

Community Development Block Grant and HOME Programs



Spokane County

WASHINGTON

**2020 – 2024
Consolidated
Plan**

Adopted by the Spokane County Board of Commissioners on May 12, 2020 Reso. #20-0342
for period July 1, 2020 through June 30, 2024

Spokane County Community Services, Housing, & Community Development



Spokane County assures that grants will be conducted and administered in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3620), the Age Discrimination Act of 1975, Executive Orders 11063, 11625, 12138, 12432, and 12892, Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), the American with Disabilities Act (Title II), and implementing regulations.

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Tim Crowley, Manager
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Tami Hennessy, Project Administrator
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BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SPOKANE COUNTY, WASHINGTON

IN THE MATTER CONCERNING APPROVAL OF)
THE 2020-2024 CONSOLIDATED PLAN, AND)
THE 2020 ANNUAL ACTION PLAN, WHICH)
INCLUDES THE RECOMMENDED ALLOCATION)
OF COMMUNITY DEVELOPMENT BLOCK)
GRANT (CDBG) AND HOME INVESTMENT)
PARTNERSHIP PROGRAM (HOME) FUNDING)

**PUBLIC
HEARING**

WHEREAS, the Board of County Commissioners of Spokane County, pursuant to the provisions of the Revised Code of Washington, Section 36.32.120(6), has the care of County property and the management of County funds and business; and

WHEREAS, the United States Department of Housing and Urban Development (HUD) has the authority to make available to counties, funds for community development purposes pursuant to various federal laws including CFR Title, 24, Chapter V, Part 570, Community Development Block Grants (CDBG); and HOME Investment Partnership (HOME) affordable Housing Projects under 24 CFR Section 92.150; and

WHEREAS, the Community Services, Housing and Community Development (CSHCD) Department has complied with applicable laws and regulations at all stages of the CDBG and HOME application process, including conducting two public hearings to obtain citizen comments, publishing notices regarding the Draft 2020-2024 Consolidated Plan, accepting public comment for no less than the required 30-day period; obtaining public participation in the assessment, identification, and prioritization of affordable housing and community development needs, and development of the plan which contains Strategies and Program Goals, Project Selection Criteria, and Proposal Evaluation Processes; and

WHEREAS, Spokane County has been notified by HUD that Urban County Entitlement Status is in effect for the award of Program Year 2020 CDBG and funding; and

WHEREAS, citizens were given full information regarding selected projects, allocation amounts, and other information contained in the 2020 Annual Action Plan; and

WHEREAS, Spokane County intends to fund and implement some or all of the proposed 2020 CDBG and HOME Projects contained in the 2020 Annual Action Plan as funds allow.

WHEREAS, the Housing and Community Development Citizens Advisory Committee (HCDAC) has accepted and recommends approval of the Draft 2020-2024 Consolidated Plan, which includes the 2020 Annual Action Plan's funding recommendations for proposed 2020 projects and now submits the Plan to the Board of County Commissioners for their approval.

WHEREAS, as a result of the COVID-19 health crisis, the public hearing will only be available via a call-in option. The call-in information is (509) 477-4050 or 1-877-304-4339, with the collaboration ID: 330641. To ensure that everyone calling in has an opportunity to speak, testimony may be limited to three (3) minutes per speaker. The Board reserves the right to adjust the time frame allotted to speakers, as well as hearing procedures, during the hearing. If you are

unable to attend, written comments may be submitted prior to the Public Hearing by sending them to Spokane County Community Services, Housing, and Community Development Department, 312 West 8th Ave., Fourth Floor, Spokane, WA 99204.

BE IT THEREFORE RESOLVED, by the Board of County Commissioners of Spokane County that the attached 2020-2024 Consolidated Plan and the 2020 Annual Action Plan are hereby approved and adopted; and the recommended allocations of CDBG and HOME funding are approved as outlined in the Annual Action Plan; and that the Chair of the Board of County Commissioners, or a majority of the Board, are the official representatives of Spokane County, authorized to submit the 2020-2024 Consolidated Plan including the 2020 Annual Action Plan to the Department of Housing and Urban Development.

PASSED AND ADOPTED this 12th day of May, 2020.



BOARD OF COUNTY COMMISSIONERS
OF SPOKANE COUNTY, WASHINGTON

Al French
Al French, Chair

Josh Kerns
Josh Kerns, Vice-Chair

Mary L. Kunej
Mary L. Kunej, Commissioner

ATTEST:

Ginna Vasquez
Ginna Vasquez, Clerk of the Board
20 - 0342

2020 Annual Action Plan Projects and Prior Year's Substantial Amendments				
#	Agency	Proposed Beneficiaries	Funded Activity	Amount
19-01	Cheney Outreach Center	612 people	emergency services	\$20,000
19-02	Green House Community Center	450 people	emergency services	\$28,000
19-03	Spokane Valley Partners	413 people	emergency services	\$20,000
19-04	Medical Lake Com. Outreach	150 people	emergency services	\$10,000
19-05	Lutheran Community Services	140 People	victims of trauma	\$40,000
19-06	New Hope Resource Center	700 people	emergency services	\$18,000
19-07	Northwest Fair Housing Alliance	450 people	fair housing counseling	\$10,791
19-08	Salvation Army Food Bank	8,600 people	food bank	\$17,524
19-09	Second Harvest Food Bank	34,500 people	food bank	\$35,632
19-10	Greater Spokane County Meals on Wheels	828 elderly and disabled people	food preparation and delivery	\$45,000
19-11	SNAP Emergency Home Repair	200 homeowners	emergency repairs and accessibility modifications	\$215,000
19-12	SNAP Financial Access	96 people (micro enterprises)	technical assistance and revolving loan fund to micro enterprises	\$125,000
19-13	Spokane Valley Ella Road	900 people	sidewalk construction and ADA curb ramps	\$358,133
19-14	Spokane Valley Conklin Road	2,300 people	sidewalk construction and ADA curb ramps	\$75,611
19-15	City of Cheney	8,480 people	water system improvements	\$211,800
19-16	HOME Administration CSHCD	NA	administration	\$68,737
19-17	CDBG Administration CSHCD	NA	administration	\$316,699
19-18	Multi Family Rental Housing		set-aside	\$103,106

ASSURANCES - CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

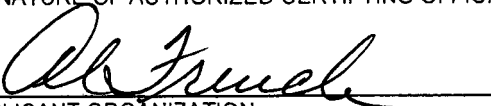
PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progress reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Chair, Board of County Commissioners
APPLICANT ORGANIZATION Spokane County, Community Services, Housing and Community Development	DATE SUBMITTED May 12, 2020

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

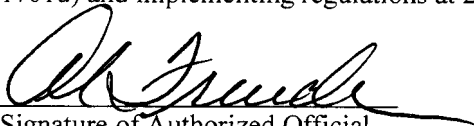
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.


Signature of Authorized Official

5.12.2020
Date

Chair
Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2019,2020 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.


Signature of Authorized Official

5.12.2020
Date

Chair
Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Al Green
Signature of Authorized Official

5.12.2020
Date

Chair
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;


Signature of Authorized Official

5-12-2020
Date

Chair
Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature of Authorized Official

5.12.2020
Date

Chair
Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature of Authorized Official

5.12.2020
Date

chair

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
* 3. Date Received: _____	4. Applicant Identifier: M20-UC-53-0203	
5a. Federal Entity Identifier: SPOKANE COUNTY, WA 539063	5b. Federal Award Identifier: M20-UC-53-0203	
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
8. APPLICANT INFORMATION:		
* a. Legal Name: SPOKANE COUNTY, STATE OF WASHINGTON		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 91-6001370	* c. Organizational DUNS: 0102050780000	
d. Address:		
* Street1: 1116 WEST BROADWAY	Street2: _____	
* City: SPOKANE	County/Parish: _____	
* State: WA: Washington	Province: _____	
* Country: USA: UNITED STATES	* Zip / Postal Code: 99260-0100	
e. Organizational Unit:		
Department Name: SPOKANE COUNTY CSHCD	Division Name: HOUSING&COMMUNITY DEVELOPMENT	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr.	* First Name: TIM	
Middle Name: _____	* Last Name: CROWLEY	
Suffix: _____	Title: MANAGER, HOUSING AND COMMUNITY DEVELOPMENT	
Organizational Affiliation: _____		
* Telephone Number: 509.477.4488	Fax Number: _____	
* Email: tcrowley@spokanecounty.org		

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

COMMUNITY PLANNING AND DEVELOPMENT /DEPARTMENT OF HUD

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

2020 FORMULA GRANTS

*** 12. Funding Opportunity Number:**

14.239

* Title:

HOME INVESTMENT PARTNERSHIP PROGRAM/FORMULA GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Areas Affected by Project attachment.docx

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

2020 HOME AFFORDABLE HOUSING PROGRAM

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="782,955.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text" value="250,323.00"/>
* f. Program Income	<input type="text" value="225,000.00"/>
* g. TOTAL	<input type="text" value="1,258,278.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: B-20-UC-53004	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: B-20-UC-53004	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: SPOKANE COUNTY, STATE OF WASHINGTON		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 91-6001370	* c. Organizational DUNS: 0102050780000	
d. Address:		
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* City: SPOKANE	County/Parish: <input type="text"/>	
* State: WA: Washington	Province: <input type="text"/>	
* Country: USA: UNITED STATES	* Zip / Postal Code: 99260-0100	
e. Organizational Unit:		
Department Name: SPOKANE COUNTY CSHCD	Division Name: HOUSING AND COMMUNITY DEVELOPM	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr.	* First Name: TIM	
Middle Name: <input type="text"/>	* Last Name: CROWLEY	
Suffix: <input type="text"/>	Title: MANAGER, HOUSING AND COMMUNITY DEVELOPMENT	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: 509.477.4488	Fax Number: 509.477.2561	
* Email: tcrowley@spokanecounty.org		

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="1,650,543.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text" value="245,029.00"/>
* f. Program Income	<input type="text" value="75,000.00"/>
* g. TOTAL	<input type="text" value="1,970,572.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

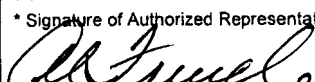
* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.


As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progress reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the

National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Chair, Board of County Commissioners
APPLICANT ORGANIZATION Spokane County, Community Services, Housing and Community Development	DATE SUBMITTED May 12, 2020

Submit to Clerk of the Board with accompanying paperwork (Resolutions, Agreements, etc.)

AGENDA SHEET

SUBMITTING DEPARTMENT: *Community Service, Housing and Community Development*

CONTACT PERSON: *Jamie Gadd, Christy Jeffers*

PHONE NUMBER: *477-4512*

CHECK TYPE OF MEETING BELOW:	<u>BELOW FOR CLERK'S USE ONLY:</u>
	Clerk's Resolution No. <u>20 - 0342 --</u>
	Approved: <u>Majority/Unanimous</u>
	Denied: <u>Majority/Unanimous</u>
	Renews/Amends No. _____
	Public Works No. _____
	Purchasing Dept. No. _____

2:00 PM CONSENT AGENDA

AGENDA TITLE: IN THE MATTER CONCERNING APPROVAL OF THE 2020-2024 CONSOLIDATED PLAN, AND THE 2020 ANNUAL ACTION PLAN, WHICH INCLUDES THE RECOMMENDED ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) FUNDING.

BACKGROUND: *(Attach separate sheet(s) if necessary):*

The Spokane County Community Services, Housing, and Community Development (CSHCD) Department requests that the Spokane Board of County Commissioners (BOCC) grant final approval of the 2020-2024 Consolidated Plan and the 2020 Annual Action Plan and the accompanying funding recommendations.

The 2020 Annual Action Plan is required by the U.S. Department of Housing and Urban Development (HUD) to show HUD and the public how the Spokane County CSHCD Department intends to utilize CDBG and HOME funds. This is the first year for the Spokane County Consolidated Plan, a five-year plan for CDBG and HOME, which contains objectives and goals for community development. The CSHCD Department's Housing and Community Development Advisory Committee (HCDAC) has recommended the 2020 Annual Action Plan for adoption, including the projects listed within the Annual Action Plan.

Projects recommended for funding were presented at an initial public hearing on March 5, 2020, held by the HCDAC. The Public Hearing before the BOCC on May 12, 2020 complies with applicable laws and regulations of the CDBG and HOME Programs.

The proposed 2020-2024 Consolidated Plan and the 2020 Annual Action Plan is available for public review at the Spokane County CSHCD Department, 312 W. 8th Avenue, Spokane WA 99204 and is also posted on the County website at <http://www.spokanecounty.org/communitysvcs/hcd/content.aspx?c=2219>.

FISCAL IMPACT: \$1,970,572.00 (approx) in CDBG HUD entitlements.

\$782,955.00 in HOME HUD entitlements.

REQUESTED BOARD ACTION: Approve

This Item will need to be codified in the Spokane County Code: No

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SPOKANE COUNTY, WASHINGTON

IN THE MATTER CONCERNING APPROVAL OF)
THE 2020-2024 CONSOLIDATED PLAN, AND)
THE 2020 ANNUAL ACTION PLAN, WHICH)
INCLUDES THE RECOMMENDED ALLOCATION)
OF COMMUNITY DEVELOPMENT BLOCK)
GRANT (CDBG) AND HOME INVESTMENT)
PARTNERSHIP PROGRAM (HOME) FUNDING)

**PUBLIC
HEARING**

WHEREAS, the Board of County Commissioners of Spokane County, pursuant to the provisions of the Revised Code of Washington, Section 36.32.120(6), has the care of County property and the management of County funds and business; and

WHEREAS, the United States Department of Housing and Urban Development (HUD) has the authority to make available to counties, funds for community development purposes pursuant to various federal laws including CFR Title, 24, Chapter V, Part 570, Community Development Block Grants (CDBG); and HOME Investment Partnership (HOME) affordable Housing Projects under 24 CFR Section 92.150; and

WHEREAS, the Community Services, Housing and Community Development (CSHCD) Department has complied with applicable laws and regulations at all stages of the CDBG and HOME application process, including conducting two public hearings to obtain citizen comments, publishing notices regarding the Draft 2020-2024 Consolidated Plan, accepting public comment for no less than the required 30-day period; obtaining public participation in the assessment, identification, and prioritization of affordable housing and community development needs, and development of the plan which contains Strategies and Program Goals, Project Selection Criteria, and Proposal Evaluation Processes; and

WHEREAS, Spokane County has been notified by HUD that Urban County Entitlement Status is in effect for the award of Program Year 2020 CDBG and funding; and

WHEREAS, citizens were given full information regarding selected projects, allocation amounts, and other information contained in the 2020 Annual Action Plan; and

WHEREAS, Spokane County intends to fund and implement some or all of the proposed 2020 CDBG and HOME Projects contained in the 2020 Annual Action Plan as funds allow.

WHEREAS, the Housing and Community Development Citizens Advisory Committee (HCDAC) has accepted and recommends approval of the Draft 2020-2024 Consolidated Plan, which includes the 2020 Annual Action Plan's funding recommendations for proposed 2020 projects and now submits the Plan to the Board of County Commissioners for their approval.

WHEREAS, as a result of the COVID-19 health crisis, the public hearing will only be available via a call-in option. The call-in information is (509) 477-4050 or 1-877-304-4339, with the collaboration ID: 330641. To ensure that everyone calling in has an opportunity to speak, testimony may be limited to three (3) minutes per speaker. The Board reserves the right to adjust the time frame allotted to speakers, as well as hearing procedures, during the hearing. If you are

unable to attend, written comments may be submitted prior to the Public Hearing by sending them to Spokane County Community Services, Housing, and Community Development Department, 312 West 8th Ave., Fourth Floor, Spokane, WA 99204.

BE IT THEREFORE RESOLVED, by the Board of County Commissioners of Spokane County that the attached 2020-2024 Consolidated Plan and the 2020 Annual Action Plan are hereby approved and adopted; and the recommended allocations of CDBG and HOME funding are approved as outlined in the Annual Action Plan; and that the Chair of the Board of County Commissioners, or a majority of the Board, are the official representatives of Spokane County, authorized to submit the 2020-2024 Consolidated Plan including the 2020 Annual Action Plan to the Department of Housing and Urban Development.

PASSED AND ADOPTED this 12th day of May, 2020.



BOARD OF COUNTY COMMISSIONERS
OF SPOKANE COUNTY, WASHINGTON

Al French
Al French, Chair

Josh Kerns
Josh Kerns, Vice-Chair

Mary L. Kungy
Mary L. Kungy, Commissioner

ATTEST:

GINNA VASQUEZ
GINNA VASQUEZ, Clerk of the Board
20 - 0342

2020 Annual Action Plan Projects and Prior Year's Substantial Amendments				
#	Agency	Proposed Beneficiaries	Funded Activity	Amount
19-01	Cheney Outreach Center	612 people	emergency services	\$20,000
19-02	Green House Community Center	450 people	emergency services	\$28,000
19-03	Spokane Valley Partners	413 people	emergency services	\$20,000
19-04	Medical Lake Com. Outreach	150 people	emergency services	\$10,000
19-05	Lutheran Community Services	140 People	victims of trauma	\$40,000
19-06	New Hope Resource Center	700 people	emergency services	\$18,000
19-07	Northwest Fair Housing Alliance	450 people	fair housing counseling	\$10,791
19-08	Salvation Army Food Bank	8,600 people	food bank	\$17,524
19-09	Second Harvest Food Bank	34,500 people	food bank	\$35,632
19-10	Greater Spokane County Meals on Wheels	828 elderly and disabled people	food preparation and delivery	\$45,000
19-11	SNAP Emergency Home Repair	200 homeowners	emergency repairs and accessibility modifications	\$215,000
19-12	SNAP Financial Access	96 people (micro enterprises)	technical assistance and revolving loan fund to micro enterprises	\$125,000
19-13	Spokane Valley Ella Road	900 people	sidewalk construction and ADA curb ramps	\$358,133
19-14	Spokane Valley Conklin Road	2,300 people	sidewalk construction and ADA curb ramps	\$75,611
19-15	City of Cheney	8,480 people	water system improvements	\$211,800
19-16	HOME Administration CSHCD	NA	administration	\$68,737
19-17	CDBG Administration CSHCD	NA	administration	\$316,699
19-18	Multi Family Rental Housing		set-aside	\$103,106

ASSURANCES - CONSTRUCTION PROGRAMS

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NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progress reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

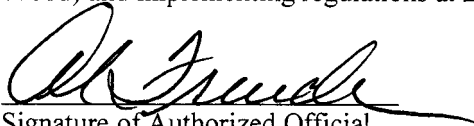
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.


Signature of Authorized Official

5.12.2020
Date

Chair
Title

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.


Signature of Authorized Official

5.12.2020
Date

Chair
Title

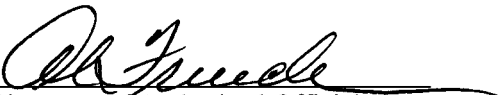
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;


Signature of Authorized Official

5-12-2020
Date

Chair
Title

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.


Signature of Authorized Official

5.12.2020
Date

Chair
Title

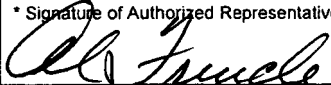
APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Application for Federal Assistance SF-424	
<p>* 1. Type of Submission:</p> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	
<p>* 2. Type of Application:</p> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
<p>* If Revision, select appropriate letter(s):</p> <input type="text"/> <p>* Other (Specify):</p> <input type="text"/>	
<p>* 3. Date Received:</p> <input type="text"/>	
<p>4. Applicant Identifier:</p> <input type="text" value="M20-UC-53-0203"/>	
<p>5a. Federal Entity Identifier:</p> <input type="text" value="SPOKANE COUNTY, WA 539063"/>	
<p>5b. Federal Award Identifier:</p> <input type="text" value="M20-UC-53-0203"/>	
<p>State Use Only:</p>	
<p>6. Date Received by State: <input type="text"/></p>	
<p>7. State Application Identifier: <input type="text"/></p>	
<p>8. APPLICANT INFORMATION:</p>	
<p>* a. Legal Name: <input type="text" value="SPOKANE COUNTY, STATE OF WASHINGTON"/></p>	
<p>* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="91-6001370"/></p>	
<p>* c. Organizational DUNS: <input type="text" value="0102050780000"/></p>	
<p>d. Address:</p>	
<p>* Street1: <input type="text" value="1116 WEST BROADWAY"/></p>	
<p>Street2: <input type="text"/></p>	
<p>* City: <input type="text" value="SPOKANE"/></p>	
<p>County/Parish: <input type="text"/></p>	
<p>* State: <input type="text" value="WA: Washington"/></p>	
<p>Province: <input type="text"/></p>	
<p>* Country: <input type="text" value="USA: UNITED STATES"/></p>	
<p>* Zip / Postal Code: <input type="text" value="99260-0100"/></p>	
<p>e. Organizational Unit:</p>	
<p>Department Name: <input type="text" value="SPOKANE COUNTY CSHCD"/></p>	
<p>Division Name: <input type="text" value="HOUSING&COMMUNITY DEVELOPMENT"/></p>	
<p>f. Name and contact information of person to be contacted on matters involving this application:</p>	
<p>Prefix: <input type="text" value="Mr."/> * First Name: <input type="text" value="TIM"/></p>	
<p>Middle Name: <input type="text"/></p>	
<p>* Last Name: <input type="text" value="CROWLEY"/></p>	
<p>Suffix: <input type="text"/></p>	
<p>Title: <input type="text" value="MANAGER, HOUSING AND COMMUNITY DEVELOPMENT"/></p>	
<p>Organizational Affiliation: <input type="text"/></p>	
<p>* Telephone Number: <input type="text" value="509.477.4488"/> Fax Number: <input type="text"/></p>	
<p>* Email: <input type="text" value="tcrowley@spokanecounty.org"/></p>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="5"/>	* b. Program/Project: <input type="text" value="5"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2020"/>	* b. End Date: <input type="text" value="06/30/2021"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="782,955.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text" value="250,323.00"/>
* f. Program Income	<input type="text" value="225,000.00"/>
* g. TOTAL	<input type="text" value="1,258,278.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> .	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Al"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="French"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="CHAIR, BOARD OF COUNTY COMMISSIONERS"/>	
* Telephone Number: <input type="text" value="509.477.2265"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="afrench@spokanecounty.org"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="5.12.2020"/>
<input type="text" value="Al French, chair"/>	

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: B-20-UC-53004	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: B-20-UC-53004	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: SPOKANE COUNTY, STATE OF WASHINGTON		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 91-6001370	* c. Organizational DUNS: 0102050780000	
d. Address:		
* Street1: 1116 WEST BROADWAY	Street2: <input type="text"/>	
* City: SPOKANE	County/Parish: <input type="text"/>	
* State: WA: Washington	Province: <input type="text"/>	
* Country: USA: UNITED STATES	* Zip / Postal Code: 99260-0100	
e. Organizational Unit:		
Department Name: SPOKANE COUNTY CSHCD	Division Name: HOUSING AND COMMUNITY DEVELOPM	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr.	* First Name: TIM	
Middle Name: <input type="text"/>	* Last Name: CROWLEY	
Suffix: <input type="text"/>	Title: MANAGER, HOUSING AND COMMUNITY DEVELOPMENT	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: 509.477.4488	Fax Number: 509.477.2561	
* Email: tcrowley@spokanecounty.org		

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="1,650,543.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text" value="245,029.00"/>
* f. Program Income	<input type="text" value="75,000.00"/>
* g. TOTAL	<input type="text" value="1,970,572.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:

* Date Signed:

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Community Services Housing and Community Development Department provide funds to assist in the development and reconstruction of a wide variety of activities that promote neighborhood revitalization and expand affordable housing opportunities throughout Spokane County. CDBG and HOME funds have been budgeted into five general categories:

Housing; Development, rehabilitation and essential repair programs which offer deferred-payment loans or grants to low-income and moderate-income homebuyers. Programs also provide housing resources for the development of low-income and moderate-income affordable rental housing and special needs housing.

Public Improvements; Acquisition, construction, reconstruction, or rehabilitation of facilities that provide assistance to low-income and moderate-income individuals and construction or reconstruction of infrastructure in low-income and moderate-income neighborhoods. Spokane County, CSHCD has set a 15% CAP on engineering for infrastructure improvements.

