



Housing Element



LIBERTY LAKE – 2046

County/ City Coordination

Land Capacity Analysis Methodology

Population Allocation

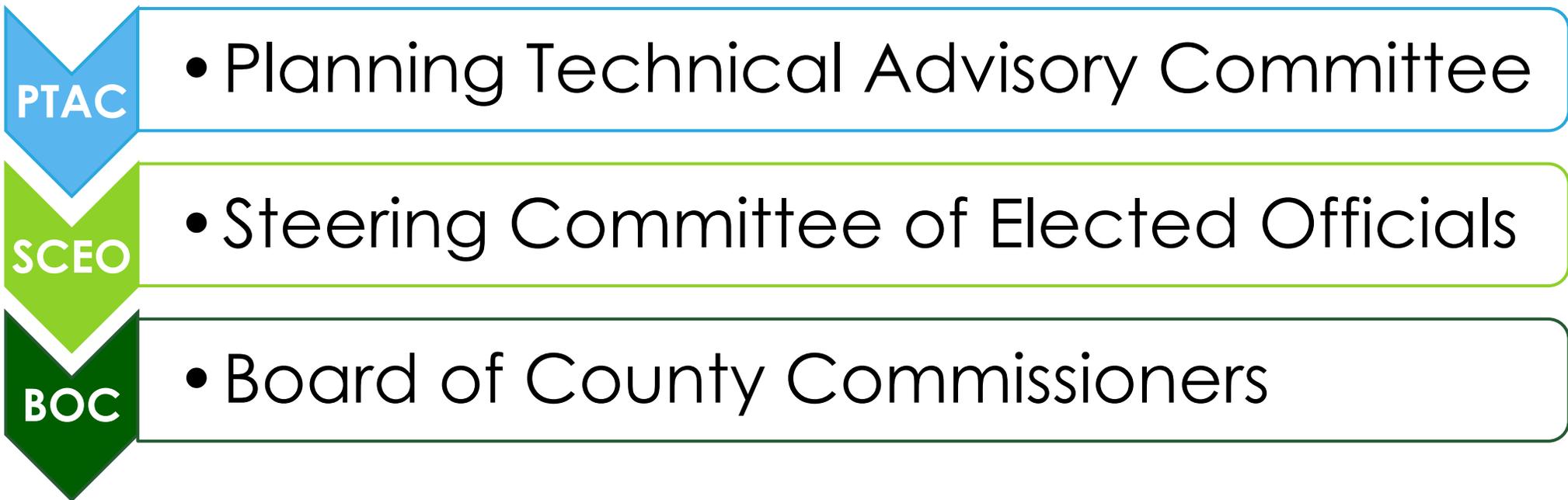
Housing Needs Allocation

Urban Growth Area

County-wide Planning Policies

Agency Coordination

Structure for Agency Coordination



Population Projections

- Population projections are done County-wide based on OFM population projections and then allocated by jurisdictions
- Projections and allocations are adopted on a County-wide basis by Board of County Commissioners
- Spokane County 2026 – 2046 population projection has been recommended by SCEO to the Board of County Commissioners
- Initial population allocation has been recommended for planning purposes, with iterative adjustments based upon the Land Capacity Analysis



