



Liberty Lake, Washington

Housing Policy

Planning Commission | February 12, 2025



Presenting Today



Shareefa Abdulsalam, AICP
Deputy Project Manager, SCJ

Lacey, WA



Andrew Oliver
Senior Analyst, LCG

Portland, OR



Jennifer Shuch
Senior Analyst, LCG

Portland, OR

Introduction

SCJ Alliance

- Founded in 2006
- 100% Employee Owned
- Six in-house specialties with offices in WA, CO, and MT

Our planning team specializes in Comprehensive Plans, Zoning Code & Development Regulation updates, Public Engagement materials, On-call services, and more.



Missing Middle Monopoly



Friday Harbor Housing Action Plan

Introduction

SCJ Alliance

- Founded in 2006
- 100% Employee Owned
- Six in-house specialties with offices in WA, CO, and MT

Our planning team specializes in Comprehensive Plans, Zoning Code & Development Regulation updates, Public Engagement materials, On-call services, and more.



Experience Area	Sample Project List
Development of Comprehensive Plan Elements	<ul style="list-style-type: none"> ♦ City of Auburn – Click Here for Link ♦ City of Chewelah Comprehensive Plan – Click Here for Link ♦ City of Kettle Falls Comprehensive Plan – Click Here for Link ♦ City of Sequim Comprehensive Plan – Click Here for Link
Creation of Public Engagement Materials	<ul style="list-style-type: none"> ♦ Port Townsend Comprehensive Plan Periodic Review – Click Here for Link ♦ City of Sequim <ul style="list-style-type: none"> • How to Participate? www.sequimagine.org/how-to-participate ♦ City of Entiat Climate Resiliency – Click Here for Link ♦ City of East Wenatchee Climate Resiliency Survey – Click Here for Link ♦ City of Woodinville Public Participation Plan – Click Here for Link <ul style="list-style-type: none"> • Woodinville 2044 project handout – Click Here for Link • Comp Plan 2044 Open House Materials – Click Here for Link ♦ Whitman County SMP Public Participation Plan – Click Here for Link
GIS Mapping Capabilities	<ul style="list-style-type: none"> ♦ Whitman County Shoreline Master Plan Map – Click Here for Link ♦ City of Chewelah Zoning Map – Click Here for Link
Development of Zoning Regulations and Development Code	<ul style="list-style-type: none"> ♦ City of Moses Lake Code Update – Click Here for Link ♦ Spokane County Shoreline Master Program – Click Here for Link ♦ City of Chewelah Critical Areas Ordinance – Click Here for Link ♦ Whitman County SEPA Checklist and SMP Draft – Click Here for Link
On-Call Planning Review Services	<ul style="list-style-type: none"> ♦ City of Chewelah – Click Here for Link ♦ Materials available upon request from the following communities: <ul style="list-style-type: none"> • City of Newport • City of Kettle Falls • City of Quincy • City of Ritzville • City of Grand Coulee • City of Moses Lake • Town of Coulee Dam

Introduction

Leland Consulting Group



Leland Consulting Group is a team of strategic advisors focused on urban real estate, economic development, and public-private partnerships.

We have worked on the Housing and Economic Development chapters of comprehensive plans throughout Washington and beyond. Cities and counties we have worked with in recent cycles include:

- Walla Walla
- Mount Vernon
- Whatcom County
- San Juan County
- Port Townsend
- Sequim
- Lake Forest Park
- Issaquah
- Mountlake Terrace
- Tukwila
- Shoreline
- Port Angeles
- Lynnwood
- Mill Creek
- SeaTac
- Woodinville
- Port Orchard
- Arlington
- Auburn
- Anacortes



01 | Adequate Provisions

Adequate Provisions

HB 1220 Requirements

State requires that jurisdictions make “adequate provisions” for existing and projected housing needs of all economic segments. Checklists provided by the Department of Commerce allow jurisdictions to **document programs and actions needed to achieve housing availability.**

Checklists Include:

- Moderate Density housing barrier review
- Low-Rise / Mid-Rise housing barrier review
- PSH and emergency housing barrier review
- Accessory Dwelling Unit barrier review
- Local Option Tools assessment

Adequate Provisions

Moderate Density Housing

Key Barriers & Actions:

- **Density** : Consider increasing the MAX density in the R-2 zone to 16 du/acre
- **Off-Street Parking**: Consider tying the number of required parking spaces to the number of bedrooms
- **Design Standards**: Consider removing patio / deck requirement for moderate density housing types
- **Design Review**: Ensure that moderate density housing is not subject to design review in the R zones



Spokane Tri-Plex



Spokane Valley Middle Housing

Adequate Provisions

Low- / Mid-Rise Housing

Key Barriers & Actions:

- **Off-Street Parking:** Consider tying the number of required parking spaces to the number of bedrooms
- **Design Standards:** Consider removing patio / deck requirement for moderate density housing types
- **Design Review:** Define “large-scale” residential, ensure that review is not required for multifamily compliant with code in R-3 and M-2 zones



The Homestead, Spokane Valley



Jack's Villas, Spokane Valley

Adequate Provisions

Permanent Supportive & Emergency Housing

Key Barriers & Actions:

- **Spacing:** Remove the spacing requirements between shelters; ensure transit proximity requirement does not prevent siting
- **Parking:** Consider reducing requirements for employees & residents
- **Support Services:** Ensure service provider offices are allowed in conjunction with housing uses
- **Occupancy Limits:** Align City code with RCW 35A.21.314 requirements



