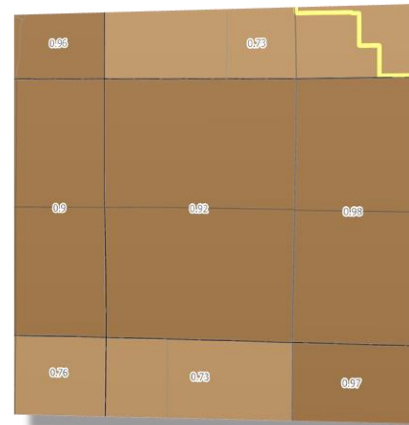
Sample Results: Looking at One Tract



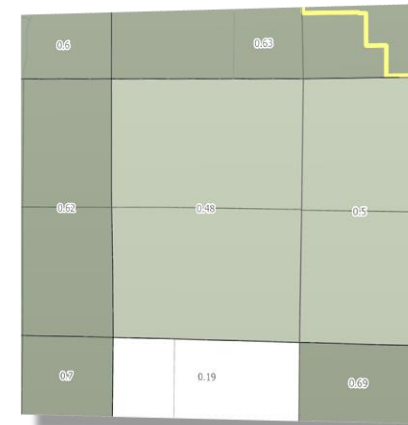
Combined



Socioeconomic



Household
Composition

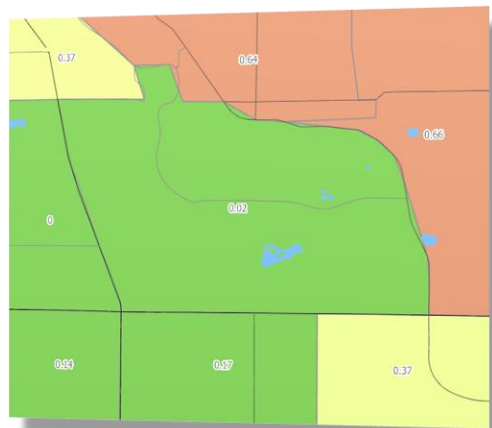


Minority/Language



Housing Type and
Transportation