Spokane County 2046 Population Projections

2046 OFM Population Projection for Spokane County

	Low	Medium	High
2046 Population	575,281	654,665	770,248

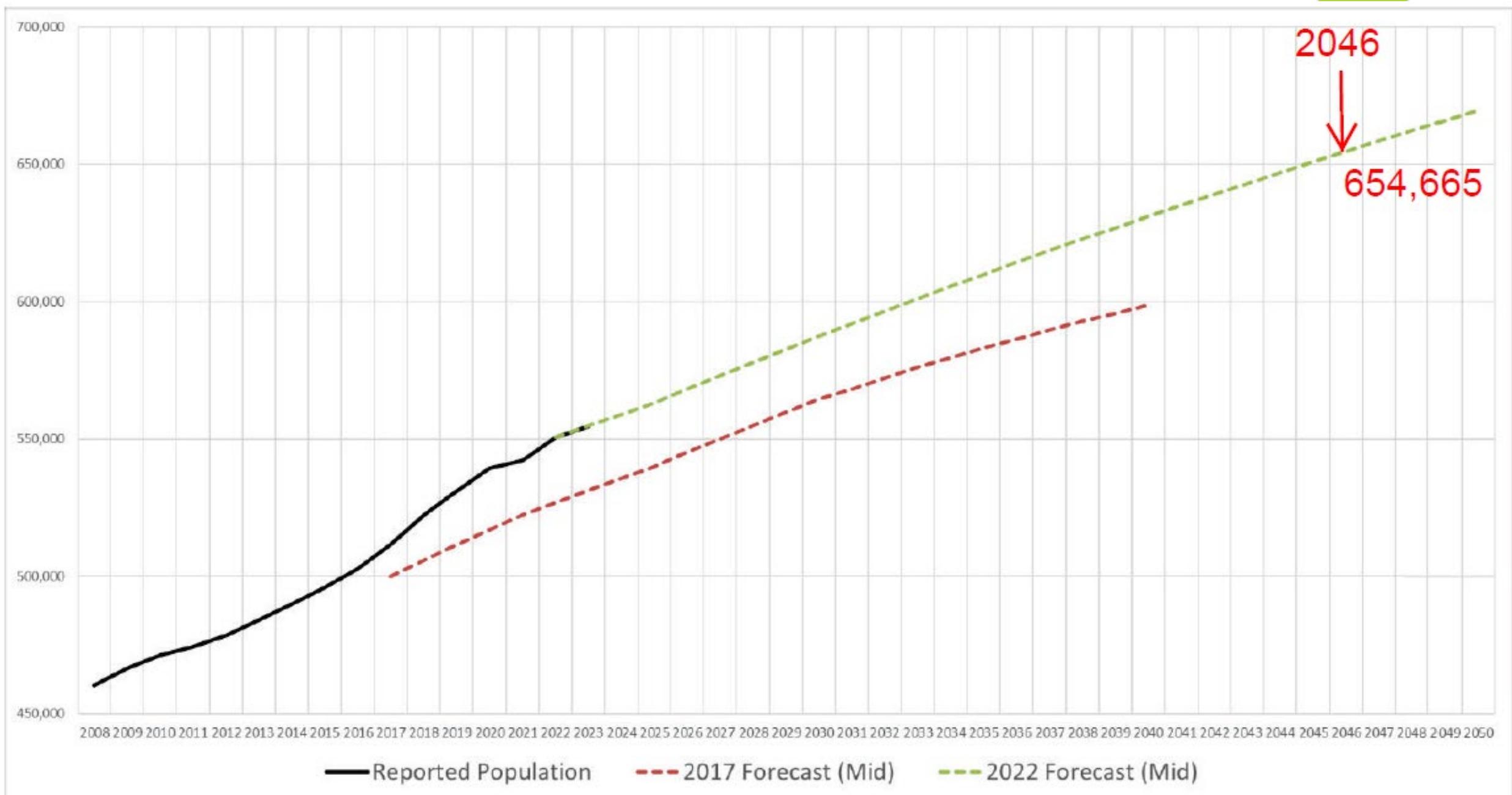
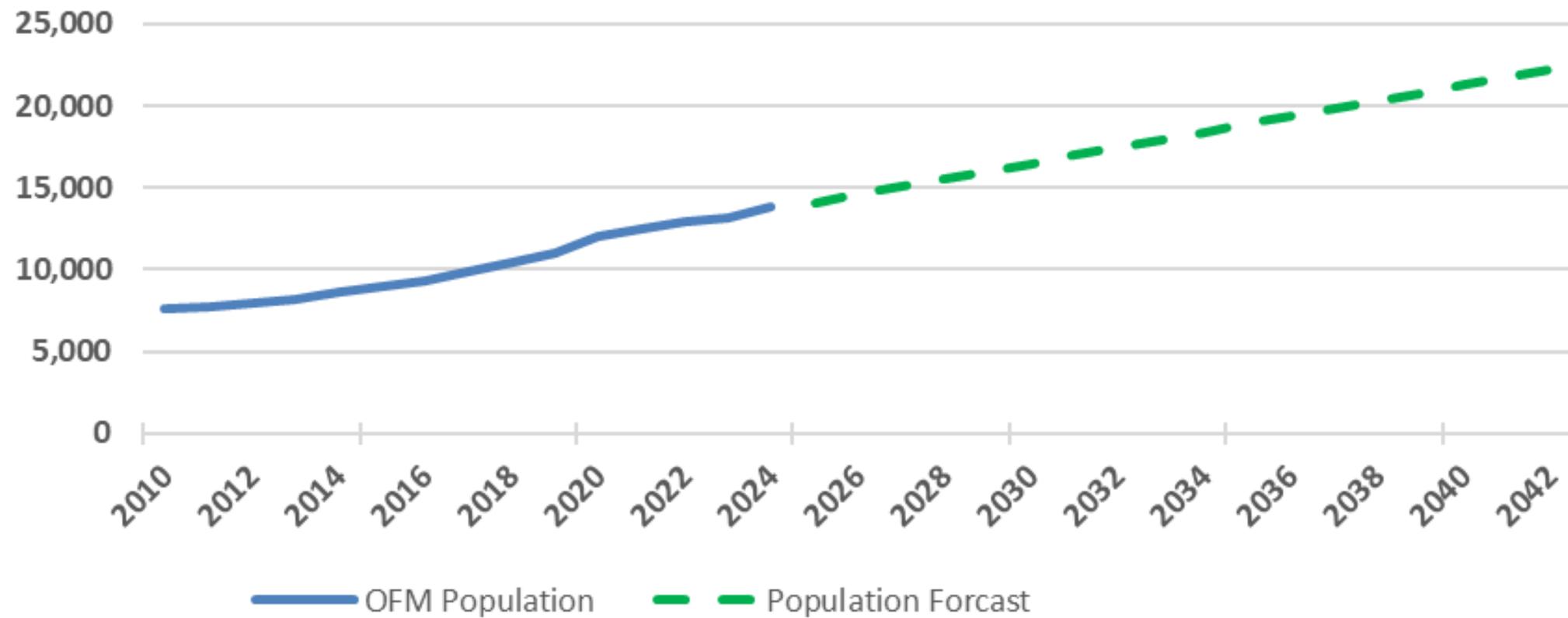


