

Shaping Spokane Housing



City of Spokane | Planning & Economic Development

03/29/2023

Spencer Gardner, Director

THIS IS AN EMERGENCY

CITY OF SPOKANE PROCLAMATION

WHEREAS, the City of Spokane offers an exceptional quality of life for families seeking a work-life balance, and historically, Spokane's housing market has plugged along at a slow, affordable growth rate that has kept demand relatively manageable and housing attainable; and

WHEREAS, the National Association of REALTORS® has determined that Spokane will be among the top 10 housing markets in the United States as a Top-10 Post-COVID Real Estate Market, yet, Spokane County has had a housing inventory reduction of 94% since January of 2010 and is currently suffering from the lowest level of housing supply in history while home sales prices escalated by 47% in that same period of time; and

WHEREAS, as home prices continue to escalate at record levels, more and more buyers are being squeezed out of the marketplace, especially for those seeking to buy their first home or transition down to a smaller home; and

WHEREAS, Spokane City's housing stock mostly consists of single-family detached homes and lacks housing diversity, specifically, Spokane has a low supply of middle housing (town homes, triplexes, and duplexes) which is a critical need among various homeowners in various stages of homeownership; and

WHEREAS, Spokane County's apartment vacancy rates have been declining gradually since 2018, and as of March 2021, are at an all-time low of just 0.6%, which has prompted an unprecedented rise in rental rates during a time when many tenants are seeing a decrease in wages due to the COVID-19 pandemic; and

WHEREAS, Washington State Governor Jay Inslee declared an eviction moratorium on March 18, 2020 in response to the state of emergency due to the onset of the COVID-19 pandemic, and following extensions, the state-wide moratorium expired on June 30, 2021, placing significant stress on a large number of tenants who have fallen behind on rent payments; and

WHEREAS, a key initiative of my administration is ensuring there are a variety of housing types in sufficient quantity that are safe and affordable for all income levels to meet the diverse housing needs of current and future residents; and

WHEREAS, the City of Spokane has developed a Housing Action Plan to consider actions that will promote greater housing diversity, affordability, and access and providing guidance for City staff, elected officials, and decision-makers; and