Public Services; Payment of staff, supplies and material to agencies providing direct assistance to low-income and moderate-income individuals. This assistance may include case management and counseling associated with employment, homelessness, health, fair housing, assistance with rent, gas, utilities and/or food. HUD has set 20% CAP on annual funding for public services.

Microenterprise Assistance; Technical and financial assistance to microenterprises. The assistance is available to Spokane County households with incomes less than 80% of Median Family Income for business training. This program also utilizes a revolving loan fund originated with Spokane County CDBG funds. Program income is put back into the microenterprise revolving loan fund for startup loans which are repaid to the program.

Affirmatively Furthering Fair Housing; The Analysis of Impediments to Fair Housing Choice and Plan were adopted with Resolution No. 18-0680 on September 18, 2018. A fair housing conference is held annually.

Administration; Overall program administration, including program development, management and coordination, personnel, accounting and grant compliance for the CDBG and HOME Programs.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Regardless of the format, these plans must meet Outcome Performance Measurements set forth by HUD. Each project recommended for funding will identify specific Objectives and Outcomes set in Community Development Formula Grant Programs.

HUD Objectives:

Suitable Living Environment; In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.

Decent Housing; The activities that typically would be found under this objective are designed to cover the wide range of housing possible under HOME and CDBG. This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs and not programs where housing is an element of a larger effort, since such programs would be more appropriately reported under Suitable Living Environment.

Creating Economic Opportunities; This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

Each project is evaluated to determine which of the three outcome categories best reflects the anticipated achievement. The three outcome categories are:

Availability / Accessibility; this outcome category applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low-income and moderate-income people, including people with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low-income and moderate-income people where they live.

Affordability; This outcome category applies to activities that provide affordability in a variety of ways in the lives of low-income and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hookups, or services such as transportation or daycare.

Sustainability; Promoting Livable or Viable Communities. This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to person of low-income and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods. However, there are no slum or blight areas currently identified for Spokane County.

3. Evaluation of past performance

Spokane County successfully executed cooperation agreements with local jurisdictions for the Urban County Consortium. Resolution No. 2017-0578 confirmed the urban consortium on June 27, 2017 for the 2018, 2019 and 2020 Program Years, including Spokane Valley's annual set-aside.

Spokane County met the majority of strategies set forth in the 2015-2019 Consolidated Plan. The 2019 Consolidated Annual Performance and Evaluation Report (CAPER) will report the department's performance meeting the goals and objectives of the 2015-2019 Consolidated Plan. Based on the 2015-2019 CAPERs goals and objectives are being met for high priority needs.

It has helped to have Homeless Housing Assistance Act (HHAA) Funds added to the Department's available funding. HHAA funds are targeted to programs addressing homelessness and homeless prevention. Furthermore, using HHAA for capital improvements compliments funding provided by the HOME Program. The Housing and Community Development Advisory Committee (HCDAC) provides guidance on goals and selects projects for funding.

4. Summary of citizen participation process and consultation process

The public notice was in the Spokesman Review newspaper announcing the public comment period and public hearing. The comment period was from February 3, 2020 through March 5, 2020. The HCDAC Public Hearing was held on March 5, 2020 at the Spokane Regional Health District.

The BOCC held a Public Hearing on May 12, 2020 and accepted the 2020-2024 Consolidated Plan and 2020 Annual Action Plan with Resolution No. 20-0342. There were Ten (10) attendees on the ZOOM and no one offered comments when asked.

5. Summary of public comments

Representatives from Newman Lake asked for consideration of planning funds in the Consolidated Plan as they anticipate a need for assistance in 2021 Program Year.

SNAP micro-enterprise businesses told of their success using the services provided by this local non-profit using CDBG funds.

The Town of Waverly clerk requested reconsideration for funding a much needed access road to the town's water reservoir.

SNAP Essential Housing Repair program provided testimony regarding the clients they have helped with CDBG funds and thanked the committee for this year's funding.

6. Summary of comments or views not accepted and the reasons for not accepting them

Demo

All comments are accepted and taken into consideration. As a result of public testimony planning will become a goal in the Consolidated Plan. The Town of Waverly received the funds needed for the access road to their water reservoir due to Spokane County's CDBG allocation being slightly larger than expected.

7. Summary

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SPOKANE COUNTY	Community Services, Housing& Community Development
HOME Administrator	SPOKANE COUNTY	Community Services, Housing& Community Development

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The Spokane City/County Continuum of Care (CoC) plays an integral role in the planning and coordination and use of local, state and federal funds used to achieve the strategies outlined in “Spokane City/County Continuum of Care, 5 Year Strategic Plan to Prevent and End Homelessness”. The Plan can be found at <https://www.spokanecounty.org/DocumentCenter/View/29082/Five-Year-Stragic-Plan--Final>.

The current CoC governance structure was implemented in 2017 and was designed to connect a variety of sectors that intersect with homelessness in an effort to provide a holistic perspective to address complex needs and leverage available resources.

The CoC Board is comprised of more than 20 representatives, including people with lived homeless experience, homeless service providers, public housing, behavioral health and chemical dependency, workforce, healthcare, law and justice, advocates, education, funder, local business, and regional government. These representatives are system leaders who are able to make decisions that quickly change the way we address key challenges and be responsive to changing needs. The CoC is a group without its own DUNS number. Therefore, member agencies are listed as consultants in the consultation section of this Plan.

Participating homeless providers in Spokane County are connected through the Homeless Management Information System (HMIS) which allows providers to see the service connections clients have and to follow up on referrals.

Shelter Providers coordinate services through subcommittees of the Spokane Homeless Coalition. A Housing Providers Network discusses current resources, services and trends in the homeless housing arena. Coordinated intake systems are being developed to reduce duplication and find the right solutions for families and individuals facing homelessness. The Spokane Homeless Coalition is a group without its own DUNS number. Therefore, member agencies are listed as consultants in the consultation section of this Plan.

A group called Greater Spokane Valley Network has formed to address the housing and homelessness of youth and families with children in Spokane Valley. This group has an annual “Homeless Connect” event in Spokane Valley. The Greater Spokane Valley Network is a group without its own DUNS number. Therefore, member agencies are listed as consultants in the consultation section of this Plan.

Priority Spokane is a regional group that sets local priorities in conjunction with the other groups mentioned above. There is duplication among the non-profits that attend multiple meeting devoted

to homeless system planning and coordination. Member agencies are listed once even if they were consulted multiple times at different meetings.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

Spokane County assists where possible in coordinating the development and planning capacity in the County, particularly in the County cities and towns. Additional technical and financial assistance in the area of economic development planning will be offered to increase capacity toward becoming economically self-sustaining in these areas.

Within the Spokane County Community Services Housing and Community Development Department are Divisions which serve individuals with mental illness, developmental disabilities, and substance abuse. Case workers are assigned to help these clients meet their

housing needs.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

There are five (5) standing committees (Executive, Planning and Implementation, Data and Evaluation, funding and RFP, and Diversion) and four population-specific sub-committees (Youth, Families, Single Adults, and Veterans). These committees and sub-committees consist of front-line staff, people with lived homeless experience, and experts that advise the CoC Board and help to guide the homeless crisis response system.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The CoC is a regional body, consisting of twelve (13) cities and towns, along with unincorporated areas throughout Spokane County. As such, our CoC continues to strive for regional solutions that meet the specific needs of those experiencing homelessness in each of those parts of the County. This includes local governments coming together to address the varying needs of both rural and urban communities and their response to homelessness. It is critical that strategies address gaps and opportunities through the region.

The City of Spokane administers the allocation of ESG funds and administers the local HMIS. City of Spokane staff created funding policies and procedures for the allocation/evaluation of ESG funds and the administration of HMIS for adoption by the CoC.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	SPOKANE HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Fair Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SHA is a member of the Fair Housing Planning Committee, Continuum of Care and Homeless Coalition. In person interviews, comments at various committee meetings and an invitation to participate on focus groups was the method of outreach to SHA. Surveys were then provided during public comment period for another opportunity to comment of goals developed from focus groups.
2	Agency/Group/Organization	SPOKANE REGIONAL HEALTH DISTRICT
	Agency/Group/Organization Type	Services-Health Health Agency Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Spokane Regional Health District is a public health agency providing over 20 different programs and services to individuals, families, and organizations across Spokane County. CSHCD participates in planning events and other opportunities to stay informed of those programs and services. Awareness of their goals compliments the programs administered by CSHCD, providing better outcomes by eliminating duplicity and opportunities for partnership when appropriate.

Demo

3	Agency/Group/Organization	City of Spokane CHHS Dept
	Agency/Group/Organization Type	Housing Other government - Local Regional organization Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Market Analysis Anti-poverty Strategy Fair Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As the lead agency for the CoC the relationship between CSHCD and Spokane's CHHS Department has developed into partnership(s) for homeless programs, fair housing planning, lead based paint concerns and affordable housing projects.
4	Agency/Group/Organization	HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CSHCD met with Habitat for Humanity regarding the needs of affordable home ownership and how HUD funds may be used to assist with Habitat's activities. Challenges remain, and solutions are being researched regarding the best use of CDBG and/or HOME for the affordable housing Habitat for Humanity provides to low income families. In the past down payment assistance was provided using HOME funds, however due to construction delays, timeliness became an issue.
5	Agency/Group/Organization	LUTHERAN COMMUNITY SERVICES NW
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services - Victims Regional organization

Demo

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In person discussion during technical assistance meeting for program changes on CDBG application provided more details on the needs of children and elderly adults who struggle to heal after trauma such as domestic violence, being a victim of sexual or other violent crimes and understanding the legal systems and programs available to them. Case managers assist victims with counselling and support during the aftermath of trauma.
6	Agency/Group/Organization	Northwest Fair Housing Alliance
	Agency/Group/Organization Type	Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Fair Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	NWFHA is a partner and lead for the annual Fair Housing Conference in Spokane. NWFHA will partner with CSHCD during the 2019 PY to develop strategies to address fair housing needs within the County. The organization provides mediation and assistance to renters, often low income, helping them understand their rights and responsibilities.
7	Agency/Group/Organization	Inland Landlord Association
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Fair Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a member of the Fair Housing Planning Committee and a partner in rapid rehousing programs, CSHCD consults with this group on an ongoing basis to address the concerns of private landlords who provide affordable housing in Spokane County.
8	Agency/Group/Organization	SPOKANE HOUSING VENTURE
	Agency/Group/Organization Type	Housing Services - Housing

Demo

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing communication with Spokane Housing Ventures and CSHCD regarding the Affordable Housing Program (AHP). HCD monitors existing units that are in the affordability period as required by HUD and the HOME Program. This annual monitoring keeps HCD informed of needs and concerns to improve the AHP in years to come, thereby improving affordable housing stock for homeless and special needs populations.
9	Agency/Group/Organization	SPOKANE NEIGHBORHOOD ACTION PROGRAMS (SNAP)
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SNAP provides a variety of assistance through several programs. They include programs that serve low income and homeless persons. The organization has been funded for homeless activities, housing activities and micro enterprise in the past. They currently have access to a revolving loan fund to assist micro enterprises within Spokane County and they provide technical assistance to low income entrepreneurs.
10	Agency/Group/Organization	SALVATION ARMY
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	TSA provides a homeless shelter and transitional housing. Currently CSHCD provides funding to the Food Bank for County residents and Homeless Housing Assistance Act (HHAA) funding for the family homeless shelter. TSA works with families and single adults to help them transition from homelessness to independent living by teaching them budget skills and providing on-site programs, such as AA, to teach them how to maintain stability in life and housing.
11	Agency/Group/Organization	VOLUNTEERS OF AMERICA
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	VOA provides homeless shelters and transitional housing. Currently CSHCD provides funding to the Crosswalk Youth Shelter and Hope House Shelter (which includes transitional housing and respite beds) for County residents with Homeless Housing Assistance Act (HHAA) funding. VOA works with youth and single women to help them transition from homelessness to independent living. They also provide affordable housing with support services for people with disabilities and formerly homeless persons improving outcomes in Spokane County.
12	Agency/Group/Organization	YMCA OF SPOKANE
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Employment Services - Victims Services - reentry

Demo

	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Y is an agency that serves the community in a variety of ways. Early Childhood Education Program (ECAP) is provided to low income students in Spokane County Schools. As a sub recipient the Y serves victims of domestic violence with safety planning, shelter and housing resources.
13	Agency/Group/Organization	LILAC SERVICES FOR THE BLIND
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Lilac Services for the Blind has provided information on the needs of the aging population. Diabetes affect more people every year and can cause blindness. Many people can't afford the equipment that will help them stay self-sufficient and able to stay in their own homes.
14	Agency/Group/Organization	Inland Empire Residential Resources
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	IERR builds housing with support services for disabled residents. As a member of SLIHC they are proponents for affordable housing in Spokane County.
15	Agency/Group/Organization	TOWN OF ROCKFORD
	Agency/Group/Organization Type	Other government - Local

Demo

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Rockford serves on the HCDAC, which oversees the development of the Consolidated Plan.
16	Agency/Group/Organization	TOWN OF SPANGLE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Spangle serves on the HCDAC, which oversees the development of the Consolidated Plan.
17	Agency/Group/Organization	CITY OF SPOKANE VALLEY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Three (3) representatives from Spokane Valley serve on the HCDAC, which oversees the development of the Consolidated Plan. Furthermore, outreach was conducted at the Spokane Valley City Hall to gain more input on the Consolidated Plan.
18	Agency/Group/Organization	TOWN OF FAIRFIELD
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Fairfield serves on the HCDAC, which oversees the development of the Consolidated Plan.
19	Agency/Group/Organization	CITY OF AIRWAY HEIGHTS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Airway Heights serves on the HCDAC, which oversees the development of the Consolidated Plan.
20	Agency/Group/Organization	City of Cheney
	Agency/Group/Organization Type	Other government - Local

Demo

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Cheney serves on the HCDAC, which oversees the development of the Consolidated Plan.
21	Agency/Group/Organization	MEDICAL LAKE COMMUNITY OUTREACH
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Medical Lake serves on the HCDAC, which oversees the development of the Consolidated Plan.
22	Agency/Group/Organization	Spokane Low Income Housing Consortium
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

Demo

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SLIHC is a 501 C3 that promotes the long term availability and maximum use of affordable housing in Greater Spokane. Consortium members have collectively developed more than 3,900 rental homes and have provided well over 2,000 homeownership opportunities for people of low income. Membership is too large to relist here. You may find more information at www.slihc.org .
23	Agency/Group/Organization	EASTERN WASHINGTON UNIVERSITY
	Agency/Group/Organization Type	local university
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The EWU Institute for Public Policy and Economic Analysis was created in 2002 to provide data and analysis about a variety of factors in the region that will be useful for businesses, communities, and others as they plan for the future.
25	Agency/Group/Organization	CHENEY OUTREACH CENTER
	Agency/Group/Organization Type	community center
	What section of the Plan was addressed by Consultation?	emergency services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consolidated Plan Focus Group meeting during 2019 Subrecipient workshop.

Demo

26	Agency/Group/Organization	CATHOLIC CHARITIES SPOKANE
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Catholic Charities provides housing and supportive services in Spokane County. They were invited to participate in the needs assessment for the Consolidated Plan.
27	Agency/Group/Organization	THE DEER PARK GREEN HOUSE
	Agency/Group/Organization Type	community center
	What section of the Plan was addressed by Consultation?	emergency services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consolidated Plan Focus Group meeting during 2019 Subrecipient workshop.
28	Agency/Group/Organization	NEW HOPE RESOURCE CENTER
	Agency/Group/Organization Type	community center
	What section of the Plan was addressed by Consultation?	emergency services

Demo

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consolidated Plan Focus Group meeting during 2019 Subrecipient workshop.
29	Agency/Group/Organization	SPOKANE VALLEY PARTNERS
	Agency/Group/Organization Type	community center
	What section of the Plan was addressed by Consultation?	emergency services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consolidated Plan Focus Group meeting during 2019 Subrecipient workshop.
30	Agency/Group/Organization	Greater Spokane County Meals on Wheels
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consolidated Plan Focus Group meeting during 2019 Subrecipient workshop.
31	Agency/Group/Organization	SECOND HARVEST INLAND NORTHWEST
	Agency/Group/Organization Type	Regional organization food insecurity
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Focus Group meeting with Second Harvest with Spokane County Food Bank Outlets.

32	Agency/Group/Organization	COMMUNITY MINDED ENTERPRISES
	Agency/Group/Organization Type	Services - Housing Services-Health Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting to discuss the needs of Spokane County and the clients they serve.
33	Agency/Group/Organization	COMMUNITY FRAMEWORKS OF SPOKANE
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting to discuss projects planned and needs for next five years.
34	Agency/Group/Organization	YFA CONNECTIONS
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In person conversations at homeless meetings talking about the needs of homeless and at risk youth. The survey was sent for further feedback.

Identify any Agency Types not consulted and provide rationale for not consulting

No agency or entity or person was excluded from the planning process for the production of the Consolidated Plan, Strategic Plan or Annual Action Plan. Citizen input is highly valued in Spokane County

Demo

Planning Processes and encouraged through the Citizen Participation Plan's comment periods, legal notices, and public hearings.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Spokane	Homeless Programs are coordinated in cooperation with the City of Spokane staff which manages the CoC. County staff participate on committees of the CoC.
US HUD Strategic Plan 2018-2022	Housing and Urban Development Department	Envision centers are a highlight in the Plan and Spokane is developing such a center for non-profits to house outreach services. Children, poverty and lead based paint hazards are discussed in the Plan. Homebuyer education is also discussed.
Home, Together Federal Strategic Plan	Interagency Council on Homelessness	Although not funded with CDBG or HOME funds, homeless programs are part of the work of CSHCD. Therefore, constant education of best practices to prevent homelessness are part of the anti-poverty strategy.
Federal Action Plan - Reducing Childhood Lead Ex.	President's Task Force on Environmental Health Risks to Children	Reducing Lead exposure and associated health impacts is a national problem that Spokane County is aware of and works to eliminate when possible.
Addressing the Challenges of Affordable Housing &	Office of Senator Cantwell	Housing affordability remains one of the main causes of the number of homeless in Spokane County, Washington State and the Nation. Expanding and reforming the Low-Income Tax Credit would help in the effort to build more affordable housing.
Community Needs Assessment 2019-2021	Spokane Neighborhood Action Partners	SNAP conducts it own needs assessment for its agency to plan for the future. CSHCD uses the information in the SNAP assessment to inform the Consolidated Plan.
Linking Transportation Planning & Health Outcomes	SRHD	The Health District understands the need to incorporate transportation costs with housing costs. Furthermore, affordable housing may be located far from services and jobs. Increased travel contributes to environmental concerns such as clean air.

Demo

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Demographics & Social Characteristics	SRHD	This report provides data related to the Spokane County Consolidated Plan.
Market Fact Book	Journal of Business	This annual report provides data related to the demographics of Spokane County which is used for needs assessment of the Consolidated Plan.
Tools to Create a Healthy Community	SRHD	The Health District is training staff and the public to conduct Health Impact Assessments to help make better decisions on projects.
Cheney Comprehensive Plan	Cheney, Washington	Capital facilities chapter is consistent with applications for infrastructure improvements in Cheney. In 2019 the low/mod population for Cheney is 55.48% which is eligible for area-wide benefit.
Deer Park Comprehensive Plan	Deer Park, Washington	Capital facilities chapter is consistent with applications for infrastructure improvements in Deer Park. In 2019 the low/mod population for Deer Park is 54.64% which is eligible for area-wide benefit.
Liberty Lake Comprehensive Plan	Liberty Lake, Washington	Capital facilities Plan shows planned improvements. This city is not eligible for area-wide benefit. Low/mod population in 2019 was 22.31% which is below the threshold for area-wide benefit.
Millwood Comprehensive Plan	Millwood, Washington	A member of the Urban Consortium, Millwood is not eligible for area-wide benefit. Low/mod population in 2019 is 42.99% which is below the threshold for area-wide benefit.
SNAP Community Needs Assessment 2019-2021	Spokane Neighborhood Action Partners	SNAP is a service agency that serves the Spokane community and actively collects information to plan for future applications and anticipate needs of those in poverty.
Spokane County Capital Facilities Plan	Spokane County, Washington	Programs serve the unincorporated area. Past and potential future assistance is used for low/mod homeowners to afford centralized sewer when it becomes available and is required to hook up.
Spokane Housing Authority Administrative Plan	Spokane Housing Authority	Affordable housing is provided by Spokane Housing Authority (SHA). Tenant Based Rental Assistance is provided by SHA in partnership with Spokane County Programs.
Spokane County Emergency Management Plan	Spokane County	Spokane County is the lead for disaster planning. Members of the Urban Consortium have agreed to the emergency management plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Engage Summer Program Guide	Spokane County Public Library	The County Library provide free activities during the summer to provide low/mod families with entertaining, educational activities.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Spokane County is an Urban Entitlement for CDBG and HOME Funds from HUD. The Urban County Consortium is re-evaluated every three years. Included in Spokane County Consortium

are the twelve cities and towns and the unincorporated portions of Spokane County, exclusive of the City of Spokane. A representative from each jurisdiction serves on the Housing and Community Development Advisory Committee (HCDAC). The City of Spokane Valley has a set aside (percentage) amount based on its low- and moderate- income population. CDBG funds are focused to serve those neighborhoods of Spokane Valley with needed infrastructure projects.

Towns and Cities use CDBG primarily to improve infrastructure. Failing sewer and water systems have mandatory improvements required by the Department of Ecology which would be very difficult without financial assistance from CDBG. The twelve participating jurisdictions are: Spokane Valley, Rockford, Fairfield, Spangle, Cheney, Medical Lake, Deer Park, Airway Heights, Latah, Waverly, Liberty Lake and Millwood.

Five community centers serve residents where they live. Two are located in the North County.

Two community centers are located in the West Plains area and one serves Spokane Valley. Community Centers are the method used to provide emergency services to people in County locations outside the City of Spokane. CSHCD also uses the community centers to advertise homeless programs and other forms of assistance available to County residents. Furthermore, these community centers are used by programs based in the City of Spokane for rural access such as SNAP energy assistance appointments and/or GED classrooms.

Washington State returns to Spokane County a portion of document recording fees collected by the county to use for homelessness programs. Since these funds became available, Spokane County stopped using CDBG for homelessness in order to more fully fund other eligible activities. CDBG funds provide a social safety net to help low- and moderate-income people stay stable and not enter homelessness.

Within the Spokane Community Services, Housing, and Community Development Department are divisions dedicated to people with developmental disabilities, mental health diagnosis and substance

Demo

abuse challenges. Because the CSHCD Department is an umbrella for these divisions we are able to work with each other to provide programs that enhance the housing opportunities for these populations.

For the purposes of Furthering Fair Housing, Spokane County partners with the City of Spokane, Washington State Human Rights Commission, Northwest Fair Housing Alliance, City of Coeur D'Alene, Idaho, Spokane Low Income Housing Consortium, Spokane Housing Authority, Spokane Association of Realtors and the Northwest Association of Landlords.

Narrative (optional):

Spokane County has an established public participation policy which includes the general public as well as agencies, groups and organizations who serve low income individuals and families. Using public notices and legal ads, all Plans; Consolidated Plan, Annual Action Plan, Fair Housing Analysis of Impediments, Homeless Plan, and Consolidated Annual Performance and Evaluation

Report (CAPER), have an established public comment period as required by state and federal laws.

The Housing and Community Development Division administers HOME funds with an annual Request for Proposals (RFP). During the application process housing providers provide valuable information with market analysis and proformas projections to show the affordability period for projects desiring HOME Funds. An annual Stakeholders meeting is usually held in the fall for housing providers and homeless service providers to gather input and provide information on the Division's priorities for funding.

The Behavioral Health Administrative Service Organization (BS-ASO) Division is under contract with the Health Care Authority to provide mental health services not covered under a managed care organization. The BH-ASO may provide certain mental health service and SUD services (referred to as behavioral health services) to people not enrolled in or eligible for Apple Health. For some services, such as services funded through the federal Substance Abuse Block Grant or Mental Health Block Grant, individuals may need to meet other priority population requirements to be considered eligible.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Spokane County has an adopted Citizen Participation Plan. This section describes the citizen participation activities that were undertaken to develop the Consolidated Plan and the priority housing and community development needs identified by the community.