Figure 1: Comparison between OFM’s 2017 and 2022 Medium Population Projection for Spokane County

City of Liberty Lake Population Projections



Jurisdiction	Baseline Data (OFM)		OFM Regression (Adjusted)			
	Share2023	Pop2023	Share2046	Pop2046	$\Delta_{pop23-46}$	$\Delta\%23-46$
Spokane County (Whole)	100.00%	554,600	100.00%	654,665	100,065	18.0%
Unincorporated County (inclusive)	29.46%	163,390	30.38%	198,870	35,480	21.7%
Unincorporated Outside UGA Only	16.94%	93,934	15.07%	98,642	4,708	5.0%
Unincorporated Inside UGA Only	12.52%	69,456	15.31%	100,228	30,772	44.3%
Incorporated Spokane County (sum)	70.54%	391,210	69.62%	455,795	64,585	16.5%
Airway Heights	2.03%	11,280	2.74%	17,945	6,665	59.1%
Cheney	2.37%	13,160	2.53%	16,535	3,375	25.6%
Deer Park	0.89%	4,925	0.96%	6,290	1,365	27.7%
Fairfield	0.11%	600	0.09%	600	0	0.0%
Latah	0.03%	185	0.03%	185	0	0.0%
Liberty Lake	2.37%	13,150	3.35%	21,934	8,784	66.8%
Medical Lake	0.89%	4,915	0.75%	4,915	0	0.0%
Millwood	0.35%	1,925	0.30%	1,974	49	2.6%
Rockford	0.10%	570	0.10%	636	66	11.7%
Spangle	0.05%	280	0.04%	280	0	0.0%
Spokane	41.96%	232,700	39.11%	256,057	23,357	10.0%
Spokane Valley	19.37%	107,400	19.60%	128,313	20,913	19.5%
Waverly	0.02%	120	0.02%	131	11	9.3%

Source CALC OFM REGRESSION CALC CALC CALC
Notes: CALC = Calculated Value, OFM = Office of Financial Management, Δ = delta, or 'change in',
inclusive = includes both inside and outside the urban growth area.

Note that the italic "Share2046" values in italics represent hand adjustment to avoid negative growth.

Spokane County Population Allocations

Changes to Comprehensive Plan Housing Requirements

- HB 1220 most significant
- Requires cities plan for and accommodate housing affordable to all economic segments of the population, and must show capacity for the City's share of:
 - Extremely low income – 0-30% Area Median Income (AMI)
 - Very low income – 30-50% AMI
 - Low income – 50-80% AMI
 - Moderate income – 80-120% AMI
 - Higher Income - > 120% of AMI
 - Permanent supportive housing
 - Emergency housing & shelters



Housing Needs Allocation by Jurisdiction



- Commerce provides allocation for housing types by County
- Allocation - Commerce Housing All Planning Tool
- PTAC/ SCEO will recommend allocation methodology to Board of County Commissioners, who will adopt
- Land Use & Development Regulations will need to accommodate housing types to meet the projected housing needs for all categories

