

Community Development Block Grant and HOME Programs



Spokane County
WASHINGTON

**2017 Annual Action Plan
(Application to HUD)**

**Year Three of the Spokane County
2015-2019
Housing & Community Development
Consolidated Plan**

Adopted by the Spokane County Board of Commissioners on July 11, 2017

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.

Table of Contents

AP-05 Executive Summary1-5
PR-05 Lead and Responsible Agencies (The Process).....6

AP-10 Consultation 7
AP-12 Participation 17
AP-15 Expected Resources 19
AP-20 Annual Goals and Objectives22
AP-35 Projects.....25
AP-38 Project Summary26-37
AP-50 Geographic Distribution.....38
AP-55 Affordable Housing39
AP-60 Public Housing40
AP-65 Homeless and Other Special Needs42
AP-75 Barriers to Affordable Housing45
AP-85 Other Actions48
AP-90 Program Specific Requirements.....52

Certifications and SF-424's57-68

List of Tables

TABLE 1: Responsible Agencies..... 6
TABLE 2: Agencies, Groups, Organizations Who Participated 9
TABLE 3: Other Local/Regional/Federal Planning Efforts 15
TABLE 4: Citizen Participation Outreach..... 17
TABLE 5: Expected Resources..... 19
TABLE 6: Goals Summary 23
TABLE 7: Goals Description 23
TABLE 8: Project Information 25
TABLE 9: Project Summary 26
TABLE 10: Geographic Distribution..... 38
TABLE 11: One Year Goals for Affordable Housing by Support Requirements.. 39
TABLE 12: One Year Goals for Affordable Housing by Support Type 39

Executive Summary

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

1. Introduction

The 2017 Action Plan represents an overview of the activities that will be funded and the strategies developed to achieve outcomes as prescribed by the 2015 – 2019 Consolidate Plan. 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. This objective includes side sewer connections when hookup is required of the homeowner. Programs also provide housing resources for the development of low-income and moderate-income affordable rental housing and special needs housing.

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

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

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

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

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The 2017 Action Plan represents an overview of the activities that will be funded and the strategies developed to achieve objectives as prescribed by the 2015–2019 Consolidate Plan. The Plan illustrates Spokane County’s efforts toward expanding safe affordable housing choices, preventing and reducing homelessness, providing opportunities to improve quality of life, and support vibrant communities. 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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Spokane County successfully executed cooperation agreements with local jurisdictions for the Urban County Consortium through the 2017 PY. As part of the urban requalification process, resolution 2014-0564 re-established Spokane Valley's CDBG set-aside funds for CDBG eligible projects within Spokane Valley.

The Community Services, Housing and Community Development Department (CSHCD) continue to explore creative ways to leverage funding for serving homeless individuals and families. CDBG was used in the past to fund emergency homeless shelters, which are a high need in Spokane County and competition among shelters has always been great. As a result the County began using local document recording fees (Homeless Housing Assistance Act or HHAA) to fund shelters that serve victims of domestic violence, women and children. Because HHAA funds allow the County more flexibility, The ReEntry Initiative (REI), BRIDGES and the School Pilot are funded with HHAA.

The Continuum of Care, ranks projects annually for funding based on HUD guidance and HUD goals for performance. This process left a gap in funding for emergency homeless shelters particularly those that serve single males, because they were ranked low according to HUD criterion and failed to gain funding in the final CoC Funding Competition again in 2016.

Furthermore, as administrator of the Homeless Management Information System (HMIS) for the Continuum of Care, the City of Spokane, and the HMIS vendor have been unable to provide geographic data on people entered in HMIS. This hinders the County's ability to provide performance data on who was served outside the City with County programs.

Spokane County strives to locate affordable housing for homeless county residents who want to be rehoused in the County outside the City of Spokane.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Summary from citizen participation section of plan.

The Housing and Community Development Advisory Committee (HCDAC) made its preliminary funding recommendation for the 2017 PY in January 2017. After publication of the preliminary funding allocation the HCDAC held a Public Hearing on March 2, 2017, at the Spokane Regional Health District Building. Their final recommendations for funding were published and another two week comment period ensued. The Spokane County Board of County Commissioners held its Public Hearing on July 11, 2017. At the Public Hearing the BOCC approved the 2017 AAP, which serves as the application to HUD for CDBG and HOME Entitlement Funds.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Approximately thirteen people were present at the HCDAC Public Hearing on March 2, 2017. Eleven people thanked the committee for funding consideration or past funding.

The Board of Spokane County Commissioners held another Public Hearing on July 11, 2017. There were no additional comments from the public on the 2017 AAP.

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

All public comments were considered while developing the Spokane County 2017 Annual Action Plan.

7. Summary

The goals and objectives for the 2017 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.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

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

Table 1 – Responsible Agencies

Narrative (optional)

The Spokane County Community Services, Housing and Community Development Department administer CDBG and HOME funds. All documents are available for public review in the Department or on the Spokane County Website.

Consolidated Plan Public Contact Information

To gain more understanding of the Consolidated Plan the public may contact Community Services, Housing and Community Development. Staff with the Housing and Community Development Division are available to explain and provide technical assistance when requested.

