

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Spokane County has made good progress toward the five-year goals in the Consolidated Plan. The new CAPER format appears to load improper numbers of beneficiaries and funds spent toward these goals. An effort has been made to edit the CAPER with the correct forecast and progress made during the 2017 Program Year for CDBG and HOME funding from HUD. Because Spokane County funds homeless activities with other funds (document recording fees) homeless progress is not measured or reflected here. The only homeless performance reporting in this CAPER is for HOME units that are set-aside for homeless individuals and families.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing H5	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	1500	367	24.47%	340	223	65.59%
Affordable Housing H6	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	10	3	30.00%			
Affordable Rental Housing H1	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	150	312	208.00%			

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Affordable Rental Housing H2	Affordable Housing Non-Homeless Special Needs	HOME: \$	Rental units constructed	Household Housing Unit	25	0	0.00%			
Affordable Rental Housing H3	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	0	0			0	
Affordable Rental Housing H3	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	10	48	480.00%	48	48	100.00%
Affordable Rental Housing H4	Affordable Housing	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	40	0	0.00%			
Area Revitalization AR1	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50000	37145	74%	16080	16080	100.00%
Area Revitalization AR1	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted		0		0	0	
Area Revitalization AR2	Affordable Housing	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	5	0	0.00%			

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Area Revitalization AR3	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		0	0	
Area Revitalization AR3	Non-Housing Community Development	CDBG: \$	Other	Other	2	0	0.00%			
Economic Development ED1	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	0		0	0	
Economic Development ED1	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	30	9	30%	5	4	80.00%
Public Service PS1	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	500	0	0.00%			
Public Service PS2	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50000	96415	193 %	35285	37634	107 %
Public Service PS3	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20000	12314	62%	3174	4080	129%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Economic Development for Micro-enterprise business has been updated to reflect the number of businesses who qualified for revolving loan funds. In 2015 technical assistance to low- and moderate- income residents exploring micro-enterprise development had 128 beneficiaries in 2015, 121 beneficiaries in 2016, and 124 in 2017. Technical assistance beneficiaries are not illustrated in the tables above. The chart has been corrected with actual businesses assisted with loans.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	34,158	
Black or African American	1,648	
Asian	239	
American Indian or American Native	1,524	
Native Hawaiian or Other Pacific Islander	406	

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

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CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG		
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

Table 3 - Resources Made Available

Narrative

See section in this CAPER regarding leveraging and Match requirements of these funds.

CDBG resources available include entitlement (including rollover entitlement) and program income. Program income totaling \$78,080.53 includes \$65,659.60 in loan repayments (PI) as well as \$13,953.93 in revolving loan funds (RL).

HOME resources available include entitlement (including rollover entitlement) and program income from loan repayments.

CDBG expended amount exceeds available resources due to payments made on 2015 activities during the 2016 program year.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

Spokane County does not have any Target Areas. Area-wide benefit infrastructure projects were accomplished in low/mod municipalities of Cheney, Deer Park and Spokane Valley.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

1. FFY 2016 Summary, HOME Match, #1 “Excess match from prior Federal fiscal year” does not match FFY 2015 Summary, HOME Match, #5, “Excess match carried over to next Federal fiscal year”, because we had incorrectly reported FFY 2015 match, in accordance with Notice CPD-97-03-HOME, Section VIII, Timing of Match Credit; a cash contribution is credited when the funds are expended. Unfortunately, on the FFY 2015 HOME match report, we had reported that Father Bach Haven & West 315 as \$1.2M each, however we did not expend that entire amount during the FFY 2015 HOME match reporting period.
2. The cash match contributions are Local General Revenues (i.e. Document Recording Fees, SHB 2060)

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	137,869
2. Match contributed during current Federal fiscal year	1,930,340
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	2,068,209
4. Match liability for current Federal fiscal year	77,043
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,991,166

