



Spokane County 2015 – 2019 Consolidated Plan

Adopted by the Spokane County Board of County Commissioners on May 12, 2015
for period July 1, 2015 through June 30, 2019

Prepared by
Spokane County Community Services, Housing, & Community Development Department

Electronic version available at <http://www.spokanecounty.org/communitysvcs/HCD/content.aspx?c=2219>



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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Shelly O'Quinn, Vice Chair
Al French, Commissioner

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Tim Crowley, Manager
Kathy Downs, Grants Manager
Richard Culton, Project Administrator
Christy Jeffers, Project Administrator
Katherine Kennedy, Project Administrator
Patrick Stretch, Project Administrator
Tami Landsiedel, Secretary

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Ralph Williams – City of Liberty Lake
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David Stark -Town of Waverly

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Rusty Barnett, Vice Chair
Drew Benado

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NO. **15 - 0398**

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SPOKANE COUNTY, WASHINGTON

IN THE MATTER CONCERNING APPROVAL OF THE)
2015-2019 CONSOLIDATED PLAN, AND THE 2015)
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 Department has complied with applicable laws and regulations at all stages of the Community Development Block Grant and HOME Application process, including conducting two public hearings to obtain citizen comments, publishing notices regarding the Draft 2015-2019 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 a Citizen Participation Plan, Strategies and Program Objectives, 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 2015 CDBG and HOME Investment Partnership Act (HOME) funding; and

WHEREAS, citizens were given full information regarding selected projects, allocation amounts and other information contained in the 2015 Annual Action Plan; and

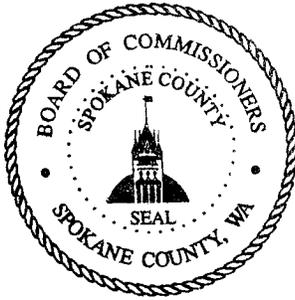
WHEREAS, Spokane County intends to fund and implement some or all of the proposed 2015 CDBG and HOME Projects contained in the 2015 Annual Action Plan as funds allow.

WHEREAS, the Housing and Community Development Citizens Advisory Committee has accepted and recommends approval of the Draft 2015-2019 Consolidated Plan, which includes the 2015 Annual Action Plan's funding recommendations for proposed 2015 projects and now submits the Plan to the Board of County Commissioners for their approval.

BE IT THEREFORE RESOLVED, by the Board of County Commissioners of Spokane County that the attached 2015-2019 Consolidated Plan and the 2015 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 2015-2019 Consolidated Plan including the 2015 Annual Action Plan to the Department of Housing and Urban Development.

PASSED AND ADOPTED this 12th day of May, 2015.

BOARD OF COUNTY COMMISSIONERS
OF SPOKANE COUNTY, WASHINGTON



ATTEST:

Dinna Vasquez
Dinna Vasquez, Interim Clerk of the Board

Todd Mielke
Todd Mielke, Chair

Shelly O'Quinn
Shelly O'Quinn, Vice-Chair

Al French
Al French, Commissioner

Exhibit A
2015 CDBG Funding Requests and Recommendations

	Requested	Recommended
	<u>Amount</u>	<u>Amount</u>
<u>Public Service Projects – County-Wide:</u>		
Lutheran Community Services – SAFeT	\$70,285	\$40,312
New Hope Resource Center – Emergency Services	\$24,000	\$18,040
YWCA – Legal Advocacy and Outreach	\$28,448	\$18,000
Second Harvest Food Bank – Emergency Services	\$75,000	\$ 30,000
<u>Public Service Projects - Cities and Towns:</u>		
City of Cheney		
Cheney Outreach Center – Emergency Assistance	\$16,000	\$14,859
Greater Spokane County Meals on Wheels – Senior Nutrition Program	\$10,000	\$7,500
City of Deer Park		
Greater Spokane County Meals on Wheels – Senior Nutrition Program	\$13,000	\$8,000
The Green House – Emergency Services	\$50,000	\$27,360
City of Medical Lake		
Medical Lake Community Outreach – Emergency Assistance	\$7,500	\$7,135
City of Spokane Valley		
Greater Spokane County Meals on Wheels – Senior Nutrition Program	\$32,000	\$28,000
Spokane Valley Partners – Emergency Services	\$20,000	\$15,728
<u>Housing Projects - County-Wide:</u>		
SNAP – Emergency Housing Repair	\$150,000	\$116,000
Spokane Housing Ventures- Multi Family Unit Repair	\$498,323	\$0
<u>Economic Development Projects – County-Wide:</u>		
SNAP Financial Access – Micro-Enterprise	\$50,000	\$30,000
<u>Infrastructure/Public Facility Improvement Projects - Cities and Towns:</u>		
City of Cheney		
City of Cheney – Water & Sewer Improvements	\$153,479	\$153,479
Town of Latah		
Town of Fairfield – Water & Sewer Improvements	\$182,690	\$182,690
Town of Rockford		
Town of Rockford – Water & Sewer Improvements	\$350,000	\$350,000
City of Spokane Valley		
City of Spokane Valley – Sidewalk Improvement	\$400,870	\$358,790

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 type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
---	---	--

* 3. Date Received: _____	4. Applicant Identifier: B-15-UC-53-0004
-------------------------------------	--

5a. Federal Entity Identifier: Grantee U of G ID:539063	5b. Federal Award Identifier: B-15-UC-53-0004
---	---

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 AVE.
Street2: _____
* City: SPOKANE
County/Parish: SPOKANE
* State: WA: Washington
Province: _____
* Country: USA: UNITED STATES
* Zip / Postal Code: 99260-0100

e. Organizational Unit:

Department Name: Spokane County, CS,HCD	Division Name: Housing&Community Development
---	--

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms.	* First Name: CHRISTINE
Middle Name: _____	
* Last Name: BARADA	
Suffix: _____	

Title: DIRECTOR, COMMUNITY SERVICES, HCD.
--

Organizational Affiliation: _____

* Telephone Number: 509-477-7561	Fax Number: 509-477-6827
---	---------------------------------

* Email: cbarada@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:

14.218

CFDA Title:

2015 CDBG FORMULA GRANTS

*** 12. Funding Opportunity Number:**

NA

* Title:

NA

13. Competition Identification Number:

Title:

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

ATTACH TO SF424 #14.pdf

Add Attachment

Delete Attachment

View Attachment

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

2015 COMMUNITY DEVELOPMENT BLOCK GRANT 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.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="1,355,287.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="75,000.00"/>
* g. TOTAL	<input type="text" value="1,430,287.00"/>

*** 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

Add Attachment

Delete Attachment

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)**

** 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.

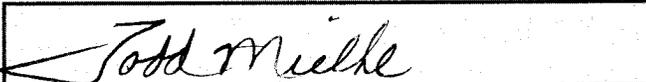
Authorized Representative:

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

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

14. AREAS AFFECTED BY PROJECTS (CITIES, COUNTIES, STATES, ETC.)

CITIES OF: AIRWAY HEIGHTS, CHENEY, DEER PARK, LIBERTY LAKE, MEDICAL LAKE, SPOKANE VALLEY

TOWNS OF: FAIRFIELD, LATAH, MILLWOOD, ROCKFORD, SPANGLE, WAVERLY

UNINCORPORATED AREAS OF SPOKANE COUNTY

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, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

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, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

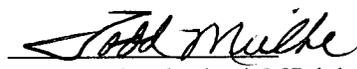
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

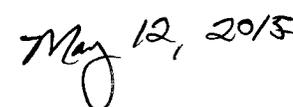
1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the 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 CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

Date 

Specific CDBG 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 housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) 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 certifies that 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 activities which the grantee certifies are designed to meet other community development needs having a 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);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015, 2016 (a period specified by the grantee consisting 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.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, 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 USC 2000d), the Fair Housing Act (42 USC 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.

Todd Muelle
Signature/Authorized Official

5/12/2015
Date

Chair, BOCC
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

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.

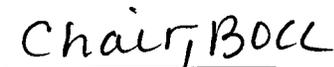
Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature/Authorized Official



Date



Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. 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.

AGENDA SHEET

SUBMITTING DEPARTMENT: Community Services, Housing, and Community Development

CONTACT PERSON: Tim Crowley

PHONE NUMBER: 509-477-4488

CHECK TYPE OF MEETING ITEM BELOW:

2:00 PM CONSENT AGENDA:

BY LEAVE:

5:00 PM LEGISLATIVE SESSION:

BY LEAVE:

SPECIAL SESSION:

BELOW FOR CLERK'S USE ONLY:

Clerk's Resolution No. 2015-0398

Approved: Majority/Unanimous _____

Denied: Majority/Unanimous _____

Renews/Amends No. _____

Public Works No. _____

Purchasing Dept. No. _____

AGENDA TITLE: IN THE MATTER CONCERNING APPROVAL OF THE 2015-2019 CONSOLIDATED PLAN, AND THE 2015 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): Spokane County Community Services, Housing, and Community Development Department requests that the BOCC grant final approval of the 2015-2019 Consolidated Plan and the 2015 Annual Action Plan and the accompanying funding recommendations.

The 2015 Annual Action Plan is required by HUD to show HUD and the public how Spokane County Community Services, Housing, and Community Development Department (CSHCD) intend to utilize CDBG and HOME funds. This is the first year for the Spokane County Consolidated Plan, which is a five-year plan for CDBG and HOME, which contains objectives and goals for community development. CSHCD Housing and Community Development Advisory Committee has recommended the 2015 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, 2015, held by the Spokane County Community Services, Housing, and Community Development Department's Housing and Community Development Advisory Committee. The Public Hearing before the BOCC on May 12, 2015 complies with applicable laws and regulations of the CDBG and HOME Programs.

The proposed 2015-2019 Consolidated Plan and the 2015 Annual Action Plan is available for public review at the Spokane County Community Services, Housing, and Community Development 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: Will allow for the allocation of approximately \$1,355,287.00 in CDBG HUD entitlements and \$509,867.00 in HOME HUD entitlements.

SIGNATURES:

Christine Barada

Department Head/Elected Official or Designated Authority (Requesting Agenda Item)

Marshall Farnell
Chief Executive Officer

Grants Administrator (sign-off)

Auditor's Office

Treasurer's Office

Budget Office

This item needs to be codified in the County Code Book.

Exhibit A

1. **Spokane Housing Authority:** The applicant requested \$114,868 for the purpose of rehabilitating Eleven (11) non-accessible 2-bedroom units at the Valley 206 Apartment Complex to barrier free handicapped accessible apartments. The project is located at 2400 N Wilbur in the Spokane Valley. The project was recommended for conditional HOME funding in the amount of \$114,868.

NO. 15-0419

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SPOKANE COUNTY, WASHINGTON

RESOLUTION APPROVING THE SELECTION OF)
2015 HOME-FUNDED PROJECTS AND AMENDING)
THE SPOKANE COUNTY 2015-2019)
CONSOLIDATED PLAN WHICH INCLUDES THE)
2015 ANNUAL ACTION PLAN)

RESOLUTION

WHEREAS, the Board of County Commissioners of Spokane County, pursuant to the provisions of the RCW 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 affordable housing purposes pursuant to various federal laws including the HOME Investment Partnership Program (HOME) under 24 CFR Section 92.150; and

WHEREAS, the Community Services, Housing and Community Development Department has complied with applicable laws and regulations at all stages of the HOME application process, including development and implementation of a Citizen Participation Plan, development and adoption of the Annual Action Plan under Resolution No. 2015-XXXX, publishing legal notices, holding public hearings and selecting activities for funding; and

WHEREAS, the primary purposes of the HOME Program are to expand the supply of decent and affordable housing, to strengthen the abilities of local governments to design and implement affordable housing strategies, to provide financial and technical assistance to participating jurisdictions and to extend and strengthen partnerships among all levels of government and the private sector in the development of more affordable housing; and

WHEREAS, in order to implement activities under the HOME Investment Partnership Program, Spokane County desires to amend its 2015 Annual Action Plan and to contract with those organizations named and set forth on the attached list to this Resolution and identified as "Exhibit A"; and

WHEREAS, the Department has implemented all of the requirements under the Consolidated and Further Continuing Appropriations Act of 2012 (P.L 112-55); and

BE IT THEREFORE RESOLVED, by the Board of County Commissioners of Spokane County that the Chair of the Board of County Commissioners or a majority of the Board, is hereby authorized to amend the 2014 Annual Action Plan and execute Loan Commitments, Mortgage Loan Origination and Financing Agreements, Deeds of Trust, Regulatory Agreements and Covenants to those organizations listed on Exhibit A, at other than an open meeting.

PASSED AND ADOPTED this 19th day of May, 2015.

BOARD OF COUNTY COMMISSIONERS
OF SPOKANE COUNTY, WASHINGTON



ATTEST:

GINNA VASQUEZ
GINNA VASQUEZ, Interim Clerk of the Board

ABSENT

Todd Mielke, Chair
[Signature]
Shelly O'Quinn, Vice-Chair
[Signature]
Al French, Commissioner
[Signature]



Executive Summary

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

1. Introduction

HUD has implemented changes to the Consolidated Plan and Annual Action Plan templates. This new plan format is meant to provide continuity among plans across the nation. HUD found that when jurisdictions' had freedom to produce plans according to set guidelines they continued to produce a variety of formats. HUD staff struggled to review plans with multiple formats so an electronic version was created. Beginning with the 2015-2019 Consolidated Plan and 2015 Annual Action Plan, Spokane County is required to produce its plans in the approved format.

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 and rehabilitation and 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 an 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.

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 2014-0564 re-established Spokane Valley’s CDBG set-aside funds for CDBG eligible projects within Spokane Valley.

Spokane County met the majority of strategies set forth in the 2009-2014 Consolidated Plan. The 2014 Consolidated Annual Performance and Evaluation Report (CAPER) will report the department's performance meeting the goals and objectives of the 2009-2014 Consolidated Plan. Based on the 2009-2013 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

Application workshops, stakeholder meetings, Housing and Community Development Advisory Committee (HCDAC) Meetings invite the public to attend and comment on:

Administration of the HOME and CDBG Programs

Activities Recommended or NOT Recommended for Funding

Program Policies, Procedures and Priority Needs

Consolidated Plan Amendments

In January the HCDAC makes a preliminary funding recommendation for the next program year. After publication of the preliminary funding amounts, the HCDAC holds a Public Hearing; traditionally are held at the Spokane Regional Health District. Their final recommendations for funding are published and another two week comment period ends with a Resolution by the Board of County Commissioners to proceed with the Annual Action Plan application to HUD.

5. Summary of public comments

The HCDAC held a public hearing for the Draft 2015-2019 Consolidated Plan and 2015 Annual Action Plan in March 2015. After the Public Hearing the HCDAC recommendations for the Draft Plan(s) and funding recommendations were forwarded to the Spokane Board of County Commissioners (BOCC). The BOCC held the final Public Hearing in April 2015 and approved the application to HUD for funding. The Annual Action Plans are prepared for HUD and serve as the County's application for CDBG and HOME funding. The format and data are provided by HUD for consistency.

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

All public comments were considered while developing the 2015 Annual Action Plan and the Spokane County Draft 2015-2019 Consolidated Plan.

7. Summary

The goals and objectives for the 2015 Annual Action Plan are primarily targeted to low-income and moderate-income residents of Spokane County and were developed to:

Provide decent housing

Establish and maintain a suitable living environment

Expand economic opportunities

In implementing these goals the County has developed 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 the public to participate in plan development, implementation and evaluation.

Collaboration; encourage public, private and nonprofit 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.

According to "Out of Reach 2014: Washington published annually by the National Low Income Housing Coalition, the fair market rent for a two-bedroom apartment is \$970. In order to afford this level of rent and utilities (without paying more than 30% of income) a household must earn \$3,232 monthly or \$38,788 annually. Assuming a 40-hour work week, 52 weeks per year, and this level of income translates into a housing wage of \$18.65. Minimum wage in Washington State is \$9.32. The estimated mean wage for a renter is \$15.55 which means that worker would need to work 48 hours per week, year round, to afford a two-bedroom unit at fair market rent. The County's average wage was \$41,730 in 2013. The state's average annual wage was \$53,029 and the state less King County was \$43,357 in 2013. The median family income (MFI) for the County is \$62,900 in 2015.

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
Lead Agency	SPOKANE COUNTY	
CDBG Administrator		
HOME Administrator		

Table 1 – Responsible Agencies

Narrative

Spokane County, Community Services, Housing and Community Development Department (CSHCD) administer CDBG and HOME for Spokane County including the development of the (5 Year) Consolidated Plan and Annual Action Plans, the Fair Housing Assessment, the Consolidated Annual Performance Evaluation Report (CAPER) and the Homeless Plan.

Consolidated Plan Public Contact Information

The public is invited to comment on the Consolidated Plan annually through an amendment process advertised in the *Spokesman Review* Newspaper. Comments may be submitted at advertised public hearings or in written form during the Annual Action Plan public comment period as well. Written comments should be sent to CSHCD, 312 West 8th Avenue, fourth floor, Spokane, WA 99204

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The Spokane Homeless Coalition and the Spokane City/County Continuum of Care (CoC) play an integral role in the planning and coordination and use of local, state and federal funds used to achieve the strategies outlined in “The Road Home”, Ten Year Plan to End Homelessness. The CoC has created two groups to assist with planning and implementation; The Community Housing and Human Services Board and the Interagency Council (IAC). These two groups have representation from housing providers, shelter providers, health care providers, local schools, other planning committees and other local representatives to develop funding policies, review applications and evaluate progress toward CoC goals. 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 a monthly subcommittee 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. 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.

There is duplication among the non-profits that attend multiple meeting devoted to homeless system planning. 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

The Continuum of Care is led by the City of Spokane with a delegated representative from Spokane County sitting on the Continuum of Care Advisory Committee (COCAC). The COCAC meets monthly to review HUD performance goals, progress towards meeting those goals as captured by the local Homeless Management Information System (HMIS), to learn about new programs administered outside of the Continuum of Care that may have complimentary benefits for Continuum of Care service recipients and to collaboratively address process improvements to aid in higher scoring with future HUD applications.

The COCAC includes representation from the local Supportive Services for Veterans Families program which is federally funded to provide services and rental assistance for homeless and at-risk of homelessness veterans as well as the Veteran's Administration. The Committee also has representation from the Volunteers of America Crosswalk program which is the local hub serving unaccompanied youth. Consistent participation from the YWCA, Transitions for Women, Saint Margaret's Shelter and the HEART School liaison ensure there is a voice in this coordinated effort addressing the needs of homeless individuals and families.

Housing programs across this continuum of care prioritize chronically homeless individuals by program design. Additionally, the Homeless Outreach coordinator from Frontier Behavioral Health sits on this committee.

Although monthly meetings maintain a core of governmental, non-profit, faith-based and private representation addressing chronically homeless individuals and families, families with children, veterans and unaccompanied youth, this meeting is not closed and frequently has guests from a variety of partners addressing needs of homeless and persons at risk, including, but not limited to; the Department of Social and Health Services, Child Protective Services, Union Gospel Mission, Spokane Community Detox, etc.

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 Continuum of Care is led by the City of Spokane with a delegated representative from Spokane County sitting on the Continuum of Care Advisory Committee (COCAC). The COCAC meets monthly to review HUD performance goals, to evaluate progress towards meeting those goals as captured by the local Homeless Management Information System (HMIS), to learn about new programs administered outside of the Continuum of Care that may have complimentary benefits for Continuum of Care service recipients and to collaboratively address performance improvements to aid in higher scoring with future HUD applications.

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 COCAC.

