

framework



2023 UPDATE
Volume II - Housing

Contents

- Introduction 3
- Methodology 3
- Existing Conditions 3
 - City Population 3
 - Housing Number & Type 4
 - Housing Occupancy 6
 - Unit Build Counts & Age 6
 - Housing Tenure 7
- Household Characteristics 8
- Permit Activity 10
- Property Values 10
- Household Income 11
- Existing Conditions Summary 12
- Affordable Housing 13
- Affordable Housing Needs Assessment 13
- Affordable Housing Strategies 15
- Affordable Housing Agencies 15
 - Department of Housing and Urban Development 15
 - Spokane Housing Authority 16
 - Spokane Neighborhood Action Program 16
 - Spokane Housing Ventures 16
- Demand & Needs Assessment 16

HOUSING

Introduction

Volume II of Housing element provides additional background data and information related to population forecasts, growth trends, and housing supply for Airway Heights during the planning period. The 2023 Comprehensive Plan update extended the planning horizon from 2037 to 2042.

Methodology

Housing policies in this element were developed in view of data that showcase existing and forecasted 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 show 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 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

The City of Airway Heights updated the Comprehensive Plan in 2023 and extended the planning horizon by another five years to 2042. Based on the current growth rate, the 2042 population projection is estimated to be 17,009, indicating an increase of 7,939

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.

persons from 2023 to 2042, which amounts to an average annual growth of 397 persons per year. This assumption is predicated on linear growth during the 20-year planning period, and the City will plan for the same rate of residential growth experienced since the adoption of the Comprehensive Plan in 2018. The Land Use Element contains more detailed information on growth assumptions and strategies.

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).

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.”

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 5.2 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, 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
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

⁵ For purposes of this plan, Airway Heights elects to reference OFM unit count 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 a 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:

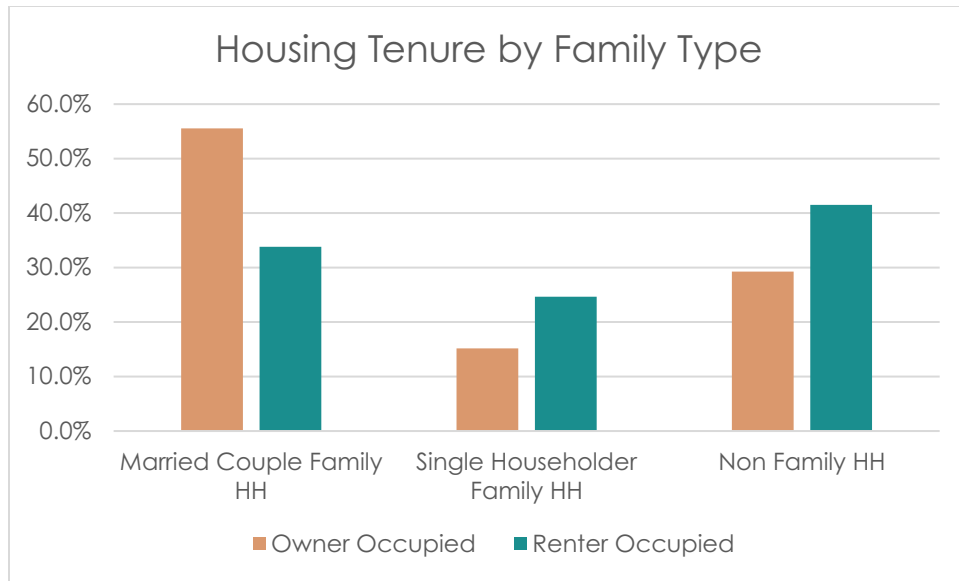
Estimates place the average household size for Airway Heights at 2.54 persons, identical to figures from 2010 and nearly so from 2000. The city’s figures range slightly higher than Spokane County and are nearly identical to statewide averages.

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. By contrast, 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

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 17,009 residents – 7,939 more than year 2023 – by the year 2042.
- 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%) has dropped in recent years, but remains 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.
- In 2017, 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).

- In 2017, 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.

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.

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>	<i>0.2%</i>	<i>0.6%</i>	<i>0.0%</i>
	<i>20-29%</i>	<i>1.2%</i>	<i>2.3%</i>	<i>0.5%</i>
	<i>30% or more</i>	<i>14.0%</i>	<i>6.2%</i>	<i>18.9%</i>
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>	<i>1.2%</i>	<i>0.8%</i>	<i>1.4%</i>
	<i>20-29%</i>	<i>2.9%</i>	<i>2.5%</i>	<i>3.2%</i>
	<i>30% or more</i>	<i>10.6%</i>	<i>6.6%</i>	<i>13.0%</i>
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>	<i>3.1%</i>	<i>4.9%</i>	<i>1.9%</i>
	<i>20-29%</i>	<i>6.8%</i>	<i>4.5%</i>	<i>8.2%</i>
	<i>30% or more</i>	<i>9.1%</i>	<i>7.8%</i>	<i>9.9%</i>
Households with income of \$50,000-\$74,999 (%)		23.1%	29.3%	19.3%
<i>Monthly income spent on housing (%)</i>	<i>Less than 20%</i>	<i>6.1%</i>	<i>4.1%</i>	<i>7.3%</i>

	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 17,009 residents living in the city by year 2042 – adding 7,939 persons from 2023 at a pace of approximately 397 individuals per year.

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 3,125 units to house projected growth from 2023 to 2042.

Per the land use quantity analysis (see Chapter 3), the city has updated the land use designation 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.