



Chapter 5

Purpose & Intent

The purpose of this chapter is to identify and aid provision of housing in Airway Heights according to type, location and quantity, serving projected needs. For this, this element presents a brief analysis of today's housing supply, including condition, characteristics, occupancy and affordability.

Of course, housing carries greater potential than simple provision of shelter. Attractive, affordable, suitable and safe housing is a vital ingredient to the success of any community. The Washington State Growth Management Act (GMA) recognizes this, as reflected in the following GMA goal for housing:

“Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.”

Accordingly, a key objective for Airway Heights is to support the provision of housing as coordinated with a broad range of goals and policies unique to the city, in addition to those required by the GMA. These housing-related goals and policies are provided at the end of this element, showing how the City intends to meet its requirements as well as advance its long-term vision.

Methodology

Policies in this element were developed in view of data that showcase existing and forecast conditions likely to emerge over a 20-year horizon. Topics considered include population counts and projections, household characteristics, unit types, available land quantities and more. Material published elsewhere in the comprehensive plan may at times be referenced, helping minimize overlap and the overall size of the plan.

Existing Conditions

To understand the future of housing opportunities in Airway Heights, it is important to review existing conditions.

The tables in this section examine information from City records, the Washington State Office of Financial Management (OFM) and the US Census. These help illustrate existing conditions in Airway Heights, and how such findings have been used to shape the City's overall housing strategy.

City Population

As detailed in the Land Use Element (Chapter 3), Airway Heights had a total estimated population of 9,085 residents in 2018.¹ Over the next 20 years, Airway Heights expects its population to grow to as many as 14,298 residents in 2037 – adding 5,227 persons at a pace of approximately 261 individuals per year, or 2.9% growth. The methodology used to establish these projections comply with Spokane Countywide Planning Policies (CWPP) and Washington State Office of Financial Management (OFM) guidelines.²

Information provided to the City indicates the Airway Heights Corrections Center is at maximum capacity with no plans for expansion. For this reason, the City has chosen to establish housing and land use policies supporting a relatively static inmate population.

Housing Number & Type

The City of Airway Heights has experienced considerable growth in its housing stock. Figures displayed in Table 5.1 from the Washington State Office of Financial Management (OFM) illustrate the following trends:

Growth was relatively modest between 1980 and 2010, but unit counts grew dramatically between 2010 and 2018, nearly doubling counts in that eight-year span.³

The number of duplex and multi-family units has led all recent growth, from 318 units in 2010 to an estimated 1,630 units in 2018 – a 512 percent increase that boosted the city’s ratio of multi-family housing from 18 percent in 2010 to 48 percent in 2018.

Airway Heights has a relatively high percentage of mobile home units, ranging between 31 and 48 percent of all units between 1980 and 2010.⁴ This ratio dropped to 16 percent of the total by 2018, due primarily to dramatic growth in both single-family and multi-family categories (tracked as “1-unit” and “2 or more” by OFM).

¹ Washington State Office of Financial Management (OFM) official population estimate, 2018.

² See this plan’s Land Use Element (Chapter 3) for additional details on the City’s population projections and associated policies regarding residential land uses.

³ Much of this growth came as a result of a 2012 annexation, bringing 838 units and 1,420 residents into the city.

⁴ In 2000, mobile homes and single-family homes were nearly tied as the leading housing type in Airway Heights, with 41.8 percent in mobile homes and 41.6 percent in single-family housing.

Table 5.1 – Housing by Units in Structure, Mobile Homes

Year	Total Units	1-unit		2 or more		Mobile home*	
		No.	%	No.	%	No.	%
2018	3,389	1,228	36	1,630	48	531	16
2010	1,727	881	51	318	18	528	31
2000	1,095	455	42	179	16	461	42
1990	896	274	31	194	22	428	48
1980	762	300	39	184	24	278	36

Source: WA Office of Financial Management (OFM), Postcensal Estimates of April 1 Housing Units, 1980, 1990 to Present. * = Category listed as “Mobile Home and Special Housing Units.”

Table 5.2 utilizes US Census data (American Community Survey (ACS) five-year estimates) for its unit counts, comparing percentages of Airway Heights housing types with those in Spokane County and Washington State as a whole. Findings in Table 5.2 include:

From 2000 to today, the City’s single-family housing stock percentage has varied widely, increasing from 41.6 to 49 percent between 2000 and 2010, then dropping to 40 percent in 2017. Percentages have been and remain considerably lower than Spokane County or Washington State norms, recorded at 70.3 and 67.2 percent, respectively.