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	Housing Authority Spokane
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Public Housing Needs 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?	Spokane Housing Authority is a member of the Fair Housing Planning Committee, Continuum of Care Interagency Committee and Homeless Coalition. In person interviews and an invitation to submit comments on three surveys were the methods used to consult.
2	Agency/Group/Organization	SPOKANE REGIONAL HEALTH DISTRICT
	Agency/Group/Organization Type	Services-Health Health Agency Other government - State Regional organization
	What section of the Plan was addressed by Consultation?	Lead-based Paint 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?	Spokane Regional Health District provides services to people with substance abuse issues in the methadone clinic. WIC (women, infants and children) vouchers are provided at the Health District.
3	Agency/Group/Organization	City of Spokane CHHS Dept
	Agency/Group/Organization Type	Other government - Local Regional organization Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 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 Director of CSHCD sits on the CHHS Board and Housing and Community Development Division sit on the Interagency Committee Board to assure consistency between city and county programs such as coordinated intake and lead safe Spokane.
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?	Spokane County CSHCD has an MOU in place with Habitat for Humanity - Spokane to provide downpayment assistance to new qualified homeowners. Information provided by Habitat supports Spokane County efforts to provide affordable homeownership opportunities to low- and moderate-income people and families.
5	Agency/Group/Organization	COALITION OF RESPONSIBLE DISABLED
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless 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?	CORD is a member agency of the Homeless Coalition, Fair Housing Committee and was consulted using three surveys provided to the Homeless Coalition via email announcement. This organization's name has recently changed to Spokane Center for Independent Living.
6	Agency/Group/Organization	CATHOLIC CHARITIES SPOKANE
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Employment Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 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 is a member organization with the Spokane Homeless Coalition, The Greater Spokane Valley Network, The Interagency Committee for the CoC. As a member of these groups Catholic Charities was asked to participate in three needs surveys.
7	Agency/Group/Organization	Goodwill Industries
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Non-Homeless Special Needs 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?	Goodwill Industries hosts the Interagency Committee of the CoC. As such they were invited to participate in the three needs surveys and were invited to the stakeholders meetings.
8	Agency/Group/Organization	LUTHERAN COMMUNITY SERVICES NW - SAFET RESPONSE
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-Health Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Lutheran Community Services participated through information provided for CDBG application and technical assistance. The CSHCD met with this agency to understand how their programs help achieve the goals of Spokane County Community Development.
9	Agency/Group/Organization	SPOKANE HOUSING VENTURES
	Agency/Group/Organization Type	Housing Services - 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?	Spokane Housing Ventures participates in the Affordable Housing Program and builds affordable housing. They are attendees of the annual stakeholders meeting and were presented with the three needs surveys and asked to participate.
10	Agency/Group/Organization	SNAP Financial Access
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	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 Financial Access has been a subrecipient for CDBG in Spokane County for several years. They have a revolving loan fund which they use to help microenterprises. They also have trainings for low income people who wish to start a business. They help people develop a business plan and gain financial assistance. They provide a savings program. SNAP Financial Access was invited to take the three needs surveys to provide input into the Consolidated Plan.
11	Agency/Group/Organization	SALVATION ARMY
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless Services-Education Services-Employment Regional organization

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Salvation Army administers the HEN Program for Spokane and Spokane County. As a member agency of the Spokane Homeless Coalition and the Interagency Committee for the CoC, the Salvation Army was consulted using the three needs surveys. A Conversation with staff was also informative and helpful in the planning process.
12	Agency/Group/Organization	TRANSITIONS
	Agency/Group/Organization Type	Housing Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Transitions is a member organization of local homeless planning groups. They are also subrecipients who serve women with transitional housing and a day center for homeless women. As such they communicate about needs of their clients through applications for assistance and through CoC Planning efforts.
13	Agency/Group/Organization	VOLUNTEERS OF AMERICA OF SPOKANE
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless 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?	Volunteers of America is a member of local homeless groups and participates in the CoC. Input from representatives on the committee helped guide this Consolidated Plan. Along with all other known groups VOA was asked to participate in the three needs surveys for Spokane County.
14	Agency/Group/Organization	YMCA
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The YMCA is a subrecipient who serves victims of domestic violence. They are a member agency for the CoC and the local homeless groups. As such they were invited several times to provide input on the needs surveys.
15	Agency/Group/Organization	LILAC BLIND SERVICES FOR THE BLIND
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health Regional organization
	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 cannot afford to buy the needed equipment to stay self-sufficient. CSHCD has learned about the needs of sight impaired adults who otherwise would not be able to live in their own homes as their eyesight fails. As a subrecipient of past funds this organization was invited to participate in the needs assessment surveys.

16	Agency/Group/Organization	Inland Empire Residential Resources
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Regional organization
	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?	IERR builds affordable housing and has used funds from Spokane County HOME. As a local developer of affordable housing they have provided data and information for the 2015-2019 Consolidated Plan. They have helped CSHCD understand some of the barriers to building affordable housing such as prevailing wages for commercial being required when a project is mixed use; residential and commercial. The added expense can and will slow the development of mixed use affordable housing projects.
17	Agency/Group/Organization	TOWN OF ROCKFORD
	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 Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs 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?	Rockford is represented on the Community Services Housing and Community Development Advisory Committee (HCDAC) which oversees the development of the Consolidated Plan.
18	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 Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs 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?	Spangle is represented on the Community Services Housing and Community Development Advisory Committee (HCDAC) which oversees the development of the Consolidated Plan.
19	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 Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy pedestrian needs in the valley
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Spokane Valley is represented on the Community Services Housing and Community Development Advisory Committee (HCDAC) which oversees the development of the Consolidated Plan.
20	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 Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 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?	Fairfield is represented on the Community Services Housing and Community Development Advisory Committee (HCDAC) which oversees the development of the Consolidated Plan.
21	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 Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs 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?	Airway Heights is represented on the Community Services Housing and Community Development Advisory Committee (HCDAC) which oversees the development of the Consolidated Plan.
22	Agency/Group/Organization	City of Cheney
	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 Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs 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?	Cheney is represented on the Community Services Housing and Community Development Advisory Committee (HCDAC) which oversees the development of the Consolidated Plan.
23	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 Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs 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?	Medical lake is represented on the Community Services Housing and Community Development Advisory Committee (HCDAC) which oversees the development of the Consolidated Plan.

24	Agency/Group/Organization	Spokane Low Income Housing Consortium
	Agency/Group/Organization Type	Housing PHA Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 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?	SLIHC is active in the COCAC and its members are affordable housing providers. This organization is invited to participate in all public comment opportunities and is a partner for annual Fair Housing training in Spokane.
25	Agency/Group/Organization	EASTERN WASHINGTON UNIVERSITY
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	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 Eastern Washington University (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.

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 Planning Processes and encouraged through 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	
The National Citizen Survey (2011)	City of Spokane Valley	Increase employment; affordable housing availability; need for youth centers; lack of sidewalks; lack of bus routes; need for recreation facilities; more economic development for businesses.
A Blueprint For Reform	Spokane Regional Criminal Justice Commission	Support for Adult Drug Court and District Municipal Mental Health Court to reduce releases from jail to homelessness.
Odds Against Tomorrow	Spokane Regional Health District	Poverty and education level correlation are indicators for an individual's overall physical and mental health and life expectancy; adults with less education suffer from more health problems, are smokers, and engage in drug use and binge drinking more than those with college educations; adults with lower income are more likely to experience poor mental health, chronic health issues, diabetes, and be obese; racial and ethnic minorities are more likely than non-Hispanic whites to be poor, unemployed and engage in high risk behaviors; non-Hispanic whites represent 90% of Spokane County population and are living longer than any other racial/ethnic group.
Spokane International Airport Transportation Study	Spokane Regional Transportation Council	Population growth has been high in the last decade in West Plains area specifically the City of Airway Heights; sidewalks are limited and pedestrians may have to use the roadway in some sections of Highway 2 in Airway Heights; bike lanes do not exist as an option for transportation; bus routes do not coincide with work schedules in the West Plains; Geiger Spur for economic development of the area; proposed third runway could affect housing and density near Spokane International Airport.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Connect Spokane Public Transportation Plan	Spokane Transit Authority	Dense population will support a vibrant bus system; seniors will need par transit services at numbers increase; pedestrian friendly development encourages the use of mass transit; bus routes need activity centers with a mix of jobs and housing; transportation costs affect where low-income people can afford to live; par transit is available to those with disabilities that limit the ability to go to the bus stop; par transit is available only within 3/4 mile radius of fixed bus routes creating a need for volunteer drivers for those outside the boundaries; ride sharing is a viable alternative for the working poor to share transportation costs to and from work locations.
Housing Advisory Plan 2010-2015	State of Washington Affordable Housing Advisory Board	Affordable housing creates jobs, attracts investment and economic growth; the senior population is the fastest growing population in the state; market rate rents are too high for those on social security; goal to increase first time homebuyers; incentives are needed for the creation of affordable housing; workforce housing is needed near employers.
Consolidated Community and Housing Plan	City of Spokane CHHS Department	Lead based Paint; Fair Housing Trainings; Public Housing Authority; Barriers to Affordable Housing; Housing Needs Assessment for the City; Homeless information via Continuum of Care; HUD requirements.
Spokane County Comprehensive Plan	Spokane County	Affordable housing and infill housing; Fair Housing Law; Economic Development policies; quality of life.
Spokane Housing Authority 2010 Five Year Plan	Spokane Housing Authority	Needs for TBRA, supportive housing, more affordable housing options, housing rehabilitation, landlord education and outreach.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
No Safe Place: Criminalization of Homelessness	National Law Center on Homelessness and Poverty	Cities, including Spokane and Spokane Valley have adopted ordinances which could be considered criminalization of homeless. It appears to be happening nation-wide. There is no state in the country where minimum wage workers can afford a one or two bedroom apartment at fair market rate. HUD budget reductions have resulted in 10,000 public housing units lost per year.
Kids Count 25th Edition 2014 DATA Book	Annie E Casey Foundation	Our economic well-being of our country's children is the most important indicator of our long-term economic and social future. Helping parents succeed results in reducing childhood and generational poverty. Washington State ranks 18th overall when compared to the other 49 States in the Nation.
Spokane Valley Capital Facilities Plan	Spokane Valley	Infrastructure needs in low- and moderate-income neighborhoods.
Spokane County draft 2013 Capital Facilities Plan	Spokane County	Infrastructure needs in unincorporated county locations that may affect low- and moderate-income homeowners with assessment charges or hook-up fees for domestic water or sewer system.
Cheney Capital Facilities Plan	City of Cheney	Infrastructure needs in low- moderate-income neighborhoods.
City of Liberty Lake Capital Facilities Plan	City of Liberty Lake	Infrastructure plans for improvement. Not likely to need CDBG funds for improvements.
Millwood Capital Facilities Plan	City of Millwood	Sidewalks as a priority facility and park accessibility as a goal.
City of Airway Heights Capital Improvement Plan	City of Airway Heights	Septic tank removal and sewer system improvements. Water system improvements needed.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Aging In Place Toolkit for Government	Community Housing Resource Center	Need for neighborhood based health and housing alternatives; need for adequate sidewalks; those in affordable housing are more likely to be healthy and independent; need to combine health and housing services; supportive services to help the elderly stay in their home; need for senior centers; need for housing modifications and repairs; lack of access to bus stops via sidewalks; need for accessory dwellings and/or shared housing in single family zones.
Evidence Matters Fall 2013	HUD Office of Policy and Research	Aging in place is good for senior citizens and society creating a need for affordable age-appropriate housing options; homes can be modified and communities adapted to help them stay in their own homes which is more affordable than moving to assisted living or nursing homes.
A Profile of Housing and Health Among Older Amer.	Research Institute for Housing America Mortgage Bankers Assoc.	Homeowners who are senior citizens experience better health than renters; strong desire to stay in their own homes; 80% of households 55 and older are homeowners; older renters spend more than 30% of gross income on rent.
America's Rental Housing	Joint Center for Housing Studies of Harvard University	Singles are the most common type of renter followed closely by households with children; nearly 25% of renters are low-income; demand is rising for smaller rentals with access to transportation; housing affordable to lowest income people is also more likely to be in poor condition; rapid growth of senior population will bring a surge in demand for assisted housing; energy costs are increasing;
Comprehensive Housing Market Analysis; Aug 2013	HUD Office of Policy and Research	3 year forecast calls for 2,000 rental units with 240 under way; for new homes the forecast calls for 2,500 with 5,950 vacant units that may return to the market and 590 homes under construction.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Housing Discrimination against Racial & Ethnic Minorities	HUD Office of Policy and Research	Housing discrimination is a national problem; even middle-class minority neighborhoods have lower house price appreciation, fewer amenities, lower-performing schools and higher crime than which neighborhoods with comparable incomes; neighborhoods are more diverse today than three decades ago; enforcing fair housing protection is essential; people do not always know if they have been discriminated against so education is key.
Insights; Impact of Aff. Housing on Education	Center for Housing Policy	stable affordable housing provides opportunities for educational success; children who experience homelessness face numerous educational barriers; homelessness is more detrimental to infants and toddlers in the area of non-verbal skills and low math and reading scores; substandard housing quality negatively affects children's physical health and exposure to lead based paint; after school programs in public housing can help students achieve academic success.
Housing & Education Collaborate to Serve H. Y.	National Center for Homeless Education	Homeless definitions affect systems' ability to serve those who share housing because funding streams dictate who is homeless; Funders for homeless programs must be very specific on who and how clients may be served; Conflicts exist between definitions for Emergency Solutions Grant, Consolidated Homeless Grant, Homeless Housing Assistance Act Funds and Continuum of Care activities making it difficult to combine funds within programs; Coordination is required between schools and Continuums of Care; both education and supporting housing provide pathways out of homelessness.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Is Manufactured Owned Housing a Good Alternative	University of Tennessee	According to the American Housing Survey, manufactured housing appears to be providing many low income households with a relatively low-cost, high-quality, alternative living environment; perceptions of owners of manufactured housing are similar to those of owners of traditional housing in terms of public policy issues such as changes in crime, noise, and litter and trash; manufactured housing does not appreciate in value in the same way tradition housing does.
Smart Codes in Your Community A Guide for Rehab.	HUD Office of Policy and Research	Zoning should encourage infill and re-use of site and buildings; mass transit and transportation planning is necessary.
Accessory Dwelling Units	HUD Office of Policy and Research	Accessory dwelling units increase density in an area; they provide housing for caretakers or relatives; increases the number of small dwellings available; affordable housing.
Regulatory Barriers to Manufactured Housing ...	HUD Office of Policy and Research	Manufactured housing is an important source of affordable housing in the United States; despite the affordability many jurisdictions place restrictions on manufactured housing location; built out urban areas can promote affordable redevelopment using manufactured housing on vacant infill lots.
The State of America's Children	Children's Defense Fund	Child poverty; family structure and income; housing and homelessness; education; national statistics for comparison.
Dev. Trauma Informed Services for ... Homelessness	The National Center on Family Homelessness	The relationship between trauma and homelessness; need for assistance beyond rent payments.
Leveraging Livability	HUD Region X	Local and Regional Coordination suggestions for infrastructure improvements, fair housing activities, HOME, section 108, affordable housing and Continuum of Care.
Relationship of ACES to Adult Impl. in Health Care	Health Presentations	Adults who experienced adverse experiences as children are more likely to have difficulties later in life. Early intervention is the only way to help them move past the adverse childhood experiences.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
A framework for Understanding Poverty	www.ahaprocess.com	Author Ruby Payne, Ph.D. discusses the pitfalls and barriers faced by those living in poverty. To move out of poverty requires an understanding of the "hidden rules" used in middle class society. Specific suggestions are made for educators, social workers, health providers and legal professionals to help people understand how to operate outside of the poverty culture.
ACES Study	Health Presentations	Preventive medicine using knowledge of how childhood experiences determine success in adults and how to help them overcome adverse childhood experiences and the effects they have.
Bridges Out of Poverty	www.ahaprocess.com	Author Ruby Payne, Ph.D. discusses the four necessary prongs of intervention needed to help people experiencing poverty learn how to improve their economic conditions by understanding the hidden rules of society; whether it be in school, in public, looking for employment or assistance, and the work place.
Cityscape A Journal of P&R	HUD Office of Policy and Research	Housing, Contexts, and the wellbeing of children and youth.
Evidence Matters Spring/Summer 2014	HUD Office of Policy and Research	Fair Housing; Expanding Opportunity Through Fair Housing Choice.
2014 Regional Economic Outlook	Avista Utilities	Grant D. Forsyth, Ph.D. Chief Economist for Avista Utilities provides economic forecasting.

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.

Within the Spokane Community Services, Housing, and Community Development Department are divisions dedicated to people with developmental disabilities, mental health diagnosis and substance 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 Fair Housing, Spokane County partners with Washington State Human Rights Commission, HUD office FHEO, 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 Assessment, 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 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 Community Services, Housing and Community Development Department contains divisions that partner and contract with social service agencies countywide and in Eastern Washington. The Regional Support Network (RSN) facilitates treatment plans for people with mental health diagnosis for seven counties in Eastern Washington. The Supportive Living Program (SLP) is the division which provides support services to people with mental health diagnosis and referral from agencies. SLP helps them find housing and other supports to be successful in housing. They also help with housing searches and rental assistance when available. The RSN and SLP are in constant contact with Housing and Community Development advocating for the clientele they serve and the housing they need.

In recent years Providence Hospitals have been working to reduce excess use of emergency rooms. Spokane County and Providence have funded respite beds for homeless people who are released from local hospitals. Respite beds provide a safe and warm place to recuperate after medical procedures.

The Regional Support Network is on call at local hospitals for mentally ill Medicaid patients who will be released. Discharge planning is provided by an RSN Adult Integrated Care Coordinator who helps them maintain stability as they are released from the hospital. Respite Episode Services for youth are also provided by YFA Connections for youth between the ages of 12-17, Excelsior Youth Center for those between the ages of 10 and 17, and Services Alternatives, Inc. which services ages 4 through 21.

As organizations become known to the Department, efforts are made to reach out and provide information on the services we provide. For example, a new group formed in Spokane Valley to work on homelessness. There is much concern among the religious community and the school districts who comprise the majority of the group; Greater Spokane Valley Support Network (GSVSN). Outside of the systems in place, GSVSN began planning. The Housing and Community Development Division visited the group and encouraged participation in the survey of needs for the 2015-2019 Consolidated Plan. As a result the group's organizer visited the Division to gain more understanding of the programs already in place to serve low income and homeless. The purpose of this communication is to reduce duplication and enhance coordination and communication with anyone who wants to serve low income and homeless.

PR-15 Citizen Participation

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 citizens.

Outreach was conducted in County locations with three survey opportunities; Fair Housing Needs, Homeless Needs, and Non-housing Community Development Needs, using an online survey tool (Survey Monkey). CSHCD staff partnered with Washington State Mobile CSO in five County locations inviting the public to participate in the surveys, having hard copies available for those without internet access. Outreach locations included Airway heights, Medical Lake, Rockford, Spokane Valley and Deer Park.

Links to the surveys were also sent via email to the interested parties list and RFP lists and was posted on the Spokane County website. CSHCD also mailed postcards to its program contacts giving the survey link and explanation of the Consolidated Planning process.

Annually in the Fall Season, CSHCD, hosts a stakeholders meeting. At both the 2013 and 2014 stakeholders meeting comments were taken on the direction of the Housing and Community Development Division's Affordable Housing Program and Homeless Programs.

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 2015-2019 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	Newspaper Ad	Non-targeted/broad community	Responses were calculated along with all other survey monkey responses.	Comments received indicate that the Consolidated Plan goals of the prior five years continue to be the high priorities for the next five years.	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.	

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	Stakeholders Meeting of Homeless and Affordable Housing Providers	The Stakeholders meeting is open to the public. The 2013 and 2014 meetings were well attended by interested parties. Sign in sheets indicate good attendance and are available upon request. Hard copies of the three needs surveys were distributed. Attendees were asked to fill them out or do so online at their convenience.	Comments received indicate that the Affordable Housing goals in the prior Consolidated Plan continue to be a high priority in Spokane County. Homeless definitions are different depending on funding streams and the funders often direct how funds may be spent. The 2015-2019 Consolidated Plan attempts to be flexible enough to accommodate changing priorities of funders.	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.	

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)
3	Public Meeting	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 thank the HCDAC for funding recommendations and tell them how funds will be used to help low- and moderate-income beneficiaries.	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.	

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	Internet Outreach	Non-targeted/broad community	Spokane County uses Twitter to communicate with the public. It is unknown the response from the Twitter feed sent out in June 2014 inviting the public to participate in the needs surveys online. Responses were calculated with all other survey monkey responses.	Comments received indicate that the Consolidated Plan goals of the prior five years continue to be the high priorities for the next five years.	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.	

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	Fair Housing Training 2013 and 2014	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing	All three needs surveys were provided to over 300 agencies represented at the annual fair housing training in Spokane Valley, WA. Responses were calculated along with all other survey monkey responses.	Comments received indicate that the Consolidated Plan goals of the prior five years continue to be the high priorities for the next five years.	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.	

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	Homeless people and agencies that serve them	Although the focus of The Homeless Coalition is homelessness, Spokane County asked for input on all three needs assessment surveys. 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.	

