

# Executive Summary

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

### 1. Introduction

The 2019 Annual 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

The Annual 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**

Spokane County successfully executed cooperation agreements with local jurisdictions for the Urban County Consortium through the 2020 PY. As part of the urban requalification process, Spokane Valley's CDBG set-aside funds for CDBG eligible projects within Spokane Valley was reestablished.

CSHCD created the 2017-2021 Homeless Crisis Response System which contains eleven goals to address homelessness in Spokane County. CSHCD continues 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. Consolidated Homeless Grant Funds from Washington Department of Commerce are also utilized to meet the needs of County homeless.

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.

The Housing and Community Development Advisory Committee (HCDAC) made its preliminary funding recommendation for the 2019 PY in January 2019. After publication of the preliminary funding allocation the HCDAC held a Public Hearing on March 7, 2019, 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 ~~xx-xx~~ 2019. At the Public Hearing the BOCC approved the 2019 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 ~~xx~~ people were present at the HCDAC Public Hearing on March 7, 2019.

The Board of Spokane County Commissioners held another Public Hearing. There were no additional comments from the public on the 2019 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 2019 Annual Action Plan.

## 7. Summary

The goals and objectives for the 2019 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. Administration of CDBG and HOME Programs will continue regardless of the grant status and agreement with HUD for 2019 PY, to comply with federal regulations and requirements. Start date will be July 1, 2019 for program administration of CDBG and HOME in CSHCD.

**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(l)**

### **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(l))**

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	<b>Agency/Group/Organization</b>	SPOKANE HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy Lead-based Paint Strategy Fair Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Leadership at Spokane Housing Authority is active in the Homeless Coalition, The Continuum of Care, and administers Tenant Based Rental Assistance for Spokane County HOME Program.

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

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	City of Spokane	2015-2020 Spokane Strategic Plan to End Homelessness. The CoC is merged for the City and County program.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Spokane Draft Annual Action Plan	City of Spokane	Reviewed for consistency with Spokane County Annual Action Plan
City of Spokane Valley Pedestrian Plan	Spokane Valley	Spokane Valley has a pedestrian plan in place and uses it to build sidewalks in low- mod- income neighborhoods. They are allowed to do this based on an amendment to the Consolidated Plan approved by the BOCC.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

Spokane County has an established public participation policy which includes the public as well as agencies, groups and organizations who serve low income individuals and families. Using public notices and legal ads, all Plans; Consolidated Plan, Annual Action Plan, Fair Housing Analysis and Plan and the Consolidated Annual Performance Evaluation Report (CAPER), have an established public comment period as required by state and federal laws. The Citizen Participation Plan provides details to the public about how to participate in public hearings, meetings and how to comment on our plans, processes and progress.

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 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 ASO 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.

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.

DRAFT

## **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 remains in effect until updated or replaced, which can be annually.

## 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	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>No amendments to the 2015-2019 Consolidated Plan were requested in as a result of the January 2019 Public Notice. Comment period was through the end of February to be considered with the Draft 2019 Annual Action Plan, Substantial Amendments at a March Public Hearing before the Housing and Community Development Advisory Committee.</p>	<p>No comments were received.</p>	<p>NA</p>	

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				
3	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	No comments were provided at the BOCC public hearing.			

**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 was informed in May 2019 of allocation amounts for the 2019 program year (PY).

The required thirty (30) day public comment period for the 2019 Annual Action Plan, proposed projects for 2019 PY, and Public Hearing before the Housing and Community Development Advisory Board (HCDAC) was accomplished prior to HUD's release, using estimates, based on historic allocations. CSHCD adjusted the project list based on the recommendation of the HCDAC who understands the amount is an estimate and provides contingency language in their recommendation to the BOCC, which holds its own comment period and 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					0	

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					0	

Table 1 - 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**

Contingency recommendation in the BOCC resolution reflects the understanding that the 2019 PY may begin before the contract with HUD is signed. CSHCD is directed to conduct CDBG and HOME administrative tasks prior to the execution of the contract with HUD.