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Father Bach Haven #1	10/26/2015	85,447	0	0	0	0	0	85,447
Father Bach Haven #10	08/01/2016	4,120	0	0	0	0	0	4,120
Father Bach Haven #2	11/23/2015	90,517	0	0	0	0	0	90,517
Father Bach Haven #3	12/22/2015	64,335	0	0	0	0	0	64,335
Father Bach Haven #4	01/20/2016	70,622	0	0	0	0	0	70,622
Father Bach Haven #5	03/01/2016	113,453	0	0	0	0	0	113,453
Father Bach Haven #6	03/30/2016	159,930	0	0	0	0	0	159,930
Father Bach Haven #7	04/27/2016	104,275	0	0	0	0	0	104,275
Father Bach Haven #8	05/25/2016	107,268	0	0	0	0	0	107,268
Father Bach Haven #9	06/14/2016	37,023	0	0	0	0	0	37,023
HOME 2011-25-1001	08/06/2016	0	0	0	0	0	9,630	9,630
HOME 2012-22-1036	07/01/2016	0	0	0	0	0	9,630	9,630

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Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
West 315 #1	10/09/2015	478,509	0	0	0	0	0	478,509
West 315 #2	11/23/2015	34,316	0	0	0	0	0	34,316
West 315 #3	11/23/2015	95,473	0	0	0	0	0	95,473
West 315 #4	03/30/2016	272,037	0	0	0	0	0	272,037
West 315 #5	07/29/2016	193,753	0	0	0	0	0	193,753

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$	\$	\$	\$	\$
147,921	203,592	110,668	0	240,845

Table 7 – Program Income

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Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units		
Number of Non-Homeless households to be provided affordable housing units		
Number of Special-Needs households to be provided affordable housing units		
Total		

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance		
Number of households supported through The Production of New Units		
Number of households supported through Rehab of Existing Units		
Number of households supported through Acquisition of Existing Units		
Total		

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Discuss how these outcomes will impact future annual action plans.

Spokane County will continue to provide Annual Requests for Affordable Housing Projects that serve low- moderate- income residents of Spokane County. Assisting local jurisdictions with infrastructure projects provides for affordable living in the towns and cities of Spokane County.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine

the eligibility of the activity.

Table 13 – Number of Households Served

Narrative Information

Homeless households were specifically targeted using local document recording fee funds, not CDBG or HOME.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Spokane County participates in the Spokane City / Spokane County Continuum of Care (CoC). That CoC is governed by a CoC Executive Board. This board oversees all CoC monies within Spokane County, as well as coordinates and aligns its priorities with the other funding streams serving these populations through the City of Spokane.

Spokane County has made the decision to not address homelessness with CDBG public service funds since it has access to Homeless Housing Assistance Act dollars, which are a result of document recording fees collected from the county. These dollars are specific to homelessness and have proved crucial in the jurisdiction's progress in meeting objectives for reducing and ending homelessness.

Currently Spokane County administers a state funded Consolidated Homeless Grant which serves specifically unsheltered and unsheltered persons with rental assistance in a rapid re-housing model. A Housing Stability Plan is created and linked to the rental assistance, providing a plan that assesses their individual needs as they strive for self-sufficiency.

For several years, Spokane County has chosen to pass through their Housing and Essential Needs (HEN) entitlement to the City of Spokane to administer in conjunction with the funds that they receive for this program. The program serves clients eligible for Department of Social and Health (DSHS) Medical Care Services (MCS). HEN may provide assistance with rent and utility payments, personal health and hygiene items, cleaning supplies, and bus passes.

Spokane County deployed a unique service-only grant called YWCA Safety Planning which is funded via Homeless Housing Assistance Act Dollars (HHAA). This Safety Planning service is available to persons fleeing or attempting to flee Domestic Violence. The Spokane County coordinated entry triage portal immediately connects households self-identifying as fleeing or attempting to flee domestic violence with Safety Planning services as the first supportive step to enable a successful transition and linkage with stable housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

Spokane County has made the decision to not address homelessness with CDBG public service funds since it has access to Homeless Housing Assistance Act (HHAA) dollars, which are a result of document recording fees collected from the county. These dollars are specific to homelessness and have proved crucial in the jurisdiction's progress in meeting objectives for reducing and ending homelessness. Since virtually all shelters and transitional housing continue to be located within the City of Spokane, these

agencies are funded through HHAA, based in part, on the percentage of county versus city clients served.