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Spokane County maintains continued strong relationship with local agencies, nonprofit organizations, developers, and other entities providing emergency services, community development, economic development, affordable housing and homeless housing and services. Several groups of providers meet to address specific issues or concerns and to collaborate about best practices. There is duplication among the non-profits that attend group meetings or form committees. Member agencies will be listed once even if they were consulted multiple times at different meetings.

These groups include, but are not limited to:

- The Spokane Homeless Coalition
- Spokane City/County Continuum of Care (CoC)
- Greater Spokane Valley Network
- Housing Providers Network
- Homeless Outreach Teams
- Coordinated Assessments/Intakes Committee

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. The HMIS system is maintained by the City of Spokane CHHS Department.

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.

Spokane County Regional Behavioral Health Organization (SCRBHO) replaced the Spokane County Regional Support Network in April 2016. As a BHO, the department is required to have Allied System Coordination Plans in Place with law enforcement, health clinics, courts, probation and jails in several Eastern Washington Counties. Providers are contracted with the SCRBHO to assist agencies who may come into contact with people enrolled in SCRBHO services for mental health or substance use disorder treatment.

The Regional Health District produced a report “Missing the Foundation” Understanding Homelessness in Spokane County during 2015. The CSHCD School Pilot project was developed as a response to help homeless students in Spokane County schools.

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.

In program year 2016, the Spokane City / Spokane County Continuum of Care (CoC) was redesigned. Over the course of a year, a charter was developed and new Memorandums of Understanding were implemented. The City of Spokane was chosen as the Collaborative Applicant, and as such, will remain the conduit to HUD for the CoC. The CoC Governance Board was restructured, and now has the HUD recommended participation which is also mandated in the CoC Charter.

Spokane County has two members on the CoC Governance Board. One of these members also sit on the CoC Executive Committee. The CoC has several subcommittees and county participation is also present on several of those subcommittees, such as HMIS, veterans, chronic homeless, and RFP.

The Spokane City / Spokane County Continuum of Care (CoC) was merged several years ago. The City of Spokane Homeless Plan is an attachment to the County Homeless Plan, as several of the goals, objectives, and strategies are the same.

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

Spokane City / Spokane County Continuum of Care (CoC) has subcommittees which the county participates on, as well as serving on the executive committee and governance board. ESG funds will be allocated through the CoC Governance Board after receiving recommendations from the RFP Subcommittee.

The City of Spokane administers the allocation of ESG funds and administers the local HMIS; however, the newly structured CoC will make the recommendations for funding.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	SPOKANE HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs Market Analysis Anti-poverty Strategy Lead-based Paint Strategy Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
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?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy Lead based paint
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Homeless programs and services report "missing the foundation" provided data to help serve the growing population of homeless families and promote funding.

3	Agency/Group/Organization	City of Spokane CHHS Dept
	Agency/Group/Organization Type	Other government - Local Regional organization Planning organization Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Director of the CSHCD participates as a member of the CHHS Board. Spokane County staff participate in the CoC and Fair Housing Committee Planning Process.
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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultations are on going.

5	Agency/Group/Organization	CATHOLIC CHARITIES
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-homeless Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Spokane County Bridges Program and consultation continues.
6	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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Goodwill participates in the CoC and focuses on homeless veterans from the City or County. Coordination and communication is ongoing serving this population.
7	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 Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Rockford serves on the Housing and Community Development Advisory Board.
8	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 Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Three members on the Housing and Community Development Advisory Committee represent Spokane Valley.
9	Agency/Group/Organization	TOWN OF FAIRFIELD
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Fairfield serves on the Housing and Community Development Advisory Committee.
10	Agency/Group/Organization	CITY OF AIRWAY HEIGHTS, WASHINGTON
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the HCDAC is from Airway Heights. Currently the Mayor serves as the representative.
11	Agency/Group/Organization	City of Cheney
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Cheney serves on the HCDAC.
12	Agency/Group/Organization	Town of Latah
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Latah serves on the HCDAC.
13	Agency/Group/Organization	CITY OF DEER PARK
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Deer Park serves on the HCDAC.
14	Agency/Group/Organization	CITY OF MEDICAL LAKE, WASHINGTON
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Medical Lake serves on the HCDAC.

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

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 Road Home" is the Regional Plan to end homelessness and has been adopted by the City and the County.
City of Spokane Annual Action Plan	City of Spokane	Reviewed for consistency with Spokane County Annual Action Plan

Table 3 – Other local / regional / federal planning efforts

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, have an established public comment period as required by state and federal laws. The Consolidated Annual Performance Evaluation Report (CAPER) has no public participation requirement, however, it is provided to the public on an annual basis to show the Department's progress toward meeting goals.

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.

The Community Services, Housing and Community Development Department contains divisions that partner and contract with social service agencies countywide and in Eastern Washington. The Spokane County Regional Behavioral Health Organization (SCRBHO) facilitates treatment plans for people with mental health diagnosis and/or substance use disorders for several counties in Eastern Washington. The Supportive Living Program (SLP) is the CSHCD Division which provides support services to people with mental health diagnosis who are referred by other mental health agencies. SLP helps them find housing and supports to be successful in housing. They help with housing searches and rental assistance when available. The SCRBHO 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 SCBHO is on call at local hospitals for mentally ill Medicaid patients who will be released. Discharge planning is provided by a SCRBHO Integrated Care Coordinator who helps them maintain stability as they are released from the hospital. Respite Episode Services for youth are 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. The purpose of this communication is to reduce duplication and enhance coordination and communication with anyone who wants to serve low income and homeless in Spokane County.

