

DRAFT Purpose and Need Statement – Painted Hills Development DEIS

The purpose of the proposed action is to relieve the under-supply of housing in the Spokane Valley area. According to the Spokane Association of Realtors Home Sales Report,¹ Spokane County has limited housing inventory; current inventory as of September 2018 is 1,451 single family residential properties, which is about a two-month supply. As evidenced in a Spring 2018 report from the Spokane-Kootenai Real Estate Research Committee, new housing starts in Spokane County in 2017 outpaced the supply of newly platted lots in that same year, with 1,500 single family building permits issued compared to 1,128 newly created lots. This trend has continued so far in 2018, with 471 residential building permits and 257 lots platted as of the first quarter of this year. The proposed development site is one of the largest contiguously owned buildable tracts of residential land in Spokane Valley and represents a unique opportunity to provide needed housing supply.

This DEIS has been prepared in accordance with the Washington State Environmental Policy Act (SEPA, RCW 43.21C). This DEIS is not a decision document. The primary purpose of this DEIS is to disclose the potential environmental impacts of implementing the proposed action and project alternatives.

¹ Information comes from the SAR's Monthly Activity Report which looks at single family residential/ site built properties on less than one acre and condominiums.