VOA Crosswalk Youth Shelter, Spokane



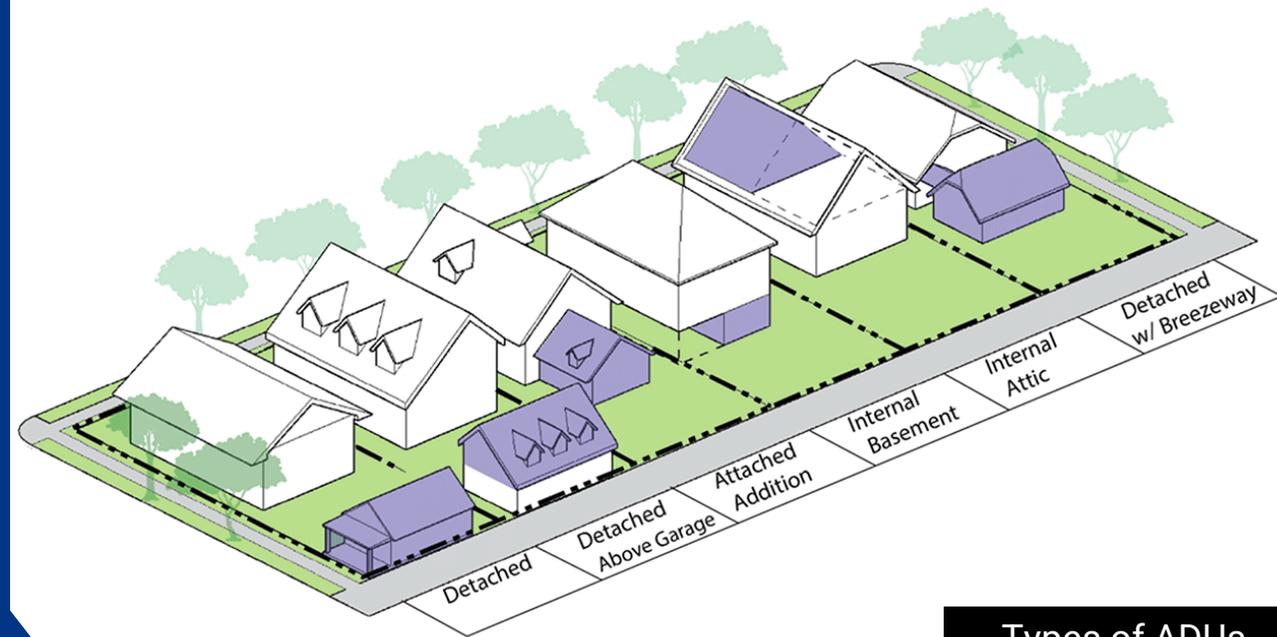
Jacklin Haven Permanent Supportive Housing, Spokane

Adequate Provisions

Accessory Dwelling Units

Key Barriers & Actions:

- **HB 1337:** Ensure consistency with state requirements
- **Parking:** Revise to account for distance from transit and lot size
- **Design Standards:** Allow more flexibility for ADUs



Types of ADUs



Backyard ADU, Portland, OR

Adequate Provisions

Local Option Tools for Affordable Housing

Liberty Lake currently expects to raise \$50,000 annually from its housing and related services tax.

Additional tools to consider include:

- Impact fee waivers for affordable housing projects
- Application fee waivers or other benefits for affordable housing projects.



02 | Barriers to Housing Affordability

Barriers & Opportunities

Barriers to Affordability

Topographic Constraints

Severe topography with steep slopes make development challenging.

The following areas within the city encompass slopes of over 30%, making them challenging and costly to develop.

- Legacy Ridge
- Legacy Ridge West
- Bella Lago
- Other platted lots along the City's eastern border



Legacy Ridge Area

Barriers to Affordability

Regulatory Constraints:

Zoning & Density

Zoning Districts:

- R-1 Zone does not allow duplexes*, triplexes, and fourplexes.
- R-2 Zones limit density to 12 dwelling units per acre, which falls below the standard 16 units per acre typically associated with moderate-density housing.

Supportive & Emergency Housing:

- Strict spacing requirements – must be at least 0.75 miles apart and within 0.25 miles of public transit.

ADUs:

- Zoning laws allow only one ADU per lot.*
- ADUs are prohibited with duplexes or multifamily housing.
- Houses smaller than 1,200 square feet cannot have an ADU.*
- Detached ADUs must be on lots that are at least 8,000 square feet.*

*In conflict with State legislation.

Barriers to Affordability

Regulatory Constraints:

ADUs, Size and Occupancy

The maximum allowable size for an ADU is limited to:

- 35 percent of the primary structure's size, or
- 900 square feet*,
- whichever is smaller.

Occupancy:

- The principal structure must be owner-occupied in order to allow an ADU on the property.*

*In conflict with State legislation.

Barriers to Affordability

Regulatory Constraints:

Off-Street Parking

Minimum parking requirements:

- Duplexes, triplexes, and other multifamily units require 1.75 parking spaces per unit regardless of unit size.*
- ADUs require one off-street parking space per unit regardless of proximity to transit.*
- Parking requirements for middle housing types do not consider proximity to transit.*
- Supportive and Emergency Housing must provide 0.5 spaces per bed, plus one space per employee.

*In conflict with State legislation.

Barriers to Affordability

Regulatory Constraints:

Design Standards & Review Processes

Restrictive design standards:

- Moderate-density housing must include patios or decks of at least 35 square feet for all ground-floor units and 75% of upper-floor units.
- Multifamily housing in mixed-use zones must incorporate a commercial component regardless of local commercial demand.
- Detached ADUs are required to have a six-foot sight-obscuring fence intended to preserve the aesthetic of single-family neighborhoods.
- ADUs must have a pitched roof with a minimum slope of 4 and 12. This requirement does not apply to other housing types.
- Manufactured homes must have a pitched roof with a minimum slope of 3 and 12. This requirement does not apply to other housing types.

Barriers to Affordability

Regulatory Constraints:

Design Standards & Review Processes (cont'd)

Restrictive design standards:

- Manufactured homes are required to be multi-sectional with a minimum enclosed floor area of 1,000 square feet, thus precluding “tiny homes”.
- The number of units for Permanent Supportive Housing (PSH) and Emergency Housing is capped at 20, and the number of residents is capped at 40.*

Design review process:

- Design review is required for all developments within mixed-use areas, planned unit developments, and large-scale residential developments.

*In conflict with State legislation.

Barriers to Affordability

Regulatory Constraints:

Support Spaces for PSH and Emergency Housing

Restrictions on office use within residential zoning districts hinder the ability to provide on-site services for Permanent Supportive Housing (PSH) and Emergency Housing residents.

- R-1 Zone does not permit office use.
- R-2 Zone requires a conditional use permit (CUP) for office use, increasing cost and uncertainty.