AP-12 Participation – 91.105, 91.200(c)

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

The Housing and Community Development Advisory Committee (HCDAC) is comprised of representatives from each city and town in Spokane County's Urban Consortium (this excludes the City of Spokane), and includes two at-large members from the unincorporated areas of Spokane County. The public is invited to attend HCDAC meeting throughout the year to understand how the committee works. The HCDAC holds a public hearing prior to any recommendations to the Board of County Commissioners (BOCC). The BOCC also has a two week comment period for the public prior to a final decision on the Annual Action Plan. Finally, when submitted to HUD another comment period ensues prior to funding. The Citizen Participation Plan was updated for 2017 PY per HUD requirements and adopted on the same date as the 2017 AAP was approved by the BOCC.

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	Minorities Persons with disabilities Non-targeted/broad community	No amendments to the 2015-2019 Consolidated Plan were requested in January 2017.	No amendments to the 2015-2019 Consolidated Plan were requested in January 2017	N/A	

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 Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Thirteen People Attended the HCDAC Public Hearing on March 2, 2017. One written comment was received from Spokane Housing Ventures.	Primarily thank you from projects recommended for funding. The letter from SHV asking for reconsideration.	All comments accepted	
3	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	No interested parties attended this Public Hearing. No written comments were submitted.	NO comments to address.	All comments are accepted if submitted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Using the first year allocation for CDBG and HOME, Spokane County has estimated the expected amount available for the remainder of the Consolidated Plan. The allocation is determined by the legislature and Spokane County is informed in February of allocation amounts for the program year. Projects are already under consideration at the time HUD publishes allocation amounts. CSHCD adjusts their recommendations based on the amount allocated just prior to the first Public Hearing.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,400,037	74,963	113,158	1,588,158	2,019,145	These are estimates. There is no way to know the annual allocation amounts which are determined by the legislature on an annual basis.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	523,854	169,948	0	693,802	524,422	These are estimates. Annual allocations are unknown.

Table 5 - 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 encouraged to leverage these funds with other funding resources.

Spokane County will contribute 25% in HOME Match from local document recording fees collected. HOME-eligible housing projects are funded with long-term low-interest deferred loans, along with Washington State Housing Finance Commission tax credits. The repayments from the local housing trust fund loans are then returned to the HOME Investment trust account, recorded in IDIS as HOME program income, and used to fund multi-family rental construction and rental rehabilitation projects for extremely-low-income beneficiaries.

Consolidated Homeless Grant (CHG) funds from Department of Commerce and Homeless Housing Assistance Act (HHAA, local document recording fees) are used to address homelessness, leaving CDBG to support other public service activities such as emergency services and food banks.

If appropriate, describe publicly 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 has a restriction for funding affordable housing within another jurisdiction (City of Spokane). Therefore, site location is 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

Annual CHDO allocations will not be considered projects or activities until enough funds have been set aside to provide adequate assistance.

Infrastructure projects or activities may be changed during the bidding process due to the unknown costs at the time of application and funding

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	Public Service PS2	2015	2019	Non-Housing Community Development		Emergency Services	CDBG: \$55,000	Public service activities other than Low/Moderate Income Housing Benefit: 41914 Persons Assisted
2	Public Service PS3	2015	2019	Non-Housing Community Development		Emergency Services Handicapped Services Senior Services	CDBG: \$161,408	Public service activities other than Low/Moderate Income Housing Benefit: 5430 Persons Assisted
3	Economic Development ED1	2015	2019	Non-Housing Community Development		Micro-Enterprise Assistance	CDBG: \$35,000	Businesses assisted: 35 Businesses Assisted
4	Area Revitalization AR1	2015	2019	Non-Housing Community Development		Sidewalks Street Improvements Water / Sewer Improvements	CDBG: \$702,959	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 15860 Households Assisted
6	Affordable Rental Housing H4	2015	2019	Affordable Housing		Decent, Safe, and Affordable Rental Housing	HOME: \$100,000	Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Affordable Housing H5	2015	2019	Affordable Housing		Decent, Safe, Affordable Housing / Homeowners	CDBG: \$115,000	Homeowner Housing Rehabilitated: 205 Household Housing Unit
8	Planning and Administration PA1	2015	2019	Administration		Planning and Administration	CDBG: \$295,000 HOME: \$69,069	Other: 1 Other
9	Affordable Rental Housing H1	2015	2019	Affordable Housing		Decent, Safe, and Affordable Rental Housing	HOME: \$524,422	Rental units constructed: 16 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Public Service PS2
	Goal Description	Public Service; FOOD BANKS
2	Goal Name	Public Service PS3
	Goal Description	Genreal Public Services, emergency services, are provided a variety of emergency needs for low and moderate income persons.
3	Goal Name	Economic Development ED1
	Goal Description	

4	Goal Name	Area Revitalization AR1
	Goal Description	Infrastructure improvements listed as high needs by the jurisdiction and/or the consolidated plan.
6	Goal Name	Affordable Rental Housing H4
	Goal Description	HOME Tenant Based Rental Assistance will be provided to approximately 10 households.
7	Goal Name	Affordable Housing H5
	Goal Description	Single Family Emergency Housing Repairs and/or Sewer connection assistance.
8	Goal Name	Planning and Administration PA1
	Goal Description	Community Services, Housing and Community Development Administer CDBG and HOME funds. Included in Planning and Administration are the five year needs assessment and consolidated planning process, Annual Action Plans, Consolidated Annual Performance and Evaluation Reports (CAPER - end of year progress report), the Assessment of Fair Housing, and Annual Fair Housing Training. Annual workshops include the applicant workshop and RFP, Stakeholders meetings, sub recipient workshop and monthly Housing and Community Development Advisory Committee meetings.
9	Goal Name	Affordable Rental Housing H1
	Goal Description	HOME funds in 2016 Program Year over committed funds towards multi family projects. These 2017 HOME funds will be added to those projects (one or more) that require more funding.