HOUSING ACTION PLAN

Adopted by City Council • July 26, 2021

HOUSING OPTIONS FOR ALL

Prepared by the City of Spokane

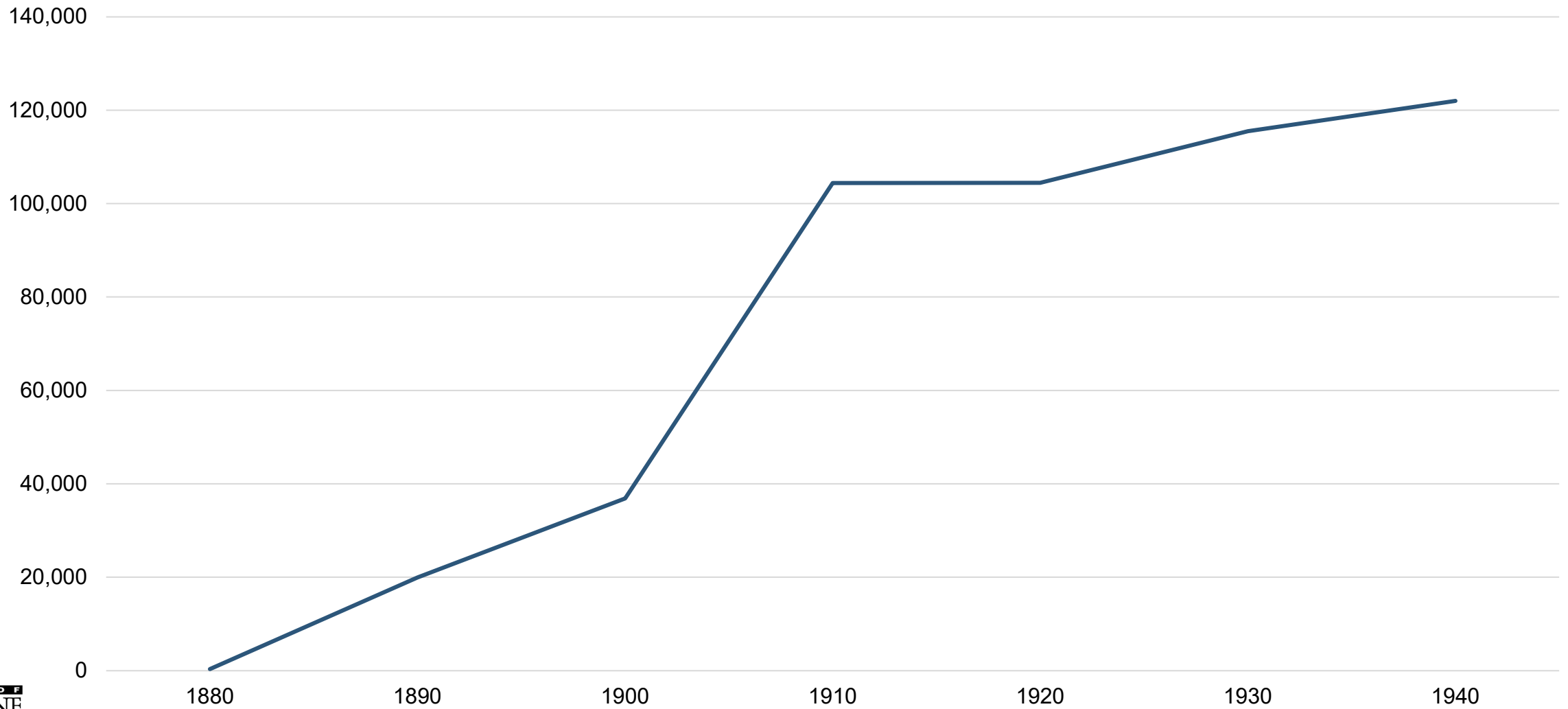


Appendix A

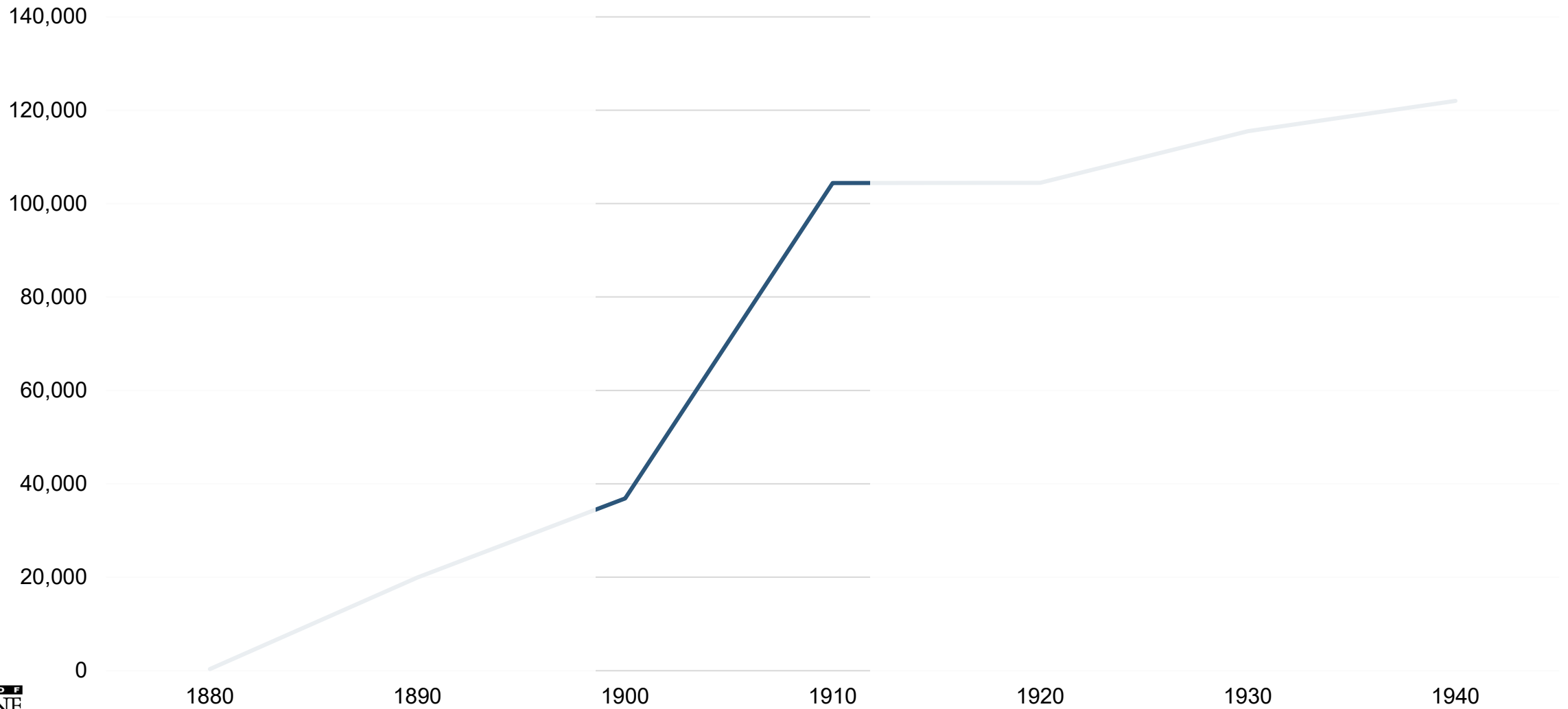
City Council Implementation Plan

This appendix is part of the City of Spokane Housing Action Plan. To view the full plan, appendices, and project materials, visit the project webpage: <https://my.spokanecity.org/housing/spokane-housing-action-plan/>.