Barriers to Affordability

Opportunities for Enhanced Affordability

Liberty Lake has many avenues to enhance housing affordability relative to:

- Zoning and Density
- Design and Development Standards
- Review and Permitting Process
- Parking Requirements
- PSH & Emergency Housing Standards



Liberty Lake

Barriers to Affordability

Opportunities for Enhanced Affordability:

Zoning & Density

HAP Strategy Z-6: Increase allowed housing types in existing zones.

- Allow duplexes and other two-unit middle housing configurations in R-1 zones.*
- Allow “tiny homes” and co-living developments in certain residential and mixed-use zones.

HAP Strategy Z-7: Increase or remove density limits.

- Increase the maximum density for attached housing in R-2 zones to 16 units per acre.
- Allow up to two ADUs per lot.*
- Allow ADUs to be built with duplexes.

*Required by State legislation.

Barriers to Affordability

Opportunities for Enhanced Affordability:

Design & Development Standards

HAP Strategy Z-8: Revise ADU standards.

- Increase the maximum allowable size of ADUs to 1,000 square feet.*
- Remove ADU design standards such as maximum number of bedrooms, six-foot fence, and minimum roof slope.
- Allow ADUs on all lots meeting the minimum lot size requirements for the underlying zone.*

HAP Strategy R-2: Relax ground floor retail requirements.

- Allowing more flexibility in commercial space requirements for housing developments in neighborhood-oriented mixed-use zones.

*Required by State legislation.

Barriers to Affordability

Opportunities for Enhanced Affordability:

Design & Development Standards (cont'd)

HAP Strategy R-7: Manufactured home and tiny house communities.

- Remove manufactured home design standards, such as multi-sectional designs and minimum roof slope.
- Eliminate the minimum enclosed floor area of 1,000 square feet to allow for “tiny home” developments.

Other Design Standards Opportunities:

- Modify or remove the requirement for balconies or patios in multifamily housing.
- Relax the design and development standards for adaptive reuse to encourage the conversion of existing non-residential buildings into housing developments.

Barriers to Affordability

Opportunities for Enhanced Affordability:

Review & Permitting Process

HAP Strategy P-6: Permitting process streamlining.

- Eliminate design reviews in R-1, R-2, and R-3 zones for moderate-density and multifamily housing or follow an Administrative Design Review to streamline the approval process.

HAP Strategy P-7: Subdivision process streamlining.

- Allow separate ownership of duplex units or ADUs on the original lot through condominiumization or subdivision.*

*Required by State legislation.

Barriers to Affordability

Opportunities for Enhanced Affordability:

Parking Standards

HAP Strategy R-1: Reduce off-street parking requirements.

- Revise parking requirements for multi-unit housing based on unit size or number of bedrooms.
- Limit the required spaces to one off-street parking space per unit for two-unit middle housing types on lots smaller than 6,000 square feet.*
- Eliminate parking requirements from middle housing and ADUs within one-half mile of major transit stops.*
- Adjusting parking mandates for PSH and emergency housing.

*Required by State legislation.

Barriers to Affordability

Opportunities for Enhanced Affordability:

PSH & Emergency Housing

Accommodating emergency/PSH housing facilities.

- Remove spacing requirements between shelters and PSH facilities.
- Increase or remove transit proximity requirements for PSH and emergency housing.
- Ensure that offices are allowed in conjunction with PSH and emergency housing across all residential zones.
- Remove arbitrary limitations on the number of units and residents at a facility and instead utilize parameters such as occupant load per square foot or generally applicable health and safety provisions to determine occupancy.*

Short-Term Rental Regulations.

- Introduce temporary or short-term rental programs as transitional housing options for specific groups.

*Required by State legislation.



03 | Racially Disparate Impacts

Racially Disparate Impacts

HB 1220 Requirements

As of 2021, Washington requires jurisdictions to address zoning that **may have a racially disparate or exclusionary effect and address patterns of displacement.**

This analysis is a multi-step process. The Racially Disparate Impacts assessment discussed here addresses steps 2 and 3:

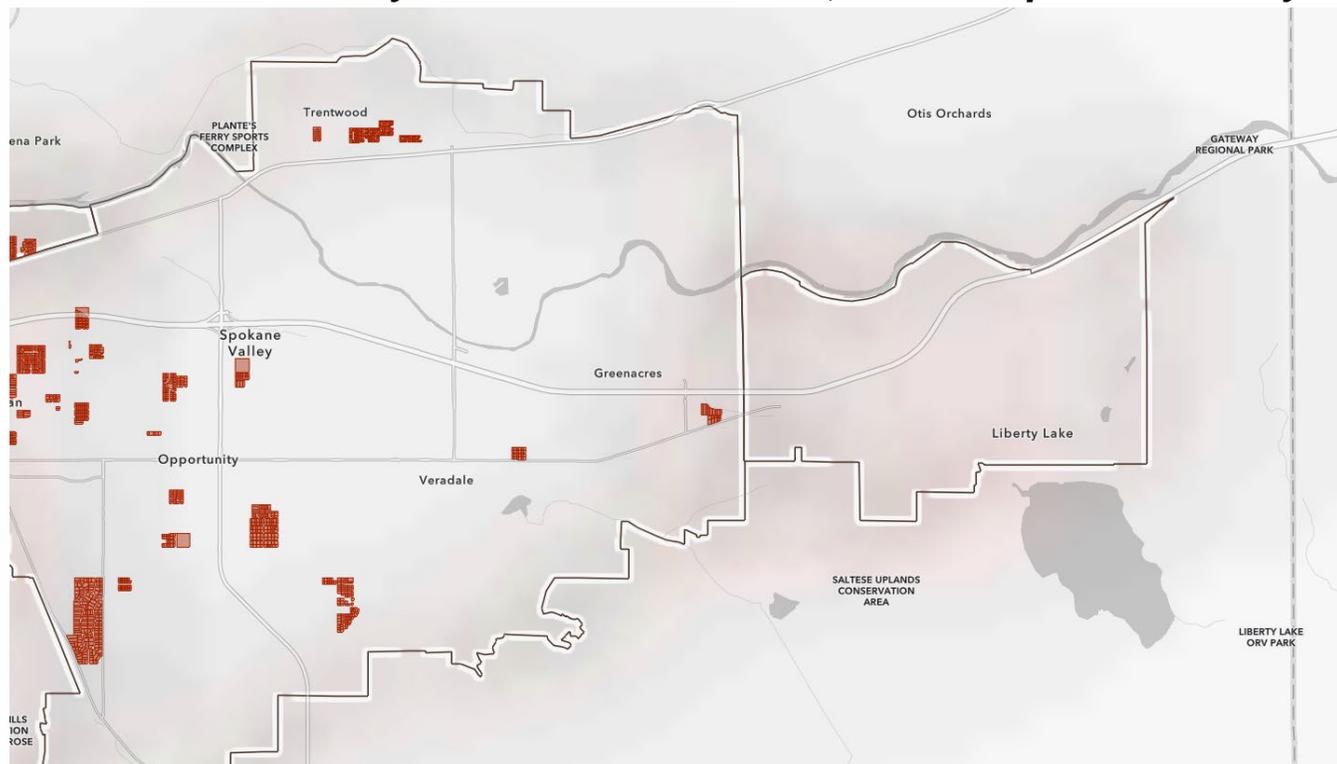
- Step 1: Engage the community
- **Step 2: Gather and analyze data**
- **Step 3: Evaluate policies**
- Step 4: Revise policies
- Step 5: Review and update regulations