Table 7– Goals Summary

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects will be carried out in the 2017 Program Year.

Projects

#	Project Name
1	Cheny Outreach Center
2	The GreenHouse Community Center
3	Spokane Valley Partners
4	Medical Community Outreach
5	Lutheran Community Services
6	New Hope Resource Center
7	Salvation Army Food Bank
8	Second Harvest Food Bank
9	Greater Spokane County Meals on Wheels
10	SNAP Emergency Home Repair - Single Unit Rehabilitation
11	SNAP Financial Access
12	City of Spokane Valley
13	City of Cheney
14	City of Deer Park
15	Spokane County HOME Administration
16	CSHCD CDBG Administration
17	HOME Tenant Based Rental Assistance
18	Multi Family Housing

Table 8 - Project Information

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

Funding is limited to the allocation for Spokane County Entitlement. Limited funds are allocated by a volunteer board addressing high priority needs as much as possible.

AP-38 Project Summary

Table 9 – Project Summary

Project Summary Information1	Project Name	Cheny Outreach Center
	Target Area	
	Goals Supported	Public Service PS3
	Needs Addressed	Emergency Services
	Funding	CDBG: \$15,000
	Description	Provides information, referral and energy assistance and other direct aid for low income, families, individuals, elderly and special needs residents of the Cheney area. Serves all residents of the Cheney School District #360. This project provides for the personnel costs to pay for Executive Director of the Center.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 900 people will benefit from emergency services.
	Location Description	613 3rd Street, Cheney, WA 99004
	Planned Activities	Provides information, referral and energy assistance and other direct aid for low income, families, individuals, elderly and special needs residents of the Cheney area. Serves all residents of the Cheney School District #360. This project provides for the personnel costs to pay for Executive Director of the Center.
2	Project Name	The GreenHouse Community Center
	Target Area	
	Goals Supported	Public Service PS3
	Needs Addressed	Emergency Services
	Funding	CDBG: \$25,000
	Description	The Green House Community Center serves the North West portion of Spokane County including Deer Park residents.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 456 people will obtain emergency assistance from the Green House.
	Location Description	West 12 First Street, Deer Park, WA 99006
	Planned Activities	Provides an information and referral service for North County. Provides clothing bank, food bank, emergency services, counseling services, furniture and household items, GED program. Outreach location of other agencies such as SNAP energy assistance.
3	Project Name	Spokane Valley Partners
	Target Area	
	Goals Supported	Public Service PS3
	Needs Addressed	Emergency Services
	Funding	CDBG: \$16,000
	Description	Spokane Valley Partners is the Community Center that serves the City of Spokane Valley and the unincorporated County to the East.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,596 people will benefit from emergency services.
	Location Description	10814 E Broadway, Spokane Valley, WA 99206
	Planned Activities	Provides emergency assistance to Spokane Valley residents. Emergency assistance includes help with prescriptions, rent and utilities. Food bank is also on site. Outreach location for other agencies such as SNAP, Safe Start, Lend-a-crib, Protective payee services, HEART, WIC Clinic, immunizations and flu shots, health clinic and visiting nurses.
4	Project Name	Medical Community Outreach
	Target Area	
	Goals Supported	Public Service PS3

	Needs Addressed	Emergency Services
	Funding	CDBG: \$9,000
	Description	Medical Lake Community Outreach serves the West Plains Area including Airway Heights residents with emergency services.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 190 people will be served with emergency services.
	Location Description	211 N Lefevre Street, 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.
5	Project Name	Lutheran Community Services
	Target Area	
	Goals Supported	Public Service PS3
	Needs Addressed	Emergency Services
	Funding	CDBG: \$35,000
	Description	Lutheran Community Services Northwest - SaFT Response Center serves victims of violence.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 115 people will be provided assistance for trauma. Project serves victims of sexual, family and other violent crimes.
	Location Description	210 W Sprague, Spokane WA 99201 Serves entire County population as needed.

	Planned Activities	Promotes healing, reconciliation, growth and justice in response to community needs. Programs include the Sexual Assault and Family Trauma Response Center, victim rights response team, adoption and maternity counseling, therapeutic foster care, and child abuse prevention education. Satellite offices in Deer Park and Cheney.
6	Project Name	New Hope Resource Center
	Target Area	
	Goals Supported	Public Service PS3
	Needs Addressed	Emergency Services
	Funding	CDBG: \$15,000
	Description	New Hope Resource Center provides emergency services in the North East County unincorporated area.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 973 people will be provided with emergency services.
	Location Description	4211 E Colbert Road, Colbert, WA 99005 Serves low- moderate- income people in the NE County locations.
Planned Activities	New Hope serves Mead, Colbert, Elk, Chattaroy and Riverside communities in North Spokane County. Zip codes include 99005, 99201, 99003, 99009, 99218 and 99025. They provide information and referral services, emergency assistance for utilities, rent and prescription assistance. Also have chore serviecs and transportation for th elderly or disabled.	
7	Project Name	Salvation Army Food Bank
	Target Area	
	Goals Supported	Public Service PS2
	Needs Addressed	Emergency Services
	Funding	CDBG: \$15,000
	Description	The Salvation Army provides food to County beneficiaries.