Additional funding for the shelters and transitional living units are accomplished, competitively, through the Spokane City / Spokane County Continuum of Care.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Currently Spokane County has one Homeless Housing and Assistance Act (HHAA) funded homeless prevention project targeted at households with a child aged 6 or under. Respite beds exist in the community (Hope House, Women's Hearth and House of Charity) for homeless people to recover after being discharged from health care facilities. The Spokane County Behavioral Health has case managers that work with local hospitals upon discharge of their clients. The Spokane Housing Authority has begun providing project based vouchers to agencies serving homeless to help those clients find housing with supports from housing specialists. Spokane County has an intake website that will send people to the proper contact for their (homeless) situation. Spokane County administers a reentry program for exiting offenders to attempt to avoid homelessness upon release from jail. The Spokane County administered rapid re-housing intervention for families is primarily targeted to TANF-engaged households and has specified dollars set aside to assist this population with obtaining housing and retaining stability once housed.

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

Spokane County does not use CDBG funds for these activities. HOME dollars are used for Tenant Based Rental Assistance (TBRA), available to households that formerly completed the Consolidated Homeless Grant (CHG) project and have permanent long term disabilities and a demonstrated inability to maintain housing stabilization in the CHG-obtained unit due to a limited fixed income. This TBRA project is contracted to the Spokane Housing Authority. The Consolidated Homeless Grant from Washington State is used to work with Spokane County homeless individuals and families. Requirements of the program are defined by the funder and monitored by Washington State. Emergency Services through community centers in Spokane County attempt to help people maintain stable housing with emergency assistance

when it is available. Community Centers in Spokane County also provide referral services to other agencies who serve individuals and families facing homelessness.

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CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Spokane County also maintains a good working relationship with Spokane Housing Authority (SHA) and continues to support its goals in providing decent and safe affordable housing to low income, disabled, elderly, and vulnerable populations. SHA annually provides housing assistance to over 5,000 low-income families in five Eastern Washington counties through a combination of tenant based rental assistance, SHA owned apartment communities and scattered-site public housing. A six member Board of Commissioners governs SHA. The appointing authorities include The Mayor of the City of Spokane, The Mayor of the City of Spokane Valley and the Board of County Commissioners.

SHA submitted a public housing portfolio application to participate in HUD's Rental Assistance Demonstration (RAD) Program and received approval to move forward with the program in early 2015. The RAD program will provide SHA with an avenue to convert its public housing units to housing voucher assistance and recapitalize the Parson's Apartments. In addition, SHA's RAD Plan includes the sale of its 75 scattered-site houses and duplexes; shifting the resulting rental assistance to other units within SHA's portfolio and utilizing the net sale proceeds to leverage additional affordable housing development.

In the interim, SHA is vigilant at keeping occupancy rates above 95%. With available capital, the needs for funding the continued maintenance of units are met. SHA prepares a 5-year capital improvement plan based on projected annual funding and will continue to make needed repairs until the RAD conversion is completed.

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

To encourage the residents to become more involved with management, the PHA Annual Plan is available for review at the Public Housing leasing office during its public review time period. In addition, SHA periodically meets with residents to obtain feedback in order to make management improvements.

SHA does not currently have a specific program for public housing residents to participate in homeownership; however in 2015, the SHA Board adopted a Local Preference for admissions to the Housing Choice Voucher Program for applicants who have resided in Public Housing for at least one year, who are in good standing, and who qualify for the Section 8 Homeownership Program. This provides an avenue for residents of public housing who may be interested in becoming homeowners but who may need financial assistance.