Mobile home percentages in Airway Heights have dropped over time, from 41.8 percent in 2000, to 33 percent in 2010, to just 14 percent in 2017. Regardless, ratios were much lower in Spokane County and Washington state, recorded at 5.4 and 6.6 percent in 2017.

The drop in mobile home shares between 2010 and 2017 seems to have been absorbed by multi-family units, which grew from 11 percent to 41 percent of the total.

The ratio of duplex units in Airway Heights dropped somewhat between 2010 and 2017, from 7.0 percent to 5.4 percent. Regardless, rates remain roughly double the rates seen in Spokane County or Washington State.

Unit counts estimated by the 2017 ACS and the 2018 OFM vary significantly, with 2,255 listed by the ACS and 3,389 listed by OFM.⁵

Table 5.2 – Housing Units, by Type

Housing Units, by type	2000			2010				2017			
	Airway Heights		Spokane County	Airway Heights		Spokane County	WA State	Airway Heights		Spokane County	WA State
	#	%	#	%		#	%		#	%	
Single-Family	453	41.6	68.9	781	49	68.9	65.4	895	39.7	70.3	67.2

⁵ For purposes of this plan, Airway Heights elects to reference OFM unit count estimates.

Two-Family/Duplex	53	4.9	3.6	106	7	3.6	2.8	121	5.4	2.4	2.5
Multiple-Family	124	11.4	20.5	176	11	20.5	22.8	920	40.9	21.8	23.5
Mobile Home	455	41.8	6.9	514	33	6.9	8.5	319	14.1	5.4	6.6
Boat/RV/Van	4	0.4	0.1	4	0.4	0.1	0.5	0	0	0.1	0.2
Total Units	1,089	100		1,581	100.0			2,255	100		

Source: U.S. Census 2013-2017 American Community Survey 5-Year Estimates

Housing Occupancy

Table 5.3 details the ACS estimated number of units and occupancy characteristics for housing in Airway Heights, Spokane County and Washington as a whole in the years 2000, 2010 and 2017. Figures are also represented as percentages of unit totals. Key findings include:

Estimated vacancy rates in Airway Heights shrunk from 12.5 percent in 2000 to 10.0 percent in 2017, but remain higher than Spokane County or statewide percentages, recorded at 7.6 and 8.9 percent respectively, in 2017.

Rates of owner-occupied housing are generally far lower in Airway Heights than in Spokane County or Washington as a whole. In 2017, owner-occupied housing accounted for just 38.0 percent of units, compared to 62.4 percent in Spokane County and 62.7 percent across the State of Washington.

Table 5.3 – Housing Units, by Occupancy

Housing Units	2000			2010				2017			
	Airway Heights		Spokane County	Airway Heights		Spokane County	WA State	Airway Heights		Spokane County	WA State
	#	%	%	#	%		#	%			
Occupied	958	87.5	93.5	1,367	86.4	93.3	91.1	2,029	90.0	92.4	91.1
Vacant	137	12.5	6.5	215	13.6	6.7	8.9	226	10.0	7.6	8.9
Total Units	1,095	100.0		1,582	100.0			2,255	100.0		
Owner-Occupied	536	55.9	65.5	624	45.6	65.0	64.8	772	38.0	62.4	62.7
Renter-Occupied	422	44.1	34.5	743	54.4	35.0	35.2	1,257	62.0	37.6	37.3
Total Occupied	958	100.0		1,367	100.0			2,029	100.0		

Source: U.S. Census 2013-2017 American Community Survey 5-Year Estimates

Unit Build Counts & Age

Table 5.4 illustrates Airway Heights’ growth by housing unit build counts. Key findings include:

From 1940-1999, approximately 451 housing units were built, developed as a mix of single-family, mobile-home, duplex, and multi-family units. Between 2000 and 2010, an additional 610 units were built or annexed into the city – more than doubling the build unit stock. Between 2010 and 2014 (the latest estimates from ACS), the number increased by an additional 291 units.

Examined as yearly average, housing unit development occurred at a pace of 106 units/year between 2000 and 2009, but dropped to 51 units/year between 2010 and 2013. This slowed pace was likely attributable to the 2008 recession, with the City noting permits for single-family units slowing in 2010.

Examined as a percentage of overall unit counts, growth in Airway Heights lagged well behind development in Spokane County through 1989. From 1990 onwards, the pace of unit development in the city has far outstripped that of the County – most notably between 2000 and 2009 when units built added 47.1 percent to the city’s stock compared to a 14.5 percent increase in Spokane County as a whole.

A majority of units in Airway Heights have been constructed in the last 18 years or so, with records showing 60 percent of the city total built since the year 2000.