Racially Disparate Impacts

Historical Context

Liberty Lake was largely developed after racially restrictive covenants were already declared illegal by the Supreme Court.

Parcels with Racially Restrictive Covenants, Eastern Spokane County

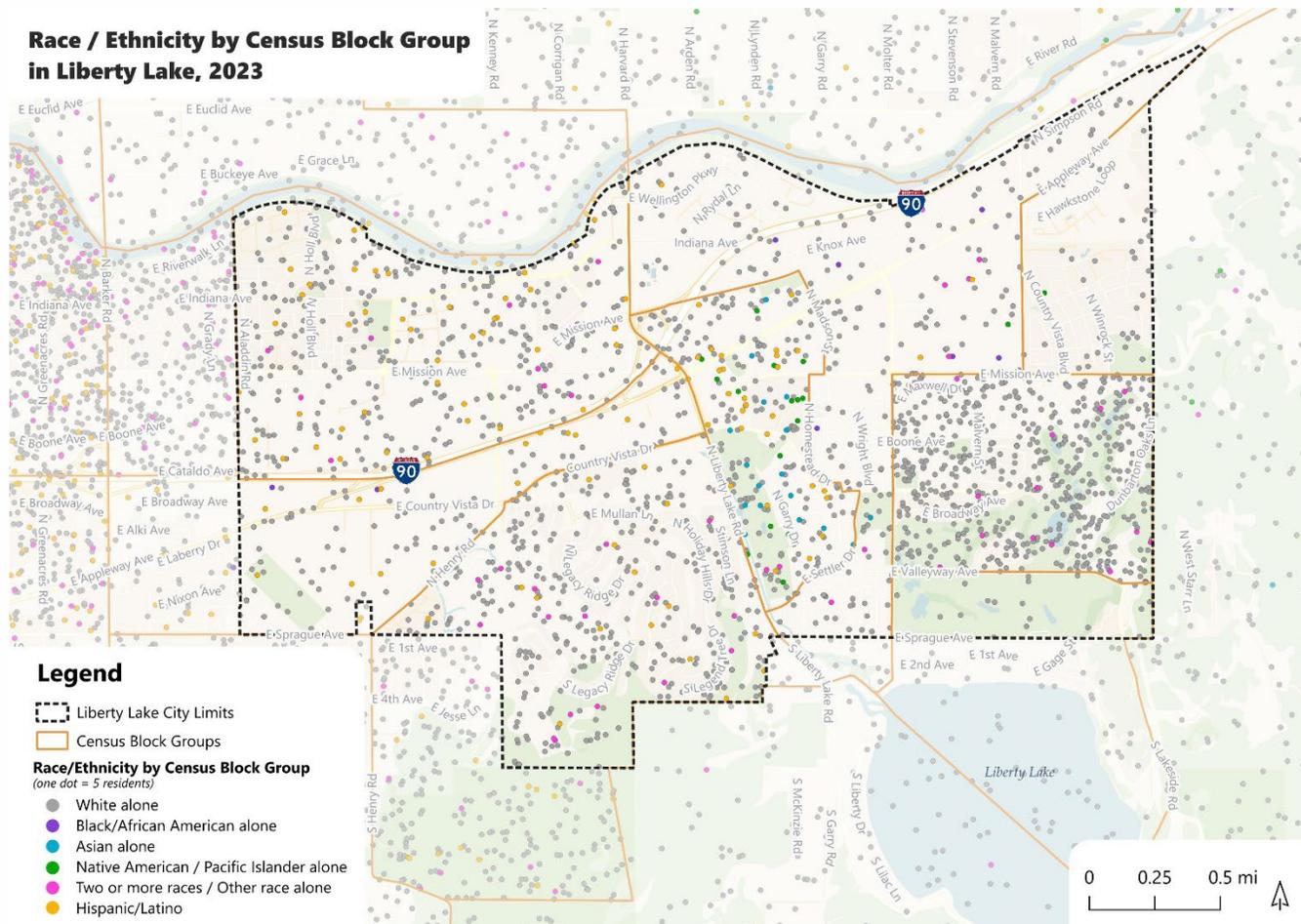


Source: Washington State University Racially Restrictive Covenants Project

Racially Disparate Impacts

Racial & Ethnic Distribution

- No strong patterns of segregation
- Some concentration of Native American and Hispanic/Latino residents east of N Liberty Lake Road



