

# **Substantial Amendment to the City of Spokane HOME-ARP Allocation Plan, 2021 Annual Action Plan**

## **Introduction**

The City of Spokane is requesting an amendment to the HOME-ARP allocation plan approved by HUD on March 31, 2023.

The City of Spokane's Community, Housing, and Human Services Department (CHHS Department) issued a competitive request for proposal (RFP) for HOME-ARP funds in August 2023 as per the approved HOME-ARP allocation plan. Applications were reviewed by the Affordable Housing Committee, and funding recommendation made to the Community Housing and Human Service Board (CHHS Board) on November 8, 2023. Three applications for supportive services projects were recommended for funding and one development of affordable rental housing project was recommended for funding.

During the CHHS Board meeting on November 8, 2023, community members present at the open meeting expressed concern regarding the need for additional supportive services funds in Spokane. This concern stemmed, not only from the data available for public review regarding the overall increase in homelessness recorded during the 2023 PIT Count, but also from the overwhelming requests for funding to serve homeless and at-risk of homelessness households the City received during their annual funding cycle. In October 2023, the City of Spokane issued an RFP for local and State funds dedicated to housing and supportive services for homeless and at-risk of homelessness households. The City of Spokane received \$18.9 million in funding requests, for the \$7.6 million in funding available. The \$11.3 million shortfall in State and local funding to serve the homeless and at-risk of homelessness populations in Spokane is a cause for grave concern.

Tenant-Based Rental Assistance was also discussed. For the first time in the City's Point-In-Time (PIT) Count history, eviction was identified by 7% of survey respondents in 2023 as a cause of their homelessness. Spokane County continues to struggle with high rents and low incomes that make it difficult for households to afford basic housing. The threshold for handling small financial crisis, like a medical bill, or a car repair, for these households is low and can tip the scales in whether a household is able to pay rent or not in any given month. While TBRA is not a permanent solution, it can prevent eviction by providing households with immediate support during a household crisis.

Further conversations with the sole applicant for the development of affordable rental housing funds in the City's RFP, determined that the HOME-ARP qualifying population restrictions were incompatible with the requirements of the project's other funding sources. The applicant was not able to accept the HOME-ARP award.

The lack of applicants for the development of affordable rental housing funding in the competitive RFP resulted in the CHHS Department conducting additional consultations with affordable housing development sponsors/developers in November and December 2023. In those consultations, only one sponsor/developer expressed interest in applying for HOME-ARP funds for development of affordable rental housing due to the qualifying populations restrictions. The difficulty in awarding the HOME-ARP funds for the development of affordable rental housing, the overwhelming need for additional supportive services funding, the continuing need for tenant-based rental assistance, and the one-time funding nature of HOME-ARP justified the need for a substantial amendment to the City of Spokane’s HOME-ARP allocation plan.

The City of Spokane is requesting the following changes to its current HOME-ARP allocation plan:

1. Add \$500,000 in Tenant-Based Rental Assistance (TBRA) to the HOME-ARP allocation plan, an activity not previously described in the City of Spokane’s HOME-ARP allocation plan.
2. Add a “direct allocation” method of distributing HOME-ARP funds to HOME-ARP TBRA sponsors in the HOME-ARP allocation plan, a funds distribution method not previously described in the City of Spokane’s HOME-ARP allocation plan.
3. Decrease funding for the Development of Affordable Rental Housing to \$0.00, a funding change that is greater than 30% of the original funding allocated in the previous HOME-ARP allocation plan.
4. Increase funding to Supportive Services for a total allocated of \$3,434,371.00, a funding change greater than 30% of the original funding allocated in the previous HOME-ARP allocation plan.

