



June 8, 2026,

Dear Council President Wilkerson and Councilmembers,

Safe, accessible housing is a goal shared by the City and its stakeholders alike. Protecting vulnerable residents is vital, and so is ensuring that the policies designed to protect them do not inadvertently undermine housing availability and affordability or constrain future growth. Income-constrained residents should not face the unintended consequence of losing affordable housing options due to well-meaning legislation. Every policy action carries costs, and the tradeoffs deserve careful, thorough consideration.

Greater Spokane Incorporated (GSI) strongly urges additional engagement with community stakeholders before the "Renters' Right to Cooling" ordinance advances. Our goal is to help ensure decision-makers and the broader community understand the practical implications of the ordinance, and to foster solutions-oriented dialogue that reflects our shared values.

Development decisions are sensitive to local policy environments. Spokane-area developers want to build and invest within the City; we hear this directly from them. But when developers weigh two locations just fifteen minutes apart, policy differences become deciding factors. Ordinances like this one can tip the balance away from Spokane, reducing growth and, by extension, the economic activity and housing supply that growth generates.

In addition to its effects on future development, the ordinance may also reduce the availability of existing rental housing. Some property owners may be unable to comply due to the limitations of older buildings, while others may choose to exit the rental market altogether. These risks are difficult to quantify, but they could disproportionately affect residents who rely on Spokane's most affordable housing options.

GSI appreciates that council members have continued to engage stakeholders since the ordinance was introduced. We welcome the delay to June 22nd as an opportunity for further refinement, and we anticipate that amendments will be considered ahead of the first reading.

We look forward to connecting decision-makers with experts representing low- and market-rate housing providers, as well as owners of both modern and historic buildings. These voices bring practical perspectives that can help the council craft a more effective and balanced policy. We welcome the opportunity to facilitate that engagement.

Sincerely,

A handwritten signature in black ink that reads "Lance Beck". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Lance Beck
Chief Strategy Officer, GSI

TOGETHER WE'RE GREATER

801 W RIVERSIDE | SPOKANE, WA 99201 | GREATERSPOKANE.ORG | ADVANTAGESPOKANE.COM