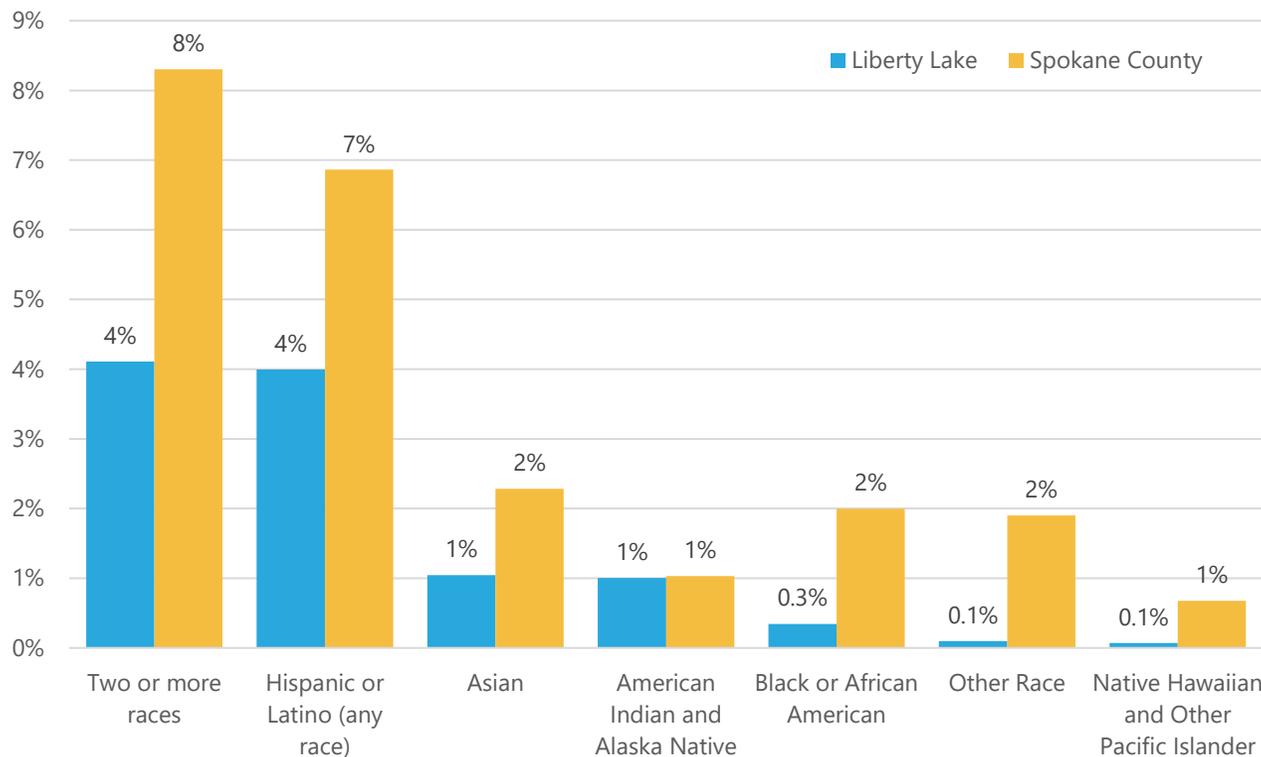
Source: US Census Bureau 5-Year ACS; LCG.

Racially Disparate Impacts

City & County Demographics

- Liberty Lake is **93 percent white** (up from 90 percent in 2018)
- Spokane County is 84 percent white (down from 88 percent in 2018)
- Liberty Lake lost Asian and Other Race households over this period, gained Hispanic/Latino households

Population by Race / Ethnicity in Liberty Lake & Spokane Valley (2023)



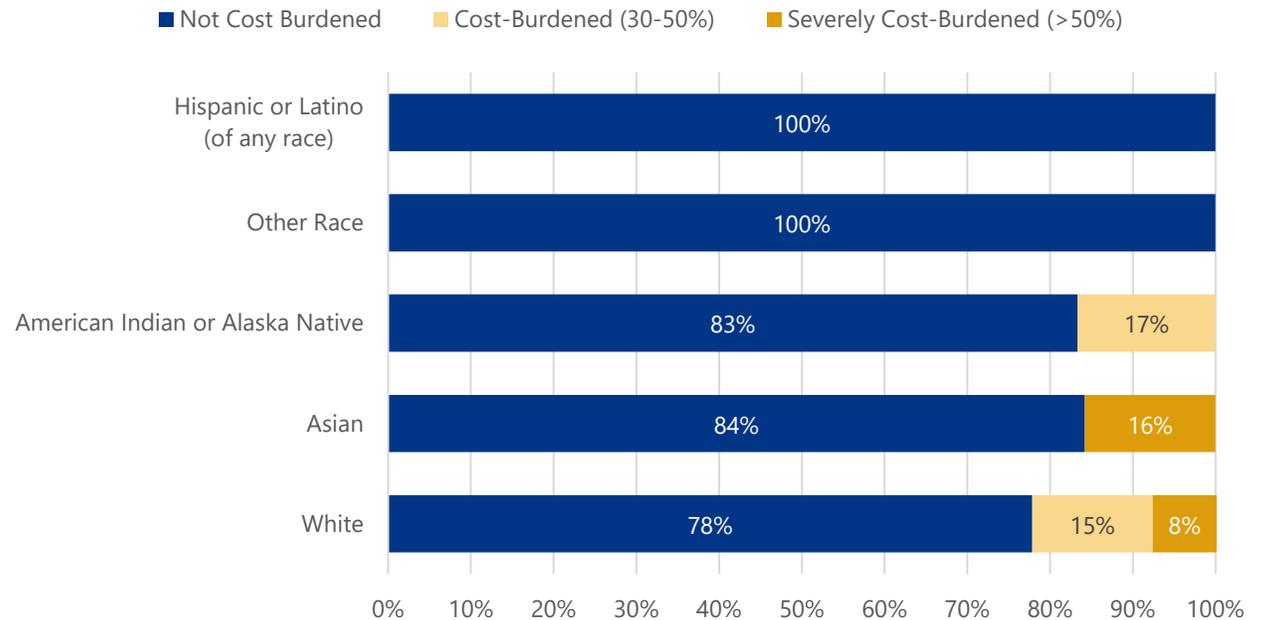
Source: US Census Bureau 5-Year ACS

Racially Disparate Impacts

Housing Cost Burden

- Cost burden: spending more than 30 percent of annual income on housing costs
- **Low levels of cost burden citywide**
- White households most likely to be cost burdened

Housing Cost Burden by Race/Ethnicity in Liberty Lake (2021)