Outreach was conducted by CSHCD Staff who met with multiple non-profit organizations, affordable housing organizations, community centers and community development agencies to discuss; Fair Housing Needs, Homeless Needs, Affordable Housing Needs, and Non-Housing Community Development Needs. Based on the data collected during these outreach meeting, CSHCD staff compiled a Community Needs Survey, using an online survey tool (Survey Monkey). Links to the surveys were sent via email to the agencies where CSHCD staff did outreach, interested parties list, RFP list, CSHCD subrecipients list, Housing and Community Development Advisory Committee (HCDAC), and was posted on the Spokane County website.

Annually in the Fall Season, CSHCD, hosts a stakeholders meeting. In the 2018 stakeholders meeting comments were taken on the direction of the Housing and Community Development Division's Affordable Housing Program and Homeless Programs.

During a Public Hearing in September 2019, SNAP Financial Access requested that Microenterprise continue to be a high priority for Spokane County over the next five-years, effectively reinstating it as a high priority.

Demo

Citizens were asked if they agreed or disagreed with the current goals and objectives in the Consolidated Plan. Overall, the surveys substantiated the current high priority need tables in the Consolidated Plan.

After the Draft 2020-2024 Consolidated Plan was developed it was vetted with the Citizen Participation Plan. The Citizen Participation Plan includes publication of the Draft Consolidated Plan for public comment prior to a public hearing before the HCDAC and another public comment period before adoption by the Board of Spokane County Commissioners at a final public hearing.

Annually in January the process for amending the Consolidated Plan is advertised in the *Spokesman Review* Newspaper.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/broad community	BOCC public hearing on May 12, 2020. Ten people attended the public hearing electronically. No further comments were offered.	Comments received indicate that the goals in the prior Consolidated Plan continue to be a high priority in Spokane County	All comments from the public are considered. Comments must be weighed against HUD eligibility requirements, regulations, definitions, and other funding mechanisms (to avoid supplanting HUD funds) and other considerations before goals and objectives changes are implemented.	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	homeless needs in East Spokane County	Although the focus of The Greater Spokane Valley Network is homelessness, Spokane County provided the link to the community needs survey. Responses were calculated along with all other survey monkey responses.	Comments indicate need for homeless services directed to youth and families with children which are currently high priorities for Spokane County.	All comments from the public are considered. Comments must be weighed against HUD eligibility requirements, regulations, definitions, and other funding mechanisms (to avoid supplanting HUD funds) and other considerations before goals and objectives changes are implemented. Every effort is made to match specific homeless needs with homeless funding streams.	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Public Meeting	Non-targeted/broad community	Affordable housing; eight agencies participated, area revitalization; three organizations were consulted. Public service; 15 agencies participated in discussion of needs.	Comments received indicate that the goals in the prior Consolidated Plan continue to be a high priority in Spokane County	All comments from the public are considered. Comments must be weighed against HUD eligibility requirements, regulations, definitions, and other funding mechanisms (to avoid supplanting HUD funds) and other considerations before goals and objectives changes are implemented.	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Non-targeted/broad community	The Housing and Community Development Advisory Committee (HCDAC) meets monthly throughout the year and meetings are open to the public. The HCDAC holds two public hearings annually where they listen to public comment on the Consolidated Plan and Annual Action Plan and annual projects recommended for funding.	Generally, agencies recommended for funding thanked the HCDAC for funding recommendations and told them how funds will be used to help low- and moderate-income beneficiaries. There was one request for reconsideration of funding for Waverly's access road application. Newman lake representative requested planning be included in the Consolidated Plan.	All comments from the public are considered. Comments must be weighed against HUD eligibility requirements, regulations, definitions, and other funding mechanisms (to avoid supplanting HUD funds) and other considerations before goals and objectives changes are implemented.	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
6	Public Meeting	Minorities Persons with disabilities Residents of Public and Assisted Housing	The Fair housing training was well attended. contacts were obtained to send the link to the community needs survey. Emailed link was sent to the providers and responses were calculated along with all other survey responses.	Comments received indicate that the goals in the prior Consolidated Plan continue to be a high priority in Spokane County	All comments from the public are considered. Comments must be weighed against HUD eligibility requirements, regulations, definitions, and other funding mechanisms (to avoid supplanting HUD funds) and other considerations before goals and objectives changes are implemented.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Information contained in the Needs Assessment was obtained through interviews, consultations, reports, literature review, and a survey.

Outreach to non-profit agencies and organizations who serve special populations and/or low-income residents of Spokane County was conducted. In person meetings with organizations that have been funded in the past, and others who were unaware of the Department or its programs, were arranged to understand where gaps in service may be. As a result, we increased the number of non-profits who are now aware of the CDBG and HOME Programs and they have been added to notifications lists.

Outreach to local jurisdictions' leadership, planners and public works staff helped determine realistic goals for the five-year horizon. Due to limits on funding, only high priority needs will have corresponding goals in the Consolidated Plan. Overall, the survey substantiated the continuation of high priority needs established in the previous Consolidated Plan, and some suggestions were made by respondents about other needs to consider.

Meetings with Spokane Valley and Spokane County Environmental Services Department were beneficial for planning for Spokane Valley's "set-aside" to be used in partnership to provide a sewer assistance program to an area in Spokane Valley, near the Spokane River, to be called the Barker Road Sewer Assistance Program. The area contains low income homeowners with property tax exemptions, indicating the need for financial assistance. CDBG will be used to assist homeowners who qualify with assessment assistance and/or connections loans to help afford to stay in their homes.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Many Spokane County residents face significant needs in finding, maintaining, and affording housing. Cost-burden is the most prevalent housing problem for households in Spokane County. This is particularly the case for lowest-income households (those with incomes at or below 30% of MFI and at or below 50% of MFI). The data tables estimate that 6,899 renters and 6,320 owner-occupants have cost burdens greater than 30% of income and that 6,478 renters and 5,503 owner-occupants have cost burdens in excess of 50% of income. While the primary housing issue facing low and moderate-income residents is affordability, there are other housing problems including: lack of complete plumbing/kitchen facilities - estimated at 382 renters and 211 owner households; overcrowding estimated at 620 renter and 451 owner households; and severely overcrowding estimated at 319 renter and 55 owner households.

There are no areas of the County in which there are disproportionate concentrations of racial or ethnic minority populations in comparison with concentrations in the jurisdiction as a whole (none with a difference of 10% or more). Spokane County is relatively non-diverse in terms of racial or ethnic minorities.

A major housing gap in Spokane County is the lack of assistance for families who cannot afford available housing resources. The local PHA – Spokane Housing Authority (SHA) converted all 125 public housing units to project based vouchers as part of their RAD conversion. They currently administer 5,314 vouchers which is made up of Housing Choice voucher (both tenant based and project based), as well as, HUD VASH vouchers. Mainstream vouchers and SRO units. 737 of the total vouchers are divided amongst Lincoln, Stevens, Pend Oreille, Whitman and Ferry counties. They also own and manage 826 units of affordable housing that were either financed with Bonds or Low-Income Housing Tax Credits (LIHTC) and are located throughout Spokane County. Demand for assistance is far greater than these resources, resulting in long wait lists for assistance. As a result of the most recent open application period in 2016, over 4,500 applicants were placed on the Housing Choice Voucher waiting list, and as of April 1, 2020 950 remain on the list as well as 7,500 on the project based waiting list suggesting that many County residents are still in need of housing assistance.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	471,221	270,140	-43%
Households	181,768	101,845	-44%
Median Income	\$46,207.00	\$50,079.00	8%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	10,213	10,338	16,835	10,263	54,215
Small Family Households	2,722	2,931	5,763	4,136	29,144
Large Family Households	360	926	1,581	1,059	4,851
Household contains at least one person 62-74 years of age	1,723	2,179	3,669	2,350	12,831
Household contains at least one person age 75 or older	1,107	2,061	2,825	1,112	3,621
Households with one or more children 6 years old or younger	1,453	1,900	2,979	2,004	5,185

Table 6 - Total Households Table

Data 2011-2015 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	115	143	109	15	382	129	30	44	8	211
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	144	60	115	0	319	0	0	45	10	55
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	38	343	109	130	620	34	105	199	113	451
Housing cost burden greater than 50% of income (and none of the above problems)	4,385	1,639	379	75	6,478	2,315	1,446	1,563	179	5,503

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	490	2,607	3,213	589	6,899	473	1,139	3,147	1,561	6,320
Zero/negative Income (and none of the above problems)	724	0	0	0	724	557	0	0	0	557

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,690	2,173	715	220	7,798	2,485	1,582	1,843	312	6,222
Having none of four housing problems	975	3,500	6,221	3,739	14,435	775	3,075	8,049	6,008	17,907
Household has negative income, but none of the other housing problems	724	0	0	0	724	557	0	0	0	557

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,474	1,592	1,628	4,694	845	831	1,740	3,416
Large Related	222	364	179	765	124	359	598	1,081
Elderly	851	1,056	768	2,675	1,215	1,194	1,598	4,007
Other	2,596	1,602	1,145	5,343	779	283	922	1,984
Total need by income	5,143	4,614	3,720	13,477	2,963	2,667	4,858	10,488

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,291	384	60	1,735	755	532	556	1,843
Large Related	163	220	40	423	124	195	58	377
Elderly	733	488	209	1,430	876	566	571	2,013
Other	2,404	719	119	3,242	620	195	374	1,189
Total need by income	4,591	1,811	428	6,830	2,375	1,488	1,559	5,422

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	153	388	209	120	870	30	105	219	65	419
Multiple, unrelated family households	25	15	10	10	60	4	0	30	58	92

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	30	0	4	0	34	0	0	4	0	4
Total need by income	208	403	223	130	964	34	105	253	123	515

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

The tables provided indicate that Single Person households experience housing cost burdens greater than 30% of income and “Other” Renters and Owners in all income categories indicated cost burdens greater than 30% for their housing. Similarly, “Other” Renters and Owners in all income categories indicated that they had cost burdens over 50% of their household income. Furthermore, Crowding was listed as a housing problem for “Other, non-family households”.

A quick look at census projections shows significant changes on the horizon. Nationally, nearly 20% of the population will be 65 and older by 2030. This population is expected to nearly double between 2012 and 2050 while the 85 and older group will triple in population at that time. Many “baby boomers” recoil at the thought of living out senior years in an institutional setting. Being notoriously independent, they hope to maintain a modicum of control over their lives. Boomers are much more likely to be divorced. Differences in longevity contribute to the fact that nearly half of women over the age of 65 live alone. By 80 years of age, three out of five households will consist of a single person.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The number of families which include disabled people is not evident in the data provided. Following are estimates for specific disabled populations who may need housing assistance over the next five years. Affordable housing must cost no more than 30% of the household income to meet the definition of

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"affordable" regardless of household income. For the purposes of CDBG, severely disabled people are presumed to be at 30% of MFI or lower. A conservative estimate would be 500 individuals and/or families with a disabled family member may be in need of a variety of types housing assistance in the next five years. The Center for Independent Living reported that in the last two years they have had approximately 26 homeless clients with another 44 reporting that they are dependent on family for housing.

According to the YWCA of Spokane Alternatives to Domestic Violence Program applications; Spokane has the second highest rate of offenses in the State of Washington. Approximately 40% of homeless households with children report that they are homeless as a result of domestic violence. According to the 2019 Point in Time Count there were 125 homeless, sheltered, victims of domestic violence and 27 victims of domestic violence who were unsheltered. While there are laws to protect victims from eviction the victims often are unaware of those rights and leave their housing to find a safe place. Because these victims have experienced trauma they need supportive services to gain and become stable in housing. Temporary safe shelters are used while the victim plans for a future free of violence. When they are able to set up a home they need housing assistance to become stable and find employment and get the children enrolled in school. Children who witness domestic violence and experience homelessness are especially vulnerable to poverty and problems with educational achievement as a result of adverse childhood experiences, (aka ACES). Children who witness abuse are 50 times more likely to abuse alcohol and drugs and six times more likely to commit suicide. The YWCA assists over 200 Spokane County victims per year and it is assumed they all need housing assistance after leaving transitional housing.

According to Lutheran Community Services Northwest applications; Victims of sexual violence suffer from a variety of impairments to their ability to function normally in society. One third of victims have Post Traumatic Stress Disorder (PTSD). This impairment can cause significant disruption in the areas of work, school and relationships. When victims regain stability in their lives they are better able to make productive, healthy choices for themselves and their families. For children, coping skills provide very real avenues to healthy, productive adult lives and can minimize victimization. Each year this organization estimates approximately 300 county residents need support services to recover from sexual assault. This number doesn't include the needs of City of Spokane victims of sexual assault. For the purpose of this section, we estimate that approximately 150 of these clients could use housing support.

There are currently 126 disabled households and 25 elderly households on the Spokane Housing Authority wait list for accessible units.

The CSHCD Supportive Living Division reports that they have 50 clients per month and all of these clients need affordable housing and assistance obtaining housing.

What are the most common housing problems?

The most common housing problem is cost burden, especially for renter households with incomes below 50% of AMI and most particularly for households with incomes below 30% of AMI. Vacancy rates in Spokane County are low, which affects housing costs. The tight rental market, whether multifamily or single family, makes it difficult for lower income renters to compete, especially those with poor credit or with other historic barriers.

More renter households than owner households have housing problems. Not only do more renters have housing problems, a far greater share of renters have housing problems than do owners, particularly cost burdens. Cost burdens account for the greatest number of problems for both renters and owners.

Are any populations/household types more affected than others by these problems?

As shown in Data Table 8, 65% of renter and 37% of owner households with incomes at or below 30% of AMI experienced 1 or more housing problems. The majority of households experienced a cost burden which was equally split between those with > 30% and those with > 50% of income. The largest sub-group identified was “other” households followed closely by “small related” households and then “Elderly” households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The most common issues facing households at risk of homelessness are lack of income and unaffordable housing.

Vulnerable populations need living wage jobs and/or income sources to pay for the adequate housing. For example, a recipient of Aged, Blind and Disabled funds receives less than \$200 per month. Additionally, we are seeing per the data sets, a large population of elderly home-owners that do not have the income to support retaining their housing.

Lacking income, housing subsidies to maintain affordable rents are necessary. For many of those at risk, the availability of affordable rental housing with community supports can prevent their homelessness.

Formerly homeless families and individuals, nearing the termination of assistance, may need extended funding to support the attainment of financial independence. Tenant Based Rental Assistance may be used to keep them housed for another two years. After two years of TBRA they will be eligible for a Section 8 Voucher from the Spokane Housing Authority providing continued stability.

For other at-risk persons with major difficulties such as addictions, mental illness or physical illness, the availability of stabilizing housing with supportive services is key.

Permanent supportive housing is the primary form of housing that can prevent these subpopulations from falling into homelessness. The subsidized rental housing inventory has the variety of housing types needed to help prevent homelessness; however, it lacks sufficient quantities of housing units to meet all the needs of the at-risk residents, let alone those that are cost-burdened.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

There is no way to estimate the true extent of the at-risk population in need of affordable housing. No reliable data exists at the community level to make a valid estimate of the number of households at risk of homelessness. Persons with extreme cost burdens and in general population with very-low incomes (30% or less of MFI) are among the most vulnerable to homelessness. While the CHAS data can be a beginning point for estimates in terms of numbers of very low-income households, a combination of factors contribute to risk such as domestic violence, illness, addiction, high health and housing costs, unemployment and the aging population on a fixed income.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Among the housing issues facing person at risk of homelessness are doubling up or overcrowding (often aggravating family dysfunction or domestic violence), substandard housing, high maintenance costs (for homeowners), unaffordable rental costs, and the high cost of utilities. Homeless providers coordinated by the Coordinated Entry and Assessment System consider these conditions and seek successful housing placement to prevent returns to homelessness.

Other characteristics linked to housing instability include loss of job or unemployment, chronic medical conditions, mental health and substance abuse.

Discussion

Homeless Prevention is a high priority in Spokane County. Using Homeless Housing Assistance Act funds a Program has been developed by the Spokane Workforce Council with the goal of keeping individuals and families in their homes while gaining other needed assistance to move out of poverty and become more self-sufficient.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD considers a disproportionately greater need to exist when the members of a racial or ethnic group at an income level experiencing housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Housing problems include lack of complete plumbing or kitchen facilities, more than one person per room (over-crowding) and cost burden greater than 30%.

The discussion of data tables 13 through 16 must be prefaced by the observation that Spokane County is a relatively non-diverse Urban County. In terms of race, 93% of the population is white alone. The largest race other than white alone identified in the 2010 census was Asian who represented just 1.5% of the population followed closely by Black/African American at 1.4%. Alaska Native/American Indian made up less than 1% of the population. Considering ethnicity, regardless of race, 3% of the population was Hispanic in 2010. Combining race and ethnicity to identify minority households (Hispanic and/or a race other than white alone), just 7% of the population could be considered minority.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,110	797	1,281
White	6,993	671	1,131
Black / African American	213	35	10
Asian	108	20	0
American Indian, Alaska Native	148	4	15
Pacific Islander	50	0	0
Hispanic	459	40	94

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,507	2,815	0
White	6,513	2,706	0
Black / African American	95	14	0
Asian	94	14	0
American Indian, Alaska Native	117	0	0
Pacific Islander	99	0	0
Hispanic	410	18	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,925	7,939	0
White	8,145	7,239	0
Black / African American	155	25	0
Asian	264	114	0
American Indian, Alaska Native	93	143	0
Pacific Islander	0	0	0
Hispanic	148	287	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,678	7,602	0
White	2,413	6,897	0
Black / African American	25	90	0
Asian	90	75	0
American Indian, Alaska Native	20	24	0
Pacific Islander	0	14	0
Hispanic	90	305	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

While the numbers are very small, the following observations can be made about Tables 13 through 16: The data tables show that a disproportionate percent of Hispanic households and Black/African American households with incomes at or below 30% of AMI had one or more housing problems, compared to the jurisdiction as a whole. 92% of Hispanic households (459 HH) and 86% of Black/African American households (213 HH) had one or more housing problems compared to 91% of the jurisdiction as a whole.

A disproportionate percent of Pacific Islander households with incomes between 30% and 50% of AMI had one or more housing problems compared to the jurisdiction as a whole. 100% of Pacific Islander households (99 HH) had one or more housing problems compared to 72% of the jurisdiction as a whole.

A disproportionate percent of Black/African American households, and Asian households with incomes between 50% and 80% of AMI had one or more housing problems, compared to the jurisdiction as a whole. 86% of Black/African American households (155 HH), and 70% of Asian households (264 HH) had one or more housing problems compared to 52% of the jurisdiction as a whole.

A disproportionate percent of Asian households with incomes between 80% and 100% of AMI had one or more housing problems, compared to the jurisdiction as a whole. 54% of Asian households (90 HH) had one or more housing problems compared to 26% of the jurisdiction as a whole.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD considers a disproportionately greater need to exist when the members of a racial or ethnic group at an income level experiencing housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Severe housing problems include lack of complete plumbing or kitchen facilities, more than 1.5 persons per room (severe over-crowding) and cost burden greater than 50%.

The discussion of Data tables 17 through 20 must be prefaced by the same observation that Spokane County is a relatively non-diverse Urban County. In terms of race, 93% of the population is white alone. The largest race other than white alone identified in the 2010 census was Asian who represented just 1.5% of the population followed closely by Black/African American at 1.4%. Alaska Native/American Indian made up less than 1% of the population. Considering ethnicity, regardless of race, 3% of the population was Hispanic in 2010.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,175	1,750	1,281
White	6,208	1,454	1,131
Black / African American	213	35	10
Asian	93	35	0
American Indian, Alaska Native	143	8	15
Pacific Islander	20	30	0
Hispanic	384	115	94

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,755	6,575	0
White	3,310	5,883	0
Black / African American	30	79	0
Asian	55	52	0
American Indian, Alaska Native	40	77	0
Pacific Islander	74	25	0
Hispanic	159	269	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,558	14,270	0
White	2,292	13,054	0
Black / African American	0	180	0
Asian	129	243	0
American Indian, Alaska Native	0	227	0
Pacific Islander	0	0	0
Hispanic	79	347	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	532	9,747	0
White	462	8,826	0
Black / African American	0	115	0
Asian	35	130	0
American Indian, Alaska Native	20	24	0
Pacific Islander	0	14	0
Hispanic	15	380	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

An analysis of Data tables 17 through 20 show that a disproportionate percent Black/African American households, American Indian, Alaska Native households, Black/African American households with incomes at or below 30% of AMI had one or more severe housing problems, compared to the jurisdiction as a whole – 95% of American Indian, Alaska Native households (143 households); and 86% of Black/African American households (213 households) had one or more severe housing problems compared with 80% of the jurisdiction as a whole.

A disproportionate percent of Pacific Islander households with incomes at or below 50% of AMI had one or more severe housing problems compared to the jurisdiction as a whole - 75% of Pacific Islander households (74 households) had one or more severe housing problems compared with 36% of the jurisdiction as a whole.

A disproportionate percent of Asian households with incomes at or below 80% of AMI had one or more severe housing problems compared to the jurisdiction as a whole - 34% of Asian households (129 households) had one or more severe housing problems compared with 15% of the jurisdiction as a whole.

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A disproportionate percent of American Indian households with incomes at or below 80% of AMI had one or more severe housing problems compared to the jurisdiction as a whole - 45% of American Indian households (20 households) had one or more severe housing problems compared with .05% of the jurisdiction as a whole.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

HUD defines a disproportionately greater need as existing when members of racial or ethnic groups at an income level experiencing housing problems at a greater rate (10 percentage points or more) than the income level as a whole. As with previous tables assessing housing problems and severe housing problems by race and ethnicity, the observation must be made that the numbers are very small and, therefore, may underestimate or overestimate the degree of disproportionate burden.

Table 21 shows the extent of cost burden for the jurisdiction as a whole and for each race and ethnicity.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	69,693	17,970	12,876	1,293
White	64,877	16,273	11,319	1,131
Black / African American	453	285	239	14
Asian	886	271	292	10
American Indian, Alaska Native	344	205	153	15
Pacific Islander	109	55	94	0
Hispanic	1,807	549	613	94

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

Data shown in Table 21 indicates disproportionally in housing cost burden.

No cost burden is represented in the first column (housing costs less than or equal to 30% of income). A disproportionate share of Black/African American and American Indian/Alaska Native households experienced cost burden with household income between 30 % and 50% of AMI - 29% of Black/African American households (285 households); and 29% of American Indian/Alaska Native households (205 households) compared with 17% of the jurisdiction as a whole.

Demo

A disproportionate share of Black/African American, Asian, American Indian/Alaska Native, Pacific Islander and Hispanic households experienced cost burden with household income greater than 50% of AMI – 36% of Pacific Islander households (94 households); 24% of Black/African American households (239 households); 22% of American Indian/Alaska Native households (153 households); 22% of Asian Households (292 households); and 21% of Hispanic households (613 households) compared with 12% of the jurisdiction as a whole.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

A disproportionate percent of Hispanic households and Black/African American households with incomes at or below 30% of AMI had one or more housing problems, compared to the jurisdiction as a whole. 92% of Hispanic households (459 HH) and 86% of Black/African American households (213 HH) had one or more housing problems compared to 91% of the jurisdiction as a whole.

A disproportionate percent of Pacific Islander households with incomes between 30% and 50% of AMI had one or more housing problems compared to the jurisdiction as a whole. 100% of Pacific Islander households (99 HH) had one or more housing problems compared to 72% of the jurisdiction as a whole.

A disproportionate percent of Black/African American households, and Asian households with incomes between 50% and 80% of AMI had one or more housing problems, compared to the jurisdiction as a whole. 86% of Black/African American households (155 HH), and 70% of Asian households (264 HH) had one or more housing problems compared to 52% of the jurisdiction as a whole.

A disproportionate percent of Asian households with incomes between 80% and 100% of AMI had one or more housing problems, compared to the jurisdiction as a whole. 54% of Asian households (90 HH) had one or more housing problems compared to 26% of the jurisdiction as a whole.