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

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	Economic Development ED1	2015		Non-Housing Community Development		Micro-Enterprise Assistance	CDBG: \$88,067	Businesses assisted: 130 Businesses Assisted
2	Planning and Administration PA1	2015		Administration		Planning and Administration	CDBG: \$319,468 HOME: \$73,419	
3	Public Service PS2	2015		Non-Housing Community Development		Emergency Services	CDBG: \$55,000	Public service activities other than Low/Moderate Income Housing Benefit: 41914 Persons Assisted
4	Public Service PS3	2015		Non-Housing Community Development		Emergency Services	CDBG: \$161,408	Public service activities other than Low/Moderate Income Housing Benefit: 5430 Persons Assisted
5	Area Revitalization AR1	2015		Non-Housing Community Development		Sidewalks Water / Sewer Improvements	CDBG: \$1,008,583	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Affordable Housing H5	2015		Affordable Housing		Decent, Safe, Affordable Housing / Homeowners	CDBG: \$150,000	Homeowner Housing Rehabilitated: 205 Household Housing Unit
7	Affordable Rental Housing H1	2015		Affordable Housing		Decent, Safe, and Affordable Rental Housing	HOME: \$110,129	Rental units constructed: 2 Household Housing Unit

Table 2 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Economic Development ED1
	<b>Goal Description</b>	Provide technical and financial assistance to microenterprises.
2	<b>Goal Name</b>	Planning and Administration PA1
	<b>Goal Description</b>	Program administration and management of projects and programs within Spokane County Community Services, Housing and Community Development Department for CDBG and HOME funds. Regardless of delay in contract for CDBG and HOME between the County and HUD, CSHCD staff will utilize administration funds for the program year beginning July 1, 2019 and will be reimbursed upon execution of the contract.
3	<b>Goal Name</b>	Public Service PS2
	<b>Goal Description</b>	Provide funding to support food banks.

4	<b>Goal Name</b>	Public Service PS3
	<b>Goal Description</b>	Provide funding for other high priority public service needs.
5	<b>Goal Name</b>	Area Revitalization AR1
	<b>Goal Description</b>	Improve the infrastructure and or physical environment.
6	<b>Goal Name</b>	Affordable Housing H5
	<b>Goal Description</b>	Increase the capacity for low- to moderate- income owner-occupied households to maintain affordable homeownership by providing loans/grants for emergency repairs. Including side sewer connections.
7	<b>Goal Name</b>	Affordable Rental Housing H1
	<b>Goal Description</b>	Increase the supply of new affordable rental housing for low- and extremely low-income households

DRAFT

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

### Projects

#	Project Name
1	Cheney Outreach Center
2	The GreenHouse Community Center
3	Spokane Valley Partners
4	Medical Lake Community Outreach
5	Lutheran Community Services
6	New Hope Resource Center
7	Northwest Fair Housing Alliance
8	Salvation Army Food Bank
9	Second Harvest Food Bank
10	Greater Spokane County Meals on Wheels
11	SNAP Emergency Home Repair
12	SNAP Financial Access
13	Spokane Valley – Ella Road
14	Place holder for March 7 <sup>th</sup> Allocation
15	City of Cheney
16	Spokane County HOME Administration
17	CSHCD CDBG Administration
18	Multi-Family Housing (CHDO set aside)

**Table 3 - Project Information**

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

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Cheney Outreach Center
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	Public Service PS3
	<b>Needs Addressed</b>	Emergency Services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Cheney Outreach Center provides emergency services to residents of Cheney Washington and surrounding unincorporated area.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 612 (unduplicated beneficiaries) people will benefit from emergency services.  Financial assistance is limited as required by HUD.
	<b>Location Description</b>	Office is located at 613 Third Street, Cheney, WA 99004
	<b>Planned Activities</b>	Provides information, referral and energy assistance and other direct aid for low income, families, individuals, elderly and special needs residents of the Cheney area. Serves all residents of the Cheney School District #360.
2	<b>Project Name</b>	The GreenHouse Community Center
	<b>Target Area</b>	NA