| Change (as noted above) | Eligible Activity                        | Funding Amount                              | New Funding Amount                          | Method of Distribution |
|-------------------------|--|---|---|------------------------|
| #1 and #2               | Tenant Based Rental Assistance (TBRA)    | 0   | \$500,000<br>(11% of grant)                 | Direct Allocation      |
| #3                      | Development of Affordable Rental Housing | \$3,471,504<br>(75% of grant)               | 0   |                        |
| #4                      | Supportive Services                      | \$462,867<br>(10% of grant)                 | \$3,434,371<br>(74% of grant)               | Competitive RFP        |
|                         | Administration and Planning              | \$694,300<br>(15% of grant statutory limit) | \$694,300<br>(15% of grant statutory limit) |                        |
|                         | <b>Total HOME ARP Allocation</b>         | <b>\$4,628,671</b>                          | <b>\$4,628,671</b>                          |                        |

**Consultation:**

***Describe the consultation process including methods used and dates of consultation:***

During the initial HOME-ARP consultation process a total of eight (8) presentations were given to member organizations or individuals representing the Continuum of Care, Spokane Housing Authority, homeless service and shelter providers (including the Spokane Homeless Coalition), regional government, affordable housing developers, veterans' affairs, and consultations with domestic violence service providers, fair housing, and human rights agencies, beginning December 2021 through June 2022. Member organizations provided a broader reach and included more interested parties, contributing to good feedback through the HOME ARP survey. Membership lists are attached to this Plan. The lists show that over 100 local agencies, organizations, and jurisdictions were provided information on HOME ARP planning. Included were fire districts, libraries, schools, concerned citizens, DOT, Avista, and many more. An informational web page was developed where interested parties could review every PowerPoint presentation, the CPD notice and guidance, as well as factsheets on HOME ARP. A link to the regional survey, for feedback on development of the HOME ARP Plan, was also located on the informational web page. The survey had good responses from stakeholders and provided insight on the perceptions of the community regarding the best use of funds.

Additional consultations with developers/sponsors of affordable rental housing occurred in November and December 2023. These additional conversations assisted the City of Spokane in identifying the best ways to use HOME-ARP funds to assist the qualifying populations within the boundaries of Spokane.

The City of Spokane opened an additional public comment period from April 3, 2024, through April 19, 2024, and held an additional public hearing to discuss the HOME-ARP amendment on April 12, 2024. No public comments were received.

***List the organizations consulted:***

| <b>Agency/Org Consulted</b>             | <b>Type of Agency/Org</b>   | <b>Method of Consultation</b>   | <b>Feedback</b>  |
|---|---|---|--|
| <b>Regional Continuum of Care Board</b> | WA 502 Continuum of Care for Spokane City/County (membership list attached) | Remote meeting and presentation with follow up of electronic opportunity to comment | The CoC Board was interested to learn about the HOME ARP Plan and future funding opportunities to complete projects that have gaps in funding. |
| <b>Spokane Homeless Coalition</b>       | Membership organization for agencies who serve and house people             | In person presentation, electronic distribution of                                  | Several agencies chose to participate in the online survey to provide input on the potential uses  |

|   |  |  |  |
|---|--|--|--|
|   | experiencing homelessness  | HOME ARP survey and documents  | of HOME ARP in Spokane County.   |
| <b>Volunteers of America</b>                    | Homeless shelter(s), service provider, permanent supportive housing provider   | In person, electronic communication, phone conversations                                   | Organization offers shelter and PSH to women, pregnant youths, veterans, chronic singles in the Spokane community through several different locations. Additional funding for homeless services and affordable housing options can always be used.   |
| <b>Catholic Charities of Eastern Washington</b> | Homeless service provider, lead organization for family Coordinated Entry System for Spokane Regional homeless crisis support network. | Electronic meeting to discuss the homeless services and CE System Chart to ensure accuracy | There are CoC funded Singles and Family CE systems in the region. A Youth and Young Adult CE system is currently under development. Right of Way (ROW) CE serving Camp Hope, and The Salvation Army which has CE for the "Way-Out" Shelter operate outside of the CoC systems. All the CE systems identify preferences and use the CoC definition of homelessness. |
| <b>YWCA</b>                                     | Domestic violence services and shelter provider  | Electronic communication, phone conversations, presentation attendee                       | YWCA support the use of any homeless funds available to serve those at risk and fleeing domestic violence, including youth and young adults.   |
| <b>Spokane County, Veterans Affairs</b>         | Eastern Washington Regional Veterans   | In person and electronic communication. Remote presentation                                | Veteran affairs of Spokane County, uses a variety of funding sources to serve Veterans.  |
| <b>Spokane Housing Authority</b>                | Public Housing Authority for the geographical area   | In person, electronic communication, phone conversations                                   | Continuing need for affordable housing options.  |
| <b>Northwest Fair Housing Alliance</b>          | Fair Housing (HUD FHIP)  | In person and electronic communication   | Fair housing needs of individuals and families who access shelters. Limited ability of shelters to provide modifications. Housing Costs.   |