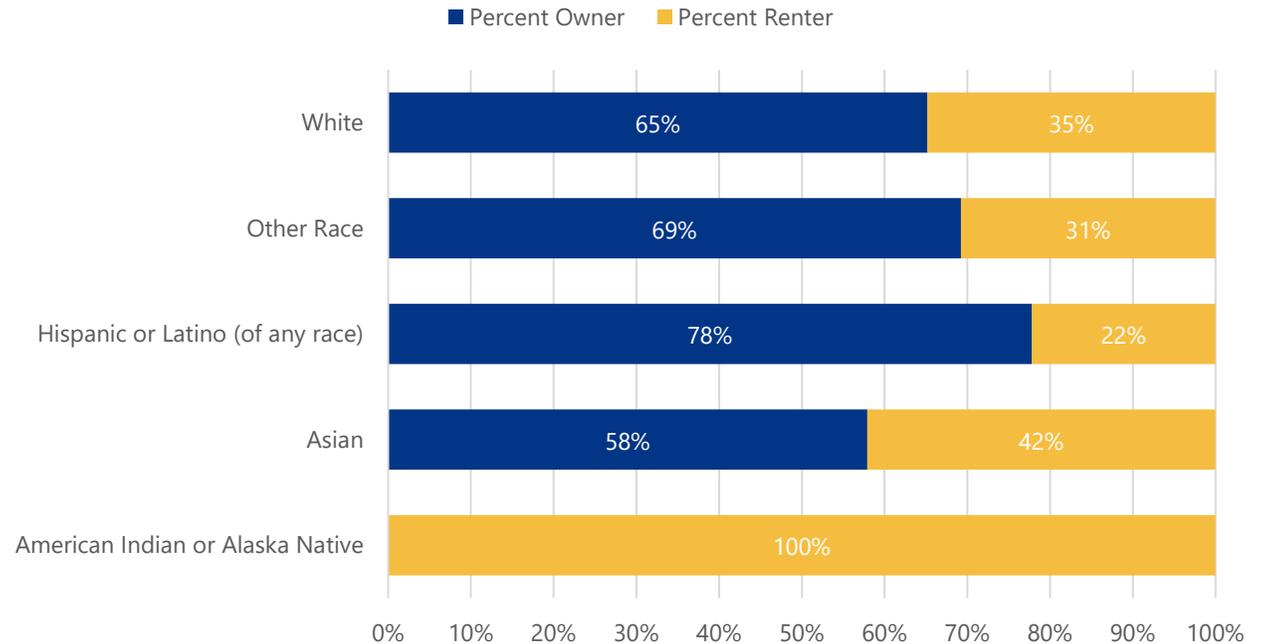
Source: US HUD, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) (Table 9)

Racially Disparate Impacts

Tenure

- All American Indian/Alaska Native households rent their homes
- Hispanic/Latino and Other Race households are most likely to be homeowners

Housing Tenure by Race/Ethnicity in Liberty Lake (2021)



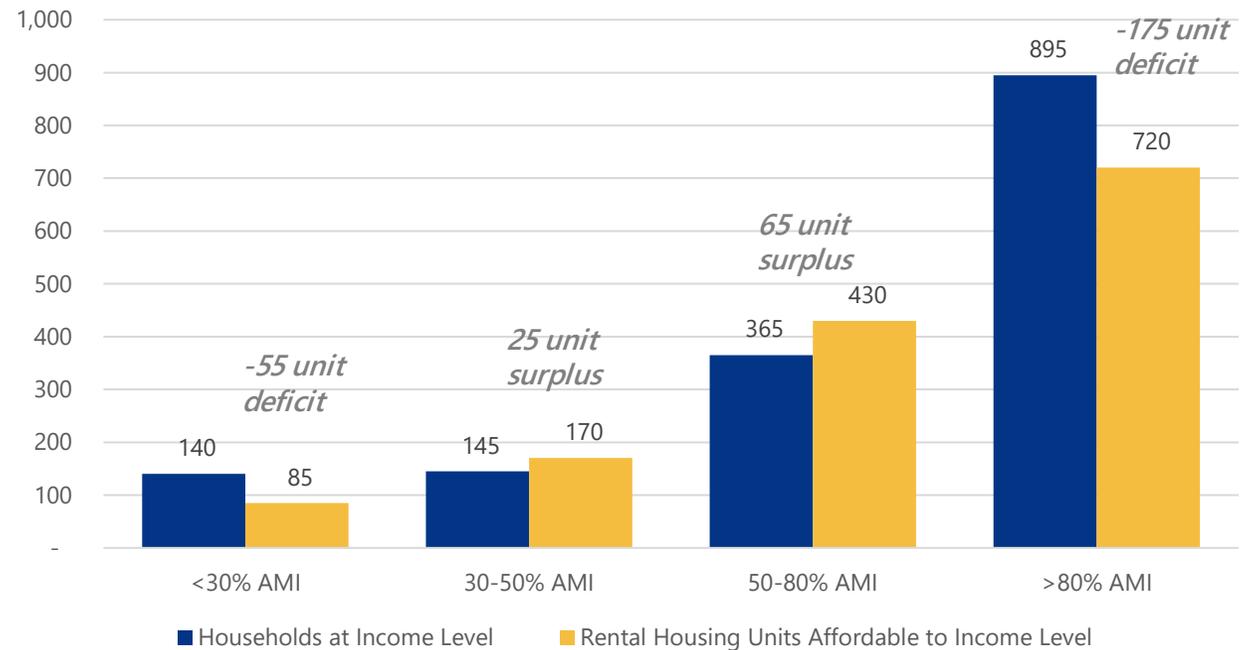
Source: US HUD, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) (Table 9)

Racially Disparate Impacts

Rental Unit Affordability

- Shortage of rental units priced for households at low and high end of income scale
- Very low-income households compete with higher income households for rental units, driving rents up

Rental Units and Households by Income Band (2021)