If they have needs not identified above, what are those needs?

NA

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

No

NA-35 Public Housing – 91.205(b)

Introduction

As of 11/1/2019, the Spokane Housing Authority (SHA) no longer owns or operates Public Housing units. SHA has utilized HUD’s Rental Demonstration Program (RAD) to convert all Public Housing units to project-based housing vouchers under the Housing Choice Voucher program. In order to ensure that Public Housing participants are not adversely affected by this conversion, the housing authority has created a Relocation Specialist position dedicated to relocating these families to affordable housing units in the community and offering continuing rental assistance through the Housing Choice Voucher program. In addition, all families who were on the Public Housing waiting list at the time of conversion, were given the opportunity to be placed on the HCV waiting list for the same time and date that they had originally applied to the Public Housing Program.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	120	4,665	63	4,294	70	73	139

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	12,298	10,710	6,356	10,807	8,598	10,750
Average length of stay	0	0	5	5	0	5	0	3
Average Household size	0	0	2	2	1	2	1	3
# Homeless at admission	0	0	4	125	33	80	4	1
# of Elderly Program Participants (>62)	0	0	7	712	0	695	9	1
# of Disabled Families	0	0	57	2,109	51	1,841	60	11
# of Families requesting accessibility features	0	0	120	4,665	63	4,294	70	73
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	92	3,954	54	3,627	60	65	125
Black/African American	0	0	7	315	3	292	10	2	6
Asian	0	0	6	96	0	96	0	0	0
American Indian/Alaska Native	0	0	14	280	6	259	0	6	8
Pacific Islander	0	0	1	20	0	20	0	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	4	184	3	172	3	3	2
Not Hispanic	0	0	116	4,481	60	4,122	67	70	137

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Demo

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

As stated above, SHA no longer owns or manages public housing units. However, that being said, Spokane Housing Authority residents and clients have the same access to the accommodations described below regardless of the type of program that they are part of.

Residents of any property owned or managed by SHA can request a reasonable accommodation or modification at any time. Requests are processed and responded to within a few days. The SHA application form includes a section that provides the applicant with an opportunity to list any specific features or accommodations they may need to accommodate their disability. If a current tenant or applicant needs a specially designed accessible unit and there is an occupant living in the unit not needing the accessibility features, SHA transfers the current resident to a non-accessible unit to make the unit available to the tenant or applicant that does need the features of the unit.

For residents at SHA owned or managed properties, most accommodation or modification requests received by SHA are for service animals, the need for ground floor units, or minor modifications such as grab bars.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The housing authority last opened its wait list for three days in January of 2016 and received nearly 4500 applications, all of which were placed on the housing authority's waiting list for tenant-based housing vouchers. As of March 2020, our waiting list remains closed with over 950 families of the initial 4500 applicants still waiting for a voucher. Nearly 300 of these families have indicated that they have a disabled head or co-head. In addition, there are more than 7500 households currently on our project-based waiting lists who are waiting for subsidized units at nearly 20 properties in the Spokane area. It's important to note that a household may be on multiple property lists, so the number 7500 is not a clear indication of how many separate households this number represents, that being said, it still clearly demonstrates the continued need for rental subsidy in the Spokane area. Aside from the immediate need for rental assistance, other needs for many applicants include assistance with paperwork and help obtaining required verifications. Lack of transportation can also be a major barrier to housing for many, particularly for those who are disabled.

Reasonable accommodation requests from voucher holders participating in the Housing Choice Voucher Program primarily involve the extension of voucher search time expiration dates, the need for a larger voucher size, and requests for a larger voucher payment standard.

How do these needs compare to the housing needs of the population at large

The applicants on the current wait lists for housing programs generally have far fewer resources than the households in the population at large. Lack of income and lack of living wage jobs are common

Demo

among applicants, therefore, their need for affordable units is often greater than the population at large who tend to have more resources and greater incomes. For those households who have a lack of income combined with a disability, and may require the need for both accessibility and affordability, they will have even more limited housing options than the population at large as they compete for the small amount of these units that are currently available in the community.

Discussion

Washington State Department of Commerce uses Housing Trust Funds to provide localities with funds for housing development, acquisition, rehabilitation, operations and tenant-based rental assistance (TBRA). In addition, the Washington State Housing Finance Commission assists

organizations with homeownership and multifamily rental housing assistance, largely through

its Tax Credit Program.

Putting various funding sources together to fund an activity or project requires juggling various requirements of funders and consistency with local Consolidated Plans.

To assist Spokane County and jurisdictions within the County a mapping website was developed.

Planners may access the mapping system at

<http://spokanecounty.maps.arcgis.com/apps/webappviewer/index.html?id=39a81144c9ec4907802e186fb06285b2>

The mapping website will improve over time as CSHCD determines what data to have included in the system. Site location for affordable housing will be analyzed using the map information which is tied to the American Community Survey. The system will also help the Department determine which areas qualify for area-wide benefit on an annual basis.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

This Consolidated Plan is dedicated to the activities and projects that utilize HOME and CDBG funding. CDBG funds provide a social safety net to help low- and moderate-income people stay stable and not enter homelessness. For information and details on the homeless crisis response system, please refer to section PR10 Consultation.

The most common issues facing households at risk of homelessness are lack of income and unaffordable housing. Vulnerable populations need living wage jobs to pay for adequate housing. Lacking income, housing subsidies to maintain affordable rents are necessary. For many of those at risk the availability of affordable rental housing with community supports and homeless prevention funds, can prevent their homelessness. Rapid Rehousing resources using the Housing First model of placement is a promising method of returning persons who have fallen into homelessness, back to stability.

For other at-risk persons with major difficulties such as addictions, mental illness or physical illness, the availability of stabilizing housing with support services is key to their success in housing. Permanent supportive housing is the primary form of housing that can prevent these subpopulations from falling into homelessness or returning to homelessness. Spokane County's subsidized rental housing inventory has the variety of housing types needed to help prevent homelessness. However, it lacks sufficient housing units to meet all the needs of at-risk residents, beyond those of cost burden.

As long as a local document recording fees are available to fund homeless programs in Spokane County, the County will avoid using CDBG to serve homeless populations. If local fees become unavailable, Spokane County will again use CDBG to serve homeless shelters with operations and maintenance funding.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The January 2019 Point-in-Time Count found a total of 1,309 persons homeless in Spokane County on a single night. This total is composed of sheltered and unsheltered homeless person who are in families with adults and children (302), unaccompanied youth (22), or households composed of single adults or couples (985). Caution should be exercised in using this data as it represents a major undercounting of the actual number of persons homeless in a single day. Causes of under counting include an inability to reach all areas of Spokane County, insufficient census takers, homeless people avoiding of census takers, weather and fear of authority.

Point in Time Count Trends from 2009 to 2019:

Family homeless numbers have decreased from 556 to 302. Single Adults who are homeless has increased from 673 to 985. Youth homelessness fluctuates over the years with a low of zero in 2009 and a high of 22 in 2019. Seniors who are over 55 years old are experiencing homelessness; there were 28 homeless women and 158 homeless males reporting in 2019.

The Homeless Management Information System (HMIS) had a total of 3,900 exits to permanent housing and 11,095 new enrollments during 2019. Keep in mind that this number is not de-duplicated and that it is entirely possible for a client to be enrolled in multiple projects, including multiple different emergency shelter projects, as well as exit to permanent housing and later return to homelessness within the same time period.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

CDBG funds provide a social safety net to help low- and moderate-income people stay stable and not enter homelessness. For details on the annual Point in Time count of homeless including singles, families and veterans, please refer to Spokane’s Point in Time Count. The most recent Point in Time Count available is found at <https://my.spokanecity.org/news/releases/2019/04/10/point-in-time-count-results/>.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

CDBG funds provide a social safety net to help low- and moderate-income people stay stable and not enter homelessness. For details on the annual Point in Time count of homeless including singles, families and veterans, please refer to Spokane’s Point in Time Count. The most recent Point in Time Count available is found at <https://my.spokanecity.org/news/releases/2019/04/10/point-in-time-count-results/>.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

CDBG funds provide a social safety net to help low- and moderate-income people stay stable and not enter homelessness. For details on the annual Point in Time count of homeless including singles, families and veterans, please refer to Spokane’s Point in Time Count. The most recent Point in Time Count available is found at <https://my.spokanecity.org/news/releases/2019/04/10/point-in-time-count-results/>.

Discussion:

Low-income and moderate-income persons are in need of assistance to stay housed and not become homeless. It is evident that once homeless the costs of rehousing are greater than providing public services such as food and utility assistance to people in poverty.

In addition to the health and societal causes of homelessness, poverty is primary. Other contributing factors include employment, loss of job, high housing costs, illness, poor credit history, landlord-tenant problems, substance abuse, and lack of education.

Furthermore, the Point in Time Statistics in January 2019, indicate that 318 reported serious mental illness, 159 reported substance abuse, 125 reported being survivors of domestic violence,

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section describes the housing needs of persons who are not homeless but require supportive housing. This includes the elderly; frail elderly; persons with mental, physical, and/or developmental disabilities; persons with alcohol or other drug addictions; persons with HIV/AIDS and their families; and victims of domestic violence, dating violence, sexual assault, and stalking. Spokane County is not a HOPWA grantee; thus, HOPWA and the HIV Housing Need tables are not required.

Describe the characteristics of special needs populations in your community:

Persons who are not homeless but require supportive housing include the elderly; frail elderly; persons with mental, physical, and/or developmental disabilities; persons with alcohol or other drug addictions; persons with HIV/AIDS and their families; and victims of domestic violence, dating violence, sexual assault, and stalking. Of those listed, all but persons with alcohol or other drug addictions are identified as High Priority Special Needs Populations in Spokane County Consolidated Plan.

According to the 2018 American Community Survey Data, 76,680 persons are 65 years of age and over. Approximately 27,930 persons are over 65 and have a disability. Approximately 73,317 persons or 14% of the County population have a mental, physical, and/or developmental disability.

According to the Spokane Regional Health District, AIDS has been a reportable disease in Washington since 1982, and for many years the number of cases reported was used to estimate the incidence of HIV disease. The rate of incident disease has been mostly stable locally and

statewide since 2002, with an average of approximately 18 cases in Spokane County. This equates to a rate of approximately 3.5 per 100,000 persons.

Community Indicators of Spokane County, with data from Washington Association of Sheriff's & Police Chiefs, reports that in 2018, there were 4,371 domestic violence offenses in Spokane County. This equates to 10.4 incidents per 1,000 residents.

This data is for all of Spokane County, including the City of Spokane.

What are the housing and supportive service needs of these populations and how are these needs determined?

Prioritization of Special Needs Persons who are not homeless in the Spokane County Consolidated Plan is completed by conducting stakeholder meetings, consultations with applicable agencies, data and report compilation, and surveys. Spokane County Community Services, Housing, and Community Development Department has oversight of County funding for mental health, developmental disabilities, substance abuse treatment and prevention, housing and community development. Additionally, the department is a partner in the City/County Continuum of Care. Data is compiled through databases such as HMIS, IDIS, and RainTree.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Spokane Regional Health District, AIDS has been a reportable disease in Washington since 1982, and for many years the number of cases reported was used to estimate the incidence of HIV disease. The rate of incident disease has been mostly stable locally and statewide since 2002, with an average of approximately 18 cases in Spokane County. This equates to a rate of approximately 3.5 per 100,000 persons.

Statewide in 2018, more than 14,000 people were known to be living with HIV disease and 60% had a diagnosis of AIDS. More than 77% of cases are in men; with 53% of all cases in men who's only identified risk factor is having sex with men. Most female cases are thought to be contracted through unprotected sex with an HIV positive male. Among all new HIV cases, about one in six report a history of injection drug use, although this appears to be dropping over time.

Discussion:

To assist Spokane County and jurisdictions within the County a mapping website was developed. Planners may access the mapping system at <http://spokanecounty.maps.arcgis.com/apps/webappviewer/index.html?id=39a81144c9ec4907802e186fb06285b2>

The mapping website will improve over time as CSHCD determines what data to have included in the system. Spokane County continues to strive to place high priority special needs persons in appropriate permanent supportive housing. The location of special needs services compared to those who require the services would be useful to map in future planning endeavors.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

Public Facilities identified as High Priority for 2020-2025 are:

- Homeless Shelter
- Childcare Center
- Facilities for disabled persons
- Facilities for neglected/abused children
- Youth Center
- Parks and Recreation

How were these needs determined?

Through outreach and feedback from the members of Spokane County's Urban Consortium, Consultations, research and survey of the community.

Describe the jurisdiction’s need for Public Improvements:

High Priority Needs for public improvement in Spokane County are Water/Sewer Improvements, Street Improvements, Parks. Spokane Valley has a high priority for sidewalk improvements within its jurisdiction.

How were these needs determined?

Through consultations with members of the Urban Consortium; Public Works staff, local leadership, local water districts and jurisdictions' planning departments.

Describe the jurisdiction’s need for Public Services:

High Priority Public Service Needs in Spokane County are:

- Senior Services
- Services for Disabled
- Youth Services
- Health Services
- Fair Housing Activities
- Services for victims of Domestic Violence and/or sexual assault

- Childcare services
- Emergency Services (i.e., food, clothing, utility, transportation, or prescription assistance)

How were these needs determined?

Through consultations and interviews with service providers in Spokane County. The survey confirmed these as high priority Public Service needs.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Spokane-Spokane Valley Housing Market Area (HMA) coterminous with the Spokane-Spokane Valley Metropolitan Statistical Area and consists of Pend Oreille, Spokane and Stevens Counties in Washington. The HMA, along the border with Idaho, is the largest urban area in eastern Washington. Fairchild Air Force Base, four universities, and five major hospitals form the economic foundation.

The rental housing market conditions are currently tight as rents continue to rise and availability of units are scarce. The apartment vacancy rate is less than 2 percent after peaking in 2010 at slightly more than 8 percent. Despite low vacancy rates, year-over-year apartment rent growth decreased from 3 percent in March 2012 to less than 1 percent in March 2013.

The sales housing market is currently balanced. New and existing home sales and prices have returned to sustained year-over-year growth after declining from 2006 through 2012. Since 2012, rising job and population growth have increased demand for housing and contributed to the absorption of excess inventory. Demand is estimated at 5,400 new homes during the next 3 years.

Housing in Spokane County is predominantly single family (67%), primarily owner-occupied (64% as a whole), and generally older with approximately 40% built between 1950 and 1979 and 30% built between 1980 and 1999. Given the aging housing stock in Spokane County, identifying the condition is an important consideration. Selected conditions are similar to housing problems identified in the needs assessment and include: (1) lacks complete plumbing facilities; (2) lacks complete kitchen facilities; (3) more than one person per room; and (4) cost burden greater than 30%. A little less than half of the renter-occupied units have at least one selected condition while only 25% of owner-occupied units have one selected condition. Almost half of the housing stock for both owners and renters present a potential risk of lead-based paint hazard.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Data Table 26 and 27 shows that there were 109,566 residential units in Spokane County. Approximately 67% of housing units are single family detached. The majority of owner-occupied units contain 3 or more bedrooms while the majority of renter-occupied units contain 2 bedrooms.

Manufactured and mobile homes make up approximately 9% of the housing stock. There are an estimated 10,316 manufactured/mobile homes in Spokane County located in several areas throughout the County. The condition of manufactured/mobile homes and the sites on which they are located varies widely.

In terms of tenure, it was estimated that 64% of units were owner-occupied and 36% renter-occupied. 81% of owner-occupied units had three or more bedrooms. The largest share of renter-occupied units consists of 2-bedroom units at 44%, followed by 33% having three or more bedrooms.

New construction of single family homes has increased substantially over the last 5 years but is still well below the prerecession construction levels. During the period of 2013-2017 homebuilding activity increased by an average of 11 percent. Also during the 12 months ending May 2018, the number of single-family homes permitted increased by 140 or 8 percent from the previous 12 months, to 1,875. Although single-family homebuilding activity is increasing, development activity is constrained by the shortage of developable lots within the urban growth boundary.

Developers have responded to low vacancy rates and increasing rents by increasing multi-family construction. During 2016 and 2017 an average of 1,900 permits were issued annually, the two highest years since 2000. An estimated 2,125 multi-family units are currently under construction in the HMA, including both market rate and affordable apartments. During the next 3 years demand is expected to be 3,250 new apartment units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	73,670	67%
1-unit, attached structure	4,511	4%
2-4 units	4,639	4%
5-19 units	8,428	8%
20 or more units	8,002	7%
Mobile Home, boat, RV, van, etc	10,316	9%
Total	109,566	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	92	0%	741	2%
1 bedroom	1,070	2%	5,904	19%
2 bedrooms	10,924	16%	13,146	42%
3 or more bedrooms	58,383	83%	11,572	37%
Total	70,469	101%	31,363	100%

Table 27 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The local PHA – Spokane Housing Authority (SHA) converted all 125 public housing units to project-based vouchers as part of the RAD conversion. They currently administer 5,314 vouchers which is made up of Housing Choice voucher (both tenant-based and project-based), as well as, HUD VASH vouchers, Mainstream vouchers and SRO units. 737 of the total vouchers are divided amongst Lincoln, Stevens, Pend Oreille, Whitman and Ferry counties. They also own and manage 826 units of affordable housing that were either financed with Bonds or Low-Income Housing Tax Credits (LIHTC) and are located throughout Spokane County.

At least 75% of SHA's Housing Choice Vouchers are targeted to those with incomes at or below 30% AMI. The remaining are available for those with incomes at or below 50% AMI. SHA has a new lottery system of admissions beginning in mid-2015 and local preferences will include:

- Families with children, elderly and disabled. Applicants will be selected based on application date and time
- Homeless and chronically homeless households through a referral system with non-profit partners. This will be accomplished through MOUs between the housing authority and local non-profit service partners.
- Households who are currently living in an approved transitional housing program and who are ready to transition to permanent housing. This will again be accomplished through MOUs with service partners and referrals.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The Washington State Housing Finance Commission (WSHFC) has a significant portfolio of LIHTC-financed properties in Spokane. These include 6,371 rent restricted units units in 73 properties with Spokane County addresses. According to WSHFC data, there is no danger of a loss of subsidy to these

properties at least through 2025. However, there is the potential for some of the units being ultimately lost due to compromises to the integrity of structures and/or financial infeasibility due to aging and continual deferral of major repairs and upgrades. After 15 years, the investor tax credits end, reducing the incentive for the investor to provide continued support to the project. In some cases, the rent structure is not sufficient to cover the cost of necessary improvements/replacements. Additional capital is needed to sustain these structures. To finance rehabilitation costs and recapitalize their properties, some housing sponsors in Spokane are currently seeking funding from the Washington State Housing Trust Fund and will apply for recapitalization tax credits as their initial period expires.

State reporting agencies have indicated that they do not expect to see a substantial loss in the subsidized project-based affordable housing inventory at least for the next several years.

Does the availability of housing units meet the needs of the population?

The demand for affordable housing units in Spokane County continues to be high for households at 50% or less of AMI income levels. Rental vacancy rates remain tight - below 4% and it's even lower for income restricted units. Developers have responded to low vacancy rates and increasing rents by increasing multi-family construction. During 2016 and 2017 an average of 1,900 permits were issued annually, the two highest years since 2000. An estimated 2,125 multi-family units are currently under construction in the HMA, including both market rate and affordable apartments. During the next 3 years demand is expected to be 3,250 new apartment units.

There is a shortage of units targeted to extremely low-income households (at or below 30% of AMI) as well as people on low fixed incomes, such as those relying on Aging Blind or Disabled (ABD) benefits, disability benefits (SSDI) and Social Security (SSI). This population continues to have difficulty finding available affordable units and are generally are on waiting lists for subsidized units.

As the need for assistance with housing continues to grow, public resources continue to be cut. The Public Housing Authority wait list is closed and those on the list have a long wait before receiving assistance in the form of a Housing Choice Voucher which minimizes the impact that resource offers to low-income County residents.

Spokane County provides TBRA assistance to the Supportive Living Division which they will use to help clients obtain permanent housing in the community.

Describe the need for specific types of housing:

Housing for people with physical disabilities and other special needs continues to be a high priority in Spokane County and there is a shortage of available units. Preference is given for projects that apply for affordable housing funds from the County that include set-aside units for special needs populations.

Spokane County’s elderly households represent approximately 18% of the population. Affordable housing options for seniors, is a high priority, and Spokane County has invested in several recent new developments. As the baby boomer population continues to age the need for affordable units will increase.

While the housing needs of the lowest income households continue to be a high priority, there is still a need for affordable housing for working families. Several units of “work force” housing have been built in recent years and continue to be a growing need.

Discussion

For the Continuum of Care the Housing Inventory Chart of homeless housing is used to determine vacancy rates.

The only missing information on unit availability would involve private landlords. It is assumed that there would be limited cooperation from landlords with one or just a few units available. It is a private business and concerns over privacy have delayed any action toward mapping private rentals and tracking their availability and affordability.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

According to results of surveys conducted by the Washington Center for Real Estate Research (University of Washington), the average rent in Spokane was \$1,019 with a vacancy of 1.0%. The survey includes units in larger complexes only (five or more units) and varies with landlord response rates. The general trend in the last five years is that of steadily increasing rents and declining vacancies among the apartments surveyed.

The Washington Center for Real Estate Research also looks at trends in purchase prices and affordability of housing on the market. Data provided in the WCRER publication *Washington State's Housing Market 4th Quarter 2019* showed an 11.9% higher median resale housing price in Spokane County from the median price a year earlier. The affordability of housing for homebuyers was reflected in the Housing Affordability Index (HAI) of 107.2 for Spokane County (2019 4th quarter) which measures the degree to which a household with median income could buy a median-priced home. This means that a household with median income had 7.2% more income than the minimum required to buy a median-priced home. This is a steady decline down 188.5 from the 2nd quarter of 2014 where the residents had 88.5% more income than was required. As a comparison to the current figure, the all-buyer index (HAI) in Washington for this same period was 108.6.

A second index applies to first-time buyers and assumes a lower-priced unit (85% of median), lower income (70% of median), lower downpayment, and possible assistance with the downpayment or other favorable terms. The first-time HAI in Spokane County in the 4th quarter of 2019 was 78.5, meaning housing (at 85% of median) was not affordable to first-time buyers (earning 70% of median). The first-time buyer index (HAI) in Washington State was 79.5.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	179,000	183,300	2%
Median Contract Rent	581	674	16%

Table 28 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	5,976	19.0%
\$500-999	19,569	62.4%
\$1,000-1,499	4,364	13.9%
\$1,500-1,999	892	2.8%
\$2,000 or more	602	1.9%

Rent Paid	Number	%
Total	31,403	100.1%

Table 29 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,271	No Data
50% HAMFI	6,235	2,861
80% HAMFI	18,642	11,080
100% HAMFI	No Data	19,498
Total	26,148	33,439

Table 30 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	553	652	867	1,240	1,431
High HOME Rent	553	652	867	1,121	1,231
Low HOME Rent	553	616	740	854	953

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Based on data from the Spring 2019 Real Estate Research Report, building permits for single family units from 2015 remained strong averaging approximately 1,600 units per year through 2018. On the rental side, multifamily permits were at averaging approximately 1,460 units per year from 2015 through 2017 and then decreased significantly to 447 units in 2018.

Average and median home prices rose sharply in 2016 (average prices went from \$197,630 in 2015 to \$221,144 in 2016). The average and median home price at the end of 2019 rose to \$276,900 an increase of just over 31% since 2016. At the same time, Median household income in 2016 was \$62,600 and rose to \$71,700 an increase of approximately 14.5%.

The gap in affordability is particularly severe among lowest income households. The gap is determined by comparing levels of household income with available housing affordable at that income range, which includes vacant housing and that are actually occupied by households in the matching income range.

Housing is not allocated by need, unless housing is held specifically for qualifying households (both in terms of ability to pay and household composition), such as most subsidized housing. Instead, many lower cost units (owned or rented) are occupied by households with higher incomes, better credit, and fewer needs. Many of the lowest income households have barriers that limit choices, such as poor credit histories and criminal histories.

How is affordability of housing likely to change considering changes to home values and/or rents?