Table 5.4 – Number & Age of Residential Units

Year	Units Built		
	Airway Heights		Spokane County
	#	% of stock	
2014 or later	86	3.8	1.1
2010 to 2013	205	9.1	2.5
2000 to 2009	1,061	47.1	14.5
1990 to 1999	451	20.0	14.2
1980 to 1989	73	3.2	9.0
1970 to 1979	174	7.7	18.3
1960 to 1969	85	3.8	7.0
1950 to 1959	54	2.4	11.0
1940 to 1949	66	2.9	6.7
pre-1939	0	0.0	15.8
Total	2,255	100.0	

Source: U.S. Census 2013-2017 American Community Survey 5-Year Estimates

Housing Tenure

Table 5.5 documents the relative tenure of householders in the city. Key observations include:

Residents of Airway Heights are typically newer to their homes than those in Spokane County, with approximately 90 percent of city residents having moved there since 2000, compared to 74.3 percent of county residents over the same timeframe.

Table 5.5 – Year Householder Moved into Unit

Year	Airway Heights		Spokane County
	#	% of stock	
2015 or later	466	23.0	13.1
2010 to 2014	892	44.0	32.8
2000 to 2009	466	23.0	28.5
1990 to 1999	133	6.6	13.5
1980 to 1989	59	2.9	5.9
1979 and earlier	13	0.6	6.2
Occupied Units	2,029	100.0	

Source: U.S. Census 2013-2017 American Community Survey 5-Year Estimates

Household Characteristics

Table 5.6 presents an overview of household characteristics in Airway Heights including comparison figures from Spokane County and Washington state. In summary:

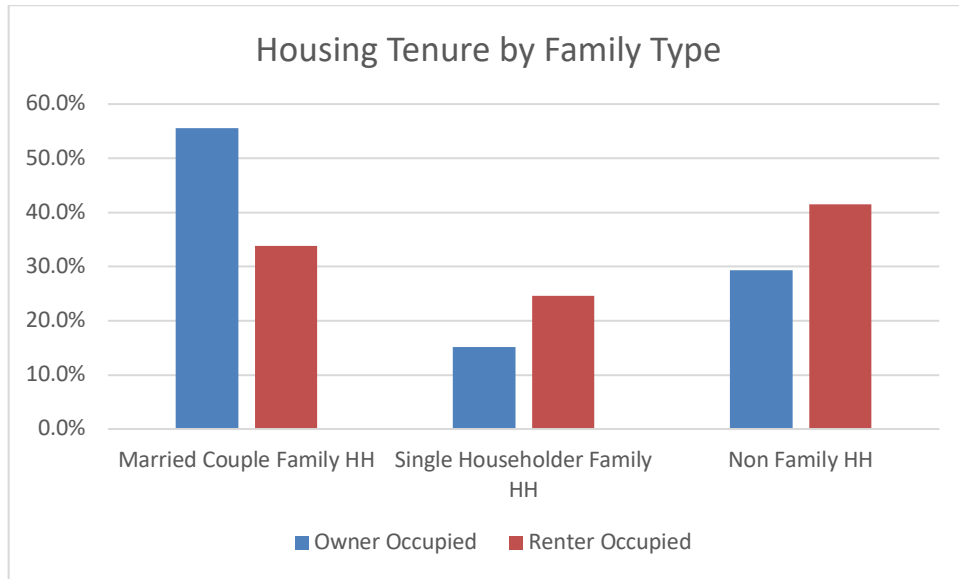
Estimates place the average household size for Airway Heights at 2.54 persons, identical to figures from 2010 and nearly so from 2000. The city’s figures range slightly higher than Spokane County and are nearly identical to statewide averages.

Household size averages for owner-occupied units have remained constant from 2010 to 2017 at 2.57 persons.

Household size averages for renter-occupied units have remained constant from 2010 to 2017 at 2.51 persons.

Figure 5.1 shows the split of owner- and renter-occupied housing units by family type. The majority (55.6%) of owner-occupied units are occupied by married couple families. Whereas non-family households make up the largest family type share for renter-occupied units.

Figure 5.1 – Housing Tenure by Family Type



Renter occupied units are more common for nonfamily and single householder families. Owner occupied units are more common among married couple families. Nonfamily households had the highest share of the renter occupied units, and single householder family households had the lowest share of owner-occupied units.

According to Table 5.6, the percentage of non-family households has been slowly increasing since 2000. If this trend continues, it may indicate that rental units are in greater need than before.