<b>Goals Supported</b>	Public Service PS3
<b>Needs Addressed</b>	Emergency Services
<b>Funding</b>	CDBG: \$28,000
<b>Description</b>	The Green House Community Center serves the North-West portion of Spokane County including Deer Park residents.
<b>Target Date</b>	6/30/2019
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 480 people (unduplicated beneficiaries) will obtain emergency assistance from the Green House.  Financial assistance is limited as required by HUD.
<b>Location Description</b>	West 12 First Street, Deer Park, WA 99006
<b>Planned Activities</b>	Provides an information and referral service for North County. Provides clothing bank, emergency services, counseling services, furniture and household items, GED program. Outreach location of other agencies such as SNAP energy assistance. A food bank is co-located there.
<b>3 Project Name</b>	Spokane Valley Partners
<b>Target Area</b>	NA
<b>Goals Supported</b>	Public Service PS3
<b>Needs Addressed</b>	Emergency Services
<b>Funding</b>	CDBG: \$20,000
<b>Description</b>	Spokane Valley Partners is the Community Center that serves the City of Spokane Valley and the unincorporated County to the East.
<b>Target Date</b>	6/30/2019
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 413 people (unduplicated beneficiaries) will benefit from emergency services.  Financial assistance is limited as required by HUD.

	<b>Location Description</b>	10814 E Broadway, Spokane Valley, WA 99206
	<b>Planned Activities</b>	Provides emergency assistance to Spokane Valley residents. Food bank is also on site. Financial assistance is limited as required by HUD.
4	<b>Project Name</b>	Medical Lake Community Outreach
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	Public Service PS3
	<b>Needs Addressed</b>	Emergency Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Medical Lake Community Outreach serves the West Plains Area including Airway Heights residents with emergency services.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 100 people (unduplicated beneficiaries) will be served with emergency services. Financial assistance is limited as required by HUD.
	<b>Location Description</b>	211 N Lefevre Street, Medical Lake, WA 99022
	<b>Planned Activities</b>	Provides emergency assistance to Medical Lake and Airway Heights residents. Food bank is also on site. Financial assistance is limited as required by HUD.
5	<b>Project Name</b>	Lutheran Community Services Northwest
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	Public Service PS3
	<b>Needs Addressed</b>	Emergency Services
	<b>Funding</b>	CDBG: \$40,000

	<b>Description</b>	Provides specialized advocacy navigating health and legal systems to victims of crime, including sexual assault; Elders and youth, including domestic violence victims. Provides referrals when appropriate.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 186 victims (unduplicated beneficiaries) will have access to services. Proposed to assist 147 youth and 39 elderly victims.  Financial assistance is not provided.
	<b>Location Description</b>	210 W Sprague, Spokane WA 99201 Serves entire County population as needed.
	<b>Planned Activities</b>	Outreach, legal advocacy, medical advocacy and case management support to survivors of trauma caused by violent crime, sexual assault, domestic violence or other traumatic events.
6	<b>Project Name</b>	New Hope Resource Center
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	Public Service PS3
	<b>Needs Addressed</b>	Emergency Services
	<b>Funding</b>	CDBG: \$18,000
	<b>Description</b>	New Hope Resource Center provides emergency services in the North-East County unincorporated area.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 700 people (unduplicated beneficiaries) will be provided with emergency services.
	<b>Location Description</b>	4211 E Colbert Road, Colbert, WA 99005 Serves low- moderate- income people in the NE County locations.

7	<b>Planned Activities</b>	<p>New Hope serves Mead, Colbert, Elk, Chattaroy and Riverside communities in North Spokane County. Zip codes include 99005, 99201, 99003, 99009, 99218 and 99025. They provide information and referral services, emergency assistance for utilities, rent and prescription assistance. Also offers chore services and transportation for the elderly and disabled people.</p> <p>Financial assistance is limited as required by HUD.</p>
	<b>Project Name</b>	Northwest Fair Housing Alliance
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	PS3
	<b>Needs Addressed</b>	Fair Housing
	<b>Funding</b>	CDBG: \$10,791
	<b>Description</b>	<p>NWFHA will provide outreach, fair housing workshops and counselling, to low- and moderate- income residents of publicly subsidized and low income housing tax credit multi-family properties. Emphasis will be on elderly, people with disabilities and families with children. As a public service, workshops in Deer Park, Airway Heights, Cheney, Medical Lake qualify as area-wide benefit due to population of low- moderate income residents. Other workshops and counselling will require intake documentation of income eligibility. Furthermore, NWFHA will provide essential data for use in Spokane County's effort to Affirmatively Further Fair Housing.</p>
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	450 low- moderate- income renters will gain information and support with fair housing questions and/or complaints.
<b>Location Description</b>	Deer Park, Airway Heights, Cheney, Medical Lake, Spokane Valley and Liberty	

