

HOUSING FOR THE PUBLIC GOOD

**Prepared by: Spokane Alliance and Spokane Low
Income Housing Consortium**

Prepared for: University District Public Development Authority

Board of Directors' Meeting

May 6, 2026

WHO WE ARE



42 faith, labor, and community organizations; 23 year track record of effective community organizing for the common good; 17,000 members of member orgs



Nonprofit and for-profit housing developers, credit unions, architecture firms, and community partners with expertise in financing models, development, and project management.

Together: track record of success (Sick & Safe Leave, HEART/1590) and expertise on housing

THE PROBLEM

Figure 6: City of Spokane Housing Growth Allocation (2020 to 2046)

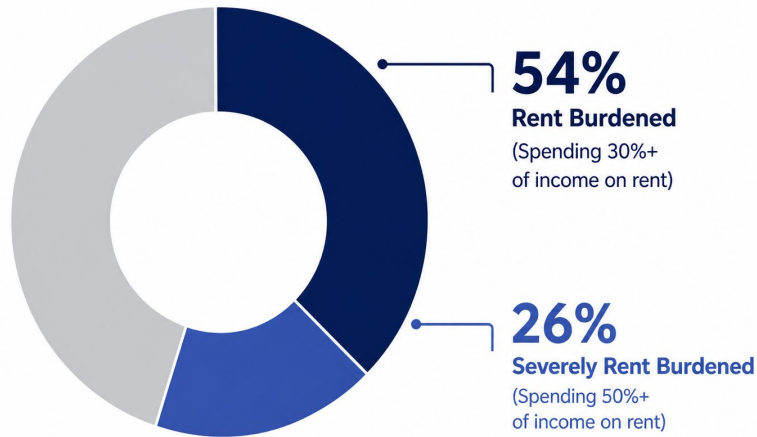
	TOTAL	Permanent Housing Needs by Income Level (as % of Area Median Income)						
		0-30%AMI		30-50%AMI	50-80%AMI	80-100%AMI	100-120%AMI	>120%AMI
		Non-PSH	PSH					
Estimated Current Housing	99,938	3,534	937	19,479	47,090	11,873	7,118	9,907
Additional Units Needed	22,359	6,452	1,851	4,413	2,631	1,418	1,170	4,424

Source: Spokane County HAPT, January 2025.

Notes: AMI = Area Median Income, as set by the United State Housing and Urban Development Department (HUD). Current AMI is for FY2025.

THE PROBLEM

Rent Burden in Spokane County



- **61%** feel that paying their rent or mortgage is a strain
- **64%** for people of color
- **Up dramatically** in the last few years – (only 40% in 2020)

ELEMENTS OF A WORKFORCE HOUSING PRODUCTION FUND

- Mixed-income and workforce housing (60-120% AMI)
- Mix of public and private equity
- Public maintains an ownership stake
- Permanently affordable units

PUBLIC FINANCING

- **Expands funding options:** *would not compete* with traditional sources that only finance low income units and are already oversubscribed
- Most examples include **seed investment** of \$150 - \$200M
- **Variety of revenue options**, including property tax increase or High Earners Tax on payroll*
- Speed up construction by **reducing red tape tied** to current public funding options
- **Lending capital with favorable terms**

*Per calculations by Washington Employment Security Department, Urbanova, and SLIHC

PUBLIC BENEFITS

Montgomery County's multipliers show each \$1 in development generates 1.7× economic output and 10.4 job-years per \$1M invested.

Downtown Spokane Partnership estimates that 3,200 new downtown units generate:

- 5,600 new residents
- \$49M annual retail spending
- ~98,000 square feet of additional real demand



*Downtown Spokane Partnership Housing
Action Plan, August 7, 2025*

*UDPDA Memo Re:Housing Production
Fund (HPF) Scenarios, Dec 12 2025*

NEXT STEPS

Financial Modeling & Market Study (in process)



Stakeholder Research & Education

- Civic leadership development
- Public presentations
- Engage electeds, civic leaders, developers
- Develop a shared agenda for public private partnerships



Ballot initiative & campaign



RESOURCES NEEDED

Item	Description	Estimated Cost
Staff	Associate Organizer responsible for research, coalition building, leadership development, and campaign strategy (salary and benefits for two years)	\$200,000
Supervision	Supervision from Spokane Alliance Senior Organizer	\$10,000
Public Convenings	3 events in 2026, including learning sessions with peer communities for elected officials, business partners, faith and labor leaders	\$12,000
Speaker Honoraria & Travel	Honoraria, travel, and lodging for guest speakers	\$5,000
Communications	Materials, documentation, and storytelling	\$5,000
Administration	Shared oversight by Spokane Low Income Housing Consortium (SLIHC) and Spokane Alliance, including financial management and reporting	\$18,000
Total		\$250,000



Request for support of \$25,000 for 2026 and 2027

QUESTIONS AND DISCUSSION

FURTHER READING

The Return for These Investors Isn't Money, It's More Affordable Housing

Local governments are trying to create housing that is permanently affordable by investing directly in construction. They are rewriting how housing programs have traditionally operated.

The podcast cover features a dark background with the title "PITCHFORK ECONOMICS" in white and red text at the top. Below the title is a portrait of Nick Hanauer. The text "a podcast with NICK HANAUER" is written in small white letters. At the bottom, the date and duration "November 26, 2024 · 46m" are displayed. The main title of the episode, "Scaling Affordability and Breaking the Stigma: Local Innovations in Public Housing (with Rachel Cohen)", is written in white at the very bottom.

**PITCHFORK
ECONOMICS**

a podcast with
NICK HANAUER

November 26, 2024 · 46m

**Scaling Affordability and Breaking
the Stigma: Local Innovations in
Public Housing (with Rachel Cohen)**

