Housing for All Planning Tool Discussion

Presented by Spokane County Planning
GMA Housing Requirements

- 2026 comprehensive plans require a greater level of detail on housing than previous plans
  - Documentation of racially discriminatory policies, establishment of tenant protections and anti-displacement measures, etc.
  - Document programs and actions need to achieve housing availability
  - Provide for moderate density housing options within urban areas

- The County must now identify sufficient capacity for housing at all incomes, including Permanent Supportive Housing (PSH) and emergency shelters
  - Accomplished using HAPT
What is HAPT?

• The Housing for All Planning Tool (HAPT) was developed by the Department of Commerce to assist with housing allocation work.
What does HAPT do?

• HAPT **produces housing allocation numbers based on growth projections** established during the population allocation process

• The allocation represents the number of housing units that jurisdictions **must accommodate through their zoning regulations**

• Units are allocated across multiple affordability levels using a percentage of area median income (AMI).
  • 0-30%, 30-50%, 50-80%, etc.
How does HAPT do it?

• Has 2 main methodologies (A and B), which are given outputs based solely on State OFM population allocation
  • These distributions are not changeable without creating a new methodology (method C)
• Total units allocated to jurisdictions does not differ between A and B
  • The difference is what income levels allocated units are in
Method A

• Allocates housing based on share of projected growth from 2020-2046
• Some Jurisdictions have expressed concern about their share of low-income housing from this method
• Will receive an update from Commerce in June to account for rural vs. urban growth
• Being used by PTAC as a hypothesis for allocation work
Method B

• Allocates housing based on share of *projected population* in 2046
• Results in negative allocations in some instances
• Will not be updated along with method A
Method C

• DIY methodology not created by Commerce
• Arrived after ANY methodological change to methods A or B
• Could result in a wide range of methodologies, depending on what changes are made
## Relating zone categories to income levels

### Housing Type by Income Level

<table>
<thead>
<tr>
<th>Zone Category</th>
<th>Housing Type</th>
<th>Market Rate</th>
<th>W/ Subsidies and/or incentive</th>
<th>Assumed Affordability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density</td>
<td>Detached SF homes</td>
<td>&gt;120% AMI</td>
<td>Not typically feasible</td>
<td>&gt;120% AMI</td>
</tr>
<tr>
<td>Moderate Density</td>
<td>Townhomes, duplex, triplex, quadplex</td>
<td>&gt;80-120% AMI</td>
<td>Not typically feasible</td>
<td>&gt;80-120% AMI</td>
</tr>
<tr>
<td>Low-Rise Multifamily</td>
<td>Walk-up apartments, condos (2-3 floors)</td>
<td>&gt;50-80% AMI</td>
<td>0-50% AMI</td>
<td>0-80% AMI and PSH*</td>
</tr>
<tr>
<td>Mid-Rise Multifamily</td>
<td>Apartments, condos</td>
<td>&gt;50-80% AMI</td>
<td>0-50% AMI</td>
<td>0-80% and PSH*</td>
</tr>
<tr>
<td>ADUs (all zones)</td>
<td>Accessory Dwelling Units on developed residential lots</td>
<td>&gt;50-80% AMI</td>
<td>N/A</td>
<td>&gt;50-80% AMI</td>
</tr>
</tbody>
</table>

*Permanent Supportive Housing

Assumptions are an example that come from the WA State Department of Commerce. Each jurisdictions may change these numbers or use them as a default.
Role of Countywide Planning Policies (CPPs)

• The Steering Committee will pursue an update of housing CPPs concurrently with allocation work
  • These will guide implementation of the chosen housing allocation method
Potential Topics for CPPs

Housing allocation CPPs

• Establishing desired growth patterns and essential services across jurisdictions when addressing regional housing needs
• Diversifying housing stock
• Planning for and accommodating low and very low-income households
Potential Topics for CPPs

Non housing allocation CPPs

• These CPPs could get a head start on addressing new GMA housing requirements:
  • Identifying and undoing racially disparate impacts, displacement, and exclusion
  • Preservation of existing affordable housing stock
  • Coordinating regional efforts in monitoring housing development
“When updating their comprehensive plans, the county and cities shall make provisions to accommodate existing and projected housing needs consistent with Spokane County population growth targets, with a specific assessment of housing needs by economic segments. Those provisions should consider the following strategies:

a. Avoid concentrations of low-income and special needs housing and increase opportunities for affordable housing in areas where it is currently lacking.

b. Increase opportunity and capacity for affordable housing close to employment, education, shopping, public services, and public transportation.

c. Support additional housing types in single-family neighborhoods, such as triplexes, quadplexes, sixplexes, and ADUs, to allow for moderate densities that bridge the gap between single-family and more intensive multi-family development.”
Questions?