		Lake, Washington.
	<b>Planned Activities</b>	Targeted provision of six (6) fair housing workshops for fair housing training and counseling to residents of publically subsidized and low income housing tax credit multi-family housing complexes.
8	<b>Project Name</b>	Salvation Army Food Bank
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	Public Service PS2
	<b>Needs Addressed</b>	Emergency Services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	The Salvation Army Food Bank provides food to County beneficiaries.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 8,600 low- and moderate- income people from county locations will receive food from the food bank.
<b>Location Description</b>	222 East Indiana, Spokane, WA 99209. Serving County beneficiaries at this city location.	
<b>Planned Activities</b>	Provide emergency food to families who live in Spokane County locations. They use this food bank due to convenient hours of operation, when accessing other services at Salvation Army Center.	
9	<b>Project Name</b>	Second Harvest Food Bank
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	Public Service PS2
	<b>Needs Addressed</b>	Emergency Services
	<b>Funding</b>	CDBG: \$35,632
	<b>Description</b>	Provides food for Spokane County Beneficiaries at local food banks.
	<b>Target Date</b>	6/30/2019

10

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 34,500 people (unduplicated county beneficiaries) will get food from area food banks.
<b>Location Description</b>	1234 E Front Avenue, Spokane, WA 99202 Serves entire County Food Banks.
<b>Planned Activities</b>	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.
<b>Project Name</b>	Greater Spokane County Meals on Wheels
<b>Target Area</b>	NA
<b>Goals Supported</b>	Public Service PS3
<b>Needs Addressed</b>	Senior Services Handicapped Services Emergency Services
<b>Funding</b>	CDBG: \$45,000
<b>Description</b>	Greater Spokane County Meals on Wheels is a home delivered meal program with nutritious meals for homebound people (elderly and disabled). They also provide food to senior meal sites for those who are not homebound to enjoy a meal together.
<b>Target Date</b>	6/30/2019
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1,320 elderly and disabled people (unduplicated County beneficiaries) will benefit from Meals on Wheels food delivery program, either to their homes or to a nearby senior center cafe.
<b>Location Description</b>	12101 E Sprague, Spokane Valley, WA 99206 Serves Countywide.

	<b>Planned Activities</b>	Serving with a focus on people 60 years of age or older and/or disabled people with hot prepared meals as needed. Weekend meals are provided frozen for at home use. Clients must apply for this service to be included in deliveries. Seniors may give donations toward lunch or eat free at senior centers that serve Meals on Wheels lunches.
11	<b>Project Name</b>	SNAP Emergency Home Repair
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	Affordable Housing H5
	<b>Needs Addressed</b>	Decent, Safe, Affordable Housing / Homeowners
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	Emergency repairs will be made to low and moderate- income homeowners dwellings as needed for accessibility and safety.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 200 Low/Mod income homeowners (unduplicated County beneficiaries) will receive approximately 280 emergency housing repairs/rehabilitation or modifications so they can remain in their homes, safely. The Target population is homeowners with incomes at or below 50% of MFI, especially those with special needs such as elderly, frail elderly, severely mentally ill, developmentally disabled, physically disabled, or HIV/AIDS - positive occupants.
<b>Location Description</b>	212 W 2nd, Spokane, WA 99201	
<b>Planned Activities</b>	Repairs to low- and moderate-income, owner occupied homes where conditions create a health or safety hazard. Assistance of up to \$2,500 each to cover the cost of 1) accessibility modifications for disabled household member. 2) Repair of emergency health and safety hazards.	
12	<b>Project Name</b>	SNAP Financial Access
	<b>Target Area</b>	NA