	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 7,414 low and moderate income people from county locations will receive food from the food bank.
	Location Description	222 East Indiana, Spokane, WA 99209. Serving County beneficiaries at this city location.
	Planned Activities	Provide emergency food to families who live in Spokane County locations. They use this food bank due to convenient hours of operation and often when accessing other services at Salvation Army Center.
8	Project Name	Second Harvest Food Bank
	Target Area	
	Goals Supported	Public Service PS2
	Needs Addressed	Emergency Services
	Funding	CDBG: \$40,000
	Description	Provides food for Spokane County Beneficiaries at local food banks.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 34,500 unduplicated county beneficiaries will get food from the food banks.
	Location Description	1234 E Front Avenue, Spokane, WA 99202 Serves entire County Food Banks.
	Planned Activities	Second Harvest will supply emergency food to all eligible people in need, including children, working poor households, elderly, homebound, disabled, homeless and others experiencing hunger.
9	Project Name	Greater Spokane County Meals on Wheels
	Target Area	
	Goals Supported	Public Service PS3

	Needs Addressed	Senior Services Handicapped Services Emergency Services
	Funding	CDBG: \$46,408
	Description	Greater Spokane County Meals on Wheels is a home delivered meal program with nutritious meals for homebound people. They also provide food to senior meal sites for those who are not homebound to enjoy a meal together.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,200 elderly and disabled people will benefit from Meals on Wheels food delivery program, either to their homes or to a nearby senior center cafe.
	Location Description	12101 E Sprague, Spokane Valley, WA 99206 Serves Countywide.
	Planned Activities	Serving with a focus on people 60 years of age or older and/or disabled people with hot prepared meals as needed. Weekend meals are provided frozen for at home use. Clients must apply for this service to be included in deliveries. Seniors may give donations toward lunch or eat free at senior centers that serve Meals on Wheels lunches.
10	Project Name	SNAP Emergency Home Repair - Single Unit Rehabilitation
	Target Area	
	Goals Supported	Affordable Housing H5
	Needs Addressed	Decent, Safe, Affordable Housing / Homeowners
	Funding	CDBG: \$115,000
	Description	Emergency repairs will be made to low and moderate income homeowners dwellings as needed for accessibility and safety.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 205 homeowners will receive emergency housing repairs/rehabilitation.
	Location Description	212 W 2nd, Spokane, WA 99201 The Target population is homeowners with incomes at or below 50% of MFI, especially those with special needs such as elderly, frail elderly, severely mentally ill, developmentally disabled, physically disabled, or HIV/AIDS - positive occupants.
	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.
11	Project Name	SNAP Financial Access
	Target Area	
	Goals Supported	Economic Development ED1
	Needs Addressed	Micro-Enterprise Assistance
	Funding	CDBG: \$35,000
	Description	Providing technical and financial assistance to microenterprises.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 130 people will be served with technical assistance and/or financial assistance for micro enterprises.
	Location Description	212 W 2nd Avenue, Spokane, WA 99201 Serves County beneficiaries no matter their location within Spokane County.

	Planned Activities	Micro enterprise businesses have five or fewer employees including the employer. Assistance is available to households with income less than 80% MFI. Services included training, technical assistance and access to funding starting and growing a business. A portion of the micro-enterprise CDBG funds will be used as matched savings grants for Individual Development Accounts which will assist low-income beneficiaries in capitalizing their microenterprise business.
12	Project Name	City of Spokane Valley
	Target Area	
	Goals Supported	Area Revitalization AR1
	Needs Addressed	Sidewalks
	Funding	CDBG: \$453,895
	Description	The City of Spokane Valley will build ADA accessible sidewalks according to their adopted pedestrian plan.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	3,840 people will benefit from new sidewalks in two census blocks which qualify as area benefit due to low income population within the census blocks.
	Location Description	Sidewalks will be built on 8th Avenue from Dickey to Theirman and Mission Avenue from Bates to Union.
Planned Activities	Sidewalk improvements and ADA compliant curb cuts are part of the Spokane Valley Pedestrian Plan to bring sidewalk facilities up to par for Spokane Valley residents.	
13	Project Name	City of Cheney
	Target Area	
	Goals Supported	Area Revitalization AR1
	Needs Addressed	Water / Sewer Improvements
	Funding	CDBG: \$175,624
	Description	Cheney will improve the infrastructure by installing new water mains.