Table 5.6 – Household Characteristics Comparison

Households, by type	2000			2010			2017				
	Airway Heights		Spokane County	Airway Heights		Spokane County	WA State	Airway Heights		Spokane County	WA State
	#	%	#	%		#	%				
Families	656	68.5	64.8	951	69.6	63.8	64.6	1,281	63.1	63.4	64.7
Non-Families	302	31.5	35.2	416	30.4	36.2	35.4	748	36.9	36.6	35.3
Total Households	958	100.0		1,367	100.0			2,029	100.0		
Average Household Size ¹	2.55		2.46	2.54		2.44	2.51	2.54		2.43	2.55
Average Family Size ¹	3.02		3.02	3.01		2.99	3.06	3.01		N/A	N/A
Average Household Size, Owner-Occupied ¹	2.50		2.61	2.57		2.56	2.61	2.57		N/A	N/A

Average Household Size, Renter-Occupied ¹	2.61	2.19	2.51	2.22	2.35	2.51	N/A	N/A
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Source: U.S. Census 2013-2017 American Community Survey 5-Year Estimates; US Census Summary File

Permit Activity

Concurrent with population growth, Airway Heights has experienced significant housing growth. By year, permits were issued for the number of housing units shown in Table 5.7. Notably:

Between 2006 and 2018, the City issued permits for 1,156 residential units. An additional 216 units were built on Kalispel tribal trust land not subject to permitting by the City. In 13 years, more than 1,370 units were built in Airway Heights.

Table 5.7 – Number of Units Permitted in Airway Heights, by Year

2006	2007	2008	2009	2010	2011	2012	2013	2014*	2015	2016	2017	2018	Total
34	123	86	69	46	43	11	43	39	51	299	128	184	545

*Does not include 216 multi-family units built on Kalispel Tribe lands.

Property Values

Table 5.8 below provides figure estimates regarding property value ranges for owner-occupied units in Airway Heights, comparing these with related figures for Spokane County and Washington state. For each range, unit numbers and the percentage of total units is provided for Airway Heights. Data is limited to percentage figures for each price range for Spokane County and Washington. Findings from this table include:

The median housing unit value in Airway Heights grew from \$143,900 in 2010 to \$160,900 in 2017. Despite this, values were considerably lower than those in Spokane County or the state as a whole (\$195,500 and \$286,800 respectively, 2017).

Airway Heights has an unusually high percentage of properties valued below \$50,000 (12.6% in 2017) versus County or State figures (4.4% and 4.8% respectively, 2017). Many of these low-value properties are thought to be associated with existing mobile homes and locations within the FAFB flight line, which include use restrictions that limit development value.

The most common valuations for properties in Airway Heights are those between \$150,000 and \$200,000 (34.3% of properties) and between \$200,000 and \$300,000 (23.6% of properties). These values track more closely with those of Spokane County, which recorded 22.3% of its properties as between \$150,000 and \$200,000 and 27.3% of its properties between \$200,000 and \$300,000 in value.

Table 5.8 – Property Values, Owner-occupied Units

Unit value	2010				2017			
	Airway Heights		Spokane County	WA State	Airway Heights		Spokane County	WA State
	#	%	%	%	#	%	%	%
Less than \$50K	169	27.1	4.5	4.2	97	12.6	4.4	4.8
\$50K to \$100K	27	4.3	7.8	4.3	74	9.6	7.6	3.9
\$100K to \$150K	148	23.7	20.8	7.8	140	18.1	17.6	7.7
\$150K to \$200K	174	27.9	21.7	11.5	265	34.3	22.3	12.2
\$200K to \$300K	45	7.2	25.5	25.6	182	23.6	27.3	24.5
\$300K to \$500K	15	2.4	14.3	29.4	14	1.8	15.7	27.6
\$500K to \$1M	32	5.1	4.6	14.5	0	0	4.6	16.0
\$1M or more	14	2.2	0.7	2.7	0	0	0.6	3.2
Units	624	100.0			772	100.0		
Median (dollars)	143,900		187,900	285,400	160,900		195,500	286,800

Source: U.S. Census 2013-2017 American Community Survey 5-Year Estimates

Household Income

Airway Heights income data is based on median household income figures from 2013-2017 U.S. Census estimates, as presented in Table 7.4 in this plan’s Economic Development element (Chapter 7). Observations from this data include:

The largest group of households within the City, 23.1 percent, fell into the annual household income bracket of \$50,000 to \$74,999. The largest income group for Spokane County and Washington state was also \$50,000 to \$74,999, though reporting lower figures at 18.6 and 18.1 percent, respectively.

Median incomes in Airway Heights were lower than comparison areas, with \$49,844 estimated in Airway Heights, \$52,159 in Spokane County and \$66,174 in Washington state.

Those in income categories between \$10,000 and \$75,000 were generally more numerous, on a percentage basis, than in Spokane County or Washington state. Below and above these categories, percentages in Airway Heights were lower than comparison areas, particularly among top-earning households (\$150,000 per year or more).