The HUD Fair Market Rents (FMRs) have increased approximately 14.5% from the 2015 FMRs, which has allowed owners of assisted housing units to increase rent incrementally at the same time incomes have not kept pace creating an increased cost burden on low to moderate income renter households.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The HUD Fair Market Rents (FMRs) have increased approximately 14.5% from the 2015 FMRs, which has allowed owners of assisted housing units to increase rent incrementally at the same time incomes have not kept pace creating an increased cost burden on low to moderate income renter households.

Discussion

The gap in affordability is particularly severe among lowest income households. The gap is determined by comparing levels of household income with available housing affordable at that income range, which includes vacant housing and that actually occupied by households in the matching income range. Housing is not allocated by need, unless housing is held specifically for qualifying households (both in terms of ability to pay and household composition), such as most subsidized housing. Instead, many lower cost units (owned or rented) are occupied by households with higher incomes, better credit, and fewer needs. Many of the lowest income households have barriers that limit choices, such as poor credit histories and criminal histories.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Most of the housing in Spokane County was built more than 30 years ago (61% of owner-occupied and 62% of renter-occupied units were built before 1980). Deferred lack of routine maintenance can result in loss of housing, including older, more affordable housing. One of the key strategies in preserving affordable housing is maintaining existing units. Unresolved conditions tend to create a depressing effect on investment in the area and can lead to overall deterioration of values and livability of the neighborhood.

There were more owner-occupants than renters in Spokane County (62.6% owner-occupants and 37.4% renters) according to 2014-2018 ACS estimates. While rented units are typically in multifamily complexes, single family housing is an important part of the rental market and 18% of single family homes were occupied by renters. Multifamily units are predominantly occupied by renters, but not exclusively. Finally, mobile homes are most frequently owned, although that applies to the structure and not necessarily the land.

Definitions

Most of the housing in Spokane County were built more than 30 years ago. Deferred or absent maintenance can result in loss of housing, including older, more affordable housing. One of the key strategies in preserving affordable housing is maintaining existing units. Unresolved conditions tend to create a depressing effect on investment in the area and can lead to overall deterioration of values and livability of the neighborhood.

For purposes of this Consolidated Plan, units are in standard condition if they can meet at a minimum - HUD Housing Quality Standards and or other local codes. Those that are substandard but suitable for rehabilitation are units that do not meet multiple HUD housing quality standards. These units may have deferred maintenance, excessive home operating costs, minor structural problems, or other health/safety problems that can be reasonable repaired. Substandard and not suitable for rehabilitation are units that are in poor condition and not structurally or financially feasible to rehabilitate.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	16,392	23%	14,513	46%
With two selected Conditions	504	1%	784	3%
With three selected Conditions	44	0%	25	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	53,550	76%	16,053	51%
Total	70,490	100%	31,375	100%

Table 32 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	14,811	21%	8,524	27%
1980-1999	20,764	29%	9,106	29%
1950-1979	27,893	40%	11,223	36%
Before 1950	6,991	10%	2,521	8%
Total	70,459	100%	31,374	100%

Table 33 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	34,884	50%	13,744	44%
Housing Units build before 1980 with children present	8,314	12%	4,945	16%

Table 34 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Some homes need only modest rehabilitation such as paint, railings or handicap access ramps. Others need more extensive work such as a new roof, replaced heating system, repaired electrical hazards, bedroom egress windows, abatement of hazardous asbestos, or structural repairs. According to Table 32 only 23% of owner occupied housing had one selected condition and 76% had no selected conditions. Conversely 46% of renter occupied housing had one selected condition, 3% had two selected conditions and 51% had no selected conditions.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Use of lead in paint was banned in 1978 but used prior to that time with increased frequency in earlier decades. According to Table 33, 10% of owner-occupied and 8% of renter-occupied units in Spokane were built before 1950; 40% of owner-occupied and 30% of renter-occupied units were built between 1950 and 1979. According to Table 34 the number of housing units built before 1980 with children present was 8,314 owner-occupied units and 4,945 renter-occupied units.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Spokane Housing Authority is in the process of reevaluation and planning improvements to better serve the needs of Spokane County residents with affordable housing options. Considerable work is currently under way and changes are expected in the near

future. Spokane County has reestablished a working relationship with the housing authority by holding meetings with them and the City of Spokane to strategize together around affordable housing goals of the agency, jurisdictions and the low-income public.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	125	4,724	102	4,622	571	842	1,569
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

AS of 11/1/2019 the Spokane Housing Authority (SHA) no longer owns or operates Public Housing units. SHA has utilized HUD's RAD Rental Demonstration Program (RAD) to convert all Public Housing units to project based housing vouchers under the Housing Choice Voucher Program. This process began in 2016 with the conversion of 50 public housing units at the Parsons Apartments, and was completed in November 2019 with the conversion of 74 scattered site properties which represented the remaining public housing units operated by the housing authority.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

NA

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

In order to ensure that Public Housing participants are not adversely affected by this conversion, the housing authority has created a Relocation Specialist position dedicated to relocating these families to affordable housing units in the community and offering continuing rental assistance through the Housing Choice Voucher Program. In addition, all families who were on Public Housing waiting list at the time of conversion, were given the opportunity to be placed on HCV waiting list for the same time and date that they had originally applied to the Public Housing Program.

Discussion:

In July 2014, the Spokane Housing Authority completed a comprehensive program review/unit accessibility review, assessing agency compliance with section 504 requirements. At the time of the report, SHA managed 25 substantially accessible units which represented just 3% of the total units. SHA set a goal for all properties to provide at least 5% accessible units. Since the review SHA has accomplished the following:

- The Parsons converted 50 units in 2016
- The remaining 74 units of scattered site housing converted in 2019
- Converted 11 units at Valley 206 to meet 504 standards
- In 2020- SHA will convert and additional four units at Cedarwest to meet 504 standards

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

CDBG funds provide a social safety net to help low- and moderate-income people stay stable and not enter homelessness. For details on the annual Point in Time count of homeless including singles, families and veterans, please refer to Spokane’s Point in Time Count. For information and details on the homeless crisis response system, please refer to section PR10 Consultation.

The City of Spokane and Spokane County have entered into a five-year agreement to fund a regional homeless shelter. The great majority of homeless shelters are located in the City of Spokane and that is also where the majority of service providers have office.

Planned, but not currently under development are 60 units for chronically homeless female adults at Hope House and 72 units for homeless families at Gonzaga Haven.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	187	70	185	205	0
Households with Only Adults	511	221	91	634	0
Chronically Homeless Households	0	0	0	408	0
Veterans	0	0	26	272	0
Unaccompanied Youth	33	0	9	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The Behavioral Health Administrative Service Organization (BS-ASO) Division is under contract with the Health Care Authority to provide mental health services not covered under a managed care organization. The BH-ASO may provide certain mental health service and SUD services (referred to as behavioral health services) to people not enrolled in or eligible for Apple Health. For some services, such as services funded through the federal Substance Abuse Block Grant or Mental Health Block Grant, individuals may need to meet other priority population requirements to be considered eligible.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

CDBG funds provide a social safety net to help low- and moderate-income people stay stable and not enter homelessness. For details on the annual Point in Time count of homeless including singles, families and veterans, please refer to Spokane's Point in Time Count. For information and details on the homeless crisis response system, please refer to section PR10 Consultation.

The City of Spokane and Spokane County have entered into a five-year agreement to fund a regional homeless shelter. The great majority of homeless shelters are located in the City of Spokane and that is also where the majority of service providers have office.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The Consolidated Plan and the Spokane City/County 5-Year Plan to End Homelessness both lay out strategies to be employed in increasing supportive housing and services for person with special needs. The Consolidated Plan goals of preventing homelessness and creating stable, expanding affordable housing and improving the quality of life are being accomplished through non-profit and governmental partnerships to create new affordable housing for the most vulnerable populations, including those with disabilities.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The frail elderly and persons with mental illness, substance abuse, HIV/AIDS, developmental disabilities or physical disabilities require long-term housing and services. Housing provided through a range of non-profit organizations can stabilize these populations and are available in Spokane City/County. Housing facilities available include Inland Empire Residential Resources, ARC of Spokane, Pioneer Human Resources, Detox of Spokane, Catholic Housing communities, and Volunteers of America. In addition, these are a number of residential communities for seniors that provide supportive housing for the elderly and disabled. Vacancies at the facilities are infrequent, indicating a need for more housing resources.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Case managers in institutions work with local service providers and refer clients for housing and housing supports.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

HOME funds are used to build affordable housing for people with special needs who are not homeless. Set aside units may be for disabled, seniors or other special populations.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

There is a tenant based rental assistance (TBRA) program used to assist special needs persons with monthly expenses in coordination with the Spokane Housing Authority and the CARES Division.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Housing affordability is determined by the relationship between supply and demand. A household's purchasing power (demand), or its capacity to consume housing, is based on its income. This may include wages investment income, gifts, and inheritance. Government can directly increase a household's purchasing power by general income transfers (public assistance, social security payments, etc.) housing assistance payments or services that increase disposable income (childcare subsidies, health care, etc.). Government can indirectly influence household income through actions such as increasing the minimum wage or changing the tax structure.

The public sector can also make housing more affordable by imposing rent or price controls. Tax abatement and infrastructure development are indirect techniques for reducing the price of housing. Other types of government intervention in the housing market increase the cost of housing. The most common of these interventions are local government development regulations. These include regulation of density, lot sizes, building size, unit type, and design and building materials.

Communities can also increase housing costs through lengthy approval process, permit fees, infrastructure requirements, and payments or land dedications for parks and schools. Increases in the minimum wage or prevailing wage requirements, which increase household income on the demand side, can increase the cost of labor for housing construction. The tax code can also impact housing cost, either positively or negatively. The availability of affordable housing is also related to consumer and community preference. Housing developers gauge housing location, style, and price to the perceived local market and community acceptability. Within this context, this section of the Spokane County Consolidated Plan and Annual Action Plan describes barriers to meeting affordable housing needs in Spokane County.

Federal Resources and Policies: For households with incomes at or below 30% of median family income (MFI), affordable housing consists primarily of federally subsidized rental housing. It is likely that the supply of these units in Spokane County will continue to be reduced. Changes to the federal formula for allocation of Section 8 subsidy restrict the number of vouchers available to successful applicants which is a barrier to those who do not get a subsidy. Also, privately owned section 8 units and federally insured units may be removed from inventory as owners opt out of the section 8 program.

The HUD Fair Market Rents (FMRs) have increased approximately 14.5% from the 2015 FMRs, which has allowed owners of assisted housing units to increase rent incrementally at the same time incomes have not kept pace creating an increased cost burden on low to moderate income renter households and especially extremely low-income households.

Research has shown that the gap between the income of low-income households and the cost of housing is growing. This is perhaps the primary barrier to housing affordability. According to results of surveys conducted by the Washington Center for Real Estate Research (University of Washington), the

average rent in Spokane was \$1,019 with a vacancy of 1%. The general trend in the last six years is that of steadily increasing rents declining vacancies among the apartments surveyed.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The Spokane region serves as the business, transportation, medical, industrial and cultural hub of the Inland Northwest, an area that comprises a population of more than 1.6 million people. Our region is located on the east side of Washington State, 18 miles west of the Idaho state line and 100 miles south of the Canadian border. Unemployment rate has improved since this table has been populated. It is now down around 5%, the lowest it has been since 2008, seasonally adjusted.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,094	634	1	1	0
Arts, Entertainment, Accommodations	10,112	7,970	12	11	-1
Construction	5,219	5,072	6	7	1
Education and Health Care Services	20,859	12,227	24	17	-7
Finance, Insurance, and Real Estate	6,738	5,295	8	8	0
Information	1,534	615	2	1	-1
Manufacturing	8,890	11,202	10	16	6
Other Services	2,921	2,509	3	4	1
Professional, Scientific, Management Services	6,697	3,324	8	5	-3
Public Administration	38	0	0	0	0
Retail Trade	13,451	12,531	16	18	2
Transportation and Warehousing	2,696	3,233	3	5	2
Wholesale Trade	5,649	5,585	7	8	1
Total	85,898	70,197	--	--	--

Table 39 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	129,022
Civilian Employed Population 16 years and over	118,630
Unemployment Rate	8.04
Unemployment Rate for Ages 16-24	23.91
Unemployment Rate for Ages 25-65	4.55

Table 40 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	28,034
Farming, fisheries and forestry occupations	5,097
Service	12,782
Sales and office	32,054
Construction, extraction, maintenance and repair	9,344
Production, transportation and material moving	5,904

Table 41 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	80,063	72%
30-59 Minutes	26,850	24%
60 or More Minutes	3,776	3%
Total	110,689	100%

Table 42 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,191	612	3,644

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	21,980	1,784	10,171
Some college or Associate's degree	40,125	2,958	15,213
Bachelor's degree or higher	32,349	1,114	7,037

Table 43 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	187	619	501	1,087	963
9th to 12th grade, no diploma	2,862	1,351	1,081	2,802	2,680
High school graduate, GED, or alternative	7,616	9,412	7,022	17,635	12,222
Some college, no degree	12,468	10,655	9,500	19,929	9,730
Associate's degree	2,018	3,968	4,405	10,519	2,796
Bachelor's degree	1,842	5,769	6,344	15,268	6,081
Graduate or professional degree	116	2,411	3,187	7,967	4,170

Table 44 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	586,854
High school graduate (includes equivalency)	976,424
Some college or Associate's degree	1,223,425
Bachelor's degree	1,703,885
Graduate or professional degree	1,754,781

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the Business Activity table provided with 2011-2015 ACS Data, the major employment sectors in this jurisdiction are Education and Health Care Services (24%); Retail Trade (16%); Arts, Entertainment, Accommodation (12%); and Professional, Scientific, Management Services (8%).

According to the journal of business, Washington Non-profit organizations statewide accounted for a total of 268,560 jobs in 2017, which is 9.7% of all jobs in the state. At that size, non-profits were the fourth largest employment sector in the state, behind Education and Health Care Services, retail trade, Arts, Entertainment, Accommodation and Professional, Scientific, Management Services. Those jobs paid a total of \$17 billion in annual wages in 2017, the most recent year for which data are available.

Describe the workforce and infrastructure needs of the business community:

The regional economy is diverse, thriving on the emergence of new technologies in research and education, health and bio-sciences, while embracing new developments in traditional industries including agriculture, manufacturing and forestry. Over the past few years, population and job growth in the Spokane region continue to outperform national trends.

In partnership with industry, the economy relies on the region's continued investments in human capital and infrastructure to create an environment for success. Our award-winning K-12 schools and world-class colleges and universities reflect the region's solid commitment to education. Significant transportation and communication assets position the region for sustained growth and development.

Two major infrastructure needs in the region are the continuation of the North-South Corridor and the Fairchild AFB Preservation and Community Empowerment Project, which addresses potential encroachment concerns from manufactured home parks in City of Airway Heights being located in the FAFB Accident Potential Zone 2.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Spokane County, CSHCD participated in the planning group; Fairchild Airforce Base Empowerment Project. The County received \$2,200,000 from the state to purchase the parks and over time assist residents with relocation. Two 10 acre parcels were purchased for replacement housing and deeded over to Community Frameworks and Habitat Spokane to develop affordable housing targeted to those households currently living in the APZ.

SIRTI received \$3 million for the construction of a 35,000 square-foot wet-lab facility housed at the Riverpoint Higher Education Park. After completion, they merged with Innovate Washington and then

ultimately closed operations prompting the Dept. of Commerce to take over and ultimately assigned it to WSU. City of Spokane invested in a University District Master Plan. WSU allocated \$212,605 towards a Rural Telework Program. EDC allocated \$180,000 to support the implementation of our economic development planning program. City of Cheney allocated \$1,486,000 Infrastructure improvements for the planned Cheney Research and Industrial Park. City of Deer Park received \$1.8 million Infrastructure improvements in the industrial area west of the airport.

A new medical school building opened in 2014 with health programs from Washington State University and Eastern Washington University. Private firms specializing in research, development and biotechnology have made Spokane their home because of the medical campus at River Pointe.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

In partnership with industry, the economy relies on the region's continued investments in human capital and infrastructure to create an environment for success. Our award-winning K-12 schools and world-class colleges and universities reflect the region's solid commitment to education. Significant transportation and communication assets position the region for sustained growth and development.

An example is our region's Aerospace industry, which is soaring to new heights with area businesses taking full advantage of the need for new and efficient aircraft. Worldwide, the Aerospace industry is booming with innovation, new products and increased competition.

Spokane and the Inland Northwest are home to more than 120 manufacturers, suppliers, distributors and organizations related to the worldwide aerospace industry. With a diversified product and service base, Spokane businesses are landing dozens of contracts each year.

The highest percentage of unemployed in the region is ages 16-24. Spokane's Next Generation Zone is designed to prepare young adults to fill in-demand positions through workforce education and training. In an effort to prevent future skill shortages, the Next Generation Zone team has recently redesigned their teaching model to include intensive industry exploration through a course they are calling the 21st Century Career Skills Academy. This two-week offering is available to all young adults at no-cost, as a way to grow the talent pipeline in Spokane County, help fulfill demand for skilled workers, increase worker mobility and wage competition, and inspire our future workforce to reach their maximum potential.

Spokane County CSHCD posted HUD's Section 3 posters on its website to encourage Section 3 Businesses to register with HUD. HUD has set a financial threshold requiring Section 3 Businesses be considered for infrastructure projects thereby providing work to those with low-incomes.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Spokane’s economy survived economic recession and emerged more diversified with steady growth forecasted for the future. However, the recovery will continue to be uneven with not all industries participating. Spokane’s recovery is being led by 5 Industries: Manufacturing and Aerospace; Transportation and Warehousing; Health Care; Professional, Scientific and Technical Services; Finance and Insurance. During the recession, our economy sloughed off 4,700 jobs in construction, 3,500 in retail trade, and 1,700 in leisure and hospitality. While this has had a significant effect, we have since gained 1,500 jobs in the professional, scientific and technical services, 200 in financial services, 700 in manufacturing, and 300 in health care. These job gains have offered higher wages and better benefits to the workers who now occupy them than the type of jobs that were lost. Further, a majority of these new jobs require some postsecondary education but less than a baccalaureate degree. These “middle skill” jobs offer excellent long-term prospects for employment and additional pathways to higher earnings through additional education.

Based on the needs of the community, the Spokane Area Workforce Development Council undertakes special projects around specific industries, demographics or employers. Certifying the skills of the workforce; connecting youth to real-world experiences and mentors; identifying the needs of the emerging clean technology industry are all examples of our current initiatives.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

CDBG and HOME funds are dedicated to helping low- and moderate-income persons. Economic Development activities in Spokane County provide the needed jobs to move out of poverty. The economic development activities listed below are not the entire picture of economic development in the County; links are provided to give the reader more information. The economic development activities listed will provide living wage jobs for the community and support the need for affordable housing development.

- Greater Spokane Inc.'s website says it has a vision for a vibrant region that is connected, inspired, and driven to succeed. A thriving economy takes people with big goals and the commitment to bring them to life. GSI creates the place where organizations come together to advocate for the region, drive strategic economic growth and champion a talented workforce read more at <https://greaterspokane.org/>
- Greater Spokane Valley Chamber of Commerce at <https://spokanevalleychamber.org/> They provide business incubator space as well other West Plains of Spokane County:
- Airway Heights, Washington has a dedicated web page to assisting small business and economic development, which is located at the following link:

<http://www.cawh.org/departments/community-planning-development/economic-development>

- There is a Chamber of Commerce focused on this area of Spokane County find information at; <http://westplainschamber.org/>
- Deer Park, Washington promotes economic development on their website at <https://www.cityofdeerparkwa.com/?SEC=5F4675DF-EF89-4460-8261-0DF62F0DB391>

Discussion

Fairchild Air Force Base is the County's largest employer. In addition, manufacturing has had a solid base due to the nexus of the Bonneville dam power generation, rail systems and the Interstate highway system. Spokane is competitive with other urban centers in attracting national and international investment in the form of tourism and conventions, the military and research. These investments in turn support the creation and expansion of still other complementary businesses, creating a well-rounded and diversified economy.

Of all the forces that shaped the Spokane County economy, none is more powerful than Spokane's historic role as a regional center of services for the surrounding rural populations of Eastern Washington and North Idaho. Regional services include government and higher education, medical services, retail trade and finance.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

No. **Definition of Concentration:**

An area in which the percentage of persons with multiple housing problems exceeds 50 percent of its population.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

No.

Definition of Concentration: An area in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the area's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole; or in the case of a metropolitan area, the area's total percentage of minority persons exceeds 50 percent of its population.

What are the characteristics of the market in these areas/neighborhoods?

NA

Are there any community assets in these areas/neighborhoods?

NA

Are there other strategic opportunities in any of these areas?

Even though there are no identified areas of racial or ethnic minority concentration identified, Spokane County is aware of the fair housing disparities that affect minorities county-wide. For this reason the community centers that serve county areas are provided with fair housing contacts and information to help low income people who may also represent a racial or ethnic minority. In Spokane County racial and ethnic minorities are well dispersed within the cities and towns of the urban consortium.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Please see unique appendices attachment for a full response to this section of the Consolidated Plan. (MA 60 Broadband Needs)

Disparate access to the Internet and digital devices corresponds closely with longstanding inequalities in income, education, race and ethnicity, age, immigration status, and geography. The negative consequences of being under-connected are growing, and researchers and policymakers are increasingly concerned that under-connection is fueling other socioeconomic disparities. Indeed, Internet access, and particularly broadband Internet access, has become an important tool for taking full advantage of opportunities in education, employment, health, social services, and the production and dissemination of knowledge and digital content. Yet those who are most in need of social services are often least able to get online to access those services, and low-income children — who are four times less likely to have access to broadband at home than their middle- and upper-income counterparts — are particularly vulnerable to the long-term detrimental effects of constrained access to technology-enriched education.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

“A Policy Makers Guide to Broadband Competition”, makes the following arguments:

- 1) competition is not an end in itself but rather a means by which the economic system produces the benefits citizens desire;
- 2) increased broadband competition is by no means a panacea for solving perceived or real limitations in a nation’s broadband infrastructure, and in many cases government mandated competition does more harm than good; and
- 3) the emerging broadband innovation wave, especially 5G and LEOs, will in a market-based way bring more competition.

As a result, policymakers should balance the desire for more competition to enhance consumer welfare in the broadband access with the need for the most efficient broadband industry structure. That means enabling, not promoting, more broadband competition, and allowing technological innovation to continue to bring ever-more benefits.

Lack of large populations in rural county areas is problematic for affordable broadband infrastructure.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Spokane Community Adaption Project (SCAP), using tools from the Northwest Climate Toolbox (Climate Impacts Consortium) investigated how climate and weather-related impacts are expected to affect Spokane in the decades ahead. The Impact Categories explored were for temperature, precipitation, snow, fire, and streamflow. Some key findings (excerpts) are listed:

Temperature

1. Rising temperatures will correspond with a rise in heat-related illness.
2. This means, annual temperature for the Spokane region is projected to rise 9.5 degrees higher in the years 2070-2099 than it was in the year 1971-2000.
3. Temperatures will rise steadily across all months of the year.

Precipitation

1. The timing and volume of precipitation in the Spokane Region is not expected to dramatically change over this century.
2. In recent decades, the Region has experienced a trend of slightly increasing annual precipitation, slightly decreasing in the summer months, and slightly increasing during the fall, winter and spring months.
3. Precipitation should not be considered alone. When precipitation is considered along with temperature increases, several climate impacts come to light, including decreased mountain snowpack, changes in the timing and flows of local streams and rivers, and increased likelihood of wildfires.

Snow

1. There will be an increasing shift over the next 30 years from snow to rain during the fall, winter and spring months. Meaning less snowfall, a decrease in the total number of days below 32 degrees Fahrenheit; a later start of winter and earlier start to spring.
2. The 5 area ski resorts will experience degraded or nonviable industry for all five.

Fire

1. Rising temperatures are expected to make conditions ideal for larger, more destructive wildfires in the Spokane area.
2. Climate projections indicate a continuation of this trend over the entire Region.
3. The number of extreme fire danger days will increase throughout this century.