US CENSUS POPULATION, CITY OF SPOKANE

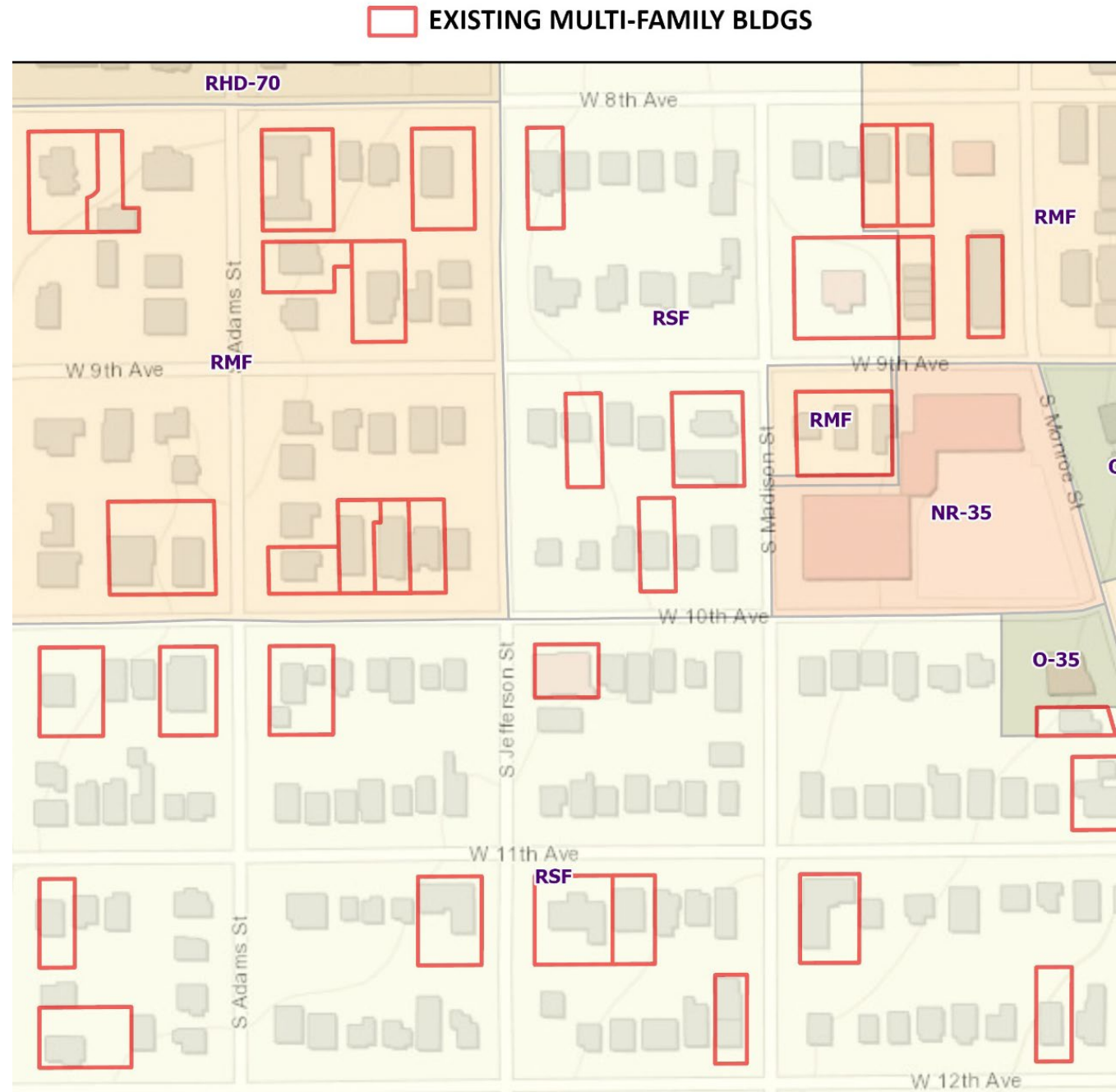


US CENSUS POPULATION, CITY OF SPOKANE



HOW HISTORIC SPOKANE WAS BUILT

- Variety in size and unit types
- Mixture of income levels
- Upward mobility
- Flexibility to adjust to market demand



Accessory Dwelling Units

Permanent ADU regulations were approved by City Council on June 27, 2022

- Not part of the Building Opportunity and Choices for All interim ordinance

Changes included:

- Increased detached size to 975 sf
- No minimum lot size
- Removed owner occupancy requirement
- More flexibility on parking, dimensional standards, and design elements



INTERIM ZONING ORDINANCE

- July 2022 to July 2023*
- Changes to:
 - Residential building types
 - Density
 - Site standards
 - Design standards
 - Centers and Corridors standards for residential development



SUMMARY OF CHANGES

- Duplexes, triplexes, fourplexes allowed on all residential lots
- Townhomes allowed in all residential areas
- Setbacks, land coverage, height requirements relaxed
- Design standards to ensure compatibility with existing neighborhoods



PERMIT ACTIVITY SO FAR

BOCA Units

| | |
|------------------------------|-----|
| Pre-Development | 218 |
| Plan review or permit issued | 19 |

ADU Permits

| 2018 | 2019 | 2020 | 2021 | 2022a | 2022b |
|------|------|------|------|-------|-------|
| 17 | 22 | 13 | 28 | 12 | 32 |

2022a = January through May

2022b = June through Dec

ADU code changes adopted in June



WHAT is coming next?