Actions taken to provide assistance to troubled PHAs

Not applicable – Spokane Housing Authority is not a troubled public housing authority.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

No action has been taken to remove the negative effects of public policies. Spokane County is fiduciary for its residents and is required to conduct business in the public realm on the behalf of all County residents. Washington State law regulates the Growth Management Act which limits where multi family housing may be constructed or preserved. The Urban Growth Area determines where urban development may occur.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

CSHCD continues its partnership with the City of Spokane's Human Services Homeless Management Information System (HMIS) in an effort to help identify needs and trends for the homeless population. Through HMIS the CSHCD Department is able to evaluate the effectiveness of the available homeless services and to identify the need for additional services by location. A Point in Time (PIT) Count of Homeless is conducted annually in January and results are reported as a region to the Washington State Department of Commerce. CDBG has not been used to serve homeless populations since 2011 when the department opted to use local funds to address homeless needs, freeing more CDBG funds for other high priority public service goals.

CSHCD works with local governmental departments, private agencies, not-for-profit organizations and citizens to raise awareness of obstacles encountered by special needs populations. These activities include, but are not limited to, the Fair Housing Spring Training, Spokane Homeless Coalition and the Spokane City / Spokane County Continuum of Care.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The Lead Safe Spokane Program coordinated lead hazard control activities with the Washington State Lead Based Paint Program through their local partner SNAP. Program coordination made lead-based paint testing and repair services available to low-income family households regardless of their location in the City or County of Spokane. Lead hazard rehabilitation and weatherization programs helped to preserve affordable housing for low-income households county-wide.

Although the Lead Safe Spokane program ended in program year 2015, Spokane County continues to assess and require remediation of units prior to using any funds for rental assistance, including state and local funds.

Disclosure requirements are triggered for ALL properties constructed prior to 1978. These requirements

require that lessors (property owners or managers) provide tenants with:

- Disclosure form for rental properties disclosing the presence of known and unknown lead-based paint;
- A copy of the “Protect Your Family from Lead in the Home” pamphlet. While this actually relates to property owners/managers, sharing this information with their tenants (or ensuring they have received it) is an easy thing to do. This is an important opportunity to educate households about the potential hazards related to lead and their rights as tenants. Informed tenants are more likely to watch for potential problems in their home and proactively work with landlords to address any issues. Spokane County uses formal public records, such as tax assessment records, to establish the age of a unit. If the property was constructed before 1978 and a child under the age of six will be living in the unit, then a visual assessment is conducted before any federal, state, or local funds are made available. Visual assessments are conducted by a HUD Certified Visual Assessor. If a visual assessment reveals problems with paint surfaces, Spokane County cannot approve the unit for rent assistance until the deteriorating paint has been repaired. At that point, we work with the property owner/manager to complete needed paint stabilization activities and clearance, or work with the household to locate a different (lead safe) unit in order for assistance to be provided.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

During 2017, CSHCD took the following actions in regards to HOME and CDBG funds:

- Focused on community education efforts that strengthen the link between housing and economic development and service providers
- Strengthened local, state and federal housing resources
- Strengthened not-for-profit agencies by increasing their ability to meet the County’s affordable housing needs
- Continued to create opportunities for more permanent affordable rental housing serving very low and extremely low income households, particularly for those with special physical/mental needs
- Continued to preserve existing affordable housing through acquisition and rehabilitation.

Another source of funds used by Spokane County to preserve affordability in housing is the Spokane County Affordable Housing Trust Fund or 2060 fund. In 2002, the Washington State Legislature passed a bill that charged a ten-dollar document-recording fee when documents are recorded. This fee will continue to be used to address affordable housing related issues. Several such projects have recently been funded, in part, with these fees. Recently completed since 2013 are several service-enriched complexes which are homes for chronically homeless men and women. Currently under construction are several other apartment complexes which will also serve poverty-level families.

Additionally, using state and local funding streams, several pilot projects are underway using rapid

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rehousing models with an adherence to a housing stability plan. The families are provided counseling and financial assistance with help locating suitable housing that meets their needs in terms of size, condition, and affordability. The assistance and supportive services to program participants are provided by using a progressive engagement approach, helping them maintain current suitable housing and/or avoiding displacement or eviction.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The institutional structure of Spokane County remains sound. Collaboration is the Department's strategy for successful CDBG and HOME projects with an emphasis on relationships, leverage, technical assistance, and cooperation among all involved.