Streamflow

1. The timing of streamflow will be directly related to the change from snowpack to rainier climate.
2. Overall streamflow levels should be consistent with the past however there will higher streamflow in the spring and lower flow rates during summer months.
3. Flow rates are predicted to decrease throughout the 21st century.
4. Impacts to the Spokane River will also impact native Redband Trout, recreational opportunities and the aesthetic value of the River.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Rising temperatures create future challenges in the Spokane Region that will require planning and preparation to protect the health and safety of outdoor workers and vulnerable populations. Heat vulnerable populations include the young, the elderly, and individuals with certain chronic diseases, the unsheltered, low-income households, and outdoor workers. Other groups affected by heat stress include infants, school-aged children during outdoor activities, outdoor athletes of any age, and first responders, including police, firefighters and paramedics. Domestic animals and wildlife may also be vulnerable to heat stress. Resiliency actions include health and safety officials creating and promoting safety protocols for extreme heat events with particular concern for vulnerable populations.

As the snow pack changes to rain over time the Spokane Valley - Rathdrum Prairie Aquifer, could be affected by less recharge of safe abundant water that the Region has enjoyed throughout history. The Aquifer is the sole source of drinking water for over 5000,000 people. Low-income and vulnerable people may be impacted by higher costs of obtaining clean water for cooking and washing. More research is needed to fully understand the longer-term impacts of climate change on the Aquifer.

As fire days increase with poor air quality vulnerable populations are affected more than others. There are days that it is unsafe to breath in Spokane and the forecast is for this trend to continue and get worse. People with breathing problems, those who are on the streets, and low-income people without access to good ventilation in their homes will be adversely affected more than those who can afford better living accommodations. Resiliency actions include monitoring air quality during outdoor events and issuing particulate masks when needed; creating “air quality shelters” for vulnerable populations in large open places like school gyms that have air filtration systems; and communicate health risks associated with smoke and ash. Resources available to vulnerable people during a natural disaster or other emergency. The Disaster Distress Helpline, 1 800 985 5990, is a 24/7, 365 day a year, national hotline.

Residents can also call 211 for information about disaster-related evacuations, shelters, food and clothing distribution, volunteer opportunities, and other resources and referrals.

Spokane County’s Emergency Response is activated in times of disaster. The local media and social media are used to communicate up-to-date information as demonstrated during the 2020 COVID 19 National Emergency.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Spokane County, through its CDBG and HOME Programs, and other funding sources, will fund projects and conduct activities which improve the quality of life for low- and moderate-income residents of Spokane County.

Projects include activities that create or improve affordable housing units, offer high priority public services, create jobs, develop and improve infrastructure and public facilities and planning for current and future community development needs. To guide the department in accomplishing this and in meeting HUD's statutory goals and objectives, the department has adopted the following guiding principles:

Priority to Lowest-Income: Ensure the needs of people with the lowest income are given priority consideration.

Basic Support: Encourage the focus of public service resources on essential basic needs.

Citizen Participation: Provide opportunities for all members of the public to participate in plan development, implementation and evaluation.

Collaboration: Encourage public, private and non-profit sectors collaboration and reduce program duplication.

Emphasize the Potential: Build upon available community assets, resources, plans and market forces.

Leverage: Leverage limited resources by promoting partnership between organizations.

Measurable Results: Produce and evaluate measurable outcomes and results.

Comprehensive: Engage comprehensive strategies to address the holistic needs of a neighborhood, household or individual.

Spokane County intends to fund area revitalization and economic development projects that create the greatest benefit in Target Areas. Target Areas are defined as areas that have a HUD established percentage of low- to moderate- income persons within a defined boundary. Increased levels of poverty, limited commercial development, minimal or failing infrastructure, lack of decent affordable housing, and/or lack of human services generally characterize Target Areas.

Target Areas identified by the American Community Survey are subject to change annually. As a result of the annual data changes, applications for area-wide revitalization projects will be reviewed on a case by case basis to determine if they qualify for an area-wide benefit for the program year's application round.

Spokane County successfully executed cooperation agreements with local jurisdictions for the Urban County Consortium. Resolution No. 2017-0578 confirmed the urban consortium on June 17, 2017 for the 2018, 2019 and 2020 Program Years, including Spokane Valley's annual set-aside.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 46 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Spokane County does not plan to identify target areas other than those identified by American Community Survey which will be reviewed annually.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Program Administration HOME and CDBG
	Priority Level	High
	Population	Other
	Geographic Areas Affected	
	Associated Goals	Planning and Administration
	Description	(matrix code 21A) Overall program administration, including, but not limited to salaries, wages and related costs of grantee staff or others engaged in program management, monitoring, and evaluation. Subject to 20% Cap. Administration funds provide for program management by CSHCD for the CDBG and HOME Programs, including administrative Fair Housing Activities.
	Basis for Relative Priority	Administration and Planning are required to determine community needs, provide information to the public for comment, and conduct successful projects, as well as, report to HUD through environmental review, Annual Action Plans, Consolidated Planning, and the Consolidated Annual Performance Evaluation Report (CAPER)
2	Priority Need Name	Removal of Architectural Barriers
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Affordable Housing Area Revitalization Environmental Justice
	Description	(Matrix code 03Z) Funds can be used for activities that assist persons with disabilities by removing architectural barriers from or providing ADA improvements to government buildings.
	Basis for Relative Priority	Based on outreach, consultation and survey responses, this is a high priority in Spokane County.
3	Priority Need Name	Water/Sewer Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Area Revitalization Disaster Recovery

	Description	(Matrix Code 03J) Installation or replacement of waterlines, sanitary sewers, storm sewers, and fire hydrants. Costs of street repairs (usually repaving) made necessary by water/sewer improvements are included in this (03J). Typical projects are for infrastructure improvements to water and/or sewer systems for cities and towns, members of the urban consortium, who qualify under American Community Survey (ACS) for the program year assistance is provided.
	Basis for Relative Priority	Infrastructure improvements to water and/or sewer systems are essential to the towns and cities within Spokane County. These projects are extremely expensive as there is inadequate rate payers to cover the necessary required improvement to the system. Based on outreach, consultation and survey responses, this is a high priority in Spokane County. Spokane County became an entitlement as a jurisdiction over a sole source aquifer. CDBG has been used to protect the aquifer with water/sewer projects, assessment assistance to low income homeowners when they get the centralized sewer, and loans to low income homeowners for connection assistance under the emergency housing repairs program.
4	Priority Need Name	Spokane Valley (sidewalks & parks)
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Area Revitalization

	Description	(Matrix Code 03L) Improvements to sidewalks. Spokane Valley has adopted a pedestrian plan and has used their set-aside funds for sidewalks in Spokane Valley which are located in low- income neighborhoods/service areas. Service areas must qualify for area-wide benefit according the American Community Survey (ACS) with a popultion that is low-income as identified by HUD. In 2019 the threshold was 50.4% of the service area to qualify. This threshold may change over the five year span of the Consolidated Plan and will be checked annually in ACS. matrix code for parks
	Basis for Relative Priority	Spokane Valley requested an amendment to the 2015-2019 Consolidated Plan to include sidewalks. Based on outreach, consultation and survey responses, this remains a high priority in Spokane Valley.
5	Priority Need Name	Senior Services
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Elderly Frail Elderly Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Human Services Disaster Recovery
	Description	(Matrix Code 05A) Services for the elderly, including but not limited to emergency assistance, including rent and utilities, food and/or prescriptions, transportation, and other services.
	Basis for Relative Priority	Based on outreach, consultation and survey responses, this is a high priority in Spokane County.
6	Priority Need Name	Services for Disabled
	Priority Level	High

	Population	Extremely Low Low Moderate Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Human Services Disaster Recovery
	Description	(Matrix Code 05B) Services for persons with disabilities, regardless of age.
	Basis for Relative Priority	Based on outreach, consultation and survey responses, this is a high priority in Spokane County. Services may include housing assistance, rental assistance, referral services specifically meant to serve people with disabilities and their families. Disabled are presumed benefit for CDBG funds and considered a "special population" for the purpose of the Consolidated Plan.
7	Priority Need Name	Acquisition of Real Property
	Priority Level	High
	Population	Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

	Geographic Areas Affected	
	Associated Goals	Affordable Housing Area Revitalization
	Description	(Matrix Code 01) Acquisition of Real Property which will used for an allowable activity, such as a public facility to serve a special population.
	Basis for Relative Priority	Acquisition of real property with CDBG that will be developed for a public purpose. Land acquired will be used for a public facility, public improvement or housing which will be constructed using other funds.
8	Priority Need Name	Homeless Facilities
	Priority Level	High
	Population	Extremely Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Area Revitalization Disaster Recovery
	Description	(Matrix Code 03C) Acquisition, construction, conversion of buildings, or rehabilitation of temporary shelters and transitional housing for the homeless, including victims of domestic violence, dating violence, sexual assault or stalking, disaster victims, runaway children, drug offenders and parolees.

	Basis for Relative Priority	Based on outreach, consultation and survey responses, this is a high priority in Spokane County. This priority does not include operating costs for the public facility.
9	Priority Need Name	Youth Services
	Priority Level	High
	Population	Extremely Low Low Families with Children Public Housing Residents Unaccompanied Youth Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Human Services Disaster Recovery
	Description	(Matrix Code 05D) Sevices for young people age 13-19. For example, recreational services limited to teenagers and teen counseling programs.
	Basis for Relative Priority	Based on outreach, consultation and survey responses, this is a high priority in Spokane County.
10	Priority Need Name	Services for victims of DV or Sexual Assault
	Priority Level	High
	Population	Extremely Low Low Moderate Victims of Domestic Violence Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Human Services Disaster Recovery

	Description	(Matrix Code 05G) Services for victims of domestic violence, dating violence, sexual assault or stalking.
	Basis for Relative Priority	Based on outreach, consultation and survey responses, this is a high priority in Spokane County.
11	Priority Need Name	Fair Housing as Public Service
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Human Services
	Description	(Matrix Code 05J) Subject to Public Services Cap. Fair housing services (e.g. counseling on housing discrimination) as a public service. This must meet a national objective of serving low- moderate- income people.
	Basis for Relative Priority	Based on outreach, consultation and survey responses, this is a high priority in Spokane County. HUD has also established Fair Housing as a required High Priority for Entitlements.

12	Priority Need Name	Emergency Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Human Services Disaster Recovery
	Description	(Matrix Code 05Z) Emergency services including, but not limited to, access to clothing bank, utility or prescription assistance, rental assistance, transportation and referral services, etc.
	Basis for Relative Priority	Based on outreach, consultation and survey responses, this is a high priority in Spokane County.
	13	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Human Services Disaster Recovery
	Description	(Matrix Code 05W) Costs associated with the operation of food banks, community kitchens, and food pantries, such as staff costs, supplies, utilities, maintenance and insurance.
	Basis for Relative Priority	Based on outreach, consultation and survey responses, this is a high priority in Spokane County.
14	Priority Need Name	Affordable Housing
	Priority Level	High

Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
Geographic Areas Affected	
Associated Goals	Affordable Housing Disaster Recovery Environmental Justice
Description	Affordable housing is a high priority need that may include; New affordable rental housing, rental housing for special populations, preservation of affordable rental housing and tenant based rental assistance. Affordable housing also may includes homeownership opportunitites; Downpayment assistance, essential housing repairs, housing counselling and other HUD approved assistance.

	Basis for Relative Priority	Based on outreach, consultation and survey responses, this is a high priority in Spokane County. Rental housing assistance may be allocated to new or existing rental housing. Tenant Based Rental Assistance is an option. Low- and extremely-low income persons, including special needs populations, are the target population(s).
15	Priority Need Name	PA Planning and Administration
	Priority Level	High
	Population	Other
	Geographic Areas Affected	
	Associated Goals	Disaster Recovery Planning and Administration Environmental Justice
	Description	Program administration and management of projects and programs within Spokane County, Community Services, Housing and Community Development for CDBG and HOME funds, which are allocated annually by HUD. Under special circumstances when funds are available other planning activities may fall under this goal.
	Basis for Relative Priority	
16	Priority Need Name	Micro Enterprise Assistance
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Microenterprise Assistance Disaster Recovery

	Description	(Matrix Code 18C) Financial Assistance, technical assistance, or general support services to owners and developers of microenterprises. A microenterprise is a business with five or fewer employees, including the owner(s).
	Basis for Relative Priority	Based on outreach, consultation and survey responses, as well as demonstration by the organization that five more years of assistance should help them become self sufficient in this activity.

Narrative (Optional)

The Affordable Housing Program addresses the needs of priority populations identified in the County's 2020-2024 Consolidated Plan for affordable rental housing and construction or acquisition of multi-family rental projects as well as Down Payment Assistance to first time homebuyers.

During 2020-2024 Planning horizon, the Program is targeting special needs households as well as low- and very-low income individuals or households needing permanent housing in the unincorporated areas, cities, and towns of Spokane County.

The CDBG Program addresses community development needs which are identified as high needs in Spokane County in the area of public services, infrastructure, public facilities, economic development and planning.

Only High Priority needs will be funded.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Spokane County currently funds a TBRA program administered by the local HA to assist the needs of the Supportive Living Division consumers, who are either homeless or have a developmental disability. The program only works if the HA continues to offer a housing Choice Voucher upon completing of the TBRA assistance which is up to 24-months.
TBRA for Non-Homeless Special Needs	Spokane County currently funds a TBRA program administered by the local HA to assist the needs of the Supportive Living Division consumers, who are either homeless or have a developmental disability. The program only works if the HA continues to offer a housing Choice Voucher upon completing of the TBRA assistance which is up to 24-months.
New Unit Production	Low vacancy rates and high need for affordable rental housing indicates a high need for new unit production. However, due to funding limitations and the current priorities of the WSHFC LIHTC Program, it is becoming more difficult to produce affordable housing units. The addition of Affordable Housing Trust Funds (2060) to develop capital projects has helped replace the funds that are no longer available from the federal government.
Rehabilitation	Rehabilitation is an identified need in Spokane County. When possible rehabilitation of existing multifamily rental units will be conducted to preserve the stock of affordable housing in Spokane County. Emphasis will be placed on existing affordable housing units.
Acquisition, including preservation	The Affordable Housing Program will publish an annual RFP and acquisition will be an eligible activity. Non-profit agencies and for-profit developers may apply for acquisition funding if appropriate properties are identified for affordable housing.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,650,292	75,000	245,029	1,970,321	6,902,172	Spokane County's CDBG grant has been reduced by 32% since its highest allocation in 1995. Although the needs of and number of low-income people in Spokane County continue to increase, so does the funding gap to meet those needs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	782,752	225,000	250,323	1,258,075	4,031,820	Spokane County continues to try and increase the number of housing units for extremely-low-income people, especially the chronically homeless, while working with the 50% cuts to the HOME program funding.

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Applicants for CDBG and HOME funds leverage these funds with a variety of other funding sources, typically consisting of private donations; state funds and other local funds. Spokane County will continue to meet its HOME match requirements through one or more of the following: Cash or cash equivalents from a non-federal source; the value of foregone interest; proceeds from bond financing; investment of local document recording fees in affordable housing projects not assisted with HOME funds, but meets HOME requirements; and the value of donated land or real property.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Spokane County has surplus property for sale that could be used to develop affordable housing. Developers must negotiate with Spokane County in order to purchase and develop property which may or may not have the appropriate infrastructure or zoning needed.

Affordable parcels are often located just outside the city limits but within the urban growth area (UGA) boundary established by the Growth Management Act (GMA). Annexation of property funded with HOME could adversely affect the County HOME Program when/if property funded is eventually annexed into the city. HOME now has implemented a restriction for funding affordable housing within another jurisdiction (City of Spokane). Therefore, site location will become an even more important factor in determining which affordable housing projects can be funded that are not slated for annexation sometime in the future. The GMA conflicts with the HUD requirement to fund projects that will remain under County jurisdiction. All property that becomes urban in nature will eventually be annexed into the UGA of a city or town according to GMA. Counties are rural, and Cities are urban.

The City of Spokane and Spokane County have agreed to work cooperatively to develop and implement a model for smart growth that delivers mutually beneficial outcomes for each jurisdiction and the citizens they serve. This agreement recognizes the individual jurisdictions have an obligation to support and serve smart economic growth while preserving and enhancing our environment, our neighborhoods, our businesses and our quality of life. The agreement is titled Joint Development Agreement - City of Spokane and Spokane County.

Discussion

Federal sequestration continues to affect the ability to serve Spokane County's most vulnerable individuals and families with funding reducing overtime. It is difficult to develop more affordable housing when inadequate funds are received. This Department must continue to monitor affordable housing for compliance regardless of whether we can develop more units.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
SPOKANE HOUSING VENTURE	PHA	Homelessness Planning Public Housing Rental	Region
CATHOLIC CHARITIES SPOKANE	Community/Faith-based organization	Homelessness Rental public services	Jurisdiction
YMCA	Community/Faith-based organization	Homelessness Rental public services	Jurisdiction
TOWN OF ROCKFORD	Government	Planning	Jurisdiction
TOWN OF SPANGLE	Government	Planning	Jurisdiction
CITY OF SPOKANE VALLEY	Government	Planning	Jurisdiction
TOWN OF FAIRFIELD	Government	Planning	Jurisdiction
CITY OF AIRWAY HEIGHTS	Government	Planning	Jurisdiction
City of Cheney	Government	Planning	Jurisdiction
CITY OF MEDICAL LAKE, WASHINGTON	Government	Planning	Jurisdiction
CITY OF DEER PARK	Government	Planning	Jurisdiction
MEDICAL LAKE COMMUNITY OUTREACH	Non-profit organizations	public services	Region
THE GREENHOUSE COMMUNITY CENTER	Non-profit organizations	public services	Region
CHENEY OUTREACH CENTER	Non-profit organizations	public services	Jurisdiction
NEW HOPE RESOURCE CENTER	Non-profit organizations	public services	Jurisdiction
SPOKANE VALLEY PARTNERS	Non-profit organizations	public services	Jurisdiction
SECOND HARVEST INLAND NORTHWEST	Non-profit organizations	public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
SPOKANE VALLEY MEALS ON WHEELS	Non-profit organizations	public services	Jurisdiction
SALVATION ARMY	Non-profit organizations	public services	Jurisdiction
SNAP	Non-profit organizations	public services	Jurisdiction

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Spokane County Community Services, Housing and Community Development Department has strong relationships with the agencies and organizations working on community development needs in Spokane County. The cities and towns have representation on the HCDAC and allocate infrastructure funds to the jurisdiction in most need and shovel ready. Community Centers provide access to emergency services in 5 county locations.

Furthermore, the Department contains Divisions which serve people in special needs populations linking them to housing through MOUs within the Department.

The Regional Support Network has professional therapists or referral agencies available at County schools to help keep children stable in school.

Spokane Community Detox, located within the CSHCD building, provides substance abuse recovery services and helps with housing.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X		
Other			
	X		

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

CDBG funds provide a social safety net to help low- and moderate-income people stay stable and not enter homelessness. Chronic homeless will utilize the system and services more often, over a longer period of time because it is harder to get stabilized than to stay stable in housing.

The homeless crisis response system serves unsheltered, chronic homeless, through coordinated entry for singles and/or families. The goal is to provide permanent supportive housing for chronic homeless who may have multiple barriers to successful housing placement and need assistance to stay stable in housing once it is obtained.

Veterans and their families have dedicated resources to assist them through the crisis response system.

Spokane County strives to promote affordable housing development to serve these populations and uses TBRA when appropriate to help with housing stability.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The service system does its best to serve all in need. Agencies are well versed in where to refer people who need extra supports.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

For information on the homeless crisis response system please refer to Spokane City/County 5 Year Plan to End Homelessness.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2024	Affordable Housing		Removal of Architectural Barriers Acquisition of Real Property Affordable Housing	CDBG: \$299,654 HOME: \$475,323	Rental units constructed: 500 Household Housing Unit Homeowner Housing Rehabilitated: 500 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 14 Households Assisted
7	Area Revitalization	2020	2024	Non-Housing Community Development		Removal of Architectural Barriers Water/Sewer Improvements Spokane Valley (sidewalks & parks) Acquisition of Real Property Homeless Facilities	CDBG: \$1,028,387	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5000 Households Assisted
10	Microenterprise Assistance	2020	2024	Non-Housing Community Development		Micro Enterprise Assistance	CDBG: \$200,000	Businesses assisted: 150 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Human Services	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Senior Services Services for Disabled Youth Services Services for victims of DV or Sexual Assault Fair Housing as Public Service Emergency Services Food Banks	CDBG: \$247,423	Public service activities other than Low/Moderate Income Housing Benefit: 250000 Persons Assisted
14	Planning and Administration	2020	2024	Planning and Administration		Program Administration HOME and CDBG PA Planning and Administration	CDBG: \$6,902,172 HOME: \$4,031,820	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	Disaster Recovery	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development Disaster Recovery		Water/Sewer Improvements Senior Services Services for Disabled Homeless Facilities Youth Services Services for victims of DV or Sexual Assault Emergency Services Food Banks Affordable Housing PA Planning and Administration Micro Enterprise Assistance		Other: 1 Other
17	Environmental Justice	2020	2024	Affordable Housing special projects		Removal of Architectural Barriers Affordable Housing PA Planning and Administration		Other: 1 Other

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	<p>Matrix codes that may apply are 13A, 13B, 14L and 05U.</p> <p>Subcategories include</p> <ul style="list-style-type: none"> • Increase the supply of new affordable rental housing for low- and extremely low-income households (<50% & <30% MFI with HOME). • Preserve the supply of existing affordable housing units for low-income households (with HOME) • Provide tenant based rental assistance for affordable rental units to be available for extremely-low (<30% MFI) • Essential Housing repairs to increase the capacity for low- and moderate-income homeowners (50%-80% MFI) maintain affordable homeownership by providing grants or loans for essential repairs. Including side sewer connection loans. (with CDBG) • Downpayment Assistance and/or mortgage counselling (with HOME) <p>HUD requires an annual set-aside for Community Housing Development Organizations (CHDO) to build affordable rental housing. 15% of the annual HOME allocation is directed to the CHDO set-aside. 15% of the HOME allocation is not enough funds to develop rental housing, therefore, the CHDO set-aside will gain funds annually until there are enough funds to assist with an affordable housing project. It may be combined with other funds from Spokane County, Housing and Community Development Department to accomplish the development of affordable housing. Each Annual Action Plan will have a CHDO set-aside project to allocate the 15% and use as opportunities present themselves.</p> <p>The HOME RFP is distributed annually, after the production of Annual Action Plans. Each Annual Action Plan will contain a Multi-Family Housing place-holder to describe how the HOME funds will be used to assist with the development of affordable rental housing in Spokane County.</p> <p>The CAPER will provide details on affordable housing production, populations served and geographic locations of developments.</p>

7	Goal Name	Area Revitalization
	Goal Description	The area revitalization goal is meant to improve the infrastructure and/or physical environment; typically used for water/sewer improvements, (sidewalks and parks in Spokane Valley), streets, as well as public facilities, and (infrastructure) assessment assistance to low- and moderate-income homeowners. This goal may be used for disaster recovery projects in the event of a declared national emergency.
10	Goal Name	Microenterprise Assistance
	Goal Description	Economic Development, Microenterprise Assistance includes financial assistance (revolving loan fund), technical assistance, or general support services to owners and developers of microenterprises. A microenterprise is a business with five or fewer employees, including the owner(s).
11	Goal Name	Human Services
	Goal Description	Human Services goal is associated with the operation of food banks, community kitchens, and food pantries, such as staff costs, supplies, utilities, maintenance and insurance. Emergency services are also included; assistance with rent, utilities, prescriptions, transportation and other high priority needs such as senior services, services for disabled, youth services, services for victims of DV and/or sexual assault/trauma. Fair housing as a public service is considered part of the Human Services goal.
14	Goal Name	Planning and Administration
	Goal Description	This goal is associated with the overall CDBG and HOME programs administration, including but not limited to, salaries, wages, and related costs of grantee staff or others engaged in program management, monitoring, and evaluation. Subject to 20% Cap. Due to the funding cap this goal may be used for other planning activities if funds allow.
15	Goal Name	Disaster Recovery
	Goal Description	In the event of a nationally declared disaster in Spokane County, this goal will be used to assist the areas that qualify for CDBG through an area-wide benefit as determined by the American Community Survey at the time of the disaster. Only nationally declared disasters are eligible. If additional guidance is provided by HUD at the time of the disaster and funds are provided to assist Spokane County HUD guidance will be followed accordingly.