Existing Conditions Summary

Key findings from data presented in this section indicates:

- Airway Heights is projected to grow at an accelerated pace over the next decade or more, accommodating more than 14,000 residents – 5,227 more than today – by the year 2037.
- As a percentage of its overall stock, the city has seen substantial growth in the number of multi-family housing units, rising from 18 percent in 2010 to 48 percent in 2018. As a result, the city's percentage of single-family units, at just 36 percent, is lower than in Spokane County (70.3%) or in Washington state (67.2%).
- The percentage of mobile homes in the city (14%) have dropped in recent years, but remain higher than in Spokane County (5.4%) and Washington state (6.6%).
- Rates of owner-occupied housing are generally far lower in Airway Heights than in Spokane County or Washington as a whole. In 2017, owner-occupied housing accounted for just 38.0 percent of units in Airway Heights, compared to 62.4 percent in Spokane County and 62.7 percent across the State of Washington.
- From 1990 onwards, the pace of unit development in the city has far outstripped that of the County – most notably between 2000 and 2009 when units built added 47.1 percent to the city's stock compared to a 14.5 percent increase in Spokane County as a whole.
- A majority of units in Airway Heights have been constructed in the last 18 years or so, with records showing 60 percent of the city total built since the year 2000.
- The average household size for Airway Heights is currently estimated at 2.54 persons, nearly identical to figures recorded over the past two decades. The city's figures range slightly higher than Spokane County and are nearly identical to statewide averages.
- Some housing development on Kalispel tribal trust land has already occurred, with additional units reported to be envisioned. Because the City has limited influence on trust land development, and as both Kalispel and Spokane tribal-controlled properties are expected to remain focused on casino (non-residential) development, unit counts on tribal land are not included in this plan update.
- Median housing unit values in Airway Heights are considerably lower than those in Spokane County or the state as a whole (\$160,900, versus \$195,500 and \$286,800 respectively).
- Airway Heights has an unusually high percentage of properties valued below \$50,000, mainly due to existing mobile homes and units located within the FAFB flight line, which limit development value.

Affordable Housing

Washington House Bill 1923 defines affordable housing as:

"...residential housing whose monthly costs, including utilities other than telephone, do not exceed 30% of the monthly income of a household."

The bill draws further distinctions between what is affordable for renters and what is affordable for owners. It targets housing that is affordable to renters with a monthly income level of 60% of the county median household income or below. For owners the level is 80% of the county median household income or below, once adjusted for household size.

Guidelines established by the U.S. Department of Housing and Urban Development (HUD) assess housing affordability using the following three income groups:

Very low-income households – are those with household incomes below 50 percent of the area’s median household income;

Low-income households – are those with household incomes between 50 and 80 percent of the area’s median household income;

Moderate-income households – are those with household incomes between 80 and 95 percent of the area’s median household income.

According to estimates presented in the Household Income section above (and in Table 7.4 in the Economic Development element), the median annual household income in Airway Heights is \$49,844 and the average household size is 2.54. Accordingly, household income ranges for the groups described above are as follows, assuming an average household size of 2.54:

- Very low-income Less than \$24,922 per year;
- Low-income Between \$24,922 and \$39,875 per year;
- Moderate-income Between \$39,875 and \$47,352 per year.

For households of different sizes, HUD provides adjusted home income limits for very-low and low-income categories. HUD lists these limits for the Spokane Metro Area for household sizes ranging from one to eight people.

5-Households by Income Category

The number of households in the city sorted according to HUD income categories are presented in Table 5.9, based on the current housing supply and projected over the 20-year planning period.

Table 5.9 – Households by Income Category

	Monthly Gross Income (2017 dollars)	30% of Cash Income (2017 dollars)	Percentage of Households by Category	Projected Number of Households by Category			
				2023	2028	2033	2037
Very Low-Income (<\$24,922)	Less than \$2,076	\$623 or less	22.8%	890	1,007	1,124	1,218
Low-Income (\$24,922 - \$39,875)	\$2,076 - \$3,323	\$623 - \$997	8.4%	328	371	414	449
Moderate-Income (\$39,875 - \$47,352)	\$3,323 - \$3,946	\$997 - \$1,184	18.9%	738	835	932	1,010
Remaining (>\$47,352)	More than \$3,946	\$1,184 or more	49.9%	1,948	2,205	2,461	2,667
Total Households			100.0%	3,903	4,418	4,932	5,344

Affordable Housing Needs Assessment

Forecasts for the number of households in each income category (shown in Table 5.9) indicate a high demand for very low-income housing. In 2018, an estimated 23 percent of households were in the very low-income range. Projected over the 20-year planning period, this percentage puts an estimated 1,218 households in the very low-income range by 2037.