	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Cheney will install 700' of new water main on Oakland Street and 500' of new water main on University Lane.
	Location Description	112 Anderson Road, Cheney, WA 99004 Work will be on Oakland and University Lane in Cheney, WA.
	Planned Activities	Installation of new water main in Oakland Street and University Lane.
14	Project Name	City of Deer Park
	Target Area	
	Goals Supported	Area Revitalization AR1
	Needs Addressed	Water / Sewer Improvements
	Funding	CDBG: \$297,231
	Description	Deer Park is installing a new well site on Dalton and Montgomery.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	The city residents of Deer Park will benefit from this new well. Population is 3,540 in Deer Park and 62.43% of residents are low- moderate- income.
	Location Description	North Dalton Water well site on the corner of Dalton and Montgomery in Deer Park.
	Planned Activities	Deer Park is developing a needed new well on property already in Deer Parks' possession. Deer Park already has the water rights to use the well at this location.
15	Project Name	Spokane County HOME Administration
	Target Area	
	Goals Supported	Planning and Administration PA1
	Needs Addressed	Planning and Administration
	Funding	HOME: \$69,380

	Description	CSHCD provides management, compliance and oversight of the County's HOME Entitlement.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	NA Planning activities
	Location Description	314 West 8th Avenue, Spokane, WA 99204
	Planned Activities	HOME compliance monitoring is extensive and carried out by CSHCD staff to provide for on going affordability and compliance of projects.
16	Project Name	CSHCD CDBG Administration
	Target Area	
	Goals Supported	Planning and Administration PA1
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$295,000
	Description	CSHCD provides management, compliance and oversight of the County's CDBG Entitlement.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	NA Planning and Administration
	Location Description	Desk Monitoring will take place at the CSHCD location 314 W. 8th Avenue, Spokane, WA 99204
	Planned Activities	CSHCD staff conducts desk monitoring monthly and technical assistance as needed. On site monitoring is conducted according to a risk assessment.
17	Project Name	HOME Tenant Based Rental Assitance
	Target Area	
	Goals Supported	Affordable Rental Housing H4

	Needs Addressed	Handicapped Services Homeless Services Decent, Safe, and Affordable Rental Housing
	Funding	HOME: \$100,000
	Description	Rental assistance will be provided to homeless and/or disabled people to help them remain in housing.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Ten households will be provided with rental assistance by the Spokane Housing Authority
	Location Description	County wide, outside the City of Spokane.
	Planned Activities	Tenant Based Rental Assistance will be provided to those in rental units who lose their subsidy prior to being able to afford the unit by themselves. TBRA will assist for up to two years while the resident looks for income sources. Spokane Housing Authority will Administer these funds in cooperation with Spokane County programs.
18	Project Name	Multi Family Housing
	Target Area	
	Goals Supported	Affordable Rental Housing H1
	Needs Addressed	Decent, Safe, and Affordable Rental Housing
	Funding	HOME: \$524,422
	Description	HOME funds were over committed in 2016. This project is meant to provide addition funds as needed for one or more projects.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	16 Households, Including homeless and special needs.
	Location Description	Spokane County, Washinton

	Planned Activities	2017 HOME funds will be added to existing HOME projects as needed and be identified as substantial amendments to this 2017 AAP If the change is consistent with requirements for substantial amendments.
--	---------------------------	--

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 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

NA

Discussion

Community Development managers continually expressed concern about the change to 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

The tables below do not directly relate to one another. The methodology for determining these affordable housing estimates for the purpose of Spokane County include goals that are not housing goals but indeed help maintain affordability of housing through other services.

Table 11: The goals for household *type* (homeless, non-homeless and special needs) are NOT all housing goals. One year Goals for the *types* of households supported are funded with;

- Consolidated Homeless Grant (CHG)
- Homeless Housing Assistance Act (HHAA local document recording fees)

Spokane County's strategy to address safe, affordable housing using HOME and CDBG funds include infrastructure projects that provide availability and accessibility for the purpose of a suitable living environment and affordability of decent housing. These are objectives of HUD which are described in more detail within the Executive Summary. Tenant Based Rental Assistance will be provided to 10 households with HOME funds, in addition to CHG and HHAA funding.

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	0
Special-Needs	0
Total	10

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	10

Table 12- One Year Goals for Affordable Housing by Support Type

Discussion

Table 12: The goal for the number of households supported through rental assistance, with Tenant based rental assistance is to serve 10 extremely low income, homeless, households.

AP-60 Public Housing – 91.220(h)

Introduction

Spokane Housing Authority went through a process of reevaluation and planning improvements to better serve the needs of Spokane County residents with affordable housing options. Considerable work was done to provide housing choice vouchers to local programs who serve low- income people with special needs. 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. As well as how various programs may be able to compliment the housing voucher program with supportive services such as housing specialists assisting people with locating and obtaining housing, including furnishings and household items for stability.

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

Spokane County is available to discuss the needs of the Spokane Housing Authority (SHA) at any time. The annual RFP for HOME will reveal if SHA has need for County funds and will be addressed at that time.

In 2017 PY SHA will administer the 10 TBRA vouchers provided for affordable rental housing.

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

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

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

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

SHA Policy

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

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

Except in the case of a family that qualifies as an elderly or disabled family, other family members (described below) shall not receive homeownership assistance for more than:

Fifteen years, if the initial mortgage incurred to finance purchase of the home has a term of twenty (20) years or longer; or ten (10) 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

NA

Discussion

SHA participates and contributes to the annual fair housing training.

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

Introduction

In program year 2016, the Spokane City / Spokane County Continuum of Care (CoC) was redesigned. Over the course of a year, a charter was developed and new Memorandums of Understanding were implemented. The City of Spokane was chosen as the Collaborative Applicant, and as such, will remain the conduit to HUD for the CoC. The CoC Governance Board was restructured, and now has the HUD recommended participation which is also mandated in the CoC Charter.

