

West Hills Neighborhood Council

Pallet Homes Final Subcommittee Report

Reporting Period: September–November 2025

Prepared by: West Hills Neighborhood Council Pallet Homes Subcommittee

Appointed Volunteer Members

- **Karen Lindholdt (Chair)**
 - **JB Freeman**
 - **Maggie Toland**
 - **Stu Lee**
 - **Lisa Saddler**
 - **Kira Lewis**
 - **Tamara Baughn** (*not able to attend in person meetings*)
 - **LuAnne Walker** (*resigned after two meetings*)
 - **Noah Dickens** (*resigned in October*)
 - **Ryan Oelrich**, WHNC Representative (*non-voting member*)
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Purpose

The Pallet Homes Subcommittee was established by the West Hills Neighborhood Council (WHNC) to review, research, and report on the proposed *Waters Meet Pallet Home Village* project, assess potential neighborhood impacts, and identify best practices and advocacy strategies relevant to Spokane’s West Hills Neighborhood.

Summary of Activities

1. **National Research and Best Practices**
 - Held a meeting with the **National Coalition for the Homeless** to review national research and best practices for tiny home villages.
 - The Coalition identified key elements of success as: *strong public support, flexible funding, and clear pathways to permanent housing*. (Calhoun et al., NIH, 2022)
2. **Comparative Analysis**
 - Conducted research on the **six “replicative model” tiny home villages** cited by the Waters Meet Foundation.
 - Produced a comprehensive **7-page analysis document** summarizing findings and identifying common success and failure factors.
3. **Community Engagement**

- Attended **three public information sessions** hosted by the Waters Meet Foundation.
 - Held **over a dozen neighborhood meetings** with residents expressing support, concerns, and recommendations regarding the proposed site.
 - Drafted and distributed **advocacy materials and talking points** to 11 neighbors requesting guidance.
4. **City and Policy Engagement**
- Conducted multiple discussions with **City of Spokane staff** regarding potential for a **temporary building moratorium** in the impacted area.
 - Collaborated with **Latah and Grandview-Thorpe Neighborhood Councils** to gather regional input and legal context.
 - Produced internal **notes and a policy summary report** on moratorium options and precedent.
 - Met with multiple **City Council Members** multiple times to discuss concerns and explore collaborative solutions.
5. **Land Use and Zoning Research**
- Reviewed the **pedestrian zone designation process**, including meetings with City staff and analysis of the **29th Avenue ordinance history**.
6. **Good Neighbor Agreements**
- Conducted research on best practices for Good Neighbor Agreements (GNAs).
 - Obtained a **national GNA template** from the National Coalition for the Homeless.
 - Consulted with **Chief Garry Park Neighborhood Council** and reviewed their **existing GNA** as a reference model.
7. **Partnership and Support Building**
- Met with **Pastor Andre Dove** of Restoration Church and obtained a formal **letter of support** for thoughtful neighborhood advocacy.
 - Met with **Becky Hammill**, CEO of Passages Family Support, to discuss community collaboration and advocacy alignment.
 - Engaged with potential **private developers** regarding revitalization and balanced growth opportunities within the West Hills Neighborhood.
8. **Legal and Policy Review**
- Received **pro bono legal consultation and analysis** from Attorney **Karen Lindholdt** regarding relevant city ordinances, zoning regulations, and due process considerations.
9. **Official Neighborhood Advocacy**
- Drafted the official **West Hills Neighborhood Council Letter of Opposition** and accompanying **Transitional Housing Concentration Map**.
 - Submitted both documents to all **Spokane City Council Members**, the **Mayor's Office**, and **City Legal Department** for consideration.
10. The Subcommittee completed this work through **over a dozen virtual and in-person meetings** and ongoing weekly communications.
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Conclusion

The West Hills Neighborhood Council Pallet Homes Subcommittee has conducted extensive research, outreach, and engagement to ensure that community voices are represented in ongoing discussions regarding the Waters Meet Pallet Home Village and related developments.

Our findings underscore the need for:

- Equitable distribution of supportive housing resources across Spokane.
- Transparent communication between the City, providers, and neighborhoods.
- Data-driven planning aligned with best practices for long-term success.
- Not concentrating providers in one location.
- Not concentrating providers where there is already a lack of basic infrastructure and resources (grocery stores, sidewalks, etc.)
- Legally enforceable good neighbors agreements

Documents Produced:

1. WHNC Letter of Opposition
2. Transitional Housing Concentration Map
3. Tiny Home Village Research
4. WHNC Talking Points & Advocacy Instructions