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)
7	Public Meeting	Greater Spokane Valley Network	Although the focus of The Greater Spokane Valley Network is homelessness, Spokane County asked for input on all three needs assessment surveys. 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.	

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)
8	Public Hearing	Non-targeted/broad community	The HCDAC Public Hearing was held at the Spokane Regional Health District Building on March 5, 2015.	Approximately 34 people attended the Public Hearing. Sixteen people spoke. All speakers thanked the Committee for their hard work and dedication. Some of them thanked staff for technical assistance. They all provided a brief update of their activities and their progress to date toward meeting goals.	All comments were accepted on the Consolidated Plan and Proposed projects for 2015 program year.	

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)
9	Public Hearing	Non-targeted/broad community	A final Public Hearing was held before the Board of County Commissioners on May 12, 2015 at 2PM after a published two week comment period.	Approximately eight (8) people attended the Public Hearing; all were staff or members of the HCDAC. One written comment was provided to the Board related to refugees and their community development needs.	All comments were accepted on the Consolidated Plan and proposed projects for 2015 program year. Amendments to prior years' plans were also available for comment.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Information contained in the Needs Assessment was obtained through comments, surveys, reports, literature review, consultations, and submittals of information from the general public, organizations, and local governments. These identified needs provide guidance for project selection in future years' funding. The needs also facilitated the establishment of Community Development Block Grant (CDBG) and HOME Affordable Housing Program (AHP) goals and objectives, an integral part of the 2015-2019 Consolidated Plan.

The Consolidated Plan is designed to be a collaborative process whereby a community establishes a unified vision for community development actions. It creates the opportunity for strategic planning and citizen participation to take place in a comprehensive context.

A survey was one tool used to gather information. Respondents were asked to rate eligible CDBG and HOME Categories in one of four categories: No Such Need, Low Need, Medium Need, or High Needs. Additional questions were asked regarding agreement with current goals and objectives, and statement in the Consolidated Plan. The populations surveyed were general public with an emphasis on low- to moderate-income persons, local governments within this entitlement jurisdiction and public and private service providers.

Overall, the survey substantiated the current priority needs tables in the Consolidated Plan. Additionally, most respondents agreed with the Affordable Housing Goals and Objectives that are in the Consolidated Plan. The decision to rate a category Low does not necessarily mean that there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME Funding.

The economic forecast from Avista Corp. states "Regional employment growth has been generally weaker than the US and the recovery longer than those following the 1991 and 2001 recessions. In particular, non-farm employment in Spokane-Kootenai combined peaked in August 2008, and is currently two percent below its 2008 employment peak. Spokane's non-farm employment growth will be weaker, around 1 percent. Although the regional population growth and employment recovery has continued, wage growth remains a weak spot". Continued slow wage growth will reduce the ability for the consumer to increase spending. In addition, the report states "The recession impacted thousands of workers. Long term unemployed need assistance reconnecting to the labor force.

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 HAMFI and at or below 50% of HAMFI). The data tables estimate that 5,374 renters and 4,119 owner-occupants have cost burdens greater than 30% of income and that 5,937 renters and 4,566 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 360 renter and 87 owner households; overcrowding estimated at 418 renter and 201 owner households; and severely overcrowding estimated at 194 renter and 23 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 has 125 public housing units, and 4,784 Housing Choice Vouchers currently being utilized in the community. They also own and manage 867 affordable units. 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, over 2,000 applicants were placed on the Housing Choice Voucher waiting list suggesting that many County residents are still in need of housing assistance.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	221,854	258,457	16%
Households	81,892	98,114	20%
Median Income	\$37,308.00	\$49,257.00	32%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	9,279	10,015	14,705	10,654	53,485
Small Family Households *	2,351	3,157	5,905	4,312	30,480
Large Family Households *	490	720	1,162	1,134	4,984
Household contains at least one person 62-74 years of age	1,430	1,769	2,463	2,306	11,195
Household contains at least one person age 75 or older	1,218	2,035	2,310	1,105	2,856
Households with one or more children 6 years old or younger *	1,365	1,575	2,809	2,041	5,503
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

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	170	75	39	399	47	15	25	84	171
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	89	40	65	25	219	4	19	0	10	33
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	93	205	120	50	468	24	24	153	79	280
Housing cost burden greater than 50% of income (and none of the above problems)	4,323	1,424	190	80	6,017	1,889	1,168	1,509	284	4,850
Housing cost burden greater than 30% of income (and none of the above problems)	595	2,754	2,025	304	5,678	405	1,315	2,399	2,361	6,480

	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
Zero/negative Income (and none of the above problems)	449	0	0	0	449	213	0	0	0	213

Table 7 – Housing Problems Table

Data 2007-2011 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	4,618	1,839	450	195	7,102	1,977	1,227	1,689	457	5,350
Having none of four housing problems	1,230	3,653	5,676	3,117	13,676	807	3,283	6,893	6,888	17,871
Household has negative income, but none of the other housing problems	449	0	0	0	449	213	0	0	0	213

Table 8 – Housing Problems 2

Data 2007-2011 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	1,663	1,647	1,016	4,326	421	826	1,922	3,169
Large Related	312	345	204	861	164	179	512	855
Elderly	727	881	489	2,097	1,194	1,224	805	3,223

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	2,511	1,608	570	4,689	558	299	754	1,611
Total need by income	5,213	4,481	2,279	11,973	2,337	2,528	3,993	8,858

Table 9 – Cost Burden > 30%

Data 2007-2011 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	1,434	434	60	1,928	403	400	628	1,431
Large Related	258	65	30	353	164	54	65	283
Elderly	532	429	100	1,061	930	502	376	1,808
Other	2,334	664	35	3,033	449	239	440	1,128
Total need by income	4,558	1,592	225	6,375	1,946	1,195	1,509	4,650

Table 10 – Cost Burden > 50%

Data 2007-2011 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	132	240	180	75	627	24	43	149	64	280
Multiple, unrelated family households	15	4	10	0	29	4	0	0	25	29
Other, non-family households	60	0	30	0	90	0	0	4	0	4
Total need by income	207	244	220	75	746	28	43	153	89	313

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	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 for a total of 8,858 households. “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 for a total of 1,128. Furthermore, Crowding was listed as a housing problem for “Other, non-family households” with a total of 94. 90 of those were from renters at 30% AMI and four were Owners at between 50%-80% AMI.

The Spokane Continuum of Care data estimates that 1,993 persons (in households with only adults) experienced homelessness during the year 2013. The vast majority of these households were single persons and 442 were chronically homeless individuals, a particularly vulnerable population.

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 "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 (previously COD) reported that in the last two years they have had a 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 2014 Point in Time Count there were 211 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 Program reports that they have 50 clients per month and all of these clients need affordable housing and assistance obtaining housing.

During the recent opening of the Spokane Housing Authority wait list the following types of households applied for Section 8 Housing Vouchers:

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 subgroup 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 and/or the accountability of several months of Housing Stability Plan meetings to achieve self-sufficiency goals and transition them to their own local support networks.

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 instability include loss of job or unemployment, chronic medical conditions, mental health and substance abuse.

Discussion

HUD's McKinney Vento Homeless definition controls who can be assisted with Spokane County Homeless Programs as the source of funding. Under this funding stream; doubled up families are not counted as homeless. People must be literally homeless to access housing supports which limits the ability to maintain stability in housing for families with children.

However, the McKinney Vento Homeless Education Assistance Act definition of homelessness is not consistent with that definition. It considers doubled up families as homeless families. The homeless school liaisons, created by the McKinney Vento Homeless Education Assistance Act, in Spokane County School Districts are required to assist doubled up families by providing transportation to their school no matter where the family resides (doubled up elsewhere in the County).

The related research shows that doubled up living conditions do not provide the stable atmosphere needed for early childhood development and success in education. Frequent moves to different and insecure living situations therefore add a burden to the school districts, and the homeless student; adding to the time and cost to transport and serve homeless students to their original school district. Keeping children stable in housing and school could reduce the effects of generational poverty by encouraging success in school and subsequent ability to gain employment as adults and contribute to society in a positive manner. Keeping children stable in school and housing while experiencing short term situational poverty is necessary to limit the amount of time children are in unstable conditions (such as doubled up) or who are experiencing literal homelessness. It would be most helpful if the definitions of homelessness were universal between funders that support homeless programs because where and how children live determines how successful they are in school and in life.

Spokane County continues to develop pilot programs directed at the homeless children with families being served in coordination with homeless liaisons in County Public Schools.

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 experience 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	7,290	1,297	507
White	6,349	1,207	408
Black / African American	230	0	40
Asian	149	25	20
American Indian, Alaska Native	109	20	10
Pacific Islander	15	0	0
Hispanic	269	15	24

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*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	6,477	3,268	0
White	5,882	3,033	0
Black / African American	85	15	0
Asian	55	30	0
American Indian, Alaska Native	35	20	0
Pacific Islander	0	0	0
Hispanic	244	108	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*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	6,689	8,905	0
White	6,044	8,228	0
Black / African American	150	50	0
Asian	118	95	0
American Indian, Alaska Native	69	52	0
Pacific Islander	0	4	0
Hispanic	170	209	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*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	3,186	8,027	0
White	2,901	7,482	0
Black / African American	30	24	0
Asian	109	79	0
American Indian, Alaska Native	25	24	0
Pacific Islander	10	0	0
Hispanic	75	305	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*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. 87% of Hispanic households (269 HH) and 85% of Black/African American households (230 HH) had one or more housing problems compared to 80% of the jurisdiction as a whole.

A disproportionate percent of Black/African American households with incomes between 30% and 50% of AMI had one or more housing problems compared to the jurisdiction as a whole. 85% of Black/African American households (85 HH) had one or more housing problems compared to 66% of the jurisdiction as a whole.

A disproportionate percent of Black/African American households, American Indian, Alaska Native 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. 75% of Black/African American households (150 HH), 57% of American Indian, Alaska Native households (69 HH) and 55% of Asian households (118 HH) had one or more housing problems compared to 42% of the jurisdiction as a whole.

A disproportionate percent of Pacific Islander households, Asian households and Black/African American households with incomes between 80% and 100% of AMI had one or more housing problems, compared to the jurisdiction as a whole. 100% of Pacific Islander households (10 HH), 58% of Asian households

(109 HH) and 55% of Black/African American households (30 HH) had one or more housing problems compared to 42% 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 experience 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	6,231	2,370	507
White	5,365	2,205	408
Black / African American	210	20	40
Asian	149	25	20
American Indian, Alaska Native	64	60	10
Pacific Islander	15	0	0
Hispanic	264	19	24

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*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	2,986	6,769	0
White	2,726	6,199	0
Black / African American	35	65	0
Asian	35	50	0
American Indian, Alaska Native	25	30	0
Pacific Islander	0	0	0
Hispanic	59	293	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*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	1,946	13,620	0
White	1,742	12,509	0
Black / African American	60	140	0
Asian	59	159	0
American Indian, Alaska Native	10	112	0
Pacific Islander	0	4	0
Hispanic	55	340	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*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	645	10,553	0
White	585	9,787	0
Black / African American	0	54	0
Asian	0	193	0
American Indian, Alaska Native	15	40	0
Pacific Islander	0	10	0
Hispanic	45	335	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*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 Pacific Islander, Hispanic, Black/African American and Asian households with incomes at or below 30% of AMI had one or more severe housing problems, compared to the jurisdiction as a whole – 100% of Pacific Islander households (15 households); 86% of Hispanic households (264 households); 78% of Black/African American households (210 households); and 77% of Asian households (134 households) had one or more severe housing problems compared with 63% of the jurisdiction as a whole.

A disproportionate percent of American Indian and Asian households with incomes at or below 50% of AMI had one or more severe housing problems compared to the jurisdiction as a whole - 45% of American Indian households (25 households) and 41% of Asian households (35 households) had one or more severe housing problems compared with 31% of the jurisdiction as a whole.

A disproportionate percent of Black/African American and Asian households with incomes at or below 80% of AMI had one or more severe housing problems compared to the jurisdiction as a whole - 30% of Black/African American households (60 households) and 27% of Asian households (59 households) had one or more severe housing problems compared with 12% of the jurisdiction as a whole.

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 - 27% of American Indian

households (15 households) had one or more severe housing problems compared with 6% 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 experience 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	67,490	16,845	11,558	532
White	63,538	15,342	10,220	433
Black / African American	273	229	315	40
Asian	839	253	214	20
American Indian, Alaska Native	282	197	109	10
Pacific Islander	46	20	15	0
Hispanic	1,443	492	398	24

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

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

No cost burden is represented in the first two columns (housing costs less than or equal to 30% of income and housing costs between 30 and 50% of income). A disproportionate share of Black/African American households experienced cost burden with household income greater than 50% of AMI - 37% of Black/African American households (315 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 Black/African American households with incomes between 30% and 50% of AMI had one or more housing problems compared to the jurisdiction as a whole. 85% of Black/African American households (85 HH) had one or more housing problems compared to 66% of the jurisdiction as a whole.

A disproportionate percent of Black/African American households, American Indian, Alaska Native 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. 75% of Black/African American households (150 HH), 57% of American Indian, Alaska Native households (69 HH) and 55% of Asian households (118 HH) had one or more housing problems compared to 42% of the jurisdiction as a whole.

A disproportionate percent of Pacific Islander households, Asian households and Black/African American households with incomes between 80% and 100% of AMI had one or more housing problems, compared to the jurisdiction as a whole. 100% of Pacific Islander households (10 HH), 58% of Asian households (109 HH) and 55% of Black/African American households (30 HH) had one or more housing problems compared to 42% 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

Spokane Housing Authority currently owns and manages 867 units. When available, 125 units of Public Housing are available through the waiting lists process. Availability of the other 742 units are listed through Housing Search Northwest <http://www.housingsearchnw.org> or other rental websites. A list of properties and associated wait lists can be found on their website <http://www.spokanehousing.org>

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

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:

Public housing residents 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 the Public Housing Program, most accommodation or modification requests received by SHA are for service animals or minor modifications such as grab bars.

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

In January 2014, the Spokane Housing Authority (SHA) Section 8 Housing Choice Vouchers wait list was opened to applicants in Spokane County for a two week period. SHA received 4,000 applications as the first step to establishing a waiting list. From these applications 2,000 were chosen through a random lottery to be placed on a waiting list.

In January 2015, SHA again opened the wait list for vouchers for a 5-day period. In February of 2015 the random lottery was held to determine which 600 applications would be placed on the waiting list.

SHA maintains a separate wait list for public housing units located within the City of Spokane. That wait list is currently closed and only very rarely opened because turnover in the 125 units is very slow. As of January 2015, the agency's public housing wait list included 692 households. The vast majority (76%) are female heads of household.

For the Housing Choice Voucher Program, most requests for accommodation or modification involve the need for larger voucher size.

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

The applicants on the current wait list for public housing generally have far fewer resources than the households in the population at large. Lack of income and lack of living wage jobs are common among applicants. Families with children represented the largest population type on the list, applicable to 512

families (73% of 692 households). There were on average 4.4 persons per family households, larger than the general population.

The housing needs of the population at large are for affordable units, not necessarily accessible units. For households with a disability they often need both accessibility and affordability. There are 126 disabled households and 25 elderly households on the wait list for public housing indicating a need for accessible units in the program.

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:

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 can prevent their homelessness. Rapid Rehousing resources using the Housing First model of placement is a promising method of preventing homelessness as well as 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.

Homelessness remains persistent in Spokane County and much remains to be accomplished in meeting the goal of ending homelessness. The annual Point-in-Time County in 2014 found over 1,100 persons homeless, on the streets or in homeless facilities. Many went uncounted or were precariously housed.

The City of Spokane has developed a Strategic Plan to End Homelessness in Spokane 2015-2020. Spokane County will also develop a Homeless Plan to address the requirements of the Washington State Department of Commerce. As long 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.

This Consolidated Plan is dedicated to the activities and projects that utilize HOME and CDBG funding. Homeless information is required by the new HUD format; however, this Plan will not be the entire picture of the Homeless Services provided by Spokane County.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	16	366	4,584	4,584	4,584	197
Persons in Households with Only Children	1	16	204	204	204	197
Persons in Households with Only Adults	115	520	7,620	7,620	7,620	171
Chronically Homeless Individuals	63	135	2,376	2,376	2,376	171
Chronically Homeless Families	0	21	252	252	252	171
Veterans	5	18	276	276	276	257
Unaccompanied Child	1	14	180	180	180	197
Persons with HIV	0	1	12	12	12	171

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Partially Rural Homeless

Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	6	132	1,656	1,656	1,656	197
Persons in Households with Only Children	0	6	72	72	72	197
Persons in Households with Only Adults	42	187	2,748	2,748	2,748	171
Chronically Homeless Individuals	23	49	864	864	864	171
Chronically Homeless Families	0	8	96	96	96	171
Veterans	2	7	108	108	108	257
Unaccompanied Youth	0	5	60	60	60	197
Persons with HIV	0	0	0	0	0	171

Table 27 - Homeless Needs Assessment

Data Source Comments:

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

Rural areas of Spokane County have homeless individuals and families. Seeking affordable housing outside of the urban area increases transportation costs to services these families need. Food banks in the County will provide emergency food and some emergency services. Often rural homeless are living in places "not meant for habitation" such as tents, travel trailers, sheds, cars etc. When parked in on a relative's or friends property these families do not necessarily

consider themselves "homeless" even though they meet the HUD definition and could apply for housing supports or services. Rural homeless are very resilient and are survivors. Often they avoid being counted or have government involved in their housing situation. Schools in the rural area have homeless liaisons which are helping connect students and their families to support services when they become aware of the family situation. Compared to urban areas these homeless are considered to be limited in number with larger the same needs as those found in the urban area. However, there is an estimate that 30% of homeless youth are found in the rural area.

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):

Chronically homeless persons are a major subpopulation of the homeless. Persons categorized as chronically homeless individuals in 2013 PIT equaled 15% of the total homeless, compared to the 2013 national count of that population which found 18%.

A review of data available from the HMIS system for 2013 shows the average length of time people experienced homelessness was 171 days. Moreover, the data reflects the length of homelessness is even longer for three vulnerable populations with veterans having an average length of 257 days, unaccompanied youth 197 days and households with children 197 days.

The January 2014 Point-in-Time Count found a total of 1,149 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, unaccompanied youth, or households composed of single adults or couples. 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.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	313	13
Black or African American	32	0
Asian	3	0
American Indian or Alaska Native	20	0
Pacific Islander	28	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	65	0
Not Hispanic	369	18

Data Source

Comments:

Source: 2014 Countywide Point-in-Time Count

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

Persons in homeless families with children represent about 40% of all homeless persons. Families headed by veterans are a small subcategory of this population. Fewer homeless families with children counted in recent point-in-time counts were found without shelter. The number has dropped from a high of 21 families unsheltered in 2009, to only six families in 2014. Overall (sheltered and unsheltered), the number of homeless families counted has fallen – from 274 homeless families in 2011 to 146 in 2014 (47% fewer).

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

The 2014 Spokane County Point-in-time Count indicates that minorities were generally overrepresented among the homeless populations. While racial minority populations in the County equaled 11% of the population in 2010, they represented almost 28% of the homeless counted in 2014. By ethnicity, Hispanic homeless persons equaled 15% of the homeless population encountered, whereas they totaled only 5% of the population of Spokane County.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Among those counted, 87% were temporarily housed in shelters or transitional housing and only 13% were unsheltered. The majority (59%) were single adults or adult couples. This is comparable to the 63% found nationally in the 2013 homeless count. Almost all of the remaining homeless counted were in 146 family households with children, representing 39% of the total. Sixteen of those counted on that single night were unaccompanied youth. While the Continuum of Care System was able to house almost all of the homeless families with children found during the count, 20% of the non-family homeless adults were unsheltered after that day.

Discussion:

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.

Approximately 22% of those counted either reported or were observed to have, serious mental illness. Another 16% were identified as persons with chronic substance abuse. Person who reported they have been victims of domestic violence equaled 21% compared the national estimates or 30%. Significant numbers of these three vulnerable subpopulations were found unsheltered.

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 2013 American Community Survey Data, 67,083 persons are 65 years of age and over. Approximately 26,629 persons are over 65 and have a disability; thus, considered frail elderly. Approximately 73,317 persons or 15.6% of its 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 22 cases in Spokane County. This equates to a rate of approximately 4.5 per 100,000 persons.