Building Opportunity for Housing

PHASE I

Comprehensive
Plan
Amendment

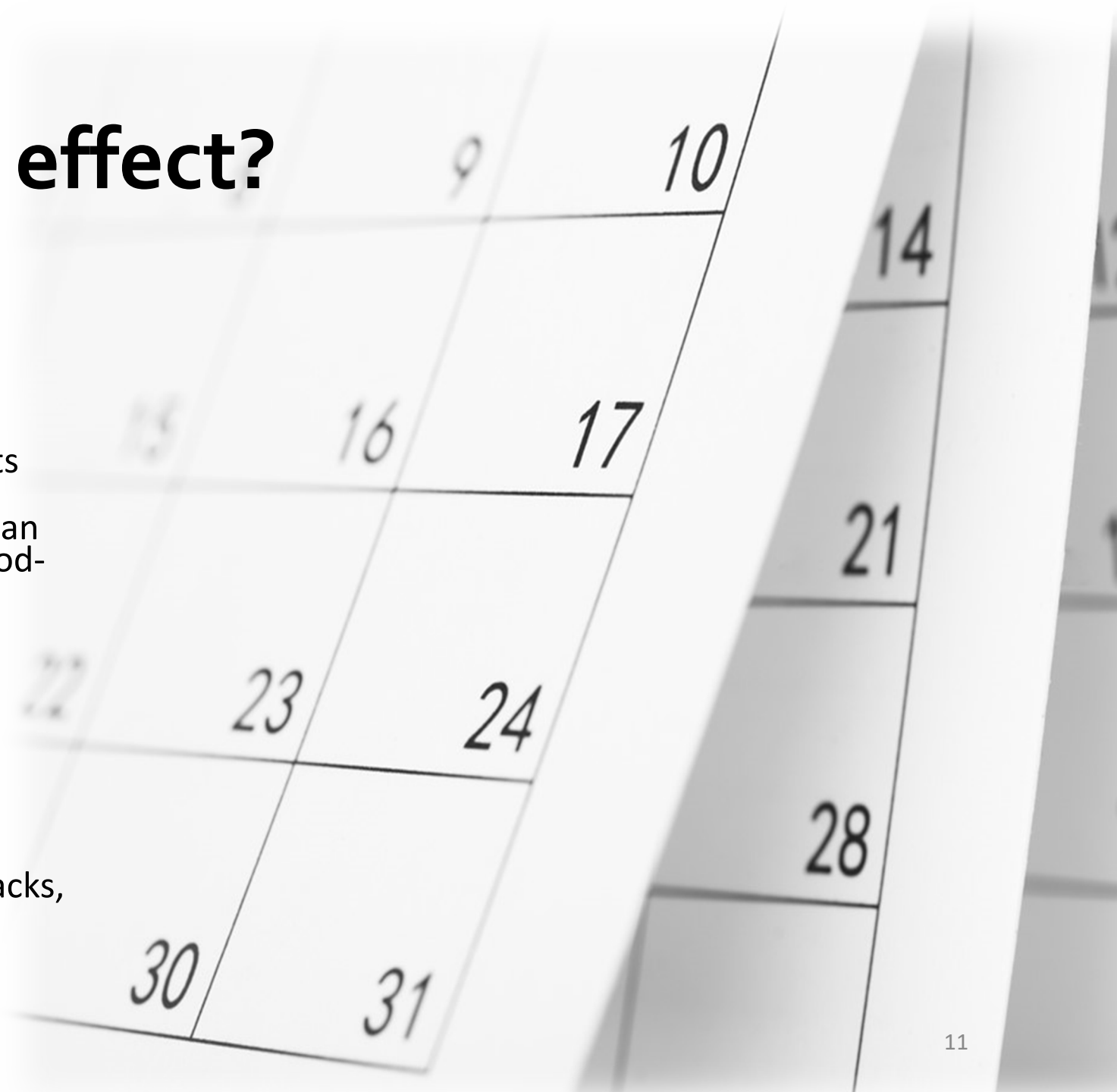
PHASE II

Development
Code
Amendment



WHEN will it take effect?

- Comprehensive Plan: 2Q 2023
 - Likely changes include
 - Residential density requirements
 - Less need for Comprehensive Plan changes to support neighborhood-compatible zoning changes
- Development Code: 3Q 2023
 - Likely changes include
 - Housing types allowed
 - Site requirements (height, setbacks, etc.)



WHO are we talking to?

- Comprehensive Public Participation Plan
 - Neighborhoods
 - Residents
 - Businesses
 - Real Estate Professionals
 - Local Agencies
 - Local Stakeholders
 - City Departments



HOW to get involved

- Housing survey is live
 - Check www.shapingspokanehousing.com for more info
- Regular email newsletter
 - Email developmentcode@spokanecity.org to sign up