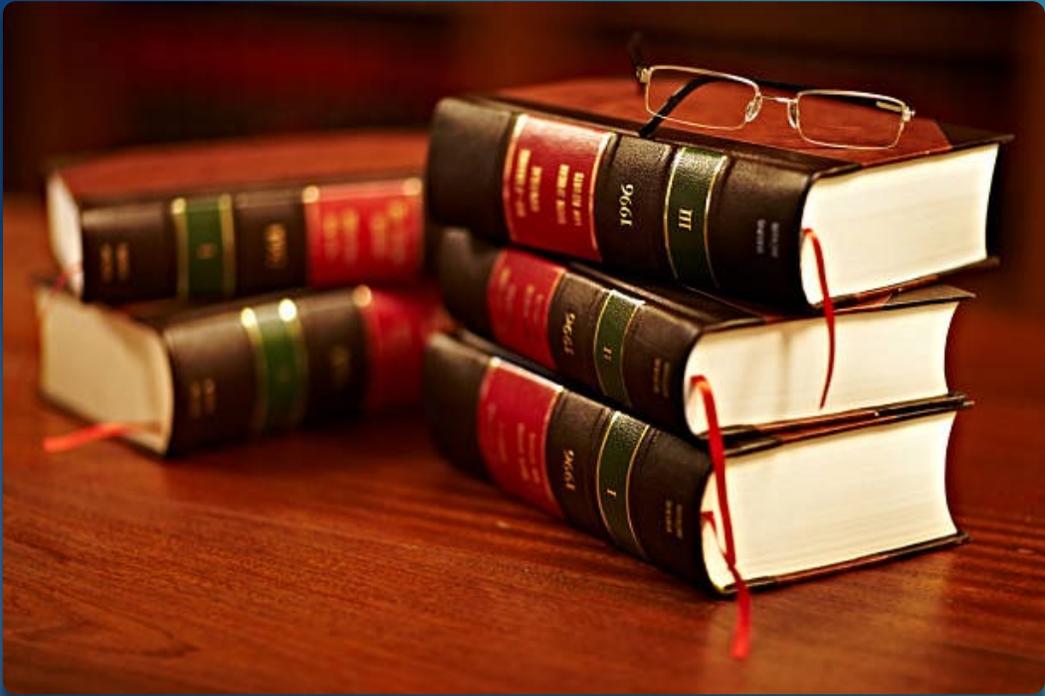
Zoning to Allow for Adequate Housing to Meet Needs of All Income Levels

HOUSING TYPE BY INCOME LEVEL		
Zone Category	Housing Type	Assumed Affordability
Low Density	Detached single family homes	Higher income (>120% AMI)
Moderate Density	Townhomes, duplex, triplex, quadplex	Moderate income (>80-120% AMI)
Low-rise Multi-Family	Walk-up apartments, condominiums (2-3 floors)	Low income (0-80% AMI & PSH ¹)
Mid-rise Multi Family	Apartments, condominiums	Low income (0-80% AMI & PSH ¹)
ADUs (all zones)	Accessory dwelling units on developed lots	Low income (>50-80% AMI)

¹Permanent Supportive Housing

Land Capacity Analysis

- Constructed, 2020 – present
- Entitled
 - Platted SFR Lots
 - Multi-family Residential Projects
 - As yet unplatted portions of River Crossing East, River Crossing 2020. Trutina, Legacy Ridge West & Hawkstone/Stonehill
- Estimated
 - Vacant/ Not Entitled
 - Underutilized (Meadowwood Tech Campus)



Required Housing Code Amendments

Middle Housing -Definitions

Cottage Housing-residential units on a single lot with common open space; either land is in common ownership or units are condos; a minimum of 20% of the lot must be common open space.

Courtyard Apartments – attached dwelling units arranged on two or three sides of a yard or court.

Major transit stop- bus stops on high performance transit corridor, bus rapid transit, etc

Middle Housing – includes two or more attached, stacked or cluster homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments and cottage housing.

Stacked Flat- Dwelling units in a residential building of no more than three stories in which each floor may be separately rented or owned.

Townhouses – buildings containing three or more attached single family dwelling units that extend from foundation to roof and have a yard or public way on not less than two sides.