17	Goal Name	Environmental Justice
	Goal Description	For the purpose of this Consolidated Plan, Environmental Justice is to allow CDBG funds, when available , to be used for feasibilities studies and/or infrastructure project in unincompored areas of Spokane County that do not qualify for area-wide benefit. The HUD required percentage of low-income beneficiaires is to be obtained through a preapproved HUD survey process. These are special projects or activities that must be considered high priority to proceed.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The number of extremely low-income, low-income and moderate-income families to whom Spokane County will provide affordable housing as defined by HOME 91.315 is estimated to be 375. The estimate is based on 150 housing units with occupancy of 2.5 persons per household.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not Required of Spokane Housing Authority.

Activities to Increase Resident Involvements

The SHA Board of Commissioners includes at least one participant of SHA services. This resident representative provides the agency with resident’s perspective on a broad range of issues. SHA develops its annual plan each year with resident consultation and the opportunity for them to provide feedback on the plan before finalizing it each year. SHA sponsors various resident social events designed to provide an opportunity for residents to interact with SHA staff and their neighbors.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the ‘troubled’ designation

NA

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Housing affordability is determined by the relationship between supply and demand. A household's purchasing power (demand), or its capacity to consume housing, is based on its income. This may include wages investment income, gifts, and inheritance. Government can directly increase a household's purchasing power by general income transfers (public assistance, social security payments, etc.) housing assistance payments or services that increase disposable income (childcare subsidies, health care, etc.). Government can indirectly influence household income through actions such as increasing the minimum wage or changing the tax structure.

The public sector can also make housing more affordable by imposing rent or price controls. Tax abatement and infrastructure development are indirect techniques for reducing the price of housing. Other types of government intervention in the housing market increase the cost of housing. The most common of these interventions are local government development regulations. These include regulation of density, lot sizes, building size, unit type, and design and building materials.

Communities can also increase housing costs through lengthy approval process, permit fees, infrastructure requirements, and payments or land dedications for parks and schools. Increases in the minimum wage or prevailing wage requirements, which increase household income on the demand side, can increase the cost of labor for housing construction. The tax code can also impact housing cost, either positively or negatively. The availability of affordable housing is also related to consumer and community preference. Housing developers gauge housing location, style, and price to the perceived local market and community acceptability. Within this context, this section of the Spokane County Consolidated Plan and Annual Action Plan describes barriers to meeting affordable housing needs in Spokane County.

Federal Resources and Policies: For households with incomes at or below 30% of median family income (MFI), affordable housing consists primarily of federally subsidized rental housing. It is likely that the supply of these units in Spokane County will continue to be reduced. Changes to the federal formula for allocation of Section 8 subsidy restrict the number of vouchers available to successful applicants which is a barrier to those who do not get a subsidy. Also, privately owned section 8 units and federally insured units may be removed from inventory as owners opt out of the section 8 program.

The HUD Fair Market Rents (FMRs) have increased approximately 14.5% from the 2015 FMRs, which has allowed owners of assisted housing units to increase rent incrementally at the same time incomes have not kept pace creating an increased cost burden on low to moderate income renter households and especially extremely low-income households.

Research has shown that the gap between the income of low-income households and the cost of housing is growing. This is perhaps the primary barrier to housing affordability. According to results of surveys conducted by the Washington Center for Real Estate Research (University of Washington), the

average rent in Spokane was \$1,019 with a vacancy of 1%. The general trend in the last six years is that of steadily increasing rents declining vacancies among the apartments surveyed.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Like many western U.S. Counties, Spokane County was largely built out at a time when land and materials were affordable. While housing costs in Spokane County are lower than those on the west side of the state, new development and redevelopment is now hindered by lack of available land, the cost of infrastructure and construction in general, and the understandable response of builders to market opportunities.

Spokane County has anticipated and responded to potential barriers and will continue to do so. The County will identify and, where appropriate, remove or mitigate circumstances that complicate provision of affordable housing resulting from zoning, subdivision, land use requirements, licensing, permits and utility extensions.

In updating the Comprehensive Plan, the County will review the Land Use and Housing elements to consider population growth forecasts, land supply information and affordable housing needs, resources, goals and policies with an eye to increasing affordable housing. The County will continue to improve zoning rules and development standards through the code maintenance process which may assist in increasing opportunities for affordable housing.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Spokane County has funded an outreach project using Homeless Housing Assistance Act Funds.

The City/County 5 Year Plan to End Homelessness can be found at <https://SpokaneCounty.org/DocumentCenter/View/29082/Five-Year-Strategic-Plan---Final>

CDBG funds provide a social safety net to help low- and moderate-income people stay stable and not enter homelessness.

Addressing the emergency and transitional housing needs of homeless persons

For information and details on the homeless crisis response system, please refer to section PR10 Consultation and the 5 year plan listed above.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

For information and details on the homeless crisis response system, please refer to section PR10 Consultation and the 5 year plan listed above.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Pioneer Human Services (PHS) operates the Spokane Residential Reentry Center (SRRC) which includes both a 35-bed work release facility for women and a 35-bed work release facility for men. A formalized discharge plan, in which housing is a requirement, is created for each client as they discharge from these facilities. SRRC offers a comprehensive array of services focused on helping individuals safely and successfully transition from prison into the community. PHS also operates the 20-unit Service-Enriched Housing Project (SEHP) out of the Carlyle building for individuals with criminal histories who have either, an SUD, a mental health diagnosis, or both. This PSH project represents a collaborative between PHS,

Spokane Housing Authority, Spokane County Therapeutic Drug Court, Consistent Care, and the WA State Department of Corrections.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Spokane County along with the City of Spokane have taken substantial and aggressive steps to reduce lead-based paint hazards and increase awareness of hazards in the community. The risk in Spokane County is pronounced because of the age of units. Use of lead in paint was banned in 1978 but used prior to that time with increased frequency in earlier decades. 10% of owner-occupied and 8% of renter-occupied units in Spokane were built before 1950; 40% of owner-occupied and 30% of renter-occupied units were built between 1950 and 1979. The number of housing units built before 1980 with children present was 8,314 owner-occupied units and 4,945 renter-occupied units.

Spokane County's Affordable Housing Program actively works to increase lead hazard awareness. All rehabilitation activities in pre-1978 homes initially require a visual assessment and if painted surfaces will be disturbed work will be performed by certified workers. If the area(s) to be disturbed is/are above the diminimus levels then a Risk Assessment is performed, XRF Lead Inspection and if necessary temporary relocation. Copies of the "Renovate Right" pre-renovation pamphlet and copies of the "Protect Your Family" pre-housing-contract pamphlet are provided to each household. Blood lead testing for certain child occupants may be required. All lead related work will be performed by RRP Renovator and Abatement Supervisor certified contractors, and finally a Clearance test of leaded surfaces disturbed during rehabilitation will be required.

How are the actions listed above related to the extent of lead poisoning and hazards?

Regional programs (including Single-Family Rehabilitation, Rental Improvement, and Multifamily Housing programs) reduce lead hazards when funds are used in a pre-1978 unit which are most likely to pose lead hazards in lower-income neighborhoods and areas containing older homes needing repair.

How are the actions listed above integrated into housing policies and procedures?

Spokane County and the City of Spokane have fully integrated HUD Title X and EPA Renovator (RRP) requirements into our respective housing programs. These programs offer visual assessment trained HQS inspection; XRF Lead Inspection and Risk Assessment; temporary relocation; copies of the "Renovate Right" pre-renovation pamphlet; copies of the "Protect Your Family" pre-housing-contract pamphlet; blood lead testing for certain child occupants; lead-safe renovation from RRP Renovator and Abatement Supervisor certified contractors; and Clearance testing of leaded surfaces disturbed during rehabilitation.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Spokane Public Schools continues to be committed to improve dropout rates in Spokane County. They developed a dropout early warning system and tracking process. Initial implementation began in the fall of 2011. Once implemented, the system identified students at risk, tracked early indicators for formative assessment of targeted intervention and, over time, evaluated the effectiveness of different intervention programs. The first step was to develop a longitudinal study to identify risk factors for Spokane Public School students. The proposed study took into account local conditions by examining cohorts of students as they have historically moved through the Spokane Public School system. By examining these historical data as a cohort of students, a model was built that indicated the propensity to drop out for a student with particular conditions.

County leaders—including school officials, local universities, the business community and other partners—responded with a series of innovative steps, including full-day kindergarten; skill-building training sessions for young students; a real-time early-warning system to monitor student attendance and grades; and targeted dropout prevention programs designed to be supportive rather than focusing on punishment. Ultimately, in partnership with community partners and schools, graduation rates improved from below 60% to over 80% in five year's time. The plan is working—and the results will continue to pay dividends.

Priority Spokane—an organization led by representatives from government, academia, business and other nonprofits focusing on the vitality of the county continues to seek the input of residents on the community's most pressing issues. Spokane area experts and nonprofit organizations focused on women and children. Their input was used to identify and prioritize the four key interest areas: Poverty; Education; Safety; and Health.

What stands out across the multiple data points analyzed is the relationship between poverty and other issues evaluated. What stood out was the importance of poverty and childhood adversity and their potential to cycle across generations. Select indicators show this linkage and are framed within the key developmental stages of early life to young adulthood.

A child's future health and well-being are affected by the economic class into which they were born. Any child born into poverty is more likely to have poorer health, lower educational attainment, and face more adversities than a child born into an economically stable family. The share of Spokane families who are struggling with low income has not changed, even though the unemployment rate has declined.³ Living in poverty impacts women and children in a variety of ways

Research is showing the results of generational poverty as well as situational poverty. The County poverty rate was estimated at 15.2% in 2017. When looking at families with married adults, 8.3% are in poverty, while nearly 30% of single-female-headed families live in poverty indicating that poverty is an issue in Spokane County.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Affordable housing is built in cooperation with private developers and nonprofit organizations that provide affordable housing to special needs populations as well as work force and senior housing. Providing subsidies for rent and providing housing which accepts 30% of any income as rent are the mechanisms used to house those with little or no personal funds.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Spokane County has extensive monitoring procedures with regard to funds provided by HUD. These procedures were developed to address federal, state and county statutory and regulatory requirements in addition to providing staff with a system of ensuring project compliance and accomplishment.

The Community Services, Housing and Community Development Advisory Committee (HCDAC) establishes policies that guide the application and allocation process for entitlement funded programs and activities. All applications are reviewed to determine eligibility, consistency with local, state and federal regulations, and determine applicant capacity to carry out the project or activity.

The County has four monitoring tools to ensure compliance with statutory and regulatory requirements; policies, contract requirements, desk-top monitoring, and on-site monitoring.

Projects funded through CDBG or HOME will be managed directly, by Community Services, Housing and Community Development Department or by a subrecipient selected through the Request for Proposal process or under contract with the County.

In addition to the scope of work, duration and projected accomplishments, each contract contains federal, state and local program requirements, deliverables and/or performance measurements.

During the program year Spokane County schedules CDBG monitoring visits with subrecipients in accordance with a risk assessment and monitoring plan.

Monitoring of regulatory compliance includes review of accountability and financial management, procurement, environmental impact, labor standards, civil rights and fair housing, acquisition and relocation activities and citizen participation.

Construction projects that require compliance with federal labor standards have additional layers of review that include review of bid specifications for necessary federal documents, a pre-construction conference, site visits to interview workers, and review of certified payrolls to compare with interviews.

Monitoring for performance compliance includes evaluation of project timeliness, fundability and assessment of capacity to perform the activity.

Desk monitoring includes staff review of documents submitted by subrecipients during the program year. Onsite monitoring for CDBG includes a review of pertinent files for required documentation, compliance with program regulations, and verification of the accuracy in performance reports, interviews with key staff members, a visit to the project site (if applicable) to observe activities and ensure consistency with the application. On site monitoring visits also include an exit conference with the grant administrator to review results, overall project performance and verify that the conclusions of the visit are based on accurate information.

In the event that a finding of deficient performance or a finding of noncompliance is indicated in the exit conference the parties will mutually agree on a timeline to address concerns, resolve deficiencies, or develop a corrective action plan. Documentation of a successful remedy will be required. If the agreed upon timeline is not followed, a warning letter will be sent asking for compliance and cautioning for lack of response to concerns or findings. If the subrecipient fails to provide a satisfactory corrective action, HCD may prohibit them from applying for CDBG funds, withhold unallocated funds, require return of unexpended funds, or require repayment of expended funds.

Spokane County annually reports to HUD in the Consolidated Annual Performance Evaluation Report (CAPER) on progress made toward annual goals and five-year goals.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,650,292	75,000	245,029	1,970,321	6,902,172	Spokane County's CDBG grant has been reduced by 32% since its highest allocation in 1995. Although the needs of and number of low-income people in Spokane County continue to increase, so does the funding gap to meet those needs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	782,752	225,000	250,323	1,258,075	4,031,820	Spokane County continues to try and increase the number of housing units for extremely-low-income people, especially the chronically homeless, while working with the 50% cuts to the HOME program funding.

Table 53 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Applicants for CDBG and HOME funds leverage these funds with a variety of other funding sources, typically consisting of private donations; state funds and other local funds. Spokane County will continue to meet its HOME match requirements through one or more of the following: Cash or cash equivalents from a non-federal source; the value of foregone interest; proceeds from bond financing; investment of local document recording fees in affordable housing projects not assisted with HOME funds, but meets HOME requirements; and the value of donated land or real property.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Spokane County has surplus property for sale that could be used to develop affordable housing. Developers must negotiate with Spokane County in order to purchase and develop property which may or may not have the appropriate infrastructure or zoning needed.

Affordable parcels are often located just outside the city limits but within the urban growth area (UGA) boundary established by the Growth Management Act (GMA). Annexation of property funded with HOME could adversely affect the County HOME Program when/if property funded is eventually annexed into the city. HOME now has implemented a restriction for funding affordable housing within another jurisdiction (City of Spokane). Therefore, site location will become an even more important factor in determining which affordable housing projects can be funded that are not slated for annexation sometime in the future. The GMA conflicts with the HUD requirement to fund projects that will remain under County jurisdiction. All property that becomes urban in nature will eventually be annexed into the UGA of a city or town according to GMA. Counties are rural, and Cities are urban.

The City of Spokane and Spokane County have agreed to work cooperatively to develop and implement a model for smart growth that delivers mutually beneficial outcomes for each jurisdiction and the citizens they serve. This agreement recognizes the individual jurisdictions have an obligation to support and serve smart economic growth while preserving and enhancing our environment, our neighborhoods, our businesses and our quality of life. The agreement is titled Joint Development Agreement - City of Spokane and Spokane County.

Discussion

Federal sequestration continues to affect the ability to serve Spokane County's most vulnerable individuals and families with funding reducing overtime. It is difficult to develop more affordable housing when inadequate funds are received. This Department must continue to monitor affordable housing for compliance regardless of whether we can develop more units.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$299,654 HOME: \$475,323	Rental units constructed: 40 Household Housing Unit Homeowner Housing Rehabilitated: 150 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 14 Households Assisted
7	Area Revitalization	2020	2024	Non-Housing Community Development			CDBG: \$1,028,387	Homeowner Housing Rehabilitated: 1500 Household Housing Unit
10	Microenterprise Assistance	2020	2024	Non-Housing Community Development			CDBG: \$50,000	Businesses assisted: 37 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Human Services	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Fair Housing as Public Service Emergency Services Food Banks	CDBG: \$247,423	Public service activities other than Low/Moderate Income Housing Benefit: 47361 Persons Assisted
14	Planning and Administration	2020	2024	Planning and Administration			CDBG: \$345,109 HOME: \$78,295	Other: 1 Other

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	After the 2020 Affordable Housing RFP CSHCD may provide funds for: Affordable rental housing, rental housing for special populations, preservation of affordable housing, TBRA, Down payment assistance, housing counselling (these are paid with HOME funds). Essential Housing Repairs is funded with CDBG and there is a project for 2020 to assist homeowners with essential repairs or modifications.
7	Goal Name	Area Revitalization
	Goal Description	During the 2020 Program Year this goal will be used for water, sewer and road improvements in Spangle, Fairfield, Waverly, and Latah Washington and for the Barker Road Sewer Assistance Program providing sewer assessment assistance to qualified homeowners.

10	Goal Name	Microenterprise Assistance
	Goal Description	Microenterprise entrepreneurs in Spokane County will receive business planning assistance and potential funding with a revolving loan fund.
11	Goal Name	Human Services
	Goal Description	Public Services funded in 2020 Program Year include The GreenHouse Community Center, Cheney Outreach Center, Medical Lake Community Outreach, New Hope Resource Center, Spokane Valley Partners, Greater Spokane Meals on Wheels, Second Harvest Food Bank and The Salvation Army Food Bank. Northwest Fair Housing Alliance is funded as a public service to provide fair housing information to low income residents of HUD subsidized rental housing.
14	Goal Name	Planning and Administration
	Goal Description	CDBG and HOME administration will begin on July 1, 2020 for the 2020 Program Year. Regardless of the HUD contract status, CSHCD will continue to plan and administer the programs as required.

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects selected for funding in the 2020 Program year are listed as follows.

Projects

#	Project Name
1	Cheney Community Outreach Center
2	The GreenHouse Community Center
3	Spokane Valley Partners
4	Medical Lake Community Outreach
5	Lutheran Community Services Northwest
6	New Hope Resource Center
7	Northwest Fair Housing Alliance
8	The Salvation Army Food Bank
9	Second Harvest Food Bank
10	Greater Spokane County Meals on Wheels
11	SNAP Essential Home Repairs
12	SNAP Financial Access
13	Town of Fairfield
14	Town of Latah
15	Town of Spangle
16	Town of Waverly
17	Barker Road Sewer Assistance Program
18	Spokane County HOME Administration
19	Spokane County CDBG Administration
20	Multi-Family Housing Place Holder
21	Multi-Family Housing CHDO Set-Aside

Table 55 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary
Project Summary Information

1	Project Name	Cheney Community Outreach Center
	Target Area	
	Goals Supported	Human Services
	Needs Addressed	Emergency Services
	Funding	CDBG: \$20,000
	Description	Cheney Outreach Center provides emergency services to residents of Cheney Washington and surrounding unincorporated area.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 612 (unduplicated beneficiaries) low- and moderate-income people will benefit from emergency services.
	Location Description	Office is located at 613 Third Street, Cheney, WA 99004
Planned Activities	Provides information, referral and energy assistance and other direct aid for low income, families, individuals, elderly and special needs residents of the Cheney area. Serves all residents of the Cheney School District #360.	
2	Project Name	The GreenHouse Community Center
	Target Area	
	Goals Supported	Human Services
	Needs Addressed	Emergency Services
	Funding	CDBG: \$28,000
	Description	The Green House Community Center serves the North-West portion of Spokane County including Deer Park residents
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 480 people (unduplicated beneficiaries) will obtain emergency assistance from the Green House. Financial assistance is limited as required by HUD.
	Location Description	West 12 First Street, Deer Park, WA 99006

	Planned Activities	Provides an information and referral service for North County. Provides clothing bank, emergency services, counseling services, furniture and household items, GED program. Outreach location of other agencies such as SNAP energy assistance. A food bank is co-located there.
3	Project Name	Spokane Valley Partners
	Target Area	
	Goals Supported	Human Services
	Needs Addressed	Emergency Services
	Funding	CDBG: \$20,000
	Description	Spokane Valley Partners is the Community Center that serves the City of Spokane Valley and the unincorporated County to the East.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 413 people (unduplicated beneficiaries) will benefit from emergency services.
	Location Description	10814 E Broadway, Spokane Valley, WA 99206
	Planned Activities	Provides emergency assistance to Spokane Valley residents. Food bank is also on site.
4	Project Name	Medical Lake Community Outreach
	Target Area	
	Goals Supported	Human Services
	Needs Addressed	Emergency Services
	Funding	CDBG: \$10,000
	Description	Medical Lake Community Outreach serves the West Plains Area including Airway Heights residents with emergency services.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 people (unduplicated beneficiaries) will be served with emergency services.
	Location Description	211 N Lefevre Street, Medical Lake, WA 99022

	Planned Activities	Provides emergency assistance to Medical Lake and Airway Heights residents. Food bank is also on site.
5	Project Name	Lutheran Community Services Northwest
	Target Area	
	Goals Supported	Human Services
	Needs Addressed	Services for victims of DV or Sexual Assault
	Funding	CDBG: \$40,000
	Description	Provides specialized advocacy navigating health and legal systems to victims of crime, including sexual assault; Elders and youth, including domestic violence victims. Provides referrals when appropriate
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 186 victims (unduplicated beneficiaries) will have access to services. Proposed to assist 147 youth and 39 elderly victims
	Location Description	210 W Sprague, Spokane WA 99201
	Planned Activities	Outreach, legal advocacy, medical advocacy and case management support to survivors of trauma caused by violent crime, sexual assault, domestic violence or other traumatic events. Serves all of Spokane County.
6	Project Name	New Hope Resource Center
	Target Area	
	Goals Supported	Human Services
	Needs Addressed	Emergency Services
	Funding	CDBG: \$18,000
	Description	New Hope Resource Center provides emergency services in the North-East County unincorporated area.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 700 people (unduplicated beneficiaries) will be provided with emergency services.