Other homeless funds (non-CoC) remain separate but linked to the City of Spokane homeless funding streams. An updated County Homeless Plan was developed in the spring of 2017, outlining the reasons why some of the funding streams remain separate as well as the strategies to be used so Spokane County can achieve functional zero with its Homeless Crisis Response System.

The Spokane County Homeless Crisis Response System, which was designed to address the strategies and goals in the Spokane County Homeless Plan, starts on July 1, 2017 with funding for shelters within City of Spokane, Rapid Rehousing Programs for singles, families, homeless students, persons exiting institutions, and a prevention program.

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

Utilizing the technology that has been developed, homeless individuals and families can apply for Spokane County housing assistance during 2017, using www.spokanecountyhprp.com. Business cards that contain a link to the screening use a QR code to connect people with the county-wide centralized system. Spokane County has Community Outreach Centers in several outlying areas which are funded with CDBG. Those centers, along with Homeless Outreach Team funded with the CoC, allow access to programs and services for the unsheltered homeless.

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. Spokane County allocated approximately 37% of its available homeless funding to the operations of existing shelters.

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 encounters this centralized access point goes away with at least two or more connections to additional resources to meet their housing or supportive service needs.

The Spokane County Homeless Crisis Response System has components which address rapid rehousing and homeless prevention. Funded shelters are measured with emphasis on getting persons from the shelters to permanent housing.

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.

On April 13, 2016 Spokane City and County announced a grant to safely reduce the Spokane County jail and court population. Spokane County was one of twenty (20) jurisdictions chosen to develop plans for reform. This is critical because the reforms are meant to address racial and ethnic disparities in the local justice system. Rather than the jail holding those that are a flight risk or a threat to public safety, often those in jail are dealing with mental illness, facing non-violent offenses, are largely pretrial and can be safely supervised in the community, or too poor to post bail.

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

The County awarded a grant to Goodwill Industries to administer a rapid re-housing program for persons exiting institutions. Re-entry efforts have been funded and administered since 2008 in Spokane County. This program offers tenant based rental assistance, deposit assistance and rental application fee assistance to those exiting institutions to homelessness.

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 responses to homelessness. Spokane County has funded its Homeless Crisis Response System with the expectation that it will have an appropriate response for every unsheltered homeless person identified, as well as being able to offer homeless prevention to those at risk of becoming homeless.

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

Introduction:

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, 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 price of housing is affected by a complex combination of factors related to the cost of housing production (supply). These include the cost of land, materials, labor, and capital. The government can be a housing developer, as in the case of public housing. Government loans, grants, and financing that reduce the cost of private sector and non-profit sector housing production, operation, or maintenance directly impact housing affordability.

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 can 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 Annual Action Plan describes the barriers to meeting the affordable housing needs in Spokane County. They include:

- **Federal resources and policies**
- **The gap between housing cost and income**
- **Local development regulations**
- **NIMBY opposition**
- **Fair Housing Issues**

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

For households with incomes at or below 30% of median income, 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. This will result from:

- Changes in public housing policies to allow preferences that may reduce availability for below 30% MFI households.
- Changes in the federal formula for allocation of Section 8 subsidy has led to the closing of the Section 8 waiting list.
- The loss of privately owned Section 8 units and federally insured units from the assisted housing inventory as owners opt out of these programs.

It is difficult to predict future trends in federal funds for the development and operation of affordable and subsidized housing. The Low Income Housing Tax Credit and state private activity bonds are important tools for financing affordable housing and there is increasing competition for these resources.

Gap between Housing Cost and Income: 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. The average wage for a renter in Washington is \$15.55 per hour. In order to afford a two-bedroom apartment the average wage earner would need to work 48 hours per week year-round.

Local Development Regulations: The Spokane County Comprehensive Plan encourages affordable housing options. Accessory dwelling units are now allowed on a limited basis which was not the case with the prior Consolidated Plan showing progress. The County also began allowing zero lot line town homes as well. Both of these mechanisms help housing affordability by lowering development costs and allowing higher densities.

NIMBY Opposition: Spokane County citizens become active when projects are proposed in their area. Whether it be workforce housing or senior housing they are concerned about property values. The County is aware of its responsibilities for notification of land use activities. They accept public comment but do not violate the regulations in place just because a neighborhood is against a project allowed under the current zoning. Public education and the citizen participation process continue to provide information to thwart the “not in my back yard” attitude.

Fair Housing: The costs to a landlord or development associated with Fair Housing result in it being a barrier to affordable housing. The Fair Housing Assessment will be prepared upon the release of the final requirements for Fair Housing Planning. Annually in partnership with the City of Spokane, Spokane

Association of Realtors, Washington State Human Rights Commission and HUD, Spokane County hosts a Fair housing conference for local landlords and management companies. The current Analysis of Impediments to Fair Housing Choice is available on the County website.

Discussion:

The City of Spokane and Spokane County have agreed to begin planning jointly around the fringe of the Urban Growth Boundary. Affordable housing is being built within the UGA which will eventually be annexed into a city as allowed by the Growth Management Act. Spokane County will look very closely at affordable housing projects due to the requirement that these projects remain within County jurisdiction for the affordability period. Conflicts with local GMA requirements and HUD HOME rule will be a focus for the Division in the future.