Community Indicators of Spokane County, with data from Washington Association of Sheriff's & Police Chiefs, reports that in 2012, there were 4,653 domestic violence offenses in Spokane County, decreasing by 27% since 1998. This equates to 9.8 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 22 cases in Spokane County. This equates to a rate of approximately 4.5 per 100,000 persons. About one in three new cases are detected late in their illness and develop AIDS within 12 months of HIV diagnosis.

Statewide in 2012, more than 11,000 people were known to be living with HIV disease and 60% had a diagnosis of AIDS. More than 85% of cases are in men; with 62% of all cases in men whose 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 Facility High Priority Needs in Spokane County are Youth Centers, Abused/Neglected Children Facilities, and Removal of Architectural Barriers. Medium Priority Needs are identified as Senior Centers, Handicapped Centers, Homeless Facilities, Neighborhood Facilities, Child care Centers, Health Facilities, Mental Health Facilities, and Parks and/or Recreation Facilities. Low Priority Needs are identified as Parking Facilities, Tree Planting, Fire Stations, Asbestos Removal, and Non-Residential Historic Preservation.

How were these needs determined?

Information contained in the Needs Assessment was obtained through comments, surveys, reports, literature review, consultations, and submittals of information from the general public, organizations, and local governments. These identified needs provide guidance for project selection in future year’s funding. These needs also facilitated the establishment of Community Development Block Grant (CDBG) and HOME Affordable Housing Program (AHP) goals and objectives, an integral part of the 2015-2019 Consolidated Plan.

The Consolidated Plan is designed to be a collaborative process whereby a community establishes a unified vision for community development actions. It creates the opportunity for strategic planning and citizen participation to take place in a comprehensive context. The strategic plan is a specific course of action for revitalization.

A survey was one tool used to gather information. Respondents were asked to rate eligible CDBG and HOME categories in one of four categories: No Such Need; Low Need; Medium Need; or High Need. Additional questions were asked regarding agreement with current goals, objectives, and statements in the Consolidated Plan. The populations surveyed were general public with an emphasis on low to moderate-income persons; local governments within this entitlement jurisdiction; and public and private service providers.

Overall, the survey substantiated the current priority need tables in the previous Consolidated Plan. Additionally, most respondents agreed with the Affordable Housing Goals and Objectives that are in the Consolidated Plan. The decision to rate a category Low does not necessarily mean that there isn’t a community need, but rather that it isn’t a community need suitable for CDBG/HOME funding.

Describe the jurisdiction’s need for Public Improvements:

Public Improvement High Priority Needs in Spokane County are Water/Sewer Improvements, Street Improvements, and City of Spokane Valley Sidewalks. Medium Priority Needs are identified as Solid

Waste Disposal Improvements. Low Priority Needs are identified as Sidewalks in all areas outside of City of Spokane Valley, Flood Drainage Improvements, and Other Infrastructure.

How were these needs determined?

Information contained in the Needs Assessment was obtained through comments, surveys, reports, literature review, consultations, and submittals of information from the general public, organizations, and local governments. These identified needs provide guidance for project selection in future year's funding. These needs also facilitated the establishment of Community Development Block Grant (CDBG) and HOME Affordable Housing Program (AHP) goals and objectives, an integral part of the 2015-2019 Consolidated Plan.

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Overall, the survey substantiated the current priority need tables in the previous Consolidated Plan. Additionally, most respondents agreed with the Affordable Housing Goals and Objectives that are in the Consolidated Plan. The decision to rate a category Low does not necessarily mean that there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME funding.

Describe the jurisdiction's need for Public Services:

Public Service High Priority Needs in Spokane County are Senior Services, Handicapped Services, Youth Services, Health Services, Fair Housing Activities, Battered and Abused Spouse Services, Homeless Services, and Emergency Services (i.e., food, clothing, utility or prescription assistance). Medium Priority Needs are identified as Child Care Services, Transportation Services, Employment/Training Services, and Lead Hazard Screening. Low Priority Needs are identified as Legal Services, Substance Abuse Services, and Crime Awareness.

How were these needs determined?

Information contained in the Needs Assessment was obtained through comments, surveys, reports, literature review, consultations, and submittals of information from the general public, organizations, and local governments. These identified needs provide guidance for project selection in future year's funding. These needs also facilitated the establishment of Community Development Block Grant (CDBG) and HOME Affordable Housing Program (AHP) goals and objectives, an integral part of the 2015-2019 Consolidated Plan.

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Overall, the survey substantiated the current priority need tables in the previous Consolidated Plan. Additionally, most respondents agreed with the Affordable Housing Goals and Objectives that are in the Consolidated Plan. The decision to rate a category Low does not necessarily mean that there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME funding.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Spokane Housing Market Area (HMA) consists of Spokane County and is part of the Spokane-Spokane Valley metropolitan area, which includes Pend Oreille and Stevens Counties to the North. The area is the major urban center of eastern Washington and northern Idaho and is a regional hub for higher education, medical services and transportation. The HMA is also home to Fairchild Air Force Base, Eastern Washington University, Gonzaga University, Whitworth University and the WSU Spokane Campus.

The rental market is currently tight, however conditions are improving. The apartment vacancy rate is less than 4 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. Apartment complexes completed in 2012 and 2013 have leased up very quickly at average absorption rates of 20-35 units per month.

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, however distressed properties including (Real Estate Owned and short sales) continue to comprise a significant portion of the existing home sales market. After 4 years of declining activity, single-family home construction in the HMA stabilized at an average of 860 homes permitted per year from 2009-2012. Average annual permitting remains modest, amounting to 880 homes from 2010 through 2012; 780 single-family homes were permitted during the 12 months ending April 2013, up from 560 during the previous 12 months.

Housing in Spokane County is predominantly single family (67%), primarily owner-occupied (71% 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 show that there were 104,994 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 10% of the housing stock. There are an estimated 10,580 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 71% of units were owner-occupied and 29% 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 both single family and multi-family housing is still recovering since the downturn in 2009. The number of single-family permits issued has fallen dramatically from the peak year of 2005 (2,707 units) which was on par with the boom years of 1977 and 1978. 2012 saw 858 homes authorized by permit, and 2013 saw 1,181. The first quarter of 2014 saw 189 SF permits issued, compared to 204 for the same period in 2013. Multi-family (2+ units) permit issuance for 2012 saw 287 units authorized a low water mark since 1988. However, 2013 rebounded with 817 units. The first quarter 2014 multi-family total was 197 units.

Lot production is now rebounding, after 2011 (321) being well below the record year of 2006 (3,087 lots). It rebounded very slightly in 2012, with a total of 376, but 2013 lots approved totaled 951. Lot production in 2009, 2010, 2011, 2012 and 2013 represented provision for just 60%, 73%, 42%, 44% and 73% respectively of new single-family building permits issued, reversing the situation from 2004-2008, when most years' lot creation exceeded the number of single-family building permits. For many years prior to 2004, lot creation had been limited.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	70,467	67%
1-unit, attached structure	4,077	4%
2-4 units	4,688	4%
5-19 units	7,851	7%
20 or more units	7,331	7%
Mobile Home, boat, RV, van, etc	10,580	10%

Property Type	Number	%
Total	104,994	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	159	0%	772	3%
1 bedroom	1,167	2%	5,554	20%
2 bedrooms	11,862	17%	12,359	44%
3 or more bedrooms	56,845	81%	9,396	33%
Total	70,033	100%	28,081	100%

Table 29 – Unit Size by Tenure

Data Source: 2007-2011 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) owns and manages 125 public housing units and administers 162 project based vouchers, 886 Special Purpose Vouchers and 3,852 tenant based vouchers in Spokane County. They also own and manage 742 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.

There are approximately 37 LIHTC projects in Spokane County that provide much-needed affordable housing for over 3,086 low and moderate income households. These projects typically have unit set-

asides for homeless households, large families and disabled households. Several of the projects serve exclusively elderly.

Spokane County also has a subsidized inventory of approximately 8,682 units located in 167 sites throughout the County.

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 2,530 units in 29 properties with Spokane addresses. According to WSHFC data, there is no danger of a loss of subsidy to these properties at least through 2020. 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. There are a few Section 8/Section 515 contracts expiring in 2017 but it is not anticipated that they will “opt out” of the program.

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. 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. Apartment complexes completed in 2012 and 2013 have leased up very quickly at average absorption rates of 20-35 units per month. As the sales market continues a slow recovery and with more households shifting from owning to renting there is pent up demand for multifamily housing.

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.

The Supportive Living Program is applying for Tenant-Based Section 8 Housing Vouchers which they will use to help clients obtain permanent housing in the community. Other agencies and organizations are also invited to apply for these Vouchers. It is believed that if the voucher holder has supports to find and secure a unit they will be able to utilize the voucher before it expires and keeps them homeless.

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 continues to be a growing need.

Discussion

An affordable housing inventory was developed in 2008 by the Spokane Low Income Housing Consortium (SLIHC) that included member affordable housing units and availability. They also created a local housing search website to be used by homeless and low income to find appropriate, affordable housing. The database is now out of date and discussion is underway as to the benefit of redoing or renewing that work. Since HUD has provided CPD Maps in association with the new format for planning which includes all units in the community that used public funds, it would be redundant for Spokane County to pursue another housing inventory.

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

Housing costs in Spokane County are lower for both owner-occupants and renters than the rest of Washington State. The median owner occupied value of homes in Spokane County was approximately 60% of the estimated value in the state as a whole.

According to results of surveys conducted by the Washington Center for Real Estate Research (University of Washington), the average rent in Spokane was \$749 with a vacancy of 3.4%. The survey includes units in larger complexes only (five or more units) and varies with landlord response rates. The general trend in the last six 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 2nd Quarter 2014* showed a 2% 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 188.5 for Spokane County (2014 2nd 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 88.5% more income than the minimum required to buy a median-priced home. (As a comparison, the all-buyer index (HAI) in Washington for the same period was 144.2.

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 second quarter of 2014 was 107.6, meaning housing (at 85% of median) was affordable to first-time buyers (earning 70% of median). The first-time buyer index (HAI) in Washington State was 81.0.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	111,200	192,800	73%
Median Contract Rent	463	626	35%

Table 30 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	7,437	26.5%
\$500-999	16,750	59.7%
\$1,000-1,499	2,799	10.0%
\$1,500-1,999	647	2.3%
\$2,000 or more	448	1.6%
Total	28,081	100.0%

Table 31 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,290	No Data
50% HAMFI	6,873	2,451
80% HAMFI	17,867	9,772
100% HAMFI	No Data	16,974
Total	26,030	29,197

Table 32 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	470	575	778	1,113	1,262
High HOME Rent	447	546	739	1,037	1,138
Low HOME Rent	447	546	713	824	920

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The 2015 *State of Washington Housing Needs Assessment* points to rising costs of housing in Washington between 2000 and 2012 (in constant dollars).[1] The median gross rent between 2000 and 2012 rose from \$663 to \$951. The increase, if due to inflation alone, would have resulted in a median gross rent of \$884 in 2012. Not only have rents increased overall, the percent of units in lower ranges have dropped in proportion to higher costing units. For example, in 2000 about 15% of units had a gross rent of \$1,000 or more and by 2012 45% of units had a gross rent of \$1,000 or more.

Similarly the median owner-estimated values of owner-occupied units in Washington rose from \$168,300 in 2000 to \$272,900 which was an inflation adjusted increase of about 22%. At the same time that housing prices are increasing, renter income is decreasing. Comparing 2000 and 2012 median income for renter households found about a 2% decline after adjusting for inflation. Median household income for owner households increased slightly (by about 1% during that same period after adjusting for inflation).

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 2014 HUD Fair Market Rents (FMRs) had been adjusted downward by approximately 5% from the 2013 FMRs, causing significant concern among assisted housing providers regarding the ability to cover actual rental costs. However, the 2015 FMRs, effective on October 1, 2014, were pegged at almost 5% higher than the 2014 rents (2015 HUD HOME Program rents are expected to be published for effect in July 2015). Discussions with local housing providers indicate the 2015 FMR rent structure is more appropriate to the market in the Spokane MSA.

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 2014 HUD Fair Market Rents (FMRs) had been adjusted downward by approximately 5% from the 2013 FMRs, causing significant concern among assisted housing providers regarding the ability to cover actual rental costs. However, the 2015 FMRs, effective on October 1, 2014, were pegged at almost 5% higher than the 2014 rents (2015 HUD HOME Program rents are expected to be published for effect in July 2015). Discussions with local housing providers indicate the 2015 FMR rent structure is more appropriate to the market in the Spokane MSA.

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 (64% owner-occupants and 36% renters) according to 2008-2012 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	17,439	25%	12,419	44%
With two selected Conditions	331	0%	697	2%
With three selected Conditions	0	0%	58	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	52,263	75%	14,907	53%
Total	70,033	100%	28,081	99%

Table 34 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	11,996	17%	5,915	21%
1980-1999	21,942	31%	8,366	30%
1950-1979	28,371	41%	10,791	38%
Before 1950	7,724	11%	3,009	11%
Total	70,033	100%	28,081	100%

Table 35 – Year Unit Built

Data Source: 2007-2011 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	36,095	52%	13,800	49%
Housing Units build before 1980 with children present	5,533	8%	2,612	9%

Table 36 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 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 37 - 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 25% of owner occupied housing had one selected condition and 75% had no selected conditions. Conversely 44% of renter occupied housing had one selected condition, 2% had two selected conditions and 53% 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, 11% of both owner-occupied and renter-occupied units in Spokane were built before 1950; 41% of owner-occupied and 38% 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 5,533 owner-occupied units and 2,612 renter-occupied units.

Discussion

Most of the housing in Spokane County was built more than 30 years ago. According to Table 33 - 61% of owner-occupied and 62% of renter-occupied units were built before 1980. 40% of owner-occupied and 39% of renter occupied housing was built between 1980 and 2000.

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 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 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 38 – 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:

Two separate projects make up the 125-unit Public Housing Inventory. The Parsons is a 50 unit senior disabled building. The Capital Needs Assessment identifies approximately \$20,000 per unit required for rehabilitation. SHA is using the Rental Assistance Demonstration (RAD) Program to opt the Parsons out of the Public Housing Program later this year. The 50 units will be transferred to a limited liability Partnership where SHA is the General Partner. the units will then be rehabilitated using a 4% tax credit/bond structure. This proposal is awaiting final HUD approval anticipated in summer 2015. In addition to rehabilitation, the RAD will provide project-based vouchers for the units to insure continued affordability for the residents.

Scattered Site Public Housing accounts for 75 units. The second phase of the RAD Program is to opt out all 75 units of the Public Housing Program. the agency expects to use 75 units of project based assistance provided through RAD, attaching them to other units SHA already owns or controls. Residents will be relocated following Uniform Relocation Act (URA) requirements. SHA will sell the 75 units on the open market. SHA anticipates using the proceeds to fill the financing gap for creating new affordable housing units in the community through tax credits and/or bonds. the goal is to create from 210 to 280 tax credit/bond units.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 39 - Public Housing Condition

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

The Department of Housing and Urban Development (HUD) Capital Fund Program has been underfunded for many years; therefore the revitalization needs for both the Parsons and Scattered site units is seen as significant. No detailed Capital Needs Assessment (CNA) has yet been completed for the 75 scattered site units; however, an inspection score of 62c reflects significant capital needs. A CNA for the Parsons was completed in 2014 and it identified approximately \$850,000 in needed rehabilitation.

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

One of SHA's Strategic Plan areas is the efficient delivery of quality services for residents. A few targeted areas include:

Health and Housing Partnership - SHA is providing leadership in a three county pilot effort to promote health and wellness for residents of affordable housing in Washington State. The goal of the partnership is to shape a business model for housing-based health interventions targeted to the general population of affordable housing in Washington State.

Community Health Workers - SHA utilizes site-based Community Health Workers at some locations to promote health and wellness activities and provide residents access to resources.

Smoke Free Environment - SHA has adopted a no smoking policy for all units

Maintenance Services - SHA delivers fast and efficient maintenance service to its residents to make sure that their home is comfortable.

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

is currently considering refinancing other properties to reach the goal of all properties providing at least 5% accessible units.

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

Introduction

Spokane County is somewhat unique in the State of Washington regarding Homeless Facilities and Services. In 2009, the Spokane County Continuum of Care and the Spokane City Continuum of Care merged. Thus, most information in this section is indicative of the entire county, including the City of Spokane unless otherwise noted. The unique thing in the State of Washington for this Urban Consortium is that even though there is a combined Continuum of Care, other homeless assistance funds are collected by Spokane County and allocated separately from the City of Spokane.

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)	267	0	438	152	0
Households with Only Adults	401	0	212	458	0
Chronically Homeless Households	0	0	0	205	0
Veterans	0	0	46	200	0
Unaccompanied Youth	37	0	37	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: CoC Number WA-502, Spokane City and County CoCHousing Inventory County Report 2014

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

Community Indicators states that the physical health of residents in a community is a complex result of economic, environmental, behavioral and even genetic factors. In nearly all surveys of happiness, good health ranks among individuals' top preferences. Without good health, achievements in economic well-being are hollow. Spokane County is fortunate to have several hospitals and other health care facilities. Access to quality healthcare has been an issue nationwide. Individuals and families lacking health insurance are vulnerable to a dangerous combination of health and financial crises. Compared to people with insurance, the uninsured population has compromised health because they generally: receive less preventive care; are diagnosed with diseases at more advanced disease stages; and once diagnosed, tend to receive less therapeutic care and have higher mortality rates. This indicator brings further detail to the overall measure of the uninsured by depicting the disparities of those who have health care insurance coverage, and those who do not.

The National Institute of Mental Health (NIMH) states mental health problems are common – affecting an estimated one in four adults in a given year in the U.S. – and mental disorders are the leading cause of disability for Americans. While mental health disorders vary in severity, examples of this range cover depressive disorder, autism, schizophrenia, anxiety disorders, to eating disorders. Some stress and the resulting symptoms are a normal part of life, but more serious mental illnesses or disorders - those that alter mood, behavior, normal thought processes, and that impair normal functions - are not. Some examples of the more serious mental disorders, which affect at least 20% of the U.S. population, are depression, anxiety, psychosis and cognitive disabilities. Because so many of the homeless population are affected by mental health issues, this indicator is of high importance. During 2012, the percent of adults who self-reported that their mental health was not good on 14 or more days in the last 30 days in Spokane County was 10.9% increasing from 10.6% in 2006 and in Washington State was 11.7%, increasing from 9.4% in 2006.

The unemployment rate measures the portion of the population who currently does not have a job and are actively seeking work in Spokane County. Economists have generally regarded a 4-5% unemployment rate as one that reflects a fully employed workforce characterized by moderate wage growth that is matching gains in labor productivity. This indicator measures the total number of people employed in Spokane County, as well as the unemployment rate. The figures are expressed as an annual average. During 2013 in Spokane County, there were a total of 209,892 people employed. During 2013, the unemployment rate in: Spokane County was 7.8%, decreasing from the high mark of 9.9% in 2010 and increasing from the low mark of 4.2% during both 1997 and 1998; Washington State was 6.9%, decreasing from the high mark of 9.9% in 2010 and increasing from the low mark of 4.6% during 2007; the U.S was 7.4%, decreasing from the high mark of 9.6% in 2010 and increasing from the low mark of 4.0% during 2000.

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.

Guiding principles in this Consolidated Plan include Emphasizing the Potential and Collaboration. Favorable scoring and funding recommendations are made, in part, on how mainstream services are linked to the needs of homeless persons. Rental subsidies provided to homeless persons have linkages to mainstream services as a component to the Homeless Stability Plan.

The new process for using project based Section 8 Vouchers to house consumers of the Supportive Living Program will greatly improve the ability to house chronically homeless individuals with mental health diagnosis be stable in housing. This population is in dire need of supports and rental assistance to be successful in the community.

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

Introduction

The Consolidated Plan and the 2009 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.

The Continuum of Care estimates that 117 chronically homeless persons become homeless each year. It is well known that in order to successfully housing chronic homeless, support services are key to their success in housing.

The Spokane County Supportive Living Program has applied for five (5) project based vouchers to assist clients with housing affordability and stability of chronically mentally ill persons and thier families.

The Spokane Housing Authority administrative plan is availabe for review and it addresses the needs of public housing residents. Due to the homelessness situation in Spokane County, Spokane Housing Authority has offered Project Based Housing Vouchers to programs that serve these populations. It is hoped that these special needs populations will be provided housing in a more streamlined way using vouchers to house those who already have supportive services through the SLP or other organization that provides case management.

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

An agreement between the Regional Support Network (RSN) and Eastern State Hospital facilitates continuity of service supports for persons exiting to the community from the mental health hospital. In

addition, the RSN, which provides community-based mental health services for outpatients, works closely with Frontier Behavioral Health Outreach, the Spokane County Supportive Living Program and Behavioral Health Options to create supportive housing placements.

The Spokane Continuum of Care, through the Health Homeless Housing (H3) Program, provides outreach and housing for chronically homeless persons with medical needs. In addition, a medical respite program (in collaboration with Providence Health Care, Catholic Community Services and Volunteers of America) provides interim housing while longer-term supportive housing is being identified. The Roads to Community Living Program coordinates with group homes, private landlords and assisted living programs to place Medicare-eligible person discharging from hospitals, nursing homes and mental health facilities in appropriate housing, including supportive housing.

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)

The Homeless Prevention Program at Spokane County assists special needs households when faced with eviction, helping them avoid homelessness. Spokane Housing Authority will be funded in 2015 with HOME funds to create accessibility features in existing units which serve veterans and other special needs 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))

Persons with severe disabilities require permanent supportive beds. Many of the people coming into the Continuum of Care with disabilities are arriving without housing resources because of lack of affordable supportive housing or the fact that their disability prevents them from seeking the assistance they need.

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. Public Housing policies could change which would further reduce the availability for families below the 30% of MFI. 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 2014 HUD Fair Market Rents (FMRS) had been adjusted downward by approximately 5% from the 2013 FMRS, causing significant concern among assisted housing providers regarding the ability to cover actual rental costs. However, the 2015 FMRs, effective on October 1, 2014 were pegged at almost 5% higher than the 2014 rents.

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 \$749 with a vacancy of 3.4%. 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 1.4 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 6%, 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	797	377	1	1	0
Arts, Entertainment, Accommodations	9,321	7,581	11	11	0
Construction	4,164	3,994	5	6	1
Education and Health Care Services	18,290	12,403	23	17	-6
Finance, Insurance, and Real Estate	6,155	4,568	8	6	-2
Information	1,583	860	2	1	-1
Manufacturing	8,517	11,059	10	16	6
Other Services	5,289	3,398	7	5	-2
Professional, Scientific, Management Services	6,116	2,886	8	4	-4
Public Administration	0	0	0	0	0
Retail Trade	13,489	15,524	17	22	5
Transportation and Warehousing	2,394	3,330	3	5	2
Wholesale Trade	5,060	5,212	6	7	1
Total	81,175	71,192	--	--	--

Table 41 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	128,495
Civilian Employed Population 16 years and over	117,473
Unemployment Rate	8.58
Unemployment Rate for Ages 16-24	24.39
Unemployment Rate for Ages 25-65	4.89

Table 42 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	28,210
Farming, fisheries and forestry occupations	4,550
Service	12,562
Sales and office	31,616
Construction, extraction, maintenance and repair	9,335
Production, transportation and material moving	6,131

Table 43 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	77,945	71%
30-59 Minutes	28,015	26%
60 or More Minutes	3,653	3%
Total	109,613	100%

Table 44 - Travel Time

Data Source: 2007-2011 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	3,257	650	3,206
High school graduate (includes equivalency)	21,118	1,850	9,091
Some college or Associate's degree	40,538	2,936	12,896

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	31,539	1,240	6,931

Table 45 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	243	324	457	802	1,432
9th to 12th grade, no diploma	2,982	1,445	1,096	2,999	3,000
High school graduate, GED, or alternative	7,814	7,486	7,379	17,276	11,244
Some college, no degree	12,552	8,915	8,964	20,333	8,056
Associate's degree	1,893	4,062	5,146	9,777	1,788
Bachelor's degree	1,645	6,040	6,664	14,069	4,346
Graduate or professional degree	40	1,688	2,897	8,739	3,258

Table 46 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,330
High school graduate (includes equivalency)	26,542
Some college or Associate's degree	31,336
Bachelor's degree	43,985
Graduate or professional degree	59,437

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 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 2010 CHAS Data, the major employment sectors in this jurisdiction are Public Administration (24%); Professional, Scientific, Management Services (14%); Wholesale Trade (10%); Finance, Insurance, and Real Estate (10%); and Retail Trade (10%).

According to the journal of business, Washington Non-profit organizations statewide accounted for a total of 218,500 jobs in 2013, which is 7.5% of all jobs in the state. At that size, non-profits were the

fourth largest employment sector in the state, behind retail trade, manufacturing, and accommodation and food services. Those jobs paid a total of \$11 billion in annual wages in 2013, 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 participates in the planning group; Fairchild Air force Base Empowerment Project. The group began meeting again in 2014 after a hiatus. The group meets monthly to discuss funding and other opportunities available to address mobile home parks located in the Air Force Base Accident Potential Zone. Funding requests are before the Washington State Legislature to purchase the parks and over time assist residents with relocation. CS,HCD does not anticipate contributing funds to the activities associated with relocation at this time.

SIRTI received a \$1.5 million revolving loan to target technology companies and a \$3 million for the construction of a 35,000 square-foot wet-lab facility housed at the Riverpoint Higher Education Park. City of Spokane allocated \$175,000 to 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 Class. 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. In particular, construction was hard hit in the down cycle and will probably not rebound to peak levels until well into the future. 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.

Comprehensive Economic Development Strategy (CEDS) is located at:
http://www.greaterspokane.org/images/stories/PDFs/Economic_Development/ceds2014update.pdf

Many of the strategies in the CEDS are coordinated with the Consolidated Plan. Infrastructure improvements, microenterprise financing and training, and production of affordable housing units are strategies within the Consolidated Plan that align with the CEDS.

Discussion

Information in this section was gleaned from Greater Spokane Incorporated and from the Spokane Area Workforce Development Council.

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.

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?

NA

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-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.

The City of Spokane Valley, as part of the Urban Consortium, has an established set aside for CDBG eligible projects within Spokane Valley. They annually identify the boundaries of census tract block groups which meet the percentage requirement for area-wide benefit and apply for CDBG funds within those boundaries. Area-wide benefit for 2015 is limited to jurisdictions which have more than 46.7% low- or moderate-income residents. It is expected that Spokane Valley will continue to be part of the Urban Consortium during the 2015-2019 planning horizon, however, they have an opportunity to withdraw in 2017 if they so choose.

Resolution 2014-0564 re-established the Urban County Consortium for the years of 2015-2017.

The CDBG Program provides a Request for Proposals annually. On a competitive basis the cities and towns in the Urban Consortium apply for funds needed to complete infrastructure projects. Predominantly sewer and water system improvement applications have been recommended for funding in the past five years and that is expected to continue as long as they meet the area- wide benefit requirement. The Department of Ecology continues to require system upgrades that would raise system delivery fees significantly. CDBG funding helps keep sewer and water bills affordable for residents.

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

Geographic Area

Table 48 - 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 49 – Priority Needs Summary

1	Priority Need Name	Aquisition of Real Property
	Priority Level	Low
	Population	Extremely Low
	Geographic Areas Affected	
	Associated Goals	
	Description	Aquisition of Real Property without a project associated on the property.
	Basis for Relative Priority	The decision to rate a category low does not mean there isn't a community need, but rather that it isn't a community need suitable for CDBG and/or HOME funding. Priority Needs Categories which rate low do not have a goal associated with them because they will not be funded per Spokane County Policies.
2	Priority Need Name	Disposition / Clearance and Demolition
	Priority Level	Low
	Population	Middle Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	
	Description	Demolition of property is not an activity of Spokane County CSHCD

	Basis for Relative Priority	The decision to rate a category low does not mean there isn't a community need, but rather that it isn't a community need suitable for CDBG and/or HOME funding. Priority Needs Categories which rate low do not have a goal associated with them because they will not be funded per Spokane County Policies.
3	Priority Need Name	Code Enforcement
	Priority Level	Low
	Population	Extremely Low
	Geographic Areas Affected	
	Associated Goals	
	Description	Code Enforcement is not an activity carried out with Spokane County CDBG and/or HOME funds.
	Basis for Relative Priority	The decision to rate a category low does not mean that there isn't a community need, but rather that it isn't a community needs suitable for CDBG and/or HOME. Priority Needs Categories which rate low do not have a goal associated with them because they will not be funded per Spokane County Policies.
4	Priority Need Name	Senior Centers
	Priority Level	Low
	Population	Extremely Low Elderly Individuals Elderly
	Geographic Areas Affected	
	Associated Goals	
	Description	Medium Priority for Spokane County.

	Basis for Relative Priority	Spokane County will first fund High Priority Needs before funding Medium Priorities. Historically the funds are utilized on High Priority Needs.
5	Priority Need Name	Handicapped Centers
	Priority Level	Low
	Population	Extremely Low Persons with Mental Disabilities Persons with Physical Disabilities
	Geographic Areas Affected	
	Associated Goals	
	Description	Medium priority for Spokane County. Community Centers serving disabled persons.
	Basis for Relative Priority	Spokane County will first fund High Priority Needs before funding Medium Priorities. Historically the funds are utilized on High Priority Needs. Priority Needs Categories which rate low do not have a goal associated with them because they will not be funded per Spokane County Policies.
6	Priority Need Name	Homeless Facilities
	Priority Level	Low
	Population	Extremely Low
	Geographic Areas Affected	
	Associated Goals	
	Description	Medium Priority for Spokane County. Existing Shelters are assisted under Public Services needs.

	Basis for Relative Priority	Spokane County will first fund High Priority Needs before funding Medium Priorities. Historically the funds are utilized on High Priority Needs. Spokane County uses local document recording fees for homeless activities rather than CDBG. Priority Needs Categories which rate low do not have a goal associated with them because they will not be funded per Spokane County Policies.
7	Priority Need Name	Youth Centers
	Priority Level	High
	Population	Extremely Low
	Geographic Areas Affected	
	Associated Goals	Area Revitalization AR3
	Description	Community Centers serving youth.
	Basis for Relative Priority	Youth Centers ranked as a high priority need for Spokane County
8	Priority Need Name	Neighborhood Facilities
	Priority Level	Low
	Population	Low
	Geographic Areas Affected	
	Associated Goals	
	Description	Medium Priority for Spokane County

	Basis for Relative Priority	<p>The decision to a rate a category low does not mean there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME Funding.</p> <p>Spokane County will first fund High Priority Needs before funding Medium Priorities. Historically the funds are utilized on High Priority Needs.</p>
9	Priority Need Name	Child Care Centers
	Priority Level	Low
	Population	Extremely Low
	Geographic Areas Affected	
	Associated Goals	
	Description	Medium Priority for Spokane County
	Basis for Relative Priority	<p>The decision to a rate a category low does not mean there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME Funding.</p> <p>Spokane County will first fund High Priority Needs before funding Medium Priorities. Historically the funds are utilized on High Priority Needs.</p> <p>Priority Needs Categories which rate low do not have a goal associated with them because they will not be funded per Spokane County Policies.</p>
10	Priority Need Name	Health Facilities
	Priority Level	Low
	Population	Extremely Low

	Geographic Areas Affected	
	Associated Goals	
	Description	Medium Priority for Spokane County
	Basis for Relative Priority	<p>The decision to a rate a category low does not mean there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME Funding.</p> <p>Spokane County will first fund High Priority Needs before funding Medium Priorities. Historically the funds are utilized on High Priority Needs.</p> <p>Priority Needs Categories which rate low do not have a goal associated with them because they will not be funded per Spokane County Policies.</p>
11	Priority Need Name	Mental Health Facilities
	Priority Level	Low
	Population	Extremely Low
	Geographic Areas Affected	
	Associated Goals	
	Description	Medium Priority for Spokane County
	Basis for Relative Priority	<p>The decision to a rate a category low does not mean there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME Funding.</p> <p>Spokane County will first fund High Priority Needs before funding Medium Priorities. Historically the funds are utilized on High Priority Needs.</p> <p>Priority Needs Categories which rate low do not have a goal associated with them because they will not be funded per Spokane County Policies.</p>

12	Priority Need Name	Parks and/or Recreation Facilities
	Priority Level	Low
	Population	Extremely Low
	Geographic Areas Affected	
	Associated Goals	
	Description	Medium Priority for Spokane County
	Basis for Relative Priority	<p>The decision to a rate a category low does not mean there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME Funding.</p> <p>Spokane County will first fund High Priority Needs before funding Medium Priorities. Historically the funds are utilized on High Priority Needs.</p> <p>Priority Needs Categories which rate low do not have a goal associated with them because they will not be funded per Spokane County Policies.</p>
13	Priority Need Name	Parking Facilities
	Priority Level	Low
	Population	Middle
	Geographic Areas Affected	
	Associated Goals	
	Description	Parking Facilities

	Basis for Relative Priority	The decision to a rate a category low does not mean there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME Funding. Priority Needs Categories which rate low do not have a goal associated with them because they will not be funded per Spokane County Policies.
14	Priority Need Name	Tree Planting
	Priority Level	Low
	Population	Middle
	Geographic Areas Affected	
	Associated Goals	
	Description	Tree planting activities.
	Basis for Relative Priority	The decision to a rate a category low does not mean there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME Funding. Priority Needs Categories which rate low do not have a goal associated with them because they will not be funded per Spokane County Policies.
15	Priority Need Name	Fire Stations/Equipment
	Priority Level	Low
	Population	Middle
	Geographic Areas Affected	
	Associated Goals	
	Description	Fire Stations and Equipment.

	Basis for Relative Priority	The decision to a rate a category low does not mean there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME Funding. Priority Needs Categories which rate low do not have a goal associated with them because they will not be funded per Spokane County Policies.
16	Priority Need Name	Abused / Neglected Children Facilities
	Priority Level	High
	Population	Extremely Low Low Families with Children
	Geographic Areas Affected	
	Associated Goals	Area Revitalization AR3
	Description	Facilities for abused and neglected children.
	Basis for Relative Priority	Identified as a high priority by the community.
17	Priority Need Name	Asbestos Removal
	Priority Level	Low
	Population	Middle
	Geographic Areas Affected	
	Associated Goals	
	Description	Removal of asbestos.

	Basis for Relative Priority	The decision to a rate a category low does not mean there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME Funding. Priority Needs Categories which rate low do not have a goal associated with them because they will not be funded per Spokane County Policies.
18	Priority Need Name	Non Residential Historic Preservation
	Priority Level	Low
	Population	Middle
	Geographic Areas Affected	
	Associated Goals	
	Description	Historic preservation activities.
	Basis for Relative Priority	The decision to a rate a category low does not mean there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME Funding. Priority Needs Categories which rate low do not have a goal associated with them because they will not be funded per Spokane County Policies.
19	Priority Need Name	Removal of Architectural Barriers
	Priority Level	High
	Population	Extremely Low Low Public Housing Residents Persons with Physical Disabilities
	Geographic Areas Affected	
	Associated Goals	Affordable Housing H5 Area Revitalization AR1
	Description	Removal of architectural barriers.

	Basis for Relative Priority	Identified as a high priority by the community.
20	Priority Need Name	Water / Sewer Improvements
	Priority Level	High
	Population	Low Moderate Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Area Revitalization AR1
	Description	Infrastructure improvements for cities and towns water and sewer systems.
	Basis for Relative Priority	Infrastructure improvements to water and sewer systems are essential to the towns and cities within Spokane County. These projects are extremely expensive and there is inadequate rate payers to cover the necessary required improvements to these systems.
21	Priority Need Name	Street Improvements
	Priority Level	High
	Population	Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Area Revitalization AR1
	Description	Improvements to roadways.
	Basis for Relative Priority	Street in low- to moderate- income neighborhoods are paved after infrastructure improvements are in place. CDBG is used to re-pave streets in these neighborhoods which qualify for area-wide benefit, using defined boundaries.

22	Priority Need Name	Sidewalks
	Priority Level	High
	Population	Low Persons with Physical Disabilities
	Geographic Areas Affected	
	Associated Goals	Area Revitalization AR3
	Description	High Priority for Spokane Valley due to adopted Pedestrian Plan and agreed upon set-aside of CDBG allocation for eligible projects within Spokane Valley jurisdiction. Low priority in other areas of Spokane County.
	Basis for Relative Priority	The decision to a rate a category low does not mean there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME Funding. Spokane County will first fund High Priority Needs before funding Medium Priorities. Historically the funds are utilized on High Priority Needs.
23	Priority Need Name	Solid Waste Disposal Improvements
	Priority Level	Low
	Population	Moderate
	Geographic Areas Affected	
	Associated Goals	
	Description	Medium Priority for Spokane County

	Basis for Relative Priority	<p>The decision to a rate a category low does not mean there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME Funding.</p> <p>Spokane County will first fund High Priority Needs before funding Medium Priorities. Historically the funds are utilized on High Priority Needs.</p> <p>Priority Needs Categories which rate low do not have a goal associated with them because they will not be funded per Spokane County Policies.</p>
24	Priority Need Name	Flood Drainage Improvements
	Priority Level	Low
	Population	Middle
	Geographic Areas Affected	
	Associated Goals	
	Description	Flood control systems.
	Basis for Relative Priority	<p>The decision to a rate a category low does not mean there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME Funding.</p> <p>Priority Needs Categories which rate low do not have a goal associated with them because they will not be funded per Spokane County Policies.</p>
25	Priority Need Name	Senior Services
	Priority Level	High
	Population	<p>Extremely Low</p> <p>Low</p> <p>Elderly</p> <p>Rural</p> <p>Individuals</p> <p>Elderly</p> <p>Frail Elderly</p>

	Geographic Areas Affected	
	Associated Goals	Public Service PS3
	Description	Services that provide assistance to elderly such as emergency assistance for rent and/or utilities or food and prescriptions, etc.
	Basis for Relative Priority	Elderly and Frail Edlerly are presumed beneficiaries of CDBG and rate as a high priority. Meals on Wheels and senior (community) centers are typical projects for this population.
26	Priority Need Name	Handicapped Services
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Elderly Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Service PS3
	Description	Services which assist handicapped individuals and their families.

	Basis for Relative Priority	Services may include housing assistance, rental assistance, referral services specifically meant to serve people with disabilities and their families. High priority population for Spokane County Consolidated Plan.
27	Priority Need Name	Legal Services
	Priority Level	Low
	Population	Low
	Geographic Areas Affected	
	Associated Goals	
	Description	Legal assistance.
	Basis for Relative Priority	The decision to a rate a category low does not mean there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME Funding. Priority Needs Categories which rate low do not have a goal associated with them because they will not be funded per Spokane County Policies.
28	Priority Need Name	Youth Services
	Priority Level	High
	Population	Extremely Low Families with Children Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Service PS3
	Description	Activities which serve youth.

	Basis for Relative Priority	The youth of Spokane County are the future and it is important to have community supports for youth to succeed in life. Foster children aging out of the foster care system is a population of concern due to some of them exiting to homelessness. Research shows that the resilience of youth is an important aspect for success in life.
29	Priority Need Name	Child Care Services
	Priority Level	Low
	Population	Extremely Low Low Families with Children Families with Children Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	
	Description	Medium Priority for Spokane County
	Basis for Relative Priority	The decision to a rate a category low does not mean there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME Funding. Spokane County will first fund High Priority Needs before funding Medium Priorities. Historically the funds are utilized on High Priority Needs. Priority Needs Categories which rate low do not have a goal associated with them because they will not be funded per Spokane County Policies.
30	Priority Need Name	Transportation Services
	Priority Level	Low
	Population	Extremely Low Rural Non-housing Community Development

	Geographic Areas Affected	
	Associated Goals	
	Description	Medium Priority for Spokane County
	Basis for Relative Priority	<p>The decision to a rate a category low does not mean there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME Funding.</p> <p>Spokane County will first fund High Priority Needs before funding Medium Priorities. Historically the funds are utilized on High Priority Needs.</p> <p>Priority Needs Categories which rate low do not have a goal associated with them because they will not be funded per Spokane County Policies.</p>
31	Priority Need Name	Substance Abuse Services
	Priority Level	Low
	Population	Extremely Low
	Geographic Areas Affected	
	Associated Goals	
	Description	Activities which serve individuals with substance abuse issues.
	Basis for Relative Priority	<p>The decision to a rate a category low does not mean there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME Funding.</p> <p>Priority Needs Categories which rate low do not have a goal associated with them because they will not be funded per Spokane County Policies.</p>
32	Priority Need Name	Employment / Training Services

	Priority Level	Low
	Population	Low
	Geographic Areas Affected	
	Associated Goals	
	Description	Medium Priority for Spokane County
	Basis for Relative Priority	<p>The decision to a rate a category low does not mean there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME Funding.</p> <p>Spokane County will first fund High Priority Needs before funding Medium Priorities. Historically the funds are utilized on High Priority Needs.</p> <p>Priority Needs Categories which rate low do not have a goal associated with them because they will not be funded per Spokane County Policies.</p>
33	Priority Need Name	Health Services
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS 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 Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Service PS3
	Description	Activities that provide health services.
	Basis for Relative Priority	Health services needs are changing over time with the availability of healthcare nationwide. Still, some people are not covered by health insurance and this activity is rated high for this Consolidated Plan.
34	Priority Need Name	Lead Hazard Screening
	Priority Level	Low

	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	
	Associated Goals	
	Description	Medium Priority for Spokane County
	Basis for Relative Priority	The decision to a rate a category low does not mean there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME Funding. Spokane County will first fund High Priority Needs before funding Medium Priorities. Historically the funds are utilized on High Priority Needs. Priority Needs Categories which rate low do not have a goal associated with them because they will not be funded per Spokane County Policies.
35	Priority Need Name	Crime Awareness
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	
	Associated Goals	
	Description	Activities that provide information on local crime.
	Basis for Relative Priority	The decision to a rate a category low does not mean there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME Funding.