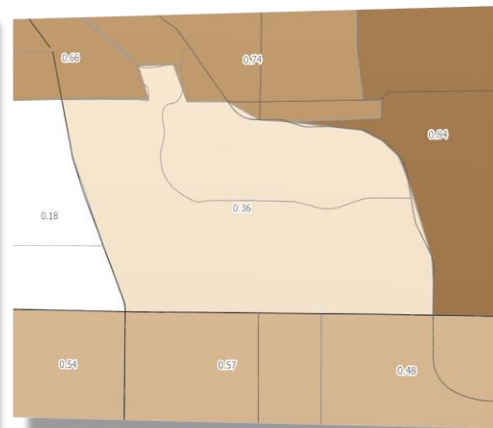
Sample Results: Another Example



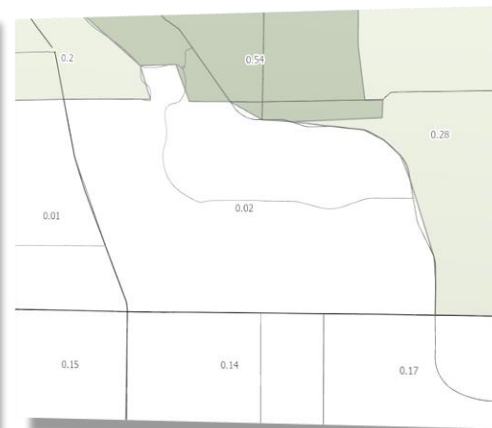
Combined



Socioeconomic



Household
Composition



Minority/Language

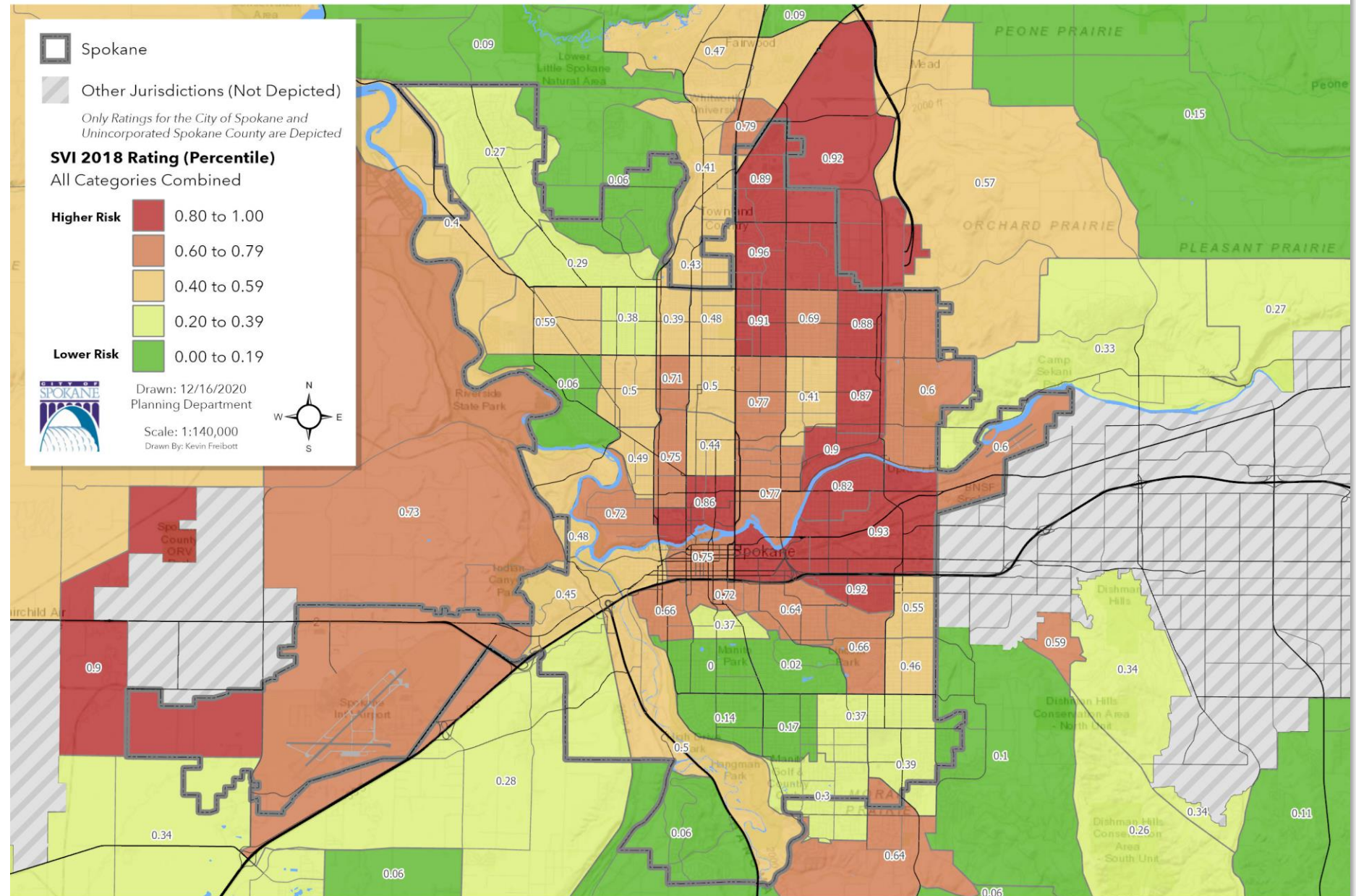


Housing Type and
Transportation

Combined Value

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

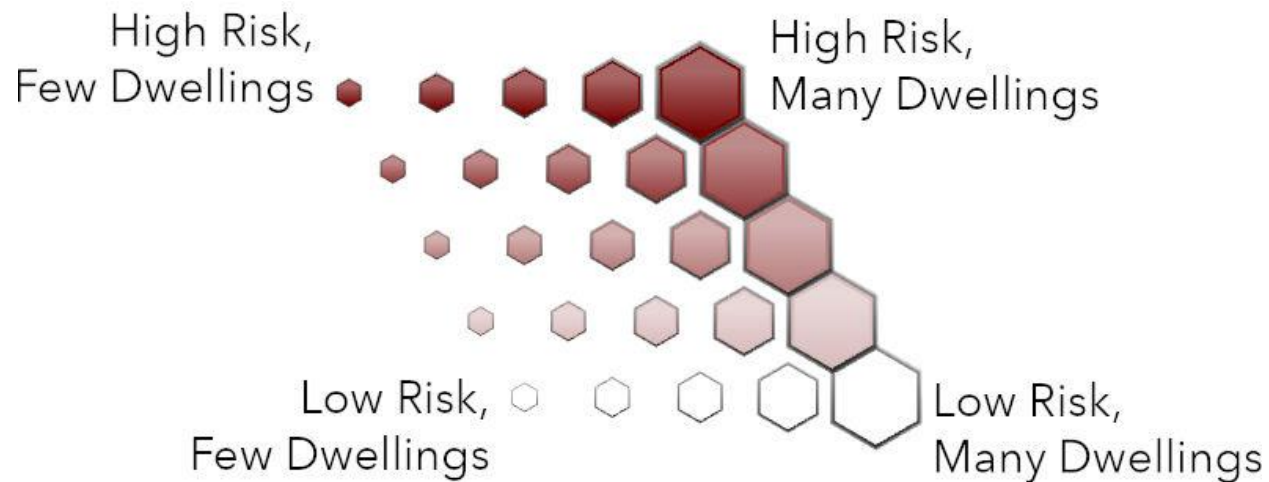
Figure 5: Overall SVI Value, Combined Value for All Categories by Tract



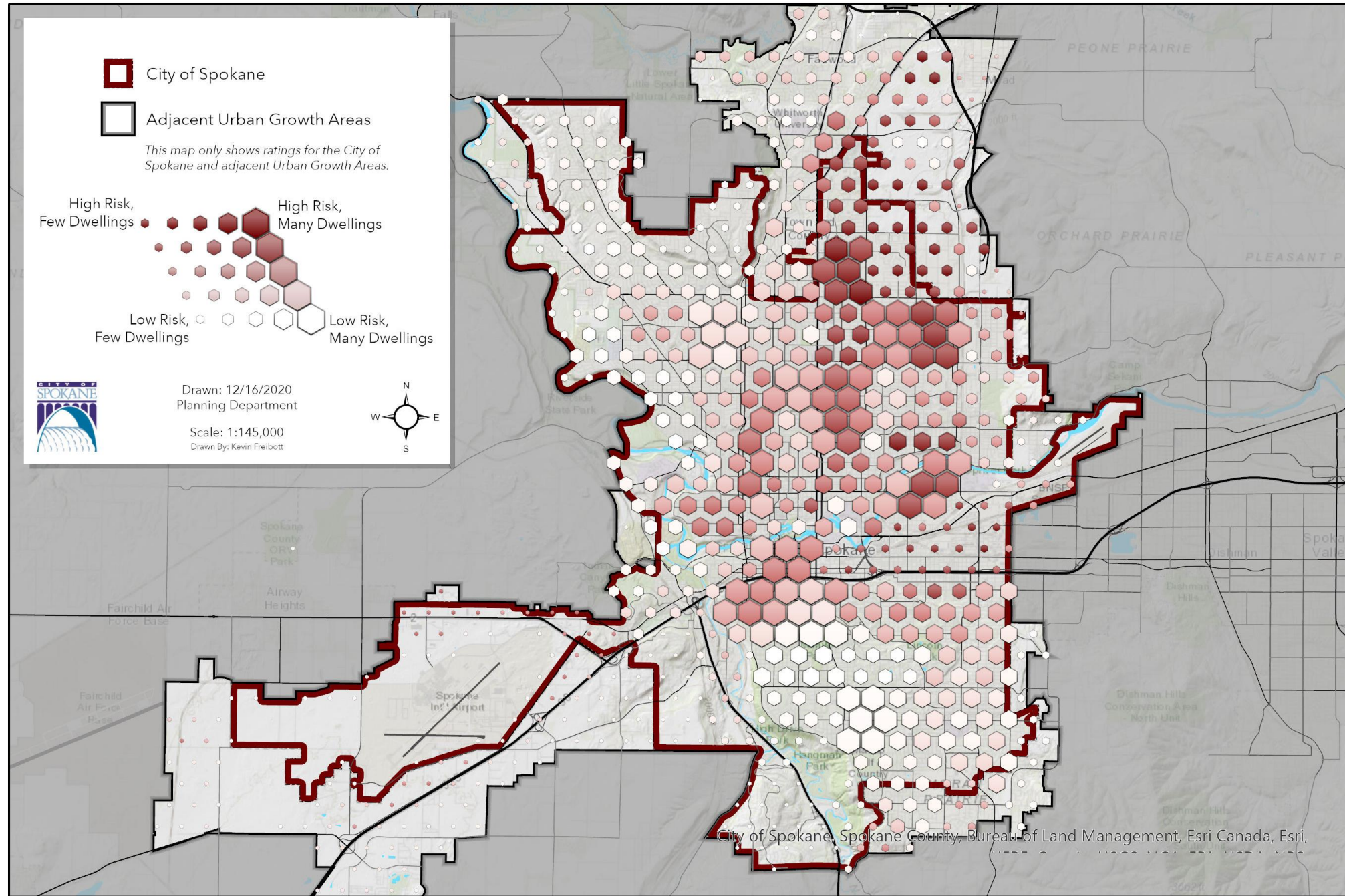
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Displacement—Breaking It Down

- 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



Highest Risk Census Tracts

Census Tracts with Overall Index Rating of 0.80 or greater



63,351 Residents



27,468 Housing Units



62%

Average Perc. Of Renter
Occupied Housing Units

City of Spokane: 44.8%



38%

Average Perc. Of Owner-
Occupied Housing Units

City of Spokane: 55.2%



30%

Average Perc. Of Housing
in Structures with 10 or
More Units

City of Spokane: 18.2%



4%

Average Perc. Of
Mobile Homes

City of Spokane: 1.6%



27%

Average Perc. Minority
Population

City of Spokane: 18.6%



27%

Average Perc. Of Persons
Below Poverty

City of Spokane: 18.3%



20%

Average Perc. Of Persons
With a Disability

City of Spokane: 16.1%



16%

Average Perc. Of Single
Parent Households with
Children Under 18

City of Spokane: 10.8%



16%

Average Perc. Of
Households with No
Vehicle

City of Spokane: 10.3%

Developing a Housing Action Plan



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

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BACKGROUND SLIDES

2017 - 2037 Forecast and Allocation for Spokane County

Jurisdiction	2017 Population Estimate	2037 Population Forecast	2017 - 2037 Population Allocation
Spokane County	499,348	583,409	
Unincorporated Spokane County	144,903	176,780	
Unincorporated UGA	53,893	68,117	14,224
Unincorporated Rural	91,010	108,663	17,653
Urban Growth Area	408,338	474,746	66,408
Incorporated Spokane County	354,445	406,629	52,184
Airway Heights	9,071	14,298	5,226
Cheney	11,827	14,776	2,949
Deer Park	4,110	5,325	1,215
Fairfield	620	660	40
Latah	195	195	0
Liberty Lake	9,780	15,909	6,129
Medical Lake	5,072	6,042	970
Millwood	1,808	1,947	139
Rockford	470	470	0
Spangle	281	288	7
Spokane	215,839	236,698	20,859
Spokane Valley	95,264	109,913	14,650
Waverly	108	108	0