	<b>Goals Supported</b>	Economic Development ED1
	<b>Needs Addressed</b>	Micro-Enterprise Assistance
	<b>Funding</b>	CDBG: \$107,931
	<b>Description</b>	Providing technical and financial assistance to microenterprises.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 96 people (unduplicated County beneficiaries) will be served with technical assistance and/or financial assistance for micro enterprises.
	<b>Location Description</b>	212 W 2nd Avenue, Spokane, WA 99201 Serves County beneficiaries no matter their location within Spokane County.
	<b>Planned Activities</b>	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.
13	<b>Project Name</b>	Spokane Valley Ella Road
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	Area Revitalization AR1
	<b>Needs Addressed</b>	Sidewalks
	<b>Funding</b>	CDBG: \$358,133
	<b>Description</b>	Installation of ADA Compliant Curb cuts and Sidewalk Improvements on Ella Road from Alki Avenue to East Broadway Avenue, in Spokane Valley. Census Tract 53063012100 Block Group 3.
	<b>Target Date</b>	6/30/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	900 people will benefit from new sidewalks in this census tract which qualifies as area wide benefit due to the low-income population within the census block group. 445 residents 49.44% or Low- moderate income which qualifies this project as area-wide benefit.
	<b>Location Description</b>	Determined to be primarily a residential area, the project will be constructed in Spokane Valley on Ella Road from Alki Avenue to East Broadway Avenue.
	<b>Planned Activities</b>	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.
14	<b>Project Name</b>	Place holder for allocation after Public Hearing - if needed
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	
	<b>Description</b>	
	<b>Target Date</b>	NA
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
15	<b>Project Name</b>	City of Cheney
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	Area Revitalization AR1
	<b>Needs Addressed</b>	Water / Sewer Improvements

16

<b>Funding</b>	CDBG: \$211,800
<b>Description</b>	Cheney will improve the infrastructure by installing new water mains. The City of Cheney is determined to be predominantly residential.
<b>Target Date</b>	6/30/2019
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8,480 people will benefit from improved water infrastructure. 4,705 or 55.48% are low/mod income in Cheney Washington, qualifying this as area-wide benefit.
<b>Location Description</b>	North 3 <sup>rd</sup> Street, between Ash and Elm Streets, in Cheney Washington
<b>Planned Activities</b>	Cheney will replace approximates 600 lineal feet of new water main on North 3rd between Ash and Elm.
<b>Project Name</b>	Spokane County HOME Administration
<b>Target Area</b>	NA
<b>Goals Supported</b>	Planning and Administration PA1
<b>Needs Addressed</b>	Planning and Administration
<b>Funding</b>	HOME: \$
<b>Description</b>	CSHCD provides management, compliance and oversight of the County's HOME Entitlement. CSHCD intends to utilize 2019 HOME Administration funds beginning July 1, 2019 regardless of the status of HUD's Contract with Spokane County, as allowed to conduct required activities for HOME administration.
<b>Target Date</b>	6/30/2019
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA Planning activities

	<b>Location Description</b>	314 West 8th Avenue, Spokane, WA 99204
	<b>Planned Activities</b>	HOME compliance monitoring is extensive and carried out by CSHCD staff to provide for ongoing affordability and compliance of projects.
17	<b>Project Name</b>	CSHCD CDBG Administration
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	Planning and Administration PA1
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	CDBG: \$
	<b>Description</b>	CSHCD provides management, compliance and oversight of the County's CDBG Entitlement. CSHCD intend to utilize CDBG Program Administration funds beginning July 1, 2019 to stay compliant with requirements of the CDBG Program regardless of the status of the HUD contract.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA Planning and Administration Activities
	<b>Location Description</b>	Desk Monitoring will take place at the CSHCD location 314 W. 8th Avenue, Spokane, WA 99204
	<b>Planned Activities</b>	CSHCD staff conducts desk monitoring monthly and technical assistance as needed. On site monitoring of projects is conducted according to a risk assessment.
18	<b>Project Name</b>	Multi-Family Housing
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	Affordable Rental Housing H1
	<b>Needs Addressed</b>	Decent, Safe, and Affordable Rental Housing
	<b>Funding</b>	HOME: \$