36	Priority Need Name	Fair Housing Activities
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS 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	Planning and Administration PA1
	Description	Affirmatively furthering fair housing with annual opportunities for training in Spokane County and the region. Assessment of Fair Housing in Spokane County.

	Basis for Relative Priority	Affirmatively furthering fair housing is a requirement of all recipients of HUD funds. Spokane County in coordination with local partners hosts an annual fair housing training in the Spring. Over 360 people attended the fair housing conference in April 2015.
37	Priority Need Name	Battered and Abused Spouse Services
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	
	Associated Goals	Public Service PS3
	Description	Activites that provide services to victims of domestic violence, stalking or other abuse, regardless of marital status.
	Basis for Relative Priority	Domestic violence is not limited to relatives or spouses, so this is a high need activity in Spokane County. While YWCA is established to serve victims of domestic violence, many organizations work with victims of domestic violence to find safe affordable housing and other supports. Lutheran Community Services also provides similar services to victims of sexual assault. Victims are a high priority for CDBG.
38	Priority Need Name	Homeless Services
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Public Service PS1
	Description	Activities which serve homeless individuals and/or families.
	Basis for Relative Priority	Identified as a high priority for CDBG. However, local document recording fees are used for homeless activities in Spokane County, allowing more CDBG funds for other high priority needs.
39	Priority Need Name	Emergency Services
	Priority Level	High

Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly 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 Non-housing Community Development
Geographic Areas Affected	
Associated Goals	Public Service PS1 Public Service PS2 Public Service PS3
Description	Activities which provide emergency services including, but not limited to, food (including food banks), clothing, utility or prescription assistance. For the purposes of the Consolidated Plan, homeless shelters, including maintenance and operations, may be considered emergency services.
Basis for Relative Priority	Currently local document recording fees fund homeless shelters and other homeless activities/programs. If CDBG is used for homeless shelter operations and maintenance in the future, it will be counted under the emergency services goal.

40	Priority Need Name	Commercial / Industrial Acquisition/Disposition
	Priority Level	Low
	Population	Middle Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	
	Description	Aquisition of commercial property.
	Basis for Relative Priority	The decision to a rate a category low does not mean there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME Funding. Categories of priority needs which rate low do not have a goal associated with them.
41	Priority Need Name	Commercial / Industrial Infrastructure Development
	Priority Level	Low
	Population	Middle
	Geographic Areas Affected	
	Associated Goals	
	Description	Activities which provide commercial or industrial infrastructure.
	Basis for Relative Priority	The decision to a rate a category low does not mean there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME Funding. Categories of priority needs which rate low do not have a goal associated with them.
42	Priority Need Name	Commercial / Industrial Acq/Const/Rehab
	Priority Level	Low
	Population	Middle

	Geographic Areas Affected	
	Associated Goals	
	Description	Activities which involve Acquisition, Construction or Rehabilitation of Commercial and/or Industrial Land.
	Basis for Relative Priority	<p style="margin: 0in 0in 10pt;">The decision to a rate a category low does not mean there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME Funding.</p> <p style="margin: 0in 0in 0pt;">Priority Needs Categories which rate low do not have a goal associated with them because they will not be funded per Spokane County Policies.</p> <p style="margin: 0in 0in 10pt;">Times New Roman</p> <p style="margin: 0in 0in 10pt;"></p>
43	Priority Need Name	Economic Development Financial Assistance
	Priority Level	Low
	Population	Low Moderate
	Geographic Areas Affected	
	Associated Goals	
	Description	Fiancial Assistance to businesses is identified as a Medium Priority for Spokane County.

	Basis for Relative Priority	<p>The decision to a rate a category low does not mean there isn't a community need, but rather that it isn't a community need suitable for CDBG/HOME Funding.</p> <p>Spokane County will first fund High Priority Needs before funding Medium Priorities. Historically the funds are utilized on High Priority Needs.</p> <p>Accomplished under Micro-Enterprise assistance.</p> <p>Priority Needs Categories which rate low do not have a goal associated with them because they will not be funded per Spokane County Policies.</p>
44	Priority Need Name	Economic Development Technical Assistance
	Priority Level	Low
	Population	Middle
	Geographic Areas Affected	
	Associated Goals	
	Description	Activities which provide technical assistance to businesses.
	Basis for Relative Priority	<p>Micro Enterprise technical assistance is accomplished under another need category - see Micro-Enterprise assistance.</p> <p>Priority Needs Categories which rate low do not have a goal associated with them because they will not be funded per Spokane County Policies.</p>
45	Priority Need Name	Micro-Enterprise Assistance
	Priority Level	High
	Population	Low Moderate Middle

	Geographic Areas Affected	
	Associated Goals	Economic Development ED1
	Description	SNAP provides technical and financial assistance to micro-enterprises, which must employ five or fewer employees.
	Basis for Relative Priority	SNAP provides financial and technical assistance to micro-enterprises using a revolving loan fund established with Spokane County Community Services, HCD. Micro-Enterprises are a high priority for Spokane County.
46	Priority Need Name	Planning and Administration
	Priority Level	High
	Population	Middle
	Geographic Areas Affected	
	Associated Goals	Planning and Administration PA1
	Description	Administration funds to manage CDBG and HOME funds within Spokane County Community Services Housing and Community Development Department. Funds are also used for Fair Housing and other required reporting and monitoring activities.
	Basis for Relative Priority	Although this is a high priority, Spokane County seldom has funds left to allocate for planning activities.
47	Priority Need Name	Decent, Safe, and Affordable Rental Housing
	Priority Level	High
	Population	Extremely Low Low
	Geographic Areas Affected	

	Associated Goals	Affordable Rental Housing H1 Affordable Rental Housing H2 Affordable Rental Housing H3 Affordable Rental Housing H4
	Description	Spokane County's Affordable Housing Program is funded HOME, CDBG and Affordable Housing Trust Fund.
	Basis for Relative Priority	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 population targeted.
48	Priority Need Name	Decent, Safe, Affordable Housing / Homeowners
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Affordable Housing H5 Affordable Housing H6 Area Revitalization AR2
	Description	Spokane County's Affordable Housing Program is funded HOME, CDBG and Affordable Housing Trust Fund. Downpayment Assistance is funded with HOME. CDBG funds pay for Emergency Housing Repairs and can pay for infrastructure assessments, to assist low-income homeowners with necessary modifications, repairs and infrastructure improvements.
	Basis for Relative Priority	Aging in place is a desire of many people as they grow older. Homeowners may need housing repairs or modifications to stay in their housing longer. Another activity associated with this goal is Downpayment Assistance which will create homeowners.

Narrative (Optional)

The Affordable Housing Program addresses the needs of priority populations identified in the County's 2015-2019 Consolidated Plan for affordable rental housing and construction or acquisition of multi-family rental projects as well as Downpayment Assistance to first time homebuyers.

During 2015-2019 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.

Priority Needs which are rated "LOW" do not have goals associated with them due to the fact that Spokane County will not fund low priorities. By default, Spokane County "MEDIUM" priorities are now low priorities. Medium priorities have been eliminated with the new IDIS format system.

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)	TBRA is not anticipated at least in the near future as the multi-family vacancy rates for the area are low and an aggressive rental assistance program would place further downward pressure on vacancy rates. If vacancy rates ease, Spokane County may consider TBRA to assist the needs of the Supportive Living Program consumers, who have Medicaid and a mental health diagnosis.
TBRA for Non-Homeless Special Needs	TBRA is not anticipated due to low vacancy rates. There may be an opportunity for funding specific populations that may dictate the need for a limited number of TBRA units. Market conditions could/would dictate the use of TBRA for non-homeless persons.
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 decreases every year 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 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	<p>Acquisition activities will include Downpayment Assistance Program funded through September 2015. It has not been determined if the program will continue. Market conditions, available funding, and evaluation of the program match and timeliness will be considered before another MOU is created.</p> <p>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.</p>

Table 50 – Influence of Market Conditions

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

Introduction

Assuming modest decreases in HOME and CDBG funding over the next five years the County estimates the following funds will be available to carry out Plan objectives. The allocation of funds to these programs is appropriated annually, therefore exact amount that will be available are unknown.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	1,355,287	94,830	170,408	1,620,525	5,598,952	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 Reminder 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	509,867	164,882	397,495	1,072,244	21,601,815	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 51 - 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 are required to leverage these funds with other funding sources. Currently CSHCD is working with HUD to develop an acceptable way to track HOME match. Consolidated Homeless Grant funds from Department of Commerce and Homeless Housing Assistance Act funds are used to address homelessness, leaving CDBG to support other public service activities such as emergency services.

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 AUTHORITY	PHA	Homelessness Planning Public Housing Rental	Region
HABITAT FOR HUMANITY	Community/Faith-based organization	Ownership	Jurisdiction
CATHOLIC CHARITIES SPOKANE	Community/Faith-based organization	Homelessness Rental public services	Jurisdiction
YMCA OF SPOKANE	Community/Faith-based organization	Homelessness Rental public services	Jurisdiction
TOWN OF ROCKFORD	Government	Planning public facilities	Jurisdiction
TOWN OF SPANGLE	Government	Planning public facilities	Jurisdiction
CITY OF SPOKANE VALLEY	Government	Planning public facilities	Jurisdiction
TOWN OF FAIRFIELD	Government	Planning public facilities	Jurisdiction
CITY OF AIRWAY HEIGHTS	Government	Planning public facilities	Jurisdiction
City of Cheney	Government	Planning public facilities	Jurisdiction
CITY OF MEDICAL LAKE, WASHINGTON	Government	Planning public facilities	Jurisdiction
CITY OF DEER PARK	Government	Planning public facilities	Jurisdiction
MEDICAL LAKE COMMUNITY OUTREACH	Subrecipient	Homelessness public services	Jurisdiction
THE GREENHOUSE COMMUNITY CENTER	Subrecipient	Homelessness public services	Jurisdiction
CHENEY OUTREACH CENTER	Non-profit organizations	Homelessness public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
NEW HOPE RESOURCE CENTER	Community/Faith-based organization	Homelessness public services	Jurisdiction
SPOKANE VALLEY PARTNERS	Non-profit organizations	Homelessness public services	Jurisdiction
SECOND HARVEST INLAND NORTHWEST	Non-profit organizations	public services	Jurisdiction
SPOKANE VALLEY MEALS ON WHEELS	Non-profit organizations	public services	Jurisdiction
CARNHOPE IRRIGATION DISTRICT NO 7	Subrecipient	public facilities	Jurisdiction
Inland Empire Residential Resources	Non-profit organizations	Rental	Jurisdiction
SALVATION ARMY	Community/Faith-based organization	Homelessness Planning Rental	Jurisdiction
SPOKANE COMMUNITY HOUSING ASSOCIATION	Non-profit organizations	Homelessness Rental	Jurisdiction
SPOKANE COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
SPOKANE HOUSING VENTURES	Non-profit organizations	Rental	Jurisdiction
YWCA - ALTERNATIVES TO DOMESTIC VIOLENCE	Community/Faith-based organization	Homelessness Rental public services	Jurisdiction

Table 52 - 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		
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		
Transportation	X		
Other			

Table 53 - 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)

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.

Approximately 22% of those counted either reported or were observed to have, serious mental illness. Another 16% were identified as persons with chronic substance abuse. Person who reported they have been victims of domestic violence equaled 21% compared the national estimates or 30%. Significant numbers of these three vulnerable subpopulations were found unsheltered.

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

Strengths of the service delivery system for all populations include accessibility and the reduction of transportation as a barrier to apply/engage in services with the advent of technology (telephone, online, skyping) and leveraging the reach of the system via utilizing existing and complimentary services such as 2-1-1 and the Fig Tree Resource Guide. Additionally, from an administrative perspective, adding newly available programs or eligibility criteria coming into the community is very simple, time-effective and cost-effective to incorporate, with no disruption to the public, no additional marketing required and a seamless experience from the client/referring caseworker perspective.

This method begins from a perspective of supporting self-sufficiency by linking clients with eligible programs, 2-1-1 resource/referral operators and Washington Connections. Every household that comes into contact with this centralized access point goes away with at least 2 or more connections to additional resources to meet their housing or supportive service needs.

Those engaging in County-administered programs have built-in self-sufficiency support via the Housing Stability Plan per the individualized attention and linkages provided for each household and the additional benefit of the Fig Tree Resource Guide.

One of the gaps inherent to this system is that the 2-1-1 access is not 24 hours. It is only Monday through Friday, 8am to 5pm. Another is that the Housing Stability Plans will only be as effective as the conversations that Housing Specialists and households have, so there will be a variance from one Housing Specialists/households plan to the next.

Other gaps include the time it takes for clients to locate housing, as the system is based on the antiquated method of putting people in Emergency Shelter until housed which translates into a sizeable tax burden. Furthermore, there is a lack of low-barrier housing facilities (a low barrier transitional or permanent housing facility which allows person using substances to remain in housing while other issues causing their homelessness are treated).

The corollary needs that clients have which contribute to homelessness and/or keep people in homelessness cannot be met by dollars designated to pay for housing, such as car repairs, bus passes, job readiness, pet deposits, previously established sizeable medical debts and life skills for Non-Medicaid households.

SNAP provides basic computer skills classes to assist low-income people with internet use. Housing, jobs and resources are available on-line and this population needs help learning to access the information to improve their situations. Email access is a good tool for job searches and communication with potential employers.

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

The strategy for overcoming gaps in the service delivery system centers upon process improvement. Trainings are being planned to provide guidance and clear expectations for housing specialists across programs such that housing stability plans will be consistently tailored and supportive of the household's ability to retain permanent housing after the rental assistance ends.

Additionally, part of our strategy includes applying process improvement to the homeless housing system as a whole to re-engineer how and when the housing units are identified for homeless clients. All County-administered rapid re-housing programs now include a landlord incentive and requirement that housing specialists begin cultivating relationships with landlords and an inventory of pre-inspected rental housing units to reduce and eventually eliminate stays in emergency shelters for homeless households.

This approach is expected to reduce the need for low-barrier housing facilities by housing clients quicker, creating effective housing stability plans linking clients swiftly with supportive services to retain and remain in scattered site units with temporary rental assistance provisions.

With regard to addressing corollary needs that clients have which contribute to homelessness and/or keep people in homelessness, the utilization of local Homeless Housing Assistance Act dollars to address the gaps such as car repairs, bus passes, required job clothing/equipment and Responsible Renters Classes (teaching budgeting, landlord relationships and locating suitable housing) is currently underway.

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 Rental Housing H1	2015	2019	Affordable Housing		Decent, Safe, and Affordable Rental Housing	HOME: \$1,204,933	Rental units constructed: 150 Household Housing Unit
2	Affordable Rental Housing H2	2015	2019	Affordable Housing Non-Homeless Special Needs		Decent, Safe, and Affordable Rental Housing	HOME: \$602,467	Rental units constructed: 25 Household Housing Unit
3	Affordable Rental Housing H3	2015	2019	Affordable Housing		Decent, Safe, and Affordable Rental Housing	HOME: \$267,405	Rental units rehabilitated: 10 Household Housing Unit
4	Affordable Rental Housing H4	2015	2019	Affordable Housing		Decent, Safe, and Affordable Rental Housing	HOME: \$267,405	Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted
5	Affordable Housing H5	2015	2019	Affordable Housing		Removal of Architectural Barriers Decent, Safe, Affordable Housing / Homeowners	CDBG: \$300,000	Homeowner Housing Rehabilitated: 1500 Household Housing Unit
6	Affordable Housing H6	2015	2019	Affordable Housing		Decent, Safe, Affordable Housing / Homeowners	HOME: \$67,657	Direct Financial Assistance to Homebuyers: 10 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Area Revitalization AR1	2015	2019	Non-Housing Community Development		Removal of Architectural Barriers Water / Sewer Improvements Street Improvements	CDBG: \$4,081,283	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 50000 Households Assisted
8	Area Revitalization AR2	2015	2019	Affordable Housing		Decent, Safe, Affordable Housing / Homeowners	CDBG: \$20,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5 Households Assisted
9	Area Revitalization AR3	2015	2019	Non-Housing Community Development		Youth Centers Abused / Neglected Children Facilities Sidewalks	CDBG: \$50,000	Other: 2 Other
10	Economic Development ED1	2015	2019	Non-Housing Community Development		Micro-Enterprise Assistance	CDBG: \$150,000	Businesses assisted: 30 Businesses Assisted
11	Public Service PS1	2015	2019	Homeless		Homeless Services Emergency Services	CDBG: \$107,467	Homeless Person Overnight Shelter: 500 Persons Assisted
12	Public Service PS2	2015	2019	Non-Housing Community Development		Emergency Services	CDBG: \$150,000	Public service activities other than Low/Moderate Income Housing Benefit: 50000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Public Service PS3	2015	2019	Non-Housing Community Development		Senior Services Handicapped Services Youth Services Health Services Battered and Abused Spouse Services Emergency Services	CDBG: \$1,074,670	Public service activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted
14	Planning and Administration PA1	2015	2019	Administration		Fair Housing Activities Planning and Administration	CDBG: \$1,286,057 HOME: \$264,192	

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Rental Housing H1
	Goal Description	Increase the supply of new affordable rental housing for low- and extremely low-income households.
2	Goal Name	Affordable Rental Housing H2
	Goal Description	Increase the supply of affordable housing units for high priority special needs populations listed on HUD table 1B. High priorities are elderly, frail elderly, severe mental illness, developmentally disabled, physically disabled, persons with HIV/AIDS and victims of domestic violence.

3	Goal Name	Affordable Rental Housing H3
	Goal Description	Preserve the supply of existing affordable rental housing units for low-income households.
4	Goal Name	Affordable Rental Housing H4
	Goal Description	Provide Tenant Based Rental Assistance (TBRA) vouchers for affordable rental units to be available for extremely-low income households.
5	Goal Name	Affordable Housing H5
	Goal Description	Increase the capacity for low- to moderate-income owner-occupied households to maintain affordable homeownership by providing loans/grants for emergency repairs.
6	Goal Name	Affordable Housing H6
	Goal Description	Increase opportunities for low- to moderate-income households to become homeowners through a Downpayment Assistance Program.
7	Goal Name	Area Revitalization AR1
	Goal Description	Improve the infrastructure and or physical environment.
8	Goal Name	Area Revitalization AR2
	Goal Description	Improve the infrastructure by paying assessments for very-low income households which are owner occupied.
9	Goal Name	Area Revitalization AR3
	Goal Description	Improve or expand facilities for high priority need populations.
10	Goal Name	Economic Development ED1
	Goal Description	Provide technical and financial assistance to microenterprises.

11	Goal Name	Public Service PS1
	Goal Description	Provide support to existing homeless shelters using local document recording fees first. If local funding for homelessness changes, CDBG will be used.
12	Goal Name	Public Service PS2
	Goal Description	Provide funding to support food banks.
13	Goal Name	Public Service PS3
	Goal Description	Provide funding for other high priority public service needs.
14	Goal Name	Planning and Administration PA1
	Goal Description	Program administration and management of projects and programs within Spokane County Community Services Housing and Community Development Department for CDBG and HOM funds.

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.

HOME funds will be used during the 2015 PY to address accessibility needs of Spokane Housing Authority properties. Details on the project can be found under AP38 Project Summary Spreadsheet.

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

N/A

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. Public Housing policies could change which would further reduce the availability for families below the 30% of MFI. 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 2014 HUD Fair Market Rents (FMRS) had been adjusted downward by approximately 5% from the 2013 FMRS, causing significant concern among assisted housing providers regarding the ability to cover actual rental costs. However, the 2015 FMRs, effective on October 1, 2014 were pegged at almost 5% higher than the 2014 rents.

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 \$749 with a vacancy of 3.4%. 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 many others in Washington, 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

The sprawling geography of the Spokane County requires a coordinated entry system that meets clients where they are versus requiring clients to travel to engage in the process. Thus, the Spokane County centralized intake system was created with accessibility and portability in mind. The primary access point is via www.spokanecountyhprp.com or by calling 2-1-1 who is contracted to access the online screening to enable centralized access for clients that are not computer literate, have no internet access and/or have transportation barriers. By design, the system has built-in, behind-the-scenes, decision-tree-analysis that asks households leading questions to determine eligibility, linking households with programs suiting their needs.

When calling 2-1-1 for access to this system, clients are automatically in contact with the centralized referral agency that links households in need with social service programs and providers for all categories indicated in the services list above. If clients access the online screening independent of 2-1-1, then the final screen suggests they contact 2-1-1 for linkage to other resources in the area to meet the households unique set of needs. Additionally, those that complete the screening online, have their web browser automatically re-directed to the Washington Connections website whereby they can identify if they are eligible for State of Washington public assistance.

In 2013 and 2014, an outreach staff person has been positioned at the Department of Social and Health Services office in Spokane Valley. Additionally, the County continue to embrace technological efficiencies and opportunities to reach homeless people. With 60% of homeless youth possessing a functioning smart phone, the County is weeks away from the finalization of an “App” that links to the centralized/coordinated system at www.spokanecountyhprp.com. The intention is to print business cards with the 2-1-1 phone number, the website and the QR code (used to download the app on a smart phone). The reasoning behind printing business cards is because they are portable, for homeless, cost effective and will have the basics needed for effective linkage with the county-wide centralized system.

Housing Specialists review the Fig Tree Resource Guide with clients and work in conjunction with the household to create several tangible action steps under each standardized housing stability plan category, for the household to work toward. The Housing Specialist meets with the household in person, by phone or by skype, to update progress on this plan monthly. By working with each household on how they will retain permanent housing after the rental assistance ends, each plan is tailored to the specific needs of that household and will incorporate any number of services unique to the clients needs.

Addressing the emergency and transitional housing needs of homeless persons

The Spokane County centralized intake system automatically links every household that indicates an emergency shelter need, to the City of Spokane's access points for client assessment as the emergency and transitional housing inventory is administered by the City of Spokane. The emergency shelter and transitional housing system has elected to administer a consistent assessment tool for all households needing emergency shelter and/or transitional housing.

To improve the effectiveness of homeless resources in the community, the Continuum has repurposed some of its homeless program assets, reallocating supportive services funds to new permanent housing and to rapid rehousing for families. Existing emergency shelter and transitional housing assets are also being adjusted to focus on gaps in the system serving specific homeless subpopulations.

County administered rapid re-housing programs have been re-designed to provide landlord incentives for landlords willing to work with these publicly-funded programs to allow housing specialists to pre-inspect units, establishing an inventory of rent-ready units for incoming rapid re-housing program participants with the expected outcome to reduce/eliminate emergency shelter stays.

Additionally, all engaged households are provided a housing stability plan that provides tangible, practical social service linkages and client action steps to help them retain permanent housing after the rental assistance ends. As these plans become more consistent in their development and quality across programs, the expected outcome is that there will be a reduced need for transitional housing as clients are rapidly re-housed and effectively linked with the supportive services they need in order to attain and retain stability in that scattered-site unit.

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.

The centralized intake model is centered on the goal of supporting self-sufficiency by linking clients with eligible programs, 2-1-1 resource/referral operators and Washington Connections during their first, brief encounter with the system (via 2-1-1 or via www.spokanecountyhprp.com). Every household that comes into contact with this centralized access point goes away with at least 2 or more connections to additional resources to meet their housing or supportive service needs.

Those engaging in programs have built-in self-sufficiency support via the housing stability plan per the individualized attention and linkages provided for each household and the additional benefit of the Fig

Tree Resource guide. Once engaged in a County-administered program, all funded households participate in the establishment of a housing stability plan that has the standardized categories of Housing Stability, Economic/Educational Needs, Health Physical/Mental Needs and Community Linkages. Every household is also provided with a Fig Tree Resource Guide, which is in essence a “phone book” of local social service resources and community agencies so that they household will have it at their fingertips for ease of use, should crisis strike again.

Housing Specialists review the Fig Tree Resource Guide with clients and work in conjunction with the household to create several tangible action steps under each standardized housing stability plan category, for the household to work toward. The housing specialist meets with the household in person, by phone or by skype, to update progress on this plan monthly. By working with each household on how they will retain permanent housing after the rental assistance ends, each plan is tailored to the specific needs of that household and will incorporate appropriate linkages per the needs of the members of the household.

All County-administered rapid re-housing programs now include a landlord incentive and requirement that housing specialists begin cultivating relationships with landlords and an inventory of pre-inspected rental housing units to reduce and eventually eliminate stays in emergency shelters for homeless households. This approach also begins to shift the burden of finding suitable housing units, locating landlords willing to work with multiple-barrier clients and the transportation to find program-fundable units, onto the housing programs instead of the clients. Moreover, it establishes the foundation for effective landlord/program staff relationships so that the lines of communication are open in the future regarding any client-related or programmatic concerns that landlords may have.

The County has provided homeless prevention rental assistance for over 6 years, offering limited rental assistance to households that have a demonstrated, established, existing tenancy. This offers a safety net to many households that were recently homeless, should they need temporary financial assistance in the future, preventing them from becoming homeless again.

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

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

Availability of the centralized access point for homeless prevention/rapid re-housing assistance has been provided to caseworkers that provide assistance to clients for housing, health, social services, employment, education and youth needs via several methods. A print promotion in local and

community newspapers in January 2015 was delivered, to share the countywide centralized intake access points of www.spokanecountyhprp.com and 2-1-1.

Additionally, onsite presentations to the schools, the Continuum of Care Advisory Committee (comprised of housing providers, social service organizations, educational institution representatives, youth organizations and health providers) and the Greater Valley Support Network (comprised of representation from social service organizations, Child Protective Services, faith-based organizations, local school districts, among others), was delivered in the Fall of 2014. In the Summer of 2014, over 100 posters with 50 page tear-off, take-with informational papers were positioned in communities at churches, banks, social service organizations schools, food banks, laundry mats and private businesses across the county to promote the countywide centralized intake access points of www.spokanecountyhprp.com and 2-1-1.

The County provides homeless prevention rental assistance and has done so for over six (6) years. This program provides limited rental assistance to households that have a demonstrated, established, existing tenancy. This is a safety net for many households that were recently homeless, should they need temporary financial assistance in the future, preventing them from becoming homeless again.

This program has been expanded in 2015 to reach an even greater, higher-barrier population than has been eligible in former years.

The County administers a Re-Entry Initiative rapid re-housing program and has done so for 8 years. This program offers tenant based rental assistance, deposit assistance and rental application fee assistance to those exiting institutions to homelessness. The program is consistently being refined to reduce program barriers and increase successful participation. For example, in 2015, application/intakes are being completed when the client is still institutionalized and the majority of participants are housed upon exit from the institution with a maximum of 4 days in shelter between exit of the institution and establishing a lease.

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. According to American Community Survey estimates (2008-2012), 11% of owner-occupied and 11% of renter-occupied units in Spokane County were built before 1950; 41% of owner-occupied and 38% of renter-occupied units were built between 1950 and 1980.

Spokane's housing program actively works to increase lead hazard awareness including adopting the slogan *Kids Run Better Unleaded* which appears prominently on an information pamphlet widely distributed in the region, including to parents of all elementary school children. The City of Spokane promotes child blood-lead testing, affirmatively markets lead-safe rentals, promotes Fair Housing, creates new lead-safe housing, and repairs LBP hazards in eligible owner and renter housing. Activities have been enhanced by the Lead Safe Spokane program funded by HUD's Office of Healthy Homes and CDBG funds.

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) are targeted toward areas most likely to pose lead hazards including 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 has committed to developing a dropout early warning system and tracking process. They anticipate initial implementation in the fall of 2011. Once implemented, the system will identify students at risk, track early indicators for formative assessment of targeted intervention and, over time, evaluate the effectiveness of different intervention programs. The first step in developing this system is a longitudinal study to identify risk factors for Spokane Public School students. The proposed study will take 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 can be built that indicates the propensity to drop out for a student with particular conditions. This work is being funded in part by Spokane County United Way, Empire Health Foundation, and Inland Northwest Community Foundation.

In 2009, Priority Spokane—an organization led by representatives from government, academia, business and other nonprofits focusing on the vitality of the county—sought the input of residents on the community’s most pressing issues. By an overwhelming majority, citizens voted for education attainment as the community’s top priority. Since then, education has been the community’s focus because it matters to the residents and because leaders see it as the key to breaking the intergenerational cycles of poverty and poor health.

Priority Spokane issued a Request for Proposal in November 2010 to conduct a student support survey to identify the nonprofit organizations and government agencies who are engaged with middle school children, inside and outside the classroom. The results will assist in the identification of risk factors for the dropout early warning system and of the intervention programs needed to address these factors. This work is being funded in part by Inland Northwest Community Foundation, Empire Health Foundation, and the Harriet Cheney Cowles Foundation.

Priority Spokane is also working to identify the resources necessary to implement the intervention programs that have been shown to have a measurable impact on improving graduation rates.

Research is showing the results of generational poverty as well as situational poverty. The County poverty rate was estimated at 14.8% in 2012, well above the state rate of 12.9% indicating that poverty is an issue in Spokane County.

The Regional Support Network, a Division of Community Services, Housing and Community Development provide therapists in schools. School counselors deal with student behaviors in school and the classroom. RSN therapists conduct therapy appointments with students. They do not cross over duties, although they communicate if a release of information is provided by the student. Currently there are therapists in Nine Mile Falls, Riverside, Mead, Deer Park and Cheney. Children’s Home Society

serves West Valley and Central Valley by referral. Lutheran Family Services serves Airway Heights and Medical Lake by referral.

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

Using Local Document Recording Fees from the Homeless Housing Assistance Act Funds, CSHCD has pilot programs underway to serve households with children in three schools. With the goal of housing stability, rental assistance is provided to families who agree to stay in the school district. Multiple moves and multiple changes in school adversely affect children's ability to succeed in school and life. 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

Assuming modest decreases in HOME and CDBG funding over the next five years the County estimates the following funds will be available to carry out Plan objectives. The allocation of funds to these programs is appropriated annually, therefore exact amount that will be available are unknown.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	1,355,287	75,000	261,723	1,692,010	5,000,000	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 Reminder 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	509,867	100,000	64,192	674,059	2,000,000	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 55 - 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 are required to leverage these funds with other funding sources. Currently CSHCD is working with HUD to develop an acceptable way to track HOME match. Consolidated Homeless Grant funds from Department of Commerce and Homeless Housing Assistance Act funds are used to address homelessness, leaving CDBG to support other public service activities such as emergency services.

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 recieved. 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 Rental Housing H3	2015	2019	Affordable Housing		Decent, Safe, and Affordable Rental Housing	HOME: \$613,072	Rental units constructed: 60 Household Housing Unit Rental units rehabilitated: 11 Household Housing Unit
2	Affordable Housing H5	2015	2019	Affordable Housing		Decent, Safe, Affordable Housing / Homeowners	CDBG: \$116,000	Homeowner Housing Rehabilitated: 205 Household Housing Unit
3	Area Revitalization AR1	2015	2019	Non-Housing Community Development		Water / Sewer Improvements	CDBG: \$686,169	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 9268 Persons Assisted
4	Area Revitalization AR3	2015	2019	Non-Housing Community Development		Sidewalks	CDBG: \$358,790	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 690 Persons Assisted
5	Economic Development ED1	2015	2019	Non-Housing Community Development		Micro-Enterprise Assistance	CDBG: \$30,000	Businesses assisted: 100 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Service PS3	2015	2019	Non-Housing Community Development		Emergency Services	CDBG: \$214,934	Public service activities other than Low/Moderate Income Housing Benefit: 39669 Persons Assisted

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Rental Housing H3
	Goal Description	Preserve the supply of existing affordable rental housing units for low-income households.
2	Goal Name	Affordable Housing H5
	Goal Description	Emergency Housing Repairs
3	Goal Name	Area Revitalization AR1
	Goal Description	Infrastructure Improvements
4	Goal Name	Area Revitalization AR3
	Goal Description	Facilities for high priority need populations.
5	Goal Name	Economic Development ED1
	Goal Description	Economic Development for Micro-Enterprises; technical and/or financial assistance.
6	Goal Name	Public Service PS3
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The Urban County Consortium remains active in Spokane County. Resolution 2014-0564 re-established the Consortium for the years 2015 through 2017. The resolution also re-established a set-aside allocation for the City of Spokane Valley to use on CDBG allowable projects. The City has been using these funds to provide for ADA compliant sidewalks in the recent past and has mapped the neighborhoods within Spokane Valley that meet the area-wide benefit criteria for CDBG using low-moderate-income data and data associated with disabled people in the defined boundary of the project(s).

Projects

#	Project Name
1	LCSNW Services for Victims of Sexual Assault
2	New Hope Resource Center
3	YWCA Alternatives to Domestic Violence Program
4	Second Harvest Emergency Food Program
5	Cheney Outreach Center
6	Greater Spokane County Meals on Wheels
7	The Greenhouse Community Center
8	Medical Lake Community Outreach
9	Greater Spokane County Meals on Wheels Deer Park
10	Spokane Valley Partners
11	Greater Spokane County Meals on Wheels Cheney
12	Emergency Housing Repair
13	Microenterprise Assistance and Business Development
14	City of Cheney Water and Stree Improvements
15	Town of Latah Water Improvements
16	Town of Rockford Sewer Lagoon Improvements
17	City of Spokane Valley Sidewalk Improvements
18	Valley 206 Apartments accessibility improvements
19	HOME Program Administration
20	CDBG Program Administration
21	Multi-family Rental Housing Development

Table 57 – Project Information

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

needs

Projects are initially recommended for funding by the Housing and Community Development Advisory Committee (HCDAC). Applications are reviewed for HUD compliance and if eligible are forwarded to the Committee for consideration. The committee is interested in serving as many areas of the County as possible. Funding limitations usually result in funding more with less money rather than the other way around. The County has five community centers that serve the East, North and West portions of the County with emergency services. These services are provided by zip code. Micro Enterprise funding is allocated annually, albeit with less funding due to the revolving loan fund they are able to use from past years of funding. Infrastructure needs are high in the towns and cities that belong to the Spokane County Urban Consortium. The committee considers past funding and the extent of need for infrastructure projects. Spokane Valley has an approved set aside, which they use to fund ADA complaint sidewalks based on an adopted pedestrian plan.

The HCDAC has representatives from every jurisdiction outside the City of Spokane. They understand the limited funds and the high needs of jurisdictions and try to meet as many needs as possible when infrastructure projects are proposed. Because of the high cost the committee funds deeper for infrastructure knowing that partial funding often makes the project impossible to afford.

AP-38 Project Summary
Project Summary Information

1	Project Name	LCSNW Services for Victims of Sexual Assault
	Target Area	
	Goals Supported	Public Service PS3
	Needs Addressed	Emergency Services
	Funding	CDBG: \$40,312
	Description	The SafeT Response Center provides counseling, foster care, legal advocacy and other services for victims of sexual crimes and their families.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	115 victims of sexual, family or other violent crimes.
	Location Description	Main office: 210 W Sprague, Spokane, WA 99201
Planned Activities	Promotes healing, reconciliation, growth and justice in response to community needs. The Inland Northwest area office services NE Wash. & Northern Idaho. Programs include the Sexual Assault & Family Trauma Response Center, victim Rights Response Team, Adoption & Maternity Counseling, Therapeutic Foster Care, and "Act for Kids" a child abuse prevention education curriculum. Satellite offices in Deer Park & Cheney. Project serves victims of sexual, family or other violent crimes.	
2	Project Name	New Hope Resource Center
	Target Area	
	Goals Supported	Public Service PS3
	Needs Addressed	Emergency Services
	Funding	CDBG: \$18,040
	Description	This North County Community Center provides information and referral services, emergency assistance, emergency services, and transportation for the most vulnerable in northern Spokane County including Mead, Colbert, Elk, Chattaroy and Riverside.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	973 low- and extremely low-income families will receive emergency services.
	Location Description	New Hope serves Mead, Colbert, Elk, Chattaroy and Riverside in North Spokane County. Zip codes include 99005, 99201, 99003, 99009, 99218 & 99025. Serves North Spokane County, office location is 4211 E Colbert Road, Colbert, WA 99005
	Planned Activities	Provides information and referral services, emergency assistance for utilities, rent prescriptions. Also provides chore services and transportation for the elderly and disabled.
3	Project Name	YWCA Alternatives to Domestic Violence Program
	Target Area	
	Goals Supported	Public Service PS3
	Needs Addressed	Emergency Services
	Funding	CDBG: \$18,000
	Description	The YWCA ADV Program provides confidential shelter, legal advocacy, counseling and other services for victims of domestic violence in Spokane County.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	154 Victims of domestic violence and their families.
	Location Description	Spokane Valley and Airway Hts, Spokane County, Office location is 930 N Monroe, Spokane, WA 99201
	Planned Activities	Legal Advocacy to county residents; Victims of domestic violence in Spokane Valley and Airway heights will be provided with counseling and advocacy, safety planning, and connections to mainstream resources to increase their safety.
4	Project Name	Second Harvest Emergency Food Program
	Target Area	

	Goals Supported	Public Service PS3
	Needs Addressed	Emergency Services
	Funding	CDBG: \$30,000
	Description	Emergency food box program for families. Second Harvest also provides monthly food boxes for vulnerable infants, children and elderly at some locations in Spokane County.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	34,500 people will receive food from Second Harvest Food Bank
	Location Description	County Wide. Office location is 1234 E Front Ave, Spokane, WA 99202 Zip codes determine which food pantry a family should use.
	Planned Activities	Days and hours vary by location; some by appointment only. Call for information. Provides emergency food to families. Some sites also provide a monthly food box for 5 year-old children and seniors 60 years or older. Most food pantries require picture identification, current proof of address, and identification of household members. Must be 18 or older.
5	Project Name	Cheney Outreach Center
	Target Area	
	Goals Supported	Public Service PS3
	Needs Addressed	Emergency Services
	Funding	CDBG: \$14,859
	Description	The Center provides information, referrals, utility and other emergency assistance for vulnerable residents in the South and West Plains areas of Spokane County.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	900 low- and extremely low-income people will receive emergency services
	Location Description	Cheney Outreach serves all residents of the Cheney School District #360. Office location is 613 3rd Street, Cheney, WA 99004
	Planned Activities	Provides information, referral, energy assistance and other direct aid for low income, families, individuals, elderly and special needs residents of the Cheney area. This project provides for personnel costs to pay for Executive Director of the Center.
6	Project Name	Greater Spokane County Meals on Wheels
	Target Area	
	Goals Supported	Public Service PS3
	Needs Addressed	Emergency Services
	Funding	CDBG: \$28,000
	Description	Meal delivery service for elderly and/or disabled persons in the Spokane Valley area of Spokane County.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	560 homebound, elderly and/or disabled county residents.
	Location Description	Spokane Valley and Unincorporated East County, Office location is 12101 E Sprague Ave, Spokane Valley, WA 99206
	Planned Activities	Delivers hot, nutritious meals to elderly or disabled persons of the Spokane Valley who are essentially homebound and unable to prepare meals for themselves. Meals are delivered Monday through Friday as well as frozen meals for weekends.
7	Project Name	The Greenhouse Community Center
	Target Area	
	Goals Supported	Public Service PS3