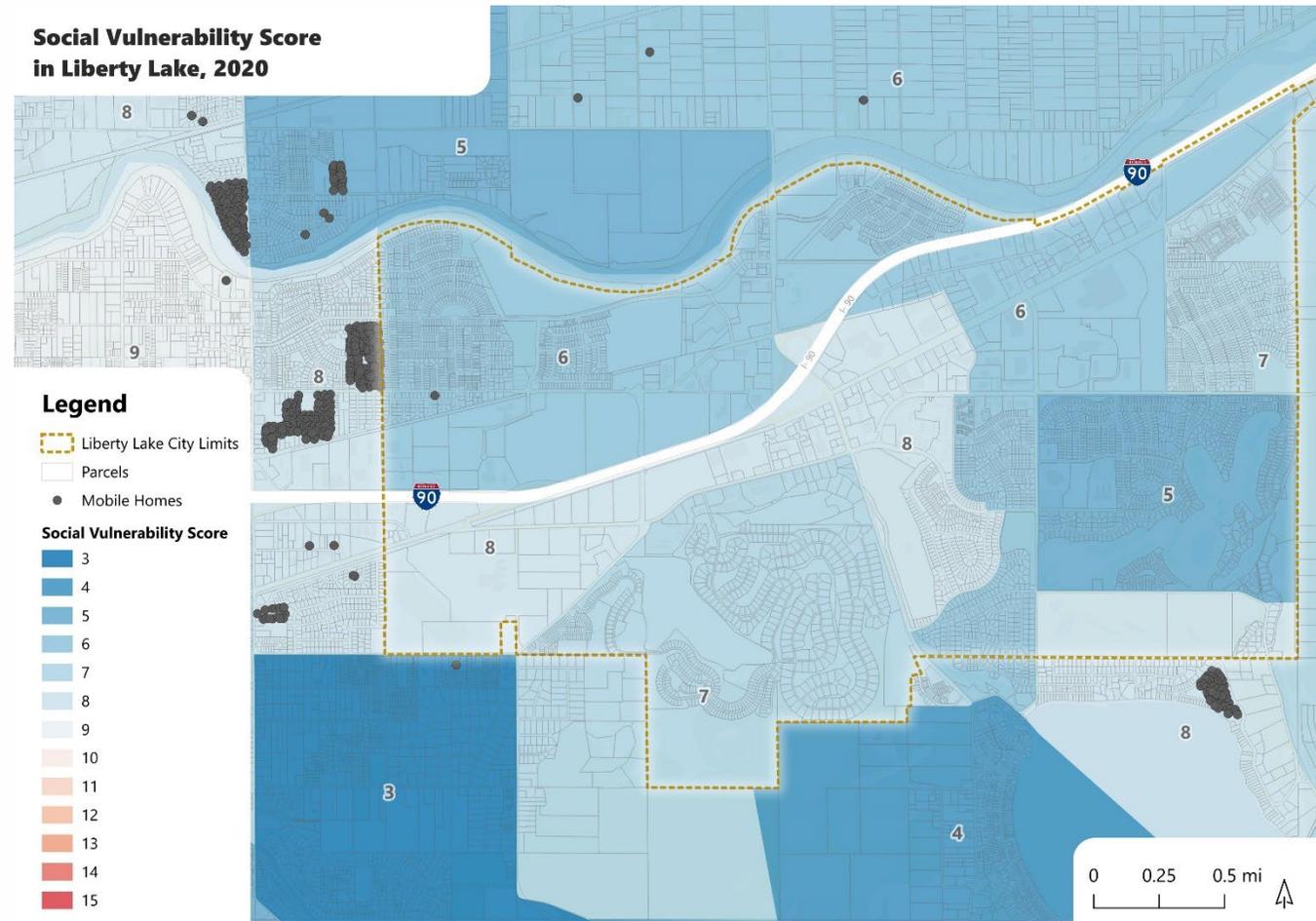


Source: US HUD, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) (Tables 15C & 14B)

Racially Disparate Impacts

Social Vulnerability

- Based on Department of Commerce displacement risk metrics
- Generally low social vulnerability citywide
- Areas with concentrations of multifamily housing have higher vulnerability scores



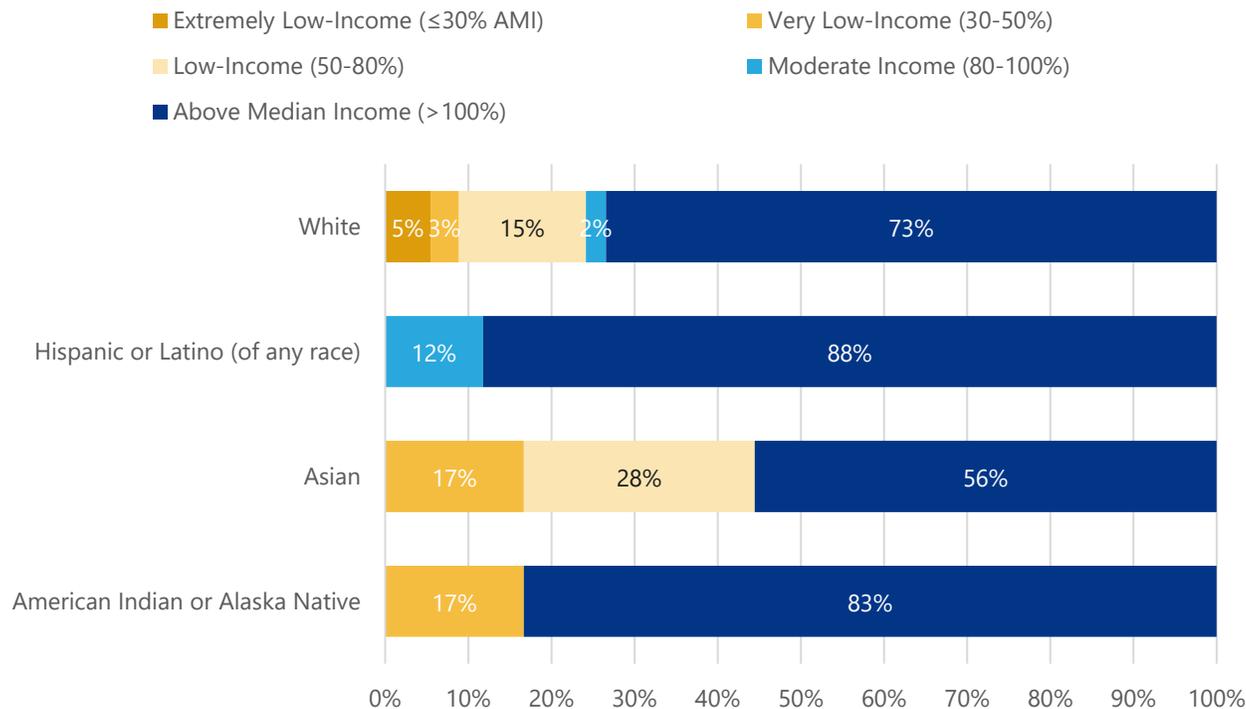
Source: US Census Bureau 5-Year ACS, 2013 & 2023.