HUD guidelines further indicate that no more than 30 percent of a household’s income should be spent on housing, including utilities for rental units. Using this guideline, an assessment of monthly housing costs as a percentage of household income is presented in Table 5.10 below. This assessment indicates that 14 percent of occupied housing units currently have a household income of an income of less than \$20,000 (which would fall into the very low-income range) and spend 30 percent or more of their income on housing costs. Looking at renter-occupied units only, the percentage of households in this category rises to nearly 19 percent. Overall, a full 40 percent of the city’s households spend 30 percent or more of their income on housing costs (36.6 percent of owner-occupied households; 45 percent of renter-occupied households). Together with the data presented in Table 5.9, this assessment indicates that there are deficiencies in the existing housing stock across all affordable housing income categories. As the City continues to grow, additional affordable housing units are needed; in particular, there is a significant need for additional housing units to serve the very low-income population.

Table 5.10 – Monthly Housing Costs as a Percentage of Household Income

		All occupied units	Owner-occupied units	Renter-occupied units
Households with income less than \$20,000 (%)		15.5%	9.2%	19.3%
<i>Monthly income spent on housing (%)</i>	<i>Less than 20%</i>	0.2%	0.6%	0.0%
	<i>20-29%</i>	1.2%	2.3%	0.5%
	<i>30% or more</i>	14.0%	6.2%	18.9%
Households with income of \$20,000-\$34,999 (%)		14.7%	9.8%	17.7%
<i>Monthly income spent on housing (%)</i>	<i>Less than 20%</i>	1.2%	0.8%	1.4%
	<i>20-29%</i>	2.9%	2.5%	3.2%
	<i>30% or more</i>	10.6%	6.6%	13.0%
Households with income of \$35,000-\$49,999 (%)		18.9%	17.2%	20.0%
<i>Monthly income spent on housing (%)</i>	<i>Less than 20%</i>	3.1%	4.9%	1.9%
	<i>20-29%</i>	6.8%	4.5%	8.2%

	30% or more	9.1%	7.8%	9.9%
Households with income of \$50,000-\$74,999 (%)		23.1%	29.3%	19.3%
Monthly income spent on housing (%)	Less than 20%	6.1%	4.1%	7.3%
	20-29%	11.0%	14.6%	8.8%
	30% or more	6.0%	10.5%	3.2%
Households with income of \$75,000 or more (%)		26.9%	34.5%	22.2%
Monthly income spent on housing (%)	Less than 20%	23.8%	29.0%	20.6%
	20-29%	2.8%	4.7%	1.6%
	30% or more	0.3%	0.8%	0.0%
Households with zero or negative income (%)		1.0%	0.0%	1.6%

Source: U.S. Census 2013-2017 American Community Survey 5-Year Estimates

Affordable Housing Strategies

The City of Airway Heights' ability to address affordable housing needs are generally limited to the following strategies:

- Ensure adequate land is available for housing;
- Support land use policies that encourage a broad spectrum of residential development, including single-family homes, duplex units, apartments, condominiums, townhomes, cottage housing, accessory dwelling units, and mobile homes;
- Ensure areas designated for residential development are adequately serviced with utilities and street facilities;
- Ensure development regulations encourage affordable housing development;
- Work with affordable housing agencies and service providers to facilitate and spur creation of needed housing.

This element lists the City's policy approaches to each of the above listed strategies, with various other elements including Land Use (Chapter 3) and Capital Facilities (Chapter 8) providing additional detail. Updates to the City's zoning regulations are included in this update's program recommendations, listed in Appendix B.

Affordable Housing Agencies

Information regarding affordable housing agencies that operate in Spokane County are provided below.

Department of Housing and Urban Development

The Department of Housing and Urban Development (HUD) is a federal agency which operates affordable housing programs throughout the country. At the time of this plan’s adoption, three HUD Low Income Housing Tax Credit Properties were listed within Airway Heights. In exchange for HUD tax credits, owners supply a set percentage of affordable housing to tenants that qualify based on income guidelines.

Spokane Housing Authority

Created in 1972 by the City of Spokane, the Spokane Housing Authority (SHA) serves Spokane, Lincoln, Pend Oreille, Stevens, Ferry, and Whitman counties. The agency provides housing assistance to low income families through a combination of tenant-based rental assistance, project-based rental assistance, SHA-managed apartment communities, and scattered-site housing. At the time of this plan’s adoption, no SHA-related properties were listed in Airway Heights.

