



Chapter 6 - Housing

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Purpose

The purpose of the Housing Chapter is to:

- Provide policy guidance for the provision of and support for diverse and affordable housing in the City.
- Recognize that housing is key to the health, happiness, and wellness of the community.
- Accommodate population growth in the city through 2037.

What values guided the Housing chapter?

The values that are important to Spokane's future, as identified by the Citizens during preparation of the original Comprehensive Plan remain. Those include:

- Keeping housing affordable.
- Encouraging home ownership.
- Maintaining pride in ownership.
- Developing a good mix of housing types.
- Encouraging housing for the low-income and homeless throughout the entire city.
- Preserving existing houses.
- Rehabilitating older neighborhoods.

What's New?

- The chapter has been streamlined, removing any redundancies and discussions that don't directly inform the policies they concern.
- Following input from the Policy Focus Group and the Plan Commission, two significant goals of the Housing chapter were combined into a single goal.

What are the goals of the Housing chapter?

H1 Housing Choice and Diversity

Provide opportunities for a variety of housing types that is safe and affordable for all income levels to meet the diverse housing needs of current and future residents.

H2 Housing Quality

Improve the overall quality of the City of Spokane's housing.



Affordable Housing and Income Levels

The City of Spokane utilizes income levels defined by the Federal Department of Housing and Urban Development when considering housing. The table below summarizes some related information.

2016 Area Median Income (AMI): \$62,600							
Highest Income		Middle Income		Low Income		Lowest Income	
AMI Percent	100% or More	AMI Percent	80%	AMI Percent	50%	AMI Percent	30% and below
Income (4 Person Family)	\$62,600	Income (4 Person Family)	\$50,080	Income (4 Person Family)	\$31,300	Income (4 Person Family)	\$18,780
Housing Types/Locations	Many	Housing Types/Locations	Fewer	Housing Types/Locations	Very Few	Housing Types/Locations	Almost None
Housing Cost vs. Income	Lowest	Housing Cost vs. Income	Lower	Housing Cost vs. Income	Moderate	Housing Cost vs. Income	High
Subsidy/Assistance Needed?	No	Subsidy/Assistance Needed?	No	Subsidy/Assistance Needed?	Some	Subsidy/Assistance Needed?	Almost Always
*Affordability is more a matter of choice, rather than necessity.		The cost of commuting may offset any savings in housing costs.		Commute costs are often high when compared to wages/housing costs.		Additional assistance (i.e. food stamps) often required to subsist.	

Policy Focus Group

The Housing chapter was one of several chapters that was reviewed by a Policy Focus Group of local residents, agency representatives, and City representatives. Each Focus Group reviewed the entire chapter and provided suggested edits, additions, and deletions - giving overall guidance to the update of the Comprehensive Plan.

The Policy Focus Group for Chapter 6 included the following members:

Member Name	Affiliation
Gail Prosser	Plan Commission Liaison
Cindy Algeo	Spokane Low Income Housing Consortium
Lina Peterson	Cliff Cannon Neighborhood
Michael Cathcart	Spokane Home Builders Association
Melissa Cloninger	Second Harvest
Amanda Carpentier	Spokane Housing Authority
Cindy Green	Spokane Regional Health District
Kristine Williams	COS Community Development
Jerrie Allard	COS Human Services
Cal Coblenz	Sinto Senior Center
Jon Carollo	Volunteers of America
Marilee Roloff	Volunteers of America
Joel Williamson	Project Hope
Shawn Dobbs	Lighthouse for the Blind
Melissa Owen	Impact Capital
Kate Green	Northwest Youth Center
Anna Matthews	Avista
Matthew Collins	Arts Fund / Design Review
David Roberts	Spokane Housing Ventures
Nikole Coleman	City of Spokane Planning