Racially Disparate Impacts

Household Income

- White households most likely to be extremely low income
- Hispanic/Latino households all make at least 80 percent of AMI
- Just 56 percent of Asian households make above median income

Households by Income and Race / Ethnicity (2021)

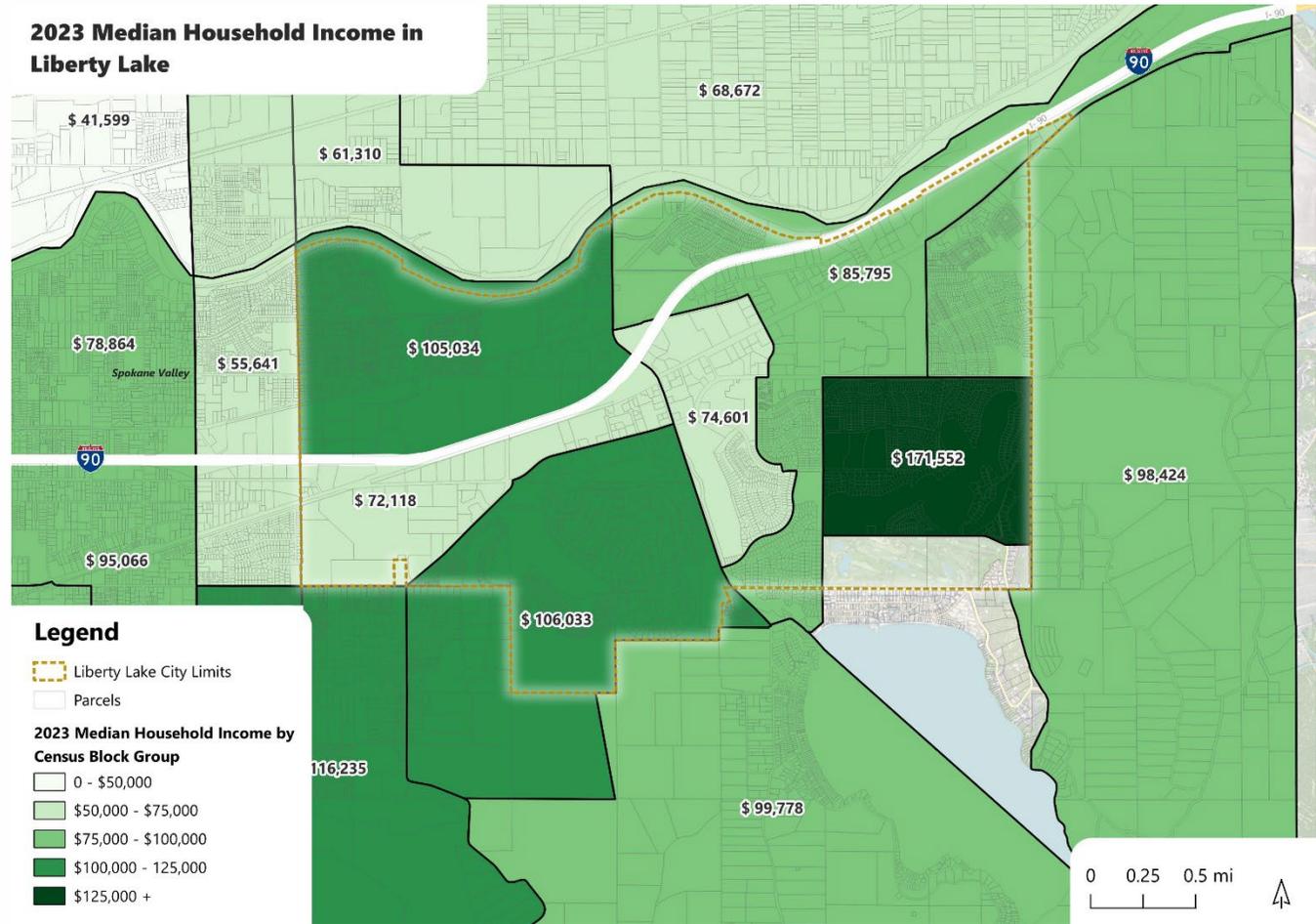


Source: US HUD, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) (Table 1)

Racially Disparate Impacts

Household Income

- Areas with higher concentration of multifamily, manufactured homes have lower incomes
- Correlates to Social Vulnerability map



Source: US Census Bureau 2023 5-Year ACS

Racially Disparate Impacts

Key Takeaways

- Liberty Lake's population is **93 percent white**
- BIPOC populations do not have significantly higher rates of cost burden or lower incomes overall
- **Areas of denser housing have higher vulnerability** and lower incomes
- There may be barriers to people of color getting housing in Liberty Lake



Source: The Idaho Washington Aquifer Collaborative.

Racially Disparate Impacts

Goal & Policy Review

- Review of recently updated goals and policies for the Housing element of the Liberty Lake Comp Plan.
- Assesses each goal / policy as **Supportive, Approaching, Challenging, or N/A** based on its impacts regarding racial disparities
- Department of Commerce recommends *against* referring to Neighborhood Character
- **This analysis will inform goal & policy updates within the Comprehensive Plan process**



04 | Next Steps

Next Steps

- 1. Housing Goals and Policies**
 - Review existing goals and policies.
 - Update goals and policies to align with GMA, County-wide planning policies, and local vision for Liberty Lake.
- 2. Implementation Strategies**
 - Develop strategies and metrics to effectively implement the goals and policies.

Thank you!