	Needs Addressed	Emergency Services
	Funding	CDBG: \$27,360
	Description	Emergency services, referrals, information, clothing and food bank services provided for North County and Deer Park persons.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	456 low- and extremely low-income families will receive emergency services.
	Location Description	Deer Park, Office location is W 12 First Street, Deer Park, WA 99006
	Planned Activities	Provides an information and referral service for the North County. Provides free clothing bank, the Deer Park Food Bank, emergency services, counseling services, furniture and household items. GED program. Outreach location of other agencies such as SNAP emergency assistance.
8	Project Name	Medical Lake Community Outreach
	Target Area	
	Goals Supported	Public Service PS3
	Needs Addressed	Emergency Services
	Funding	CDBG: \$7,135
	Description	Emergency utility assistance, transportation and chore services for elderly and/or disabled persons in the West Plains/Medical Lake area of Spokane County.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	190 people will receive emergency services.
	Location Description	Medical Lake and Unincorporated County, Office location is 211 N Lefevre St, Medical Lake, WA 99022

	Planned Activities	Provides assistance and telephone referral services. Offers emergency rent or utility assistance, snow & leaf removal for elderly or handicapped, delivery of firewood, transportation to medical appointments.
9	Project Name	Greater Spokane County Meals on Wheels Deer Park
	Target Area	
	Goals Supported	Public Service PS3
	Needs Addressed	Emergency Services
	Funding	CDBG: \$8,000
	Description	Meal delivery service for homebound elderly and/or disabled persons in the Deer Park area of Spokane County.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	125 elderly and/or disabled will receive meals.
	Location Description	Senior Center located at City Hall in Deer Park, 99006 Office location is 12101 E Sprague, Spokane Valley, WA 99206
Planned Activities	Meals on Wheels volunteers deliver meals during the week to home bound seniors or disabled people and provides frozen meals for the weekend.	
10	Project Name	Spokane Valley Partners
	Target Area	
	Goals Supported	Public Service PS3
	Needs Addressed	Emergency Services
	Funding	CDBG: \$15,728
	Description	Spokane Valley Community Center provides emergency assistance, outreach and medical services for Spokane Valley residents.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	1,596 low- and extremely low-income people will receive emergency services.
	Location Description	Spokane Valley, 10814 E Broadway, Spokane Valley, WA 99206
	Planned Activities	Provides emergency assistance to Spokane Valley residents. Emergency assistance includes help with prescriptions, rent & utilities. Food Bank on site. Outreach location for other agencies: SNAP, Safe Start, Lend-a-crib, Layette Program, protective payee services, HEART, WIC Clinic, immunizations & flu shots, health clinic and visiting nurses.
11	Project Name	Greater Spokane County Meals on Wheels Cheney
	Target Area	
	Goals Supported	Public Service PS3
	Needs Addressed	Emergency Services
	Funding	CDBG: \$7,500
	Description	Meal delivery for homebound persons in the Cheney/West Plains area of Spokane County.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	100 elderly and/or disabled people will receive meals.
	Location Description	Office location is 12101 E Sprague, Spokane Valley, WA 99206
	Planned Activities	Meals on Wheels will purchase 17,000 meals for 100 residents of the greater Cheney/West Plains area and pay mileage and transportation to the rural area.
12	Project Name	Emergency Housing Repair
	Target Area	
	Goals Supported	Affordable Housing H5

	Needs Addressed	Decent, Safe, Affordable Housing / Homeowners
	Funding	CDBG: \$116,000
	Description	Home repairs where conditions create a health and/or safety hazard for very low-income homeowners in Spokane County.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	205 low- and/or extremely low-income households will receive needed modifications or repairs.
	Location Description	Community Wide Spokane County, Office location is 212 W 2nd Ave, Spokane, WA 99201
	Planned Activities	Repairs to low-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. The target population is homeowners with incomes at or below 50% of median family income, especially those with special needs such as elderly, frail elderly, severely mentally ill, developmentally disabled, physically disabled, or HIV/AIDS - positive occupants.
13	Project Name	Microenterprise Assistance and Business Development
	Target Area	
	Goals Supported	Economic Development ED1
	Needs Addressed	Micro-Enterprise Assistance
	Funding	CDBG: \$30,000
	Description	Technical and financial assistance to microbusinesses, having 5 or less employees including the owner, throughout Spokane County.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	130 Micro-Enterprises will receive technical assistance and/or financial assistance.

	Location Description	Community Wide Spokane County, 212 W 2nd Ave, Spokane, WA 99201
	Planned Activities	Provides technical and financial assistance to microenterprises. Over 90% of Spokane County businesses are microenterprises, with five or less employees. This assistance is available to Spokane County households with incomes less than 80% of the median family income level. It includes business training, technical assistance, and access to funding for starting and growing a small business. A portion of the micro-enterprise CDBG funds will be used as matched savings grants for Individual Development Accounts (IDA) which will assist low-income beneficiaries in capitalizing their Microenterprise business.
14	Project Name	City of Cheney Water and Stree Improvements
	Target Area	
	Goals Supported	Area Revitalization AR1
	Needs Addressed	Water / Sewer Improvements
	Funding	CDBG: \$149,153
	Description	The installation of 800 feet of new watermain on Oakland and Clay Streets in the City of Cheney. Additional street improvements will be made to Lincoln, Second, 5th, and 6th Streets.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	8,480 people in the City of Cheney will benefit from the watermain improvements. 55.48% of Cheney's population is low- moderate income.
	Location Description	Installation of 800 ' of new watermain on Oakland and Clay Streets. Street improvements on Lincoln, 2nd, 5th, and 6th Streets.
Planned Activities	Installation of 800 ' of new watermain on Oakland and Clay Streets. Street improvements on Lincoln, 2nd, 5th, and 6th Streets.	
15	Project Name	Town of Latah Water Improvements
	Target Area	
	Goals Supported	Area Revitalization AR1
	Needs Addressed	Water / Sewer Improvements
	Funding	CDBG: \$212,632
	Description	Improvements to the operational efficiency of the Town's water well facilities.

	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	183 residents of Latah will have improved access to water. 73.3% of Latah residents are low- or moderate-income.
	Location Description	Latah City Limits, 108 W Market St, Latah, WA
	Planned Activities	Water System Improvements will ensure continuous operation of the well facilities and prevent freezing. Operational efficiency of the facility will be improved and savings realized.
16	Project Name	Town of Rockford Sewer Lagoon Improvements
	Target Area	
	Goals Supported	Area Revitalization AR1
	Needs Addressed	Water / Sewer Improvements
	Funding	CDBG: \$213,334
	Description	The second phase of the Town's sewer lagoon rehabilitation includes upgrades to the lagoon liners and removal and replacement of Lagoon #3 liner.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	605 residents of Rockford will have an improved sewer system. 51.24% of residents in Rockford are low- or moderate- income.
	Location Description	Rockford Washington, W 20 Emma Street, Rockford, WA 99030
	Planned Activities	The project will include the second phase of critical upgrades to the lagoon liners, which includes removal and replacement of the Lagoon #3 liner. The lagoon bottom will be regraded and underdrain and leak detection systems will be installed. Aeration equipment will be upgraded and electrical upgrades completed, along with various site improvements.
17	Project Name	City of Spokane Valley Sidewalk Improvements
	Target Area	

	Goals Supported	Area Revitalization AR3
	Needs Addressed	Sidewalks
	Funding	CDBG: \$358,790
	Description	The City will construct ADA compliant curb cuts and make sidewalk improvements to the following streets: E Mission Ave - Lily to Park Rd; Park Rd - E Mission to E Nora.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	690 disabled residents of Spokane Valley will have access to ADA compliant sidewalk curb cuts.
	Location Description	Mission Avenue - Lily to Park and Park Road - Mission to Nora
	Planned Activities	Sidewalk improvements & ADA compliant curb cuts will be constructed.
18	Project Name	Valley 206 Apartments accessibility improvements
	Target Area	
	Goals Supported	Affordable Rental Housing H2
	Needs Addressed	Decent, Safe, and Affordable Rental Housing
	Funding	HOME: \$417,727
	Description	Spokane Housing Authority, the project owner, will retrofit 11 apartments in the Valley 206 complex to fully accessible apartments.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	11 households with a disabled member will have improvements to make their home an accessible unit.
	Location Description	Block Group 2, 2400 N Wilbur Rd, Spokane Valley, WA 99206

	Planned Activities	SHA proposes to retrofit eleven non-accessible 2-bedroom apartments at Valley 206 Apartments to fully handicapped accessible apartments, this includes a broad range of rehabilitation to make the apartments barrier free. Conversion will comply with Uniform Federal Accessibility Standards (UFAS) and Section 504 for the Rehabilitation Act of 1973. Housing Choice Voucher rental subsidy will be attached to these units.
19	Project Name	HOME Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$79,517
	Description	Compliance and oversight of the County's HOME Investment Partnership Program Grant.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	312 W 8th Avenue, Spokane, WA 99214
	Planned Activities	CSHCD provides management, compliance and oversight of the County's CDBG Entitlement. Administration activities include assessing the high priority needs, establishment of goals and objectives to meet those needs and selection and administration of activities that most effectively address those needs. CSHCD also ensures compliance with crosscutting federal laws and regulations, such as environmental, labor, fair housing, citizen participation, etc.
20	Project Name	CDBG Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$297,848

	Description	Compliance and oversight of the County's Community Development Block Grant.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	312 W 8th Avenue, Spokane, WA 99214
	Planned Activities	CSHCD provides management, compliance and oversight of the County's CDBG Entitlement. Administration activities include assessing the high priority needs, establishment of goals and objectives to meet those needs and selection and administration of activities that most effectively address those needs. CSHCD also ensures compliance with crosscutting federal laws and regulations, such as environmental, labor, fair housing, citizen participation, etc.
21	Project Name	Galena Apartments; Multi-family Rental Housing Development
	Target Area	
	Goals Supported	Affordable Rental Housing H1
	Needs Addressed	Decent, Safe, and Affordable Rental Housing
	Funding	HOME: \$575,000
	Description	The County will fund projects whose purpose is to expand the supply of affordable rental housing for low-income and extremely-low-income households in Spokane County.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Unknown at this time.
	Location Description	Unknown at this time.

	Planned Activities	CSHCD will provide funds to organizations to expand the supply of affordable multi-family rental units for very low and extremely-low income households. Request for proposals are normally advertised each spring. Information regarding the application process can be found at www.spokanecounty.org/communitydev . Activities include new construction or acquisition with or without rehabilitation.
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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 58 - 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: large families, 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 2015 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 the layered funding streams and requirements. Also included in the totals below are estimated numbers of households to be assisted with Consolidated Homeless Grant (CHG) and Re-entry Initiative Program (REI) serving homeless and those exiting institutions as homeless.

One Year Goals for the Number of Households to be Supported	
Homeless	250
Non-Homeless	125
Special-Needs	10
Total	385

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	200
Rehab of Existing Units	209
Acquisition of Existing Units	0
Total	409

Table 60 - 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

HOME funds will be used during the 2015 PY to address accessibility needs of Spokane Housing Authority properties.

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

Spokane Housing Authority opened the wait list for a five (5) day period. They anticipated 2,000 applications and received 4,587 applications which indicate the high need for housing vouchers in the Spokane area. Details of the applicants are as follows:

One person households; 2,048

Families; 2,539

Head of household elderly; 311

Households with disability; 1 830

American Indian/Alaska Native; 336

Asian; 102

Black/African American; 914

Native Hawaiian/Pacific Islander; 218

White; 3,089

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

Introduction

Spokane County is dedicated to the efficient use of tax payer dollars, client accessibility and effective integration of technological advancements. As such, homelessness and homeless prevention programs have historically been approached with a fresh perspective and lean administration. The advent of smart phones, skyping capabilities, “Apps” and a fresh look at the homeless housing system process, has established a foundation for transformative changes in the structuring of programs and how we reach our homeless populations.

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

In 2013 and 2014, an outreach staff person has been positioned at the Department of Social and Health Services office in Spokane Valley. Continuation of outreach staff positioning and coordination with the Mobile Department of Social and Health Services Community Services Office mobile is planned for the next year.

Additionally, the County continues to embrace technological efficiencies and opportunities to reach homeless people. With 60% of homeless youth possessing a functioning smart phone, the County is weeks away from the finalization of an “App” that links to the centralized/coordinated system at www.spokanecountyhprp.com.

Once the “App” is finalized, business cards will be printed with the 2-1-1 phone number, the county-wide online screening website www.spokanecountyhprp.com and the QR code (used to download the app on a smart phone). The reasoning behind printing business cards is because they are portable, for homeless, cost effective and will have the basics needed for effective linkage with the county-wide centralized system.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Spokane County centralized intake system automatically links every household that indicates an emergency shelter need, to the City of Spokane’s access points for client assessment as the emergency and transitional housing inventory is administered by the City of Spokane. The emergency shelter and transitional housing system has elected to administer a consistent assessment tool for all households

needing emergency shelter and/or transitional housing.

In 2015, County administered rapid re-housing programs have been re-designed to provide landlord incentives for landlords willing to work with these publicly-funded programs to allow Housing Specialists to pre-inspect units, establishing an inventory of rent-ready units for incoming rapid re-housing program participants with the expected outcome to reduce/eliminate emergency shelter stays.

This approach also begins to shift the burden of finding suitable housing units, locating landlords willing to work with multiple-barrier clients and the transportation to find program-fundable units, onto the housing programs instead of the clients. Moreover, it establishes the foundation for effective landlord/program staff relationships so that the lines of communication are open in the future regarding any client-related or programmatic concerns that landlords may have.

Additionally, all County-program engaged households are provided a housing stability plan that provides tangible, practical social service linkages and client action steps to help them retain permanent housing after the rental assistance ends. As these plans become more consistent in their development and quality across programs, the expected outcome is that there will be a reduced need for transitional housing as clients are rapidly re-housed and effectively linked with the supportive services they need in order to attain and retain stability.

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

The centralized intake model is centered on the goal of supporting self-sufficiency by linking clients with eligible programs, 2-1-1 resource/referral operators and Washington Connections during their first, brief encounter with the system (via 2-1-1 or via www.spokanecountyhprp.com). Every household that comes into contact with this centralized access point goes away with at least 2 or more connections to additional resources to meet their housing or supportive service needs.

Those engaging in programs have built-in self-sufficiency support via the housing stability plan per the individualized attention and linkages provided for each household and the additional benefit of the Fig Tree Resource Guide. Once engaged in a County-administered program, all funded households participate in the establishment of a housing stability plan that has the standardized categories of Housing Stability, Economic/Educational Needs, Health Physical/Mental Needs and Community Linkages. Every household is also provided with a Fig Tree Resource Guide, which is in essence a “phone book” of local social service resources and community agencies so that they household will have it at

their fingertips for ease of use, should crisis strike again.

Housing specialists review the Fig Tree Resource Guide with clients and work in conjunction with the household to create several tangible action steps under each standardized housing stability plan category, for the household to work toward. The housing specialist meets with the household in person, by phone or by skype, to update progress on this plan monthly. By working with each household on how they will retain permanent housing after the rental assistance ends, each plan is tailored to the specific needs of that household and will incorporate appropriate linkages per the needs of the members of the household.

All County-administered rapid re-housing programs now include a landlord incentive and requirement that housing specialists begin cultivating relationships with landlords and an inventory of pre-inspected rental housing units to reduce and eventually eliminate stays in emergency shelters for homeless households. This approach also begins to shift the burden of finding suitable housing units, locating landlords willing to work with multiple-barrier clients and the transportation to find program-fundable units, onto the housing programs instead of the clients. Moreover, it establishes the foundation for effective landlord/program staff relationships so that the lines of communication are open in the future regarding any client-related or programmatic concerns that landlords may have.

The County has provided homeless prevention rental assistance for over six (6) years, offering limited rental assistance to households that have a demonstrated, established, existing tenancy. This offers a safety net to many households that were recently homeless, should they need temporary financial assistance in the future, preventing them from becoming homeless again.

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. Availability of the centralized access point for homeless prevention/rapid re-housing assistance has been provided to caseworkers that provide assistance to clients for housing, health, social services, employment, education and youth needs via several methods. A print promotion in local and community newspapers in January 2015 was delivered, to share the countywide centralized intake access points. Additionally, onsite presentations to the schools, the Continuum of Care Advisory Committee (comprised of housing providers, social service organizations, educational institution representatives, youth organizations and health providers) and the Greater Valley Support Network (comprised of representation from social service organizations, Child Protective Services, faith-based organizations, local school districts, among

others), was delivered in the Fall of 2014. In the Summer of 2014, over 100 posters with 50 page tear-off, take-with informational papers were positioned in communities at churches, banks, social service organizations, schools, food banks, laundry mats and private businesses across the county to promote the countywide centralized intake access points. The County has provided homeless prevention rental assistance for over 6 years. This program provides limited rental assistance to households that have a demonstrated, established, existing tenancy. This is a safety net for many households that were recently homeless, should they need temporary financial assistance in the future, preventing them from becoming homeless again. This program has been expanded in 2015 to reach an even greater, higher-barrier population than has been eligible in former years. The County administers a Re-Entry Initiative rapid re-housing program and has done so for eight (8) years. This program offers tenant based rental assistance, deposit assistance and rental application fee assistance to those exiting institutions to homelessness. The program is consistently being refined to reduce program barriers and increase successful participation. For example, in 2015, application/intakes are being completed when the client is still institutionalized and the majority of participants are housed upon exit from the institution with a maximum of four (4) days in shelter between exit of the institution and establishing a lease. All County-administered rapid re-housing programs now include a landlord incentive and requirement that housing specialists begin cultivating relationships with landlords and an inventory of pre-inspected rental housing units to reduce and eventually eliminate stays in Emergency Shelters for homeless households. This approach also begins to shift the burden of finding suitable housing units, locating landlords willing to work with multiple-barrier clients and the transportation to find program-fundable units, onto the housing programs instead of the clients. Moreover, it establishes the foundation for effective landlord/program staff relationships so that the lines of communication are open in the future regarding any client-related or programmatic concerns that landlords may have.

Discussion

Spokane County continues to forge ahead with innovative ways to incorporate technology, while at the same time, retain enough flexibility within that system to remain inclusive of traditional housing and housing assessment systems, such that the single access point at www.spokanecountyhprp can be a comprehensive starting point for all homeless or at-risk of homeless countywide.

Embracing technology creates inroads to reach homeless populations in a way never before considered. Re-engineering the process to put landlord relationships, landlord incentives and pre-inspections in the mix as part of the Housing Specialist responsibility is a twist on “how things have always been done”. Client accountability via specified, tangible Housing Stability Plans required marked progress towards self-sufficiency is a new way of supporting client long-term housing retention. Completing follow-up assessments with clients at certain intervals after funding has ended is also a new way of measuring program success.

True transformation of the housing system requires a willingness to evaluate and assess every aspect of

how things have been done and how they are being done today. Furthermore, a truly dynamic system embraces opportunities for improvement and advancement. Successful systems change takes a long time and Spokane County is in the beginning stages of refining a homeless housing system with greater efficacy, reduced recidivism and improved housing stability outcomes.

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 2015 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 City of Spokane the region has a Lead Based Paint Program called "Lead Safe Spokane"

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 Pint Program for contractor certification, lead-safe renovation, and regulation technical assistance. Typical lead hazard control begins with t 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 t 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 though 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 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:

One-third of Spokane Public School students were dropping out in 2006. Many students who started college never got a technical certificate or a two-year or four-year degree.

To empower young people and expand educational opportunities to improve health, Spokane County is transforming its approach to student success. 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.

The plan is working—and the results will continue to pay dividends.

“There are so many linkages between health and education,” says Lyndia Wilson, Division Director at Spokane Regional Health District (SRHD). “Individuals who have more education are more likely to make better decisions about tobacco and alcohol, sexual activity and other risky behaviors. At the same time, better education makes you eligible for better-paying jobs that have health insurance, wellness programs, and other benefits.”

Other health efforts in Spokane County build on education achievements by empowering youth and fostering youth advocacy to enact healthy changes in the community. A Neighborhoods Matter initiative trains youth advocates who successfully lobbied the Spokane City Council for the bulldozing of a drug house, zoning limits on junk food advertising, and preserving local public library hours. As a result of complementary efforts, a one-tenth cent sales tax now supports community-based mental health and criminal justice services.

By complementing the laser focus on improving graduation rates with these other initiatives to address the root causes of poor health, community partners are making a positive impact on the ability of every child to succeed.

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).

Discussion:

Appendix - Alternate/Local Data Sources