Spokane Neighborhood Action Program

Spokane Neighborhood Action Program (SNAP) works with Airway Heights to provide housing including single family and multi-family low-income housing. The agency also provides a wide range of services including:

- Pre-purchase counseling and grants for low-income housing;
- Provision of SNAP-owned/operated rental housing units for low-income households;
- Programs which assist with minor home repairs, single and multi-family home weatherization;
- Single-family housing rehabilitation grants and loans;
- Assistance with heating costs for low-income households (HUD-funded program).

Spokane Housing Ventures

Spokane Housing Ventures (SHV) is a private, non-profit community housing development organization created to provide affordable housing options in Spokane, Lincoln, Yakima, Grant, Klickitat, Okanagan, Jefferson, Pierce, Clallam, and Kitsap counties. SHV offers a broad range of housing solutions; supportive housing for the homeless; apartments and houses for large families; retirement communities for senior citizens; accessible housing for those living with disabilities, and workforce housing for those earning wages at or just above Washington’s minimum.

Demand & Needs Assessment

As detailed under the existing conditions section and in Chapter 3, Airway Heights had a total estimated population of 9,085 residents in 2018, with projections of as many as 14,298 residents living in the city by 2037 – adding 5,227 persons at a pace of approximately 261 individuals per year. ⁶

⁶ 2037 population forecast and resulting figures are calculated using a 2017 resident baseline of 9,071. Because this plan incorporates 2018 OFM population estimate (cited above) into the 2037 OFM forecast, minor count discrepancies may occur.

Per Census and OFM estimates, 3,389 residential units existed within City limits in 2018, with an average of 2.54 persons per unit. At this density, the community will need to accommodate another 2,058 units to house projected growth. See Table 5.9 for projected need of different types levels of affordable housing⁷

Per the land use quantity analysis (see Chapter 3), the city has sufficient land to accommodate the number of housing units required to service projected growth.

Data also indicates strong demand for alternative housing types including duplexes, townhouses, cottage housing and accessory dwelling units. Such housing is also likely to aid provision of affordable housing, meeting the goals of the GMA as well as a number of policies expressed in this comprehensive plan.

Housing Unit Forecasts

The 20-year projected population increase will require a substantial increase in the City’s housing stock. In order to meet the demands created by the forecasted population, the City is projected to need 5,344 housing units by the year 2037, an increase of 1,955 units over today’s total. Forecasts for housing units by type of housing through 2037 are presented in Table 5.11. These estimates were provided by OFM, and the trends show the share of single-family housing rising from 36.2% of total housing to 38.8%. The multi-family housing share rises from 48.1% to 50%, and the mobile home housing share decreases from 15.7% to 11.3%.

Table 5.11 – Housing Forecasts, by Unit Type*

Year	Total Housing	Single Family	Multi-Family	Mobile Home
2018	3,389	1,228	1,630	531
2019	3,492	1,272	1,685	535
2020	3,595	1,317	1,739	539
2021	3,698	1,361	1,794	542
2022	3,801	1,406	1,849	546
2023	3,903	1,450	1,904	550
2024	4,006	1,495	1,958	554
2025	4,109	1,539	2,013	557
2026	4,212	1,583	2,068	561
2027	4,315	1,628	2,122	565
2028	4,418	1,672	2,177	569
2029	4,521	1,717	2,232	572

⁷ 14,298 forecast population minus 9,085 residents in 2018 = 5,227 persons housed at 2.54 persons per unit = 2,057.8 units.

Year	Total Housing	Single Family	Multi-Family	Mobile Home
2030	4,624	1,761	2,287	576
2031	4,727	1,806	2,341	580
2032	4,830	1,850	2,396	584
2033	4,932	1,894	2,451	587
2034	5,035	1,939	2,505	591
2035	5,138	1,983	2,560	595
2036	5,241	2,028	2,615	599
2037	5,344	2,072	2,670	602

Source: Washington State Office of Financial Management (OFM) 2018 housing estimate and population projections

** = Forecasts for each unit type were projected based on the amount of available land in each residential zone as identified in the residential land capacity analysis in Table 3.5, with zones R-1 and R-2 accommodating single-family growth, zones R-3 and C-1/C-2 accommodating multi-family growth, and zone MH accommodating mobile home growth.*

Note: The following goals and policies are referenced here from the City’s comprehensive goal and policy framework, selected as those most closely related to housing considerations. For this reason, the goals and policies that follow may “skip” numeric sequence. See Appendix AX for the complete Airway Heights comprehensive plan goal and policy set.

Housing Goals

G.03 Maintain and improve Airway Heights’ small-town scale, unique civic identity and aesthetic beauty.