Spokane County 2017-2037 Population Allocation

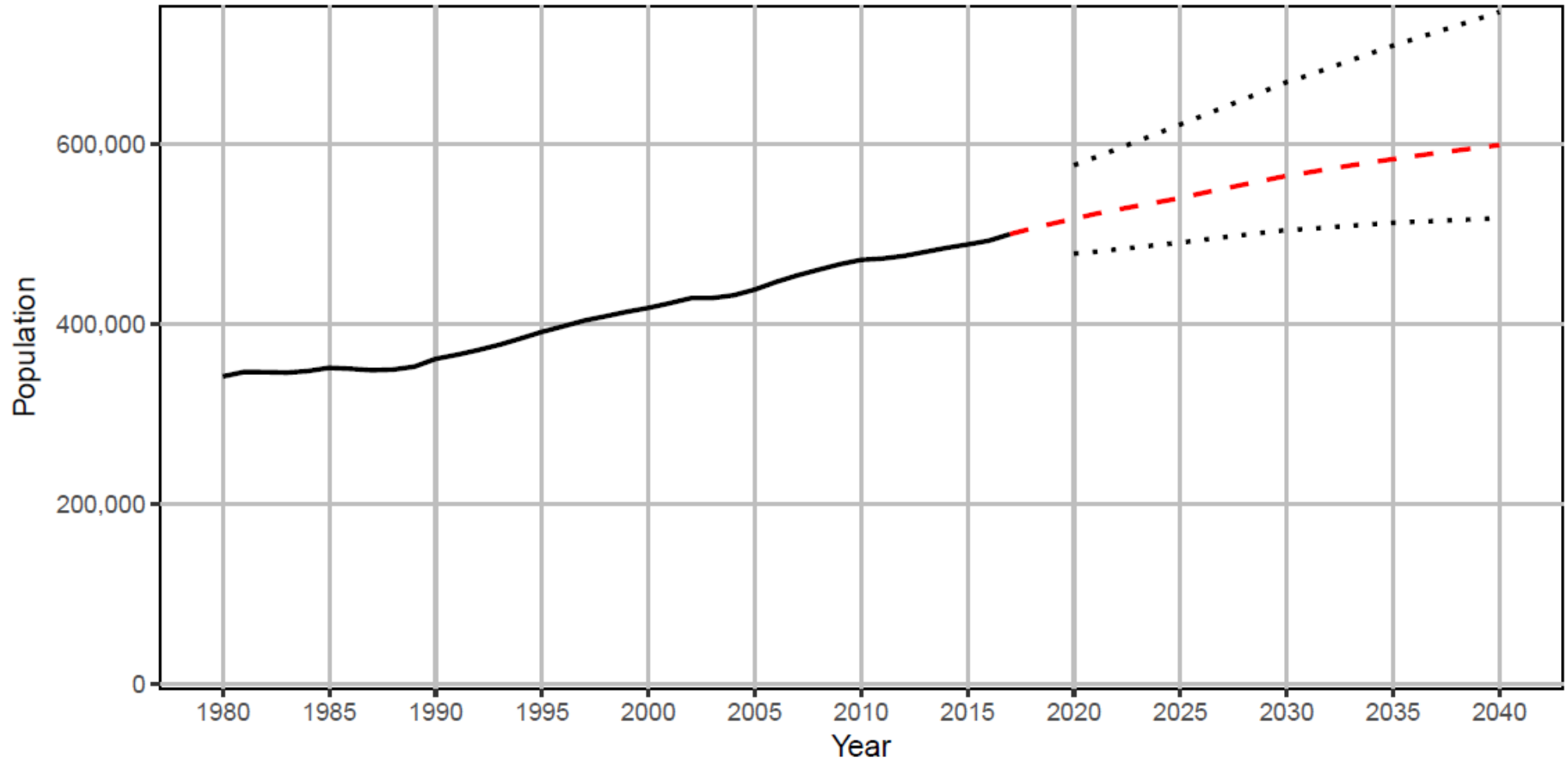
Spokane County RES 16-553

Note: The next periodic update will be in 2026 and will look at the forecast and allocation through 2046.

OFM GMA Projection for Spokane County

— Census/ Estimate ··· High - - - Medium ··· Low

Spokane County, 2017 GMA Projections



Spokane County and Selected Cities Growth from 2017 to 2020



	2017 Population	2018 Population	2017 - 2018 Population Growth	2017 - 2018 Growth Rate	2019 Population	2018 - 2019 Population Growth	2018 -2019 Growth Rate	2020 Population	2019 - 2020 Population Growth	2019 -2020 Growth Rate	2017 - 2020 Population Growth	2017 - 2037 Population Allocation	% of Allocation Used
Spokane County	499,800	507,950	8,150	1.63%	515,200	7,250	1.43%	522,600	7,400	1.44%	22,800	84,061	27.12%
Unincorporated	144,788	147,650	2,862	1.98%	150,675	3,025	2.05%	154,250	3,575	2.37%	9,462	31,877	29.68%
Incorporated	355,012	360,300	5,288	1.49%	364,525	4,225	1.17%	368,350	3,825	1.05%	13,338	52,184	25.56%
City of Spokane	217,300	220,100	2,800	1.29%	222,000	1,900	0.86%	223,600	1,600	0.72%	6,300	20,859	30.20%
Spokane Valley	94,890	95,810	920	0.97%	96,720	910	0.95%	97,490	770	0.80%	2,600	14,650	17.75%
Cheney	11,880	12,300	320	2.69%	12,410	210	1.72%	12,640	230	1.85%	760	2,949	25.77%
Liberty Lake	9,910	10,390	480	4.84%	11,000	610	5.87%	11,500	500	4.55%	1,590	6,129	25.94%
Airway Heights	8,460	9,085	625	7.39%	9,490	405	4.46%	10,010	520	5.48%	1,550	5,226	29.66%

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:

April 1, 2020 Population Estimates, Washington State Office of Financial Management

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