



Housing Allocation Methodology & Countywide Planning Policies – Affordable Housing

Update Draft & Timeline

Steering Committee of Elected Officials
Workshop July 17, 2024

Spokane County Building & Planning

HAPT Methods A and B

Method A:

- Allocates housing based on growth from 2020-2046

Method B:

- Allocates housing based on share of projected population from 2020-2046



HAPT Method A Update

What is this?

- An update to HAPT method A, developed by Commerce
 - Still allocates housing based on growth from 2020-2046

What's new in this update?

- 0-50% AMI housing will not be allocated to rural areas
- Jurisdictions may allocate growth to specific UGAs

How will it impact the housing allocation?

- PTAC is using this methodology as the starting point for housing allocation work
 - PTAC will continue to test the methodology and explore any alternatives desired by the SCEO



HAPT Method C: PTAC Proposals

Note: These proposals are proofs of concept. No mathematical methodologies have been developed

C1: Weighted Transit

- Would begin with the updated method A
- Would factor in *planned availability of transit* to adjust allocations
 - STA does not plan out to 2046
- Could factor in other weights

C2: AMI Split

- Would begin with the updated method A
- Would allocate more low-income housing to jurisdictions with a greater share of residents in lower AMIs
- Example: method A allocates 100 units; leave 80 units untouched and reallocate 20 among jurisdictions based on AMI



HAPT Method C: Other Counties

Lewis County

- Hybrid of methods A and B
- Intended to allocate a greater share of low-income housing to cities near I-5

King County

- Starts with method A
- Adjusted based on the jurisdiction's share of housing that is currently affordable or income restricted to 0-80% AMI and;
- the ratio of low-wage jobs to low-wage workers

Skagit County

- Decreased share of low-income housing in rural areas
- Similar to the method A update

Snohomish County

- Hybrid of methods A and B
- Similar to a method B with zeroed out negative distributions



Why are the CPPs Being Updated?

New Growth Management Act Housing Requirements

SCEO deferred 2022 Spokane County CPPs Housing Topic amendment in anticipation of legislative initiatives

New GMA requirement to guide housing allocations by jurisdiction and income bracket

Other new requirements

- Document programs and actions needed to achieve housing needs and goals
- Identify racially disparate impacts, displacement, and exclusion in housing policies and regulations
- Provide middle housing options within urban areas



Involvement & Outreach

Planning Technical Advisory Committee

- Full Body
- Population and Housing Subcommittee

Steering Committee of Elected Officials

- CPPs Subcommittee

Stakeholders

- Groups who have accepted invitation (so far)

General Public

- Website
- Working with community partners
- Public workshop



CPPs Amendment Schedule

Current Progress

- May 2024 First draft produced
- June 2024 CPPs Subcommittee created for review and input on draft
SCEO members Waldref and Cooper joined
- Q2 2024 Working document circulated iteratively between
PTAC Subcommittee, CPPs Subcommittee, and
PTAC Full Body
- June 2024 Draft circulated to broader stakeholders after
PTAC and CPPs Subcommittee consensus
- July 2024 Draft made available to the public
7/9 PTAC discussion on feedback
7/10 SCEO CPP Subcommittee workshop



General Feedback

Prescriptive Language

Concerns that the policies either have unnecessary mandates or have the potential to be perceived as mandates. Others voiced support for language and recommended more specificity and additional strategies to consider.

Proposed Changes

- General edits to language for clarity and consistency
- Softening of language
- Add specificity using language from GMA
- Strategy recommendations



CPPs Amendment Schedule

Upcoming

Today	SCEO preview
July 26	Draft recirculated to public
August 9	Deadline for public comment
August 15	Planning Commission work session
August 29	Planning Commission public hearing
Sept 18	SCEO Public Hearing



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Questions?

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