	Location Description	4211 E Colbert Road, Colbert, WA 99005
	Planned Activities	New Hope serves Mead, Colbert, Elk, Chattaroy and Riverside communities in North Spokane County. Zip codes include 99005, 99201, 99003, 99009, 99218 and 99025. They provide information and referral services, emergency assistance for utilities, rent and prescription assistance. Also offers chore services and transportation for the elderly and disabled people.
7	Project Name	Northwest Fair Housing Alliance
	Target Area	
	Goals Supported	Human Services
	Needs Addressed	Fair Housing as Public Service
	Funding	CDBG: \$10,791
	Description	NWFHA will provide outreach, fair housing workshops and counselling, to low-and moderate- income residents of publicly subsidized and low-income housing tax credit multi-family properties. Emphasis will be on elderly, people with disabilities and families with children. As a public service, workshops in Deer Park, Airway Heights, Cheney, Medical Lake qualify as area-wide benefit due to population of low- moderate income residents. Other workshops and counselling will require intake documentation of income eligibility. Furthermore, NWFHA will provide essential data for use in Spokane County's effort to Affirmatively Further Fair Housing.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	100 low- moderate- income renters will gain information and support with fair housing questions and/or complaints.
	Location Description	Deer Park, Airway Heights, Cheney, Medical Lake, Spokane Valley and Liberty Lake, Washington.
	Planned Activities	Targeted provision of six (6) fair housing workshops for fair housing training and counseling to residents of publicly subsidized and low income housing tax credit multi-family housing complexes
8	Project Name	The Salvation Army Food Bank
	Target Area	
	Goals Supported	Human Services

	Needs Addressed	Food Banks
	Funding	CDBG: \$17,524
	Description	The Salvation Army Food Bank provides food to County beneficiaries.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8,600 low- and moderate- income people from county locations will receive food from the food bank.
	Location Description	222 East Indiana, Spokane, WA 99209. Serving county beneficiaries at this city location.
	Planned Activities	Provide emergency food to families who live in Spokane County locations. They use this food bank due to convenient hours of operation, when accessing other services at Salvation Army Center.
9	Project Name	Second Harvest Food Bank
	Target Area	
	Goals Supported	Human Services
	Needs Addressed	Food Banks
	Funding	CDBG: \$35,362
	Description	Provides food for Spokane County Beneficiaries at local food banks
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 34,500 people (unduplicated county beneficiaries) will get food from area food banks.
	Location Description	1234 E Front Avenue, Spokane, WA 99202
	Planned Activities	Second Harvest will supply emergency food to all eligible people in need, including children, working poor households, elderly, homebound, disabled, homeless and others experiencing hunger
10	Project Name	Greater Spokane County Meals on Wheels
	Target Area	
	Goals Supported	Human Services

	Needs Addressed	Senior Services Services for Disabled
	Funding	CDBG: \$45,000
	Description	Greater Spokane County Meals on Wheels is a home delivered meal program with nutritious meals for homebound people (elderly and disabled). They also provide food to senior meal sites for those who are not homebound to enjoy a meal together.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,320 elderly and disabled people (unduplicated County beneficiaries) will benefit from Meals on Wheels food delivery program, either to their homes or to a nearby senior center cafe.
	Location Description	12101 E Sprague, Spokane Valley, WA - Meal Prep location.
	Planned Activities	Serving with a focus on people 60 years of age or older and/or disabled people with hot prepared meals as needed. Weekend meals are provided frozen for at home use. Clients must apply for this service to be included in deliveries. Seniors may give donations toward lunch or eat free at senior centers that serve Meals on Wheels lunches
11	Project Name	SNAP Essential Home Repairs
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$134,600
	Description	Matrix code 14 A Emergency repairs will be made to low and moderate-income homeowner households as needed for accessibility and safety.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 Low/Mod income homeowners (unduplicated County beneficiaries) will receive approximately 280 emergency housing repairs/rehabilitation or modifications so they can remain in their homes, safely. The Target population is homeowners with incomes at or below 50% of MFI, especially those with special needs such as elderly, frail elderly, severely mentally ill, developmentally disabled, physically disabled, or HIV/AIDS - positive occupants.
	Location Description	212 W 2nd, Spokane, WA 99201

	Planned Activities	Repairs to low- and moderate-income, owner occupied homes where conditions create a health or safety hazard. Assistance of up to \$2,500 each to cover the cost of 1) accessibility modifications for disabled household member. 2) Repair of emergency health and safety hazards.
12	Project Name	SNAP Financial Access
	Target Area	
	Goals Supported	Microenterprise Assistance
	Needs Addressed	Micro Enterprise Assistance
	Funding	CDBG: \$50,000
	Description	Providing technical and financial assistance to microenterprises.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 96 people (unduplicated County beneficiaries) will be served with technical assistance and/or financial assistance for micro enterprises
	Location Description	212 W 2nd Avenue, Spokane, WA 99201
	Planned Activities	Microenterprise businesses have five or fewer employees including the employer. Assistance is available to households with income less than 80% MFI. Services included training, technical assistance and access to funding starting and growing a business. A portion of the micro-enterprise CDBG funds will be used as matched savings grants for Individual Development Accounts which will assist low-income beneficiaries in capitalizing their microenterprise business
13	Project Name	Town of Fairfield
	Target Area	
	Goals Supported	Area Revitalization
	Needs Addressed	Water/Sewer Improvements
	Funding	CDBG: \$293,538
	Description	The Town of Fairfield will provide water reservoir improvements to the Town's water system. The Town of Fairfield is determined to be predominantly residential.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	430 people will benefit from the improved water system. 260 or 60.47% are low/mod income in Fairfield, Washington, qualifying this as area-wide benefit.
	Location Description	Determined to be primarily a residential area, the project will be constructed in Fairfield, Washington at First Street Alley and Portland Avenue.
	Planned Activities	Installation of a mixing pump within the reservoir to prevent ice formation that can damage the tank interior controls and lining, replacing the undersized overflow line with 800 feet of new, larger diameter PVC drain pipe that extends the overflow discharge to Prairie Avenue Road, and repair/improve to the water system SCACA/telemetry controls to provide automated operation of the Town wells and water system. CDBG funds will be used for engineering and construction costs. Davis Bacon compliance is required for this project/activity.
14	Project Name	Town of Latah
	Target Area	
	Goals Supported	Area Revitalization
	Needs Addressed	Water/Sewer Improvements
	Funding	CDBG: \$250,490
	Description	The town of Latah will improve the infrastructure by rehabilitating Well No. 2. The Town of Latah is determined to be predominantly residential.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	160 people will benefit from the improved water infrastructure. 95 or 59.38% are low/mod income in Latah, Washington, qualifying this as area-wide benefit.
	Location Description	Determined to be primarily residential, the project will be constructed in Latah, Washington, near Main and Harvey Roads in the Town's right-of-way.

	Planned Activities	The 2020 Project will rehabilitate the Town's Well No. 2 and to make it a viable emergency/backup source in the event that Well No. 1 is not operable. Improvements include inspection to determine whether the pump needs to be replaced. Deteriorating electrical equipment and controls would be replaced with the option of installing a backup generator or a plug to allow an external generator to power the well and chlorination equipment in the event of a power outage. New well chlorination equipment would be installed inside a new small structure, with the electrical and controls mounted to this new structure. The well will be improved with a well level transducer and controls, so that it can be hand operated in an emergency or have the capability to communicate with the control panel at Well No. 1. CDBG funds will pay for engineering and construction costs. Davis Bacon compliance is required for this project/activity.
15	Project Name	Town of Spangle
	Target Area	
	Goals Supported	Area Revitalization
	Needs Addressed	Water/Sewer Improvements
	Funding	CDBG: \$196,704
	Description	The Town of Spangle will improve the infrastructure by constructing a watermain in two locations. Spangle is determined to be predominantly residential
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	185 people will benefit from the improved water infrastructure. 130 or 70.27% are low/mod in Spangle, Washington, qualifying this as area-wide benefit.
	Location Description	Watermain replacement will be in two locations; on N. Pine Street and between St Route 195 and N. Rock Street. Water meter replacements (10) are near N. Pine Street, W. Second and St. Route 195, and N. Rock Street, in Spangle, Washington.
Planned Activities	The 2020 Project will fund the design, bid, and construction of 800 feet of 2.5-inch watermain at two select locations in the Town of Spangle. 10-15 water service connections will be replaced and get new meters in select locations. It is estimated that 10 meters will be installed. Davis Bacon compliance is required for this project/activity.	

16	Project Name	Town of Waverly
	Target Area	
	Goals Supported	Area Revitalization
	Needs Addressed	Water/Sewer Improvements
	Funding	CDBG: \$148,600
	Description	The Town Waverly will improve the infrastructure by replacing small diameter watermain to a larger one for increased flow and fire protection. In addition, the access road to the Town's water reservoir will be constructed for access to the Town's reservoir by staff.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	80 people will benefit from improved water infrastructure. 45 or 56.25% are low/mod income in Waverly, Washington, qualifying this as an area-wide benefit.
	Location Description	Determined to be primarily residential, watermain will be replaced on Mill Road and 3rd in Waverly, Washington.
	Planned Activities	Waverly's 2020 project will replace approximately 600 LF of 3" water main with 6" water main. A fire hydrant will be installed for fire protection. This project will be bid and constructed in coordination with a road improvement project that will access the water system reservoir. Bacon compliance is required for this project/activity.
17	Project Name	Barker Road Sewer Assistance Program
	Target Area	
	Goals Supported	Affordable Housing Area Revitalization
	Needs Addressed	Senior Services Services for Disabled Affordable Housing
	Funding	CDBG: \$330,109

	Description	The Housing and Community Development Division will administer a sewer assistance program on behalf of Spokane Valley. Spokane Valley by resolution and in agreement with the County's Environmental Department Services plans to sewer an area that is near the Spokane River and over the Aquifer. The Valley's set-aside for the 2020 and 2021 Program Years will be used to assist low-income homeowners with the costs of sewer installation; assessment assistance and side sewer connection loans. Assessment assistance will be measured under the Area Revitalization Goal and side sewer connections will be measured under the Affordable Housing Goal (Essential Housing Repairs).
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	There is the potential to assist approximately 25 households with assessment assistance and 36 households with side sewer connections with the Barker Road Sewer Assistance Program during the 2020 and 2021 Program Years. Households will qualify at <80% MFI for loans and <50% MFI for assessment assistance. The area shows tax exempt properties which indicate that low income households, including households owned by seniors and people with disabilities will likely be assisted with this program. The program is meant to keep housing affordable for these populations.
	Location Description	The Barker Road Sewer Project is being constructed off of Barker Road in Spokane Valley. Buckeye runs east from Barker Road and is generally the center of the project. Euclid is the North boundary and the Spokane River is to the South. For more information refer to Spokane Valley road improvements plan.
	Planned Activities	The Housing and Community Development Division will administer a sewer assistance program on behalf of Spokane Valley. Spokane Valley by resolution and in agreement with the County's Environmental Department Services plans to sewer an area that is near the Spokane River and over the Aquifer. The Valley's set-aside for the 2020 and 2021 Program Years will be used to assist low-income homeowners with the costs of sewer installation; assessment assistance and side sewer connection loans. Assessment assistance will be measured under the Area Revitalization Goal and side sewer connections will be measured under the Affordable Housing Goal (Essential Housing Repairs).
18	Project Name	Spokane County HOME Administration
	Target Area	

	Goals Supported	Planning and Administration
	Needs Addressed	PA Planning and Administration
	Funding	HOME: \$78,275
	Description	CSHCD provides management, compliance and oversight of the County's HOME Entitlement. CSHCD intends to utilize 2019 HOME Administration funds beginning July 1, 2019 regardless of the status of HUD's Contract with Spokane County, as allowed to conduct required activities for HOME administration. Matrix codes; 21A, 21B, 21C, 21D, 21H
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	NA Planning activities.
	Location Description	314 West 8th Avenue, Spokane, WA 99204
	Planned Activities	HOME compliance monitoring is extensive and carried out by CSHCD staff to provide for ongoing affordability and compliance of projects.
19	Project Name	Spokane County CDBG Administration
	Target Area	
	Goals Supported	Planning and Administration
	Needs Addressed	Program Administration HOME and CDBG
	Funding	CDBG: \$330,058
	Description	CSHCD provides management, compliance and oversight of the County's CDBG Entitlement. CSHCD intend to utilize CDBG Program Administration funds beginning July 1, 2019 to stay compliant with requirements of the CDBG Program regardless of the status of the HUD contract. Matrix codes; 21A, 21B, 21C, 21D, 21H
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	NA Planning and Administration Activities

	Location Description	Desk Monitoring will take place at the CSHCD location 314 W. 8th Avenue, Spokane, WA 99204. Davis Bacon Compliance monitoring will be in County locations.
	Planned Activities	CSHCD staff conducts desk monitoring monthly and technical assistance as needed. On site monitoring of projects is conducted according to a risk assessment.
20	Project Name	Multi-Family Housing Place Holder
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$587,217
	Description	The HOME Request for Proposals (RFP) has not been published. These funds will be used for viable HOME projects that are funded by CSHCD. CHDO funds, (\$117,443 set-aside) from the current or prior years may also be used.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Unknown at the time of publication.
	Location Description	Unknown at the time of publication.
Planned Activities	CSHCD intends to combine these funds with other years' HOME funds set-aside for CHDO affordable rental housing project(s).	
21	Project Name	Multi-Family Housing CHDO Set-Aside
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$117,443

Description	HUD requires a 15% HOME Community Housing Development Organization (CHDO) set-aside for affordable housing. 15% of HOME is inadequate for funding a project that often needs other layers of funding and time to generate the total funds for development. Annual amounts are set-aside for multi-family development and these funds will be used to complete those projects. CHDO allocations will be addressed in the Federal IDIS Program and identified as a project in each Annual Action Plan. Changes to such projects are not considered to be substantial because the project is described in one Annual Action Plan with multiple years' projects contributing to the same development. This project is meant to provide additional funds as needed for one or more projects.
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	Unknown at the time of publication
Location Description	Unknown at the time of publication
Planned Activities	CSHCD intends to combine these funds with other years' annual HOME funds to complete an affordable rental housing project.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Currently Spokane County chooses not to identify geographic priorities. Target Areas identified by HUD provide guidance on areas where CDBG can be used as an area-wide benefit. Income levels within census block groups are adjusted by the American Community Survey and have become unpredictable over the five-year planning horizon. Therefore, Target Areas will be identified, and area-wide benefit used after annual review prior to projects moving forward for consideration and funding.

Infrastructure projects and activities are profoundly affected by the change to American Community Survey. The high cost of surveys and the process for requesting waivers from HUD add to the difficulty of funding otherwise qualified infrastructure projects.

Geographic Distribution

Target Area	Percentage of Funds

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

NA

Discussion

Community Development managers continually expressed concern about the change to the American Community Survey for the purposes of allocating CDBG funds. Those concerns were noted, yet we are left with the inability to serve the towns and cities that have large census block groups and few homes. One or two large homes in a farming community can skew the income level to the point where the jurisdiction is no longer qualified for CDBG assistance.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Spokane County's strategy to address safe affordable housing choices is based on the goals for the Affordable Housing Program. Please see section SP 45 for goal descriptions. The following populations will be targeted to achieve these goals:

1. Income: extremely low-, very low-, low- and moderate-income
2. Family types: families with children and the elderly
3. Homeless; chronic homeless individuals, families with children, mentally ill, veterans, victims of domestic violence and unaccompanied youth
4. Non-homeless special needs; persons with mental disabilities, person with physical disabilities, person with developmental disabilities and victims of domestic violence.

During the 2019 PY, the following goals for affordable housing production have been identified. The County will continue its efforts to efficiently allocate its available resources while at the same time, pursue additional funding sources and jurisdictional collaborations.

Funds used by the Affordable Housing Program include 2060 (Affordable Housing Trust Fund) from local document recording fees and HOME Investment Partnership Funds. These projects take time to develop due the layered funding streams and requirements.

One Year Goals for the Number of Households to be Supported	
Homeless	20
Non-Homeless	200
Special-Needs	15
Total	235

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	7
The Production of New Units	40
Rehab of Existing Units	150
Acquisition of Existing Units	10
Total	207

Table 58 - One Year Goals for Affordable Housing by Support Type
Discussion

Spokane County anticipates assisting homeless households with Consolidated Homeless Grant, Homeless Housing Assistance Act (HHAA) Funds and HOME funds. The Spokane County Affordable

Housing Program will fund the production of new units. CDBG and/or HOME will fund rehabilitation of existing units.

AP-60 Public Housing – 91.220(h)

Introduction

Spokane Housing Authority is in the process of reevaluation and planning improvements to better serve the needs of Spokane County residents with affordable housing options. Considerable work is currently underway, and changes are expected in the near future. Spokane County has reestablished a working relationship with the housing authority by holding meetings with them and the City of Spokane to strategize together around affordable housing goals of the agency, jurisdictions and low-income public.

Actions planned during the next year to address the needs to public housing

There are currently no projects planned for the 2020 PY for Spokane Housing Authority public housing.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The SHA Board of Commissioners includes at least one participant of SHA services. This resident representative provides the agency with resident's perspective on a broad range of issues. SHA develops its annual plan each year with resident consultation and the opportunity for them to provide feedback on the plan before finalizing it each year. SHA sponsors various resident social events designed to provide an opportunity for residents to interact with SHA staff and their neighbors.

The SHA may establish requirements for financing purchase of a home under the homeownership option. This may include requirements concerning qualification of lenders, terms of financing, restrictions concerning debt secured by the home, lender qualifications, loan terms, and affordability of the debt. The SHA must establish policies describing these requirements in the administrative plan.

The SHA may not require that families acquire financing from one or more specified lenders, thereby restricting the family's ability to secure favorable financing terms.

SHA Policy

Balloon payment mortgages and variable interest rate mortgages are prohibited and will not be approved by the SHA.

Seller financed mortgages shall be considered by the SHA on a case-by-case basis. If a mortgage is not backed by a government program, the SHA will require the lender to comply with accepted mortgage underwriting standards consistent with those of HUD/FHA, Ginnie Mae, Fannie Mae, Freddie Mac, USDA-RD or other private lending institution.

Except in the case of a family that qualifies as an elderly or disabled family, other family members

(described below) shall not receive homeownership assistance for more than:

Fifteen years, if the initial mortgage incurred to finance purchase of the home has a term of 20 years or longer; or Ten years, in all other cases.

The maximum term described above applies to any member of the family who:

Has an ownership interest in the unit during the time that homeownership payments are made; or Is the spouse of any member of the household who has an ownership interest in the unit during the time homeownership payments are made.

In the case of an elderly family, the exception only applies if the family qualifies as an elderly family at the start of homeownership assistance. In the case of a disabled family, the exception applies if at any time during receipt of homeownership assistance the family qualifies as a disabled family.

If, during the course of homeownership assistance, the family ceases to qualify as a disabled or elderly family, the maximum term becomes applicable from the date homeownership assistance commenced. However, such a family must be provided at least 6 months of homeownership assistance after the maximum term becomes applicable (provided the family is otherwise eligible to receive homeownership assistance). If the family has received such assistance for different homes, or from different PHAs, the total of such assistance terms is subject to the maximum term described in this part.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

No.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

CDBG funds provide a social safety net to help low- and moderate-income people stay stable and not enter homelessness. For details on the annual Point in Time count of homeless including singles, families and veterans, please refer to Spokane’s Point in Time Count. The most recent Point in Time Count available is found at <https://my.spokanecity.org/news/releases/2019/04/10/point-in-time-count-results/>. For information and details on the homeless crisis response system, please refer to section PR10 Consultation.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

An outreach program is funded with Homeless Housing Assistance Act Funds. Not funded with CDBG.

Addressing the emergency shelter and transitional housing needs of homeless persons

Please see introduction of this section.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Please see introduction.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services,

employment, education, or youth needs

All programs include financial eligibility criteria and are targeted to low-income households.

Discussion

Spokane County CDBG funds are focused on low- and moderate-income persons, some of whom may be homeless.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Spokane County will identify and where appropriate remove or mitigate barriers to affordable housing resulting from zoning, subdivision, land use requirements, licensing, permits and utility extensions.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment;

- Continue efforts to expedite permitting processes and timelines
- Continue pre-application process to provide early review to shorten permitting process
- Continue to provide comment on updates to the Spokane County Comprehensive Plan related to fair housing, affordable housing, infrastructure, and economic development

Discussion:

Spokane County will continue to fund fair housing educational activities that support fair housing in Spokane County. Upon release of the final rule for fair housing, Spokane County will conduct a Fair Housing Assessment as required by HUD.

AP-85 Other Actions – 91.220(k)

Introduction:

The following narrative speaks to the actions Spokane County will undertake during the 2020 program year to address the obstacles toward achieving safe affordable housing choice, need to reduce homelessness and provide for the basic needs, need for community development, infrastructure and economic opportunities.

Actions planned to address obstacles to meeting underserved needs

Spokane County is working with local non-profit agencies and jurisdictions within the County to strategically target projects that will preserve and expand quality, safe and affordable housing choices; prevent and reduce homelessness; provide opportunities to improve quality of life; support vibrant cities and towns and expand economic opportunities.

Actions planned to foster and maintain affordable housing

Spokane County recognizes the importance of affordable housing development and maintaining existing affordable housing stock. The County includes both for profit and non-profit housing developers in the annual Affordable Housing Request for Proposals. The County offers developer the opportunity to leverage limited County HOME and Affordable Washington State Housing Trust Funding. Typically, County HOME funds account for a fraction of the total cost but deliver large projects providing a large number of long-term affordable rental housing units.

The County maintains its HOME investment in affordable housing by monitoring rental housing occupancy and physical condition over HUD's minimum compliance periods required by 92.254. The County also grants and loans CDBG funds to repair low-income owner-occupied homes enabling existing homeowners to enjoy a safe and healthy home that they can afford to operate and maintain.

Actions planned to reduce lead-based paint hazards

In cooperation with the Dept. of Commerce and WA State Health Dept. the region has funds available to address Lead Based Paint Hazards.

Spokane County's Emergency Housing Repair Program and Affordable Housing Program are active in identifying and repairing lead-based paint hazards in eligible owner and renter housing. HUD Title X and EPA Renovator (RRP) requirements are integrated into CDBG and HOME funded programs that rehabilitate housing units constructed prior to 1978. These programs coordinate with the Washington State Lead-Based Paint Program for contractor certification, lead-safe renovation, and regulation

technical assistance. Typical lead hazard control begins with a lead inspection to guide the scope of work. Contractors certified as Abatement Supervisor and EPA Renovators can complete projects in compliance with HUD's Title X regulation. These projects typically include wet scraping, painting, eliminating friction/impact surfaces, mulching bare soil, and cleaning to Clearance. This program year, most eligible pre-1978 renovated housing units will receive an XRF Lead Inspection except where limited repairs are exempt or lead paint presumption is more cost effective. Each rehabilitated housing unit will achieve Clearance as part of the project completion, as proscribed by HUD's Title X regulation.

Actions planned to reduce the number of poverty-level families

Spokane County's anti-poverty strategy focuses on the concept of coordination and linkages. The goals and objective in the Strategic Plan describe the role that the County will play in regional efforts to move people out of poverty and to revitalize geographic areas of the community with high poverty levels. Key strategies include:

- Focusing resources on populations with the greatest need
- Coordinating physical development with the provision of supportive services for persons with special needs
- Enabling low-income person to accumulate assets through homeownership and business development
- Focusing on education and training that leads to self-sufficiency
- Job and construction contracting opportunities to low-income residents and Section 3 business concerns that are owned by or employ low-income residents
- Providing access for people in poverty to employment opportunities
- Empowering low-income residents to provide leadership and solve problems in their communities.

Actions planned to develop institutional structure

The main strategy regarding institutional structure in Spokane County is collaboration. There are good working relationships among the municipalities, state agencies, and local organizations involved with housing and community development related services. The exchange of information and technical assistance has resulted in a more effective service delivery system. The County has strived to work with the City of Spokane to approach challenges on a regional basis. Examples of this are the merged Continuum of Care, County representative on the City's Community Housing and Human Services Board, City / County agreement to Plan together for annexations.

Spokane County will assist where possible in coordinating the development and planning capacity in the county, particularly in the county cities and towns. Technical and financial assistance in the area of economic development will be offered to increase capacity toward becoming economically self-

sustaining in these areas.

Actions planned to enhance coordination between public and private housing and social service agencies

The County has established a number of cooperative partnerships and collaborations with public and supportive housing providers, private and government health, local government, mental health and social service agencies to address our priority needs and will continue to do so. Examples include:

Multi-family Housing: The County works closely with the City of Spokane, Washington State Housing Finance Commission and Washington State Department of Commerce to coordinate the funding and development of multi-family housing units funded through the County's Affordable Housing Program.

Spokane County partners with the City of Spokane, Northwest Fair Housing Alliance, The Washington State Human Rights Commission, Spokane Area Realtors and the Spokane Low Income Housing Consortium by providing Fair Housing Conferences annually.

Participation in the Spokane Homeless Coalition, the Continuum of Care Advisory Committee and Greater Spokane Valley Network to keep information flowing on ways to help homeless or to prevent homelessness.

Discussion:

Spokane County makes small investments in affordable housing developments which often times leverages large amounts of funding from other sources to complete projects.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Projects planned with CDBG Funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is included in projects to be carried out.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Spokane County does not plan to directly use other forms of investment beyond those listed in

92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

HOME regulation 92.254 describes qualifications of homeownership activities as affordable housing. The recapture provision is triggered if a borrower sells, transfers, refinances, or changes the use of the property during the HOME period of affordability. This loan provision limits recaptured funds to net proceeds available from the sale rather than the entire HOME investment. Using recapture provisions, the County will not be required to repay HUD if a sale, short sale, foreclosure, involuntary sale, etc. of the program-assisted home provide insufficient funds to fully repay the amount of HUD downpayment assistance.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

HOME regulation 92.254 (a)(4) describes the minimum HOME period of affordability based upon the amount of HOME homeownership assistance. The current Downpayment Assistance Program includes a ten (10) year affordability period due to the amount of assistance offered (\$30,000). The Downpayment Assistance Program Guidelines and Agreements include a provision for the affordability period and the recapture provisions upon the sale, transfer, refinance or if the home ceases to be the primary residence of the borrower(s). The recapture provision limits recaptured funds to any net proceeds available from the sale rather than the entire HOME investment.

HOME funded affordable rental housing projects include acquisition, new construction, and/or renovation trigger minimum periods of affordability per 24 CFR 92.252(e).

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME Funds will not be used to refinance existing debt secured by multifamily housing that is rehabilitated with HOME Funds under 24 CFR 92.206(b). However, HOME funds may be used to pay off principal and interest of a construction loan, bridge financing loan, or guaranteed loan as provided under 24 CFR 92.206(g).

Appendix - Alternate/Local Data Sources