Middle Housing for Tier 3 City – Under 25,000 population

- Must allow two units per lot in all residential zones
- Standards for middle housing cannot be more restrictive than for single-family housing
- Housing design reviews must be administrative
- Must allow two units per lot in all predominantly residential zones
 - Exempts lots <1,000 sq. ft. from the two-unit per lot provision
- Must allow all middle housing types that meet the two-unit per lot density requirement by right in residential zones
- Must allow zero lot line subdivision where the number of lots is equal to the unit density (unit lot subdivision)

Middle Housing (continued)

- Applies same development permit and environmental review processes to middle housing as those applied to detached single family residences
- Does not require off-street parking within ½ mile of a major transit stop
- Requires no more than 1 off street parking space per unit on lots of 6,000 sq. ft. or less, before any zero lot line subdivisions or splits
- For cottage housing, requires a minimum of 20% of lot to be common open space
- For courtyard apartments, requires at least one yard or court, which must be bordered by attached dwelling units on two or three sides
- For townhouses, requires at least three attached single-family units that extend from the foundation to the roof and have a yard or public way on not less than two sides.

Accessory Dwelling Units

- Must allow at least 2 ADUs per lot as a single-family housing unit, duplex, triplex on all lots that minimum lot size
- Must allow a gross floor area of at least 1,000 square feet.
- Cannot establish roof height limits of less than 24 feet.
- No setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review that are more restrictive than those for the principal unit.
- No owner occupancy requirements.

Accessory Dwelling Units (continued)

- Parking:
 - No off-street parking requirements may be required within one-half mile of a major transit stop.
 - On lots equal to or smaller than 6000 sq. ft., may require no more than parking space per ADU before any zero lot line subdivision or unit lot subdivision.
 - On lots greater than 6000 sq. ft, no more than two off street parking spaces per ADU may be required.
- Impact fees on the construction of ADUs can be no greater than 50% of the impact fees for the principal use.

Building Conversion & Density

- In commercial and mixed-use zones, must allow housing unit density that is 50% more than what is allowed in the underlying zone if constructed entirely within an existing building envelope, and general applicable health and safety standards can be met.
- May not impose parking requirements due to the addition of housing units, however, cities may require the retention of existing parking spaces to meet the existing parking requirements for residential and any non-residential uses that remain after the conversion.
- May not impose any permitting requirements beyond those requirements generally applicable to all residential development, unless used as emergency transitional housing
- May not impose design standards, including setback, lot coverage, and floor area ratios requirements beyond those requirements generally applicable to all residential uses in the underlying zone
- May not impose exterior design or architectural requirements beyond those necessary for health and safety of the use of the interior of the building, or to preserve character-defining streetscapes;

Building Conversion & Density (continued)

- May not impose current energy code requirements for any unchanged portion of the building solely due to the addition of housing units; however, if any portion of a building is converted to new dwelling units, those units must meet the requirements of current energy code.
- May not require a transportation concurrency or SEPA study.
- A city may not deny a building permit application for new housing units in an existing building due to non-conformity of the existing structure including parking, height, setback, elevator size for gurney transport, or modulation, unless the zoning official makes a written determination that the non-conformity is causing a significant detriment to the surrounding area.
- Note that a City is not required to approve a building permit application for new housing units within an existing building that cannot satisfy life safety standards.
- Because our commercial zones do not allow for multifamily, this would apply only to transitional & supportive housing in the commercial zone.
- In the mixed use zone, there is not maximum density for multifamily, but all other standards would apply; and, density standards would apply to transitional & supportive housing.

Emergency Housing

- A quantitative land capacity analysis will be required for emergency housing unless they meet the following criteria:
 - The jurisdiction has one or more zones that allow hotels, all of which allow for emergency housing.
 - The jurisdiction has no regulations that limit occupancy (beyond building & fire occupancy limits), or limit them through spacing or intensity of emergency housing
- Liberty Lake needs to amend the development code to eliminate spacing requirements and revise occupancy limits.

Emergency Housing & Shelters Amendment

Amend Limited Use Standards in the following Zones:

- Mixed Use Zones: M-1, M-2 & M-3
- Commercial Zones: C-1 & C-2
- River District Zones: RD-M & RD-C

§10-2X-3(C)(X) Emergency Housing & Shelters

- a. The facility must be open 24 hours per day, 7 days per week.
- b. The maximum number of residents in the facility is limited to the general capacity of the building, ~~but in no case shall it exceed 75 residents.~~
- c. Beds or rooms shall be assigned to specific residents.
- d. On-site services such as laundry, hygiene, and meals are limited to the residents of the facility and shall not be available for drop-in use by non-residents.
- ~~e. In order to prevent the concentration of facilities in one area of the City, the proposed facility must be distanced at least 3/4 mile from any other stand-alone emergency shelter or transitional and supportive housing, as measured from the nearest points of such properties.~~
- ~~f. The facility must be located within 1/4 mile of a fixed transit route.~~
- g. The facility shall meet any applicable state and federal licensing requirements.