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. Two examples are the regionalization (merging) of the Continuum of Care (homeless federal funds) and Housing and Essential Needs (HEN) Washington State Funds. The City and County also share information and data used in respective Consolidated Plans as well as use the same HMIS system. With less funds each year and requirements growing we must combine efforts and will continue to look for ways to streamline provision of funds to the local public service agencies.

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

The process of Urban Requalification occurred in early 2017 and will start again in 2020. All twelve cities and towns within Spokane County are opting into the Urban Consortium. The City of Spokane has its own entitlement and is not part of the Urban Consortium.

Spokane County also maintains a good working relationship with Spokane Housing Authority (SHA) and continues to support its goals in providing decent and safe affordable housing to low income, disabled, elderly, and vulnerable populations. SHA annually provides housing assistance to over 5,000 low-income families in five Eastern Washington counties through a combination of tenant based rental assistance, SHA owned apartment communities and scattered-site public housing. A six member Board of Commissioners governs SHA. The appointing authorities include The Mayor of the City of Spokane, The Mayor of the City of Spokane Valley and the Board of County Commissioners.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Spokane County continues to provide opportunities for public and private housing agencies and social service agencies to comment on the Consolidated Plan, Annual Action Plans, The Consolidated Annual Performance Evaluation Report, Annual Environmental review of projects proposed for funding and the Annual RFP and funding Policies. The citizen participation plan has been updated to provide more opportunity to enhance coordination. In preparation for each Consolidated Plan, Spokane County relies on these partners to provide input on community needs. Spokane County hosts stakeholder meetings to determine direction and report progress on affordable housing activities.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Spokane County has adopted two Analyses of Impediment (AI) to Fair Housing Choice and Fair Housing Plans (2002 & 2010). Both Analyses of Impediment's and Plans identified training and education as the most efficient way to further fair housing in Spokane County and the best way to address impediments that were identified.

Annually, the AI is reviewed as part of planning the Fair Housing Conference held each April during Fair Housing Month. Spokane County partners with Northwest Fair Housing Alliance a HUD FHP grantee, the Washington State Human Rights Commission, City of Coeur D'Alene, Idaho, and Spokane Housing Authority.

Northwest Fair Housing Alliance (NWFHA) as a HUD grantee, tests Eastern Washington for fair housing violations. Spokane County appreciates the expertise NWFHA brings to the table when we plan our Spring Conference. NWFHA has not identified any new or unknown barriers to fair housing since the 2010 AI was adopted.

On April 20, 2018 Spokane County, in partnership with Spokane Housing Authority, Spokane City, Northwest Fair Housing Alliance, the City of Coeur D'Alene, Idaho, and the Washington State Human Rights Commission hosted the Inland Northwest Fair Housing Conference. The Conference was further expanded in 2018 to allow more attendees from throughout the Inland Northwest to gain a greater understanding of Fair Housing Basics. Approximately 450 individuals attended this one-day Conference. Attendees had their choice to attend any one of 15 separate classes offered at the Conference. Each of the identified impediment areas were addressed during the Conference.

As a result of HUD eliminating the Affirmatively Furthering Fair Housing (AFFH) rule, Spokane Housing Authority, City of Spokane and Spokane County did not sign on to an interlocal agreement to produce the Assessment of Fair Housing by August of 2018 for submission 270 days prior to the next Consolidated Plan (2020-2025). Instead the AI was updated while we await further direction from HUD.

CR-40 - Monitoring 91.220 and 91.230

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

The Department assesses the effectiveness of monitoring policies and practices annually. Prior to the Program Year, a risk analysis is conducted to determine where each activity will fall in the three risk categories of high, medium or low, and a monitoring schedule is developed. The activities with a high risk rating and all new activities are scheduled for on-site monitoring annually. On-site monitoring involves entrance and exit interviews; file review; verification and documentation of performance data; interviews with key staff; physical inspections; and written documentation outlining any concerns or findings.