Discussion: Residents of Airway Heights often cite the community’s “small-town charm,” its modest size, and its open space west plains setting as attractive features. Due to this, many of the goals, policies and programs contained in this plan help retain the City’s overall scale while providing for growth; support the development of cultural features and activities; and direct land use decisions encouraging infill and thoughtful expansion.

G.04 Develop the historic city center as the “heart” of Airway Heights, enhancing its commercial, service and civic vitality.

Discussion: Despite significant transformation elsewhere, residents believe that the historic city center should still be considered the ‘heart’ of Airway Heights. Improving the city center’s vitality requires supporting its numerous and necessary functions, including growing the commercial base; adding community services and public spaces; improving housing options and creating a more hospitable pedestrian environment. This plan provides policies and programs that help foster conditions in which the city center can thrive, in turn aiding the attractiveness, efficiency and value of all portions of Airway Heights.

G.05 Support provision of diverse housing types in Airway Heights, serving all residents and keeping neighborhoods safe, vital, and attractive.

Discussion: Housing diversity is key to providing affordable options for residents, and for keeping Airway Heights an attractive place for business growth. Supporting this goal, a number of policies have been provided, including encouraging a mix of housing types in all neighborhoods, promoting pedestrian-friendly design, and creating mixed-use development.

G.07 Plan for and establish types and quantities of land uses in Airway Heights that support community needs, promote service efficiency and fiscal sustainability.

Discussion: Cities exercise considerable influence over land use, in turn influencing the type and character of development, patterns of growth, and the short and long-term financial impact of growth on the local economy. Consequently, this plan supports the allocation of land use types and areas sufficient to balance and achieve the full range of community objectives.

Housing Policies

P.01 Support land use patterns that:

- Maintain or enhance community levels of service;
- Foster the long-term fiscal health of the community;
- Maintain and enhance resident quality of life;
- Promote compatible, well-designed development;
- Implement goals and policies of the comprehensive plan, related master plan and/or facility plans.
- Are compatible with FAFB and airport overlay areas.

P.02 Apply or revise zoning designations with careful consideration of factors including:

- Future land use mapping;
- Compatibility with surrounding land uses;
- Restrictions in FAFB and airport overlay areas;
- Infrastructure and service plans;
- Existing and future traffic patterns;
- Goals and policies of the comprehensive plan, related master plan and/or facility plans.

P.05 Encourage development patterns that provide suitably-scaled, daily needs services within ¼ mile of residential areas, allowing a measure of independence for those who cannot or choose not to drive.

P.06 Encourage compact, pedestrian-oriented development patterns in neighborhoods and commercial areas.

P.07 Encourage traditional residential development patterns, typically featuring:

- Housing that faces the street edge;
- Utilization of alleys for parking and service access;
- An interconnected grid or small-block streets network;
- Street sections designed for safety, traffic calming and aesthetic appeal, including narrower lanes, sidewalks, bike facilities, landscaping and lighting.

P.08 Encourage compatible infill development and redevelopment of vacant and under-utilized properties within City limits, ensuring compatibility with FAFB and airport overlay areas.

P.09 Prioritize location of schools in areas with:

- Access to arterial and collector streets;
- Ample sidewalks and pedestrian access;
- Proximity to residential areas being served;
- Cost-effective access to necessary utilities and services.

P.10 Prioritize location of new industrial development in areas that provide:

- Close proximity to major transportation corridors;
- Siting near existing industrial uses, where possible;
- Cost-effective access to utilities and services;
- Ability to minimize trucking through residential areas.

P.11 Ensure new industrial uses near residential areas do not create noise, odor, air or visual pollution beyond that normally associated with residential uses.

P.13 Ensure that adequate land is available for future housing needs, helping serve residents of all ages, incomes and abilities through provision of diverse housing types and price levels.

P.14 Encourage maintenance of housing in an attractive, safe and sanitary condition, helping extend the service life of housing and enhancing the general appearance of the city and its neighborhoods.

P.15 Encourage the preservation and rehabilitation of older housing stock throughout the community.

P.16 Encourage clustering of units in new residential development, providing service efficiencies and creating opportunities for shared open space, landscaping, and creative approaches to parking.

P.17 Ensure regulations apply equally to site-built and manufactured housing types.

P.18 Consider location of multi-family development in areas that:

- Have access to arterial and collector streets;
- Help buffer higher and lower-intensity development patterns;
- Abut compatible existing uses;
- Are part of projects involving mixed use or master planned areas.

P.20 Develop and enhance a transportation system in Airway Heights that:

- Facilitates the safe, efficient movement of people, goods and services;
- Supports non-motorized and recreational needs;
- Supports land use objectives;
- Promotes livable neighborhoods;
- Improves safe pedestrian and bike routes to schools.