<b>Description</b>	HUD requires a 15% HOME Community Housing Development Organization (CHDO) set-aside for affordable housing. 15% of HOME is inadequate for funding a project that often needs other layers of funding and time to generate the total funds for development. Annual amounts are set aside that will be combined in order to sufficiently provide gap funding to affordable housing projects. CHDO allocations will be addressed in the Federal IDIS Program and identified as a project in each Annual Action Plan. Changes to such projects are not considered to be substantial because the project is described in one Annual Action Plan with multiple years' projects contributing to the same development. HOME funds were over committed in 2016. This project is meant to provide additional funds as needed for one or more projects.
<b>Target Date</b>	6/30/2019
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Originally 16 households, including homeless and special needs will benefit from the 2016 project(s) that will receive addition funding with 2019 HOME funds.
<b>Location Description</b>	NA
<b>Planned Activities</b>	CSHCD intends to combine these funds with other years' funds to complete an affordable rental housing project.

## **AP-50 Geographic Distribution – 91.220(f)**

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

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

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

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 4 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

NA

### **Discussion**

The ACS has updated information for 2013-2017 which will be used for development of the 2020-2024 Consolidated Plan.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

Table 11: 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. (CHG/TBRA rental assistance was counted in 2017 Annual Action Plan).

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	
Non-Homeless	
Special-Needs	
Total	

**Table 6 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	
The Production of New Units	
Rehab of Existing Units	
Acquisition of Existing Units	
Total	

**Table 7 - One Year Goals for Affordable Housing by Support Type**

### Discussion

Homeless are not served with CDBG. The number for homeless is an estimate of those served by CHG during the period of July 1, 2019-June 30, 2020. Non-Homeless number reflects estimated beneficiaries of Community Centers' emergency services, food banks, and other public services. Special needs number reflects proposed beneficiaries of Greater Spokane Meals on Wheels. Infrastructure benefit is not reflected here. See project descriptions for more detail on these goals.

## **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 2019 PY SHA will administer TBRA vouchers for affordable rental housing for Spokane County CARES Program clientele which are disabled.

### **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.

SHA Policy statements follow:

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.

NA

### **Discussion**

SHA participates and contributes to the annual fair housing training. The Director of SHA is on the Continuum of Care Board and continues to work on improvements to the homeless response system.

## **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, started 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 2019 PY, using [www.spokanecountyhprp.com](http://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.

#### **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](http://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, Northwest Fair Housing Alliance, Spokane Low Income Housing Consortium, Spokane Housing Authority, Landlord Association, and the Washington State Human Rights Commission, Spokane County co-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.

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 2019 PY 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 and inclusion of a City representative on the HCDAC through a bylaws update.**

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.

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, and the Spokane Low Income Housing Consortium and the Landlord Association, by providing Fair Housing Conferences annually in April.

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.

Tenant Based Rental Assistance (TBRA) Program is managed by the Spokane Housing Authority in partnership with CSHCD to serve homeless households who are progressing to self-sufficiency but have expired Consolidated Homeless Grant Funds for rental assistance. HOME TBRA will be provided for up to two years, keep those households stable and avoid having them return to homelessness. Additionally HOME TBRA will provide rental assistance to CARES program clientele for two years while they apply for section 8 housing choice vouchers.

### **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(l)(1,2,4)

### Introduction:

This section is not applicable to Spokane County Community Services, Housing and Community Development; therefore, zeros are inserted here. 100% of CDBG is spent benefitting low and moderate-income persons in public service, micro enterprise, and housing activities. In the case of area-wide benefit; more than 46.6% must be low- mod- to qualify for assistance per HUD guidance.

### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(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
<b>Total Program Income:</b>	<b>0</b>

### Other CDBG Requirements

1. The amount of urgent need activities	0
<ul style="list-style-type: none"> <li>• 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. The years covered that include this Annual Action Plan are 2019, 2020, 2021 as indicated on the attached certifications.</li> </ul>	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.
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).

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 to HUD.