AP-85 Other Actions – 91.220(k)

Introduction:

The following narrative speaks to the actions Spokane County will undertake during the 2016 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 increase 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. These repairs include required connections to the centralized sewer system.

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 to move people out of poverty and to revitalize geographic areas of the community with high poverty levels. Key strategies include:

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

Actions planned to develop institutional structure

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

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

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

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

Multi-family Housing: The County works closely with the City of Spokane 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:

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(l)(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.
 - The years covered that include this Annual Action Plan are 2016, 2017, 2018 as indicated on the attached certifications.

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).

Emergency Solutions Grant (ESG) Reference 91.220(I)(4)

1. Include written standards for providing ESG assistance (may include as attachment)
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.
5. Describe performance standards for evaluating ESG.

Housing Trust Fund (HTF) Reference 24 CFR 91.220(I)(5)

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).
- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.
- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.
- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.
- f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.
- g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.
- h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).
- i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.
- j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. Performance Goals and Benchmarks. The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. Rehabilitation Standards. The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

6. Resale or Recapture Guidelines. Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

7. HTF Affordable Homeownership Limits. If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction's refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."

Discussion:

HUD requires that a portion of HOME Entitlement be reserved for Community Housing Development Organizations (CHDO). Annual amounts set aside will need to be combined in order to sufficiently provide gap funding to affordable housing projects. CHDO allocations will be addressed in the Federal IDIS program rather than be identified in each Annual Action Plan. The HOME RFP is conducted after Annual Action Plans are submitted and if the CHDO amount is included it doesn't properly identify the use of CHDO funds.

CERTIFICATIONS

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

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

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

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

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

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

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

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


Signature of Authorized Official


Date


Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

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

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

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

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

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

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2016,2017,2018 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

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

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

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

Excessive Force -- It has adopted and is enforcing:

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

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

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

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



Signature of Authorized Official



Date



Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

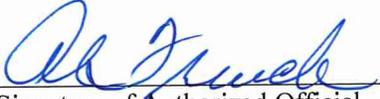
Lobbying Certification

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

OPTIONAL Community Development Block Grant Certification

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

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



Signature of Authorized Official



Date



Title

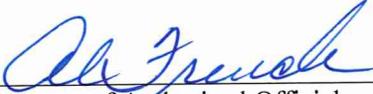
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

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

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

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



Signature of Authorized Official



Date



Title

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- Preapplication
- Application
- Changed/Corrected Application

*** 2. Type of Application:**

- New
- Continuation
- Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

4. Applicant Identifier:

B-17-UC-53-0004

5a. Federal Entity Identifier:

Spokane County, WA 539063

5b. Federal Award Identifier:

B-17-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

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 CSHCD

Division Name:

Housing&Community Development

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

Prefix:

Mr.

*** First Name:**

Timothy

Middle Name:

*** Last Name:**

Crowley

Suffix:

Title:

Manager, Housing & Community Development

Organizational Affiliation:

*** Telephone Number:**

509.477.4488

Fax Number:

*** Email:**

tcrowley@spokanecounty.org

Application for Federal Assistance SF-424

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

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

Community Planning & Development/Department of HUD

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grants/Entitlement Grants

*** 12. Funding Opportunity Number:**

14.218

* Title:

2017 CDBG Formula Grants

13. Competition Identification Number:

Title:

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

Areas Affected by Project attachment.docx

Add Attachment

Delete Attachment

View Attachment

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

2017 Community 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="1,400,037.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value="74,963.00"/>
* g. TOTAL	<input type="text" value="1,475,000.00"/>

*** 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:

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- Preapplication
- Application
- Changed/Corrected Application

*** 2. Type of Application:**

- New
- Continuation
- Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

4. Applicant Identifier:

M17-UC-53-0203

5a. Federal Entity Identifier:

Spokane County, WA 539063

5b. Federal Award Identifier:

M17-UC-53-0203

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

Spokane County, State of Washington

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

91-6001370

*** c. Organizational DUNS:**

0102050780000

d. Address:

*** Street1:**

1116 West Broadway

Street2:

*** City:**

Spokane

County/Parish:

Spokane

*** State:**

WA: Washington

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

99260-0100

e. Organizational Unit:

Department Name:

Spokane County CSHCD

Division Name:

Housing&Community Development

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

Prefix:

Mr.

*** First Name:**

Tim

Middle Name:

*** Last Name:**

Crowley

Suffix:

Title:

Manager, Housing & Community Development

Organizational Affiliation:

*** Telephone Number:**

509.477.4488

Fax Number:

509.477.2561

*** Email:**

tcrowley@spokanecounty.org

Application for Federal Assistance SF-424

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

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

Community Planning and Development/Department of HUD

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:
HOME Investment Partnerships Program

*** 12. Funding Opportunity Number:**

14.239

* Title:
HOME Investment Partnerships Program/Formula Grants

13. Competition Identification Number:

Title:

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

Areas Affected by Project attachment.docx

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

2017 HOME Affordable Housing Program

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

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

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="523,854.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value="169,948.00"/>
* g. TOTAL	<input type="text" value="693,802.00"/>

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

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

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

Yes No

If "Yes", provide explanation and attach

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

** I AGREE

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

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed: