



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

		0-30%					
		Total	Non-PSH	PSH	>30-50%	>50-80%	>80-100%
		221,840	6,613	937	34,798	91,803	32,035
		75,184	19,905	5,714	13,620	8,844	4,772
		75,177	19,903	5,713	13,619	8,843	4,772
		99.99% <-- Sum of user inputs for jurisdiction shares of county future ne					
		Increase 0.01 100%, increase shares. If above 100%, decrea					
Permanent Housing Needs by Income Level (% of Area)							
		Total	0-30%		>30-50%	>50-80%	>80-100%
			Non-PSH	PSH			
35.21 %	Unincorporated Spokane County	59,013	1,179	0	5,981	14,559	9,421
		26,472	7,008	2,012	4,796	3,114	1,680
6.66 %	Airway Heights city	3,626	67	0	685	1,997	545
		5,007	1,326	381	907	589	318
3.37 %	Cheney city	5,354	256	0	935	3,097	690
		2,534	671	193	459	298	161
1.36 %	Deer Park city	1,902	45	0	434	804	275
		1,023	271	78	185	120	65
0.00 %	Fairfield town	228	5	0	79	104	23
		0	0	0	0	0	0
0.00 %	Latah town	88	0	0	35	41	6
		0	0	0	0	0	0

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

*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

Example CPP

“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?