At the beginning of the Program Year the Department holds a workshop for Subrecipients and each is given a Project Management Manual entitled Playing by the Rules; a Handbook for CDBG Subrecipients on Administrative Systems. This guide is provided as reference to help organizations properly conduct federally funded projects.

Spokane County as the grantee prepares a written Subrecipient Agreement, which outlines the contractual obligations and reporting responsibilities of the subrecipient. Quarterly data is entered into the federal IDIS database.

Minority Business Outreach - The Department is committed to good faith, comprehensive and continuing effort to promote the inclusion of minority and women's businesses in the HOME Program and all other housing programs under its auspices.

Its intent is to establish and oversee a minority outreach program to ensure the inclusion, to the maximum extent possible, of minorities and women, and entities owned by minorities and women, including without limitation, real estate, construction and appraisal firms, management firms, financial institutions, underwriters, accountants, investment banking firms and providers of legal services, and all contracts entered into by the County for procurement of property and services to provide affordable housing under applicable Federal law.

Comprehensive Planning Requirements - Cities and towns in the County have updated their comprehensive plans and have implemented zoning and subdivision regulations which are consistent with the county-wide planning policies and Comprehensive Plan. The Department routinely follows and comments on Comprehensive Plan changes. All applications submitted for funding consideration must be in conformance with the jurisdiction's Comprehensive Plan to receive funding.

Citizen Participation Plan 91.105(d); 91.115(d)

CAPER

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

CSHCD follows the updated Citizen Participation Plan (Resolution 17-0629) to ensure that minorities, disabled people and non-English speaking residents had the opportunity to participate in plans, activities and programs. Per the Citizen Participation Plan; Copies of proposed documents are made available and reasonable accommodations will be made for non-English speaking persons and for people with disabilities:

Persons who have physical, mental or developmental disabilities making it difficult for them to participate in public hearings and non-English speaking residents, may obtain program information by contacting the Housing and Community Development Division.

- Organizations representing persons who have special needs are notified of Community Development Program hearings.
- Hearing notices state that signing, translation or other services needed by person with disabilities will be available if requested in advance.
- Hearings are held in locations accessible to persons with limited mobility.
- Notices are routinely sent to agencies that provide housing, health, social services; including those that serve children, elderly, disabled, people living with HIV/AIDS and agencies that represent minorities residing in Spokane County.
- Sight impaired and blind people are able to use assistive technology (such as a Braille reader, a screen reader or TTY) are able listen to the Spokane County Website to gain information on opportunities to comment on all activities and plans.

Furthermore, The Spokane County Website utilizes Google Translate which is a free multilingual machine translation service developed by Google, to translate text from one language into another. It offers a website interface where a non-English speaker can utilize a mobile application that supports translation of over 100 languages at various levels.

Spokane County provided a Public Notice announcing a 15 day public comment period, which was from August 29, 2018 through September 13, 2018. The Housing and Community Development Advisory Committee held the public hearing on September 13, 2018 at 4 PM. Copies of the Draft CAPER were emailed to interested parties on the mailing list and posted on the Department Website for citizen review. A public notice was published on August 27, 2016 in the Spokesman-Review.

Spokane County Community Services, Housing, and Community Development Department has determined that the reported accomplishments are consistent with both the *Consolidated Housing and Community Development Plan* and the *2017 Annual Action Plan's* high-priority housing and community development objectives, subject to 24 CFR Part 91.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Spokane County will continue with established goals in the Consolidated Plan. There have been no requests to alter goals and measurements are providing guidance on the development the 2020-2025 Consolidated Plan.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

In Program Year 2016, the following rental housing projects were inspected: Village Apartments/Woodruff Heights/Hidden Pines; East Valley Crossing; Sprague Senior Housing; IERR Valley Home; IERR Duplexes; IERR Valley Duplexes; Airway Pointe Family; Airway Pointe Senior; Arrowleaf Village; Riverwalk Point I & II; Clare House; Elm Street Apartments, Rockwell Apartments, Birch Tree Apartments; Appleway Court I & II; 55th Avenue Apartments; Broadwing Apartments; Catherine Johnson Court; Pine Rock Apartments and Summit Ridge Apartments.

As required, 20% of the HOME-assisted units were inspected at each of the projects listed above. The Department performed 79 individual unit inspections. 6 units failed the initial inspection and several units received “pass with comment” ratings. The owners were given 30 days to complete the repairs and schedule a re-inspection. Repairs were completed in a timely manner and the identified failed units met the HQS requirements at the time of re-inspection. Nearly 100% of the “pass with comment” items were also repaired during this timeframe.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

In accordance with 24 CFR § 92.351, HOME Investment Partnership Program Rule, and in furtherance of Spokane County’s commitment to non-discrimination and equal opportunity in housing, Spokane County has established policies and procedures to affirmatively market HOME assisted housing under the HOME Investment Partnership Program. These policies are intended to further the objectives of Title VIII of the Civil Rights Act of 1969, and Executive Order 116063.

Spokane County is committed to the principle that all individuals should have available to them an equal opportunity for housing choices regardless of their race, color, religion, familial status, sex, national origin or handicap.

Spokane County will carry out its Affirmative Marketing Policy through this affirmative marketing plan, which is designed specifically for its HOME Partnership Program. Procedures for informing subrecipients, the public, potential tenants, and property owners about fair housing and affirmative marketing policies, and the availability of vacant units are included in the Policy. The Plan also includes procedures for special out-reach to encourage access to HOME assisted housing by minorities and

women.

In addition, the Plan describes methods to assess the success of affirmative marketing efforts and includes measures to take corrective action if desired results are not achieved. Records will be kept of all affirmative marketing activities, assessments and corrective measures taken.

Property Owner Requirements, Procedures and Practices

In accordance with 24 CFR §92.253(e)(4), property owners will be required to follow approved written tenant selection policies which provide for the selection of tenants from a written waiting list in the chronological order of their application, insofar as is practicable. Tenant selection policies will further require owners to provide prompt written notification to any rejected applicant of the grounds for any rejection. Notwithstanding these tenant selection policy requirements, the following procedures and requirements must be met by all participating owners, and subrecipients as applicable:

Prior to receiving financial assistance approval from the County HOME Partnership Program, property owners will be required to sign a statement certifying commitment to abide by the County's affirmative marketing policies. This written policy will be provided, accompanied by a verbal explanation;

Application materials used by owners for marketing housing opportunities will be required to include a statement regarding the County's fair housing policies and the equal housing logo;

All advertisements used by owners to market the housing vacancies and availability, or waiting list opportunities will be required to exhibit the Fair Housing Logo and/or a statement regarding Fair Housing/Equal Opportunity; and

Property owners may be required to notify Spokane Housing Authority and other prescribed community organizations of the availability of housing for occupancy, waiting list opportunities emphasizing the HOME Program's commitment to Fair Housing/Equal Opportunity.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

We received \$196,351.79 in PI for HOME in 2016 and here is how PI was spent during HOME 2016:

2016 Home Admin, (Activity) # 1144, (PI Used) = \$19,635.18, PI Year - 2016

Galena Apartments, #1146, = \$16,459.98, -2016

SHA Valley 206 Apartments, #1119, = \$9,082.01, -2016 Total 2016 Program Income Used during 2016 Program Year was \$45,177.17

CAPER

SHA Valley 206 Apartments, #1119, = \$85,126.48, - 2015 Total 2015 Program Income Used during 2016 Program Year was \$85,126.48

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Another source of funds used by Spokane County to preserve affordability in housing is the Spokane County Affordable Housing Trust Fund (AHTF 2060) fund. In 2002, the Washington State Legislature passed a bill that charged a ten-dollar document-recording fee when documents are recorded. Spokane County retains 60% with the balance going to the State. The AHTF 2060 funds will continue to be used to address the affordable housing needs in Spokane County.

Attachment

PR 26 Report