|   |   |   |   |
|---|---|---|---|
| <b>Spokane Low Income Housing Consortium</b>                | Affordable housing development organization.  | In person presentation to the group with electronic communication follow up to those who did not attend in person | Several members of the organization provided feedback on the challenges of funding multi-family housing projects. They began to think about how these funds might be used. They also provided a letter for the record describing a project they believe is appropriate for HOME ARP along with support letter from Empire Health Community Advocacy Fund. |
| <b>Spokane Regional Governance Council</b>                  | Local mayors and leadership council   | In person presentation, electronic communication, phone conversations.  | The region shares concerns about homelessness and the Regional Governance Council discussed the needs of the homeless crisis response system.   |
| <b>Greater Valley Support Network</b>                       | Concerned representatives from a variety of disciplines and professions addressing the needs of homeless individuals and families Spokane Valley (list of members attached) | Electronic presentation with follow up opportunity to provide feedback with survey or email communication         | Participants were anxious to have HOME ARP funds become available due to the many projects underway in the homeless crisis response system that need additional financial support.  |
| <b>Housing and Community Development Advisory Committee</b> | Representatives of Spokane Urban Consortium; 12 cities and towns excluding City of Spokane in Spokane County.   | Remote meeting and presentation with follow up of electronic opportunity to comment                               | As representatives of the Urban County Consortium the HCDAC representatives are supportive of development of HOME ARP Plan to assist with the Spokane Regional Crisis Network   |
| <b>Human Rights Commission</b>                              | Racial equity and civil rights advocates  | In person and electronic communication  | Human Rights and Fair housing issues are related. However, there was not a specific concern about racial equity in our shelters. They do a good job of accepting gender identity safety and acceptance. Similarly, BIPOC related issues are isolated issues.  |
| <b>Empire Health Foundation</b>                             | Lead organization for updating the CE   | Electronic meeting to   | Although administering the ROW CE system, Empire Health   |

|  |   |   |   |
|--|---|---|---|
|  | for the Spokane Regional homeless crisis support network  | discuss work of the organization as it relates to CE                    | foundation may have funds to assist with the other CE lead organization to increase responsiveness to homeless individuals and families                 |
| <b>Catholic Charities of Eastern Washington, Catholic Housing Ventures</b> | Housing development division of Catholic Charities of Eastern Washington  | In-person meeting to discuss potential new affordable housing projects  | HOME ARP funding does not fit with their current development plan which relies heavily on LIHTC.  |
| <b>Inland Empire Residential Resources</b>                                 | Non-profit affordable housing development, and affordable housing property management organization                                | In-person meeting to discuss potential new affordable housing projects. | Potential new developments would not be able to meet the qualifying populations restrictions.   |
| <b>Spokane Neighborhood Action Partners</b>                                | Non-profit supportive services organization and affordable housing developer, affordable housing property management organization | In-person meeting to discuss potential new affordable housing projects. | Expressed an interest in exploring HOME-ARP funding for development but didn't have a current project in the queue that could utilize HOME-ARP funding. |
| <b>Community Frameworks</b>  | Non-profit affordable housing development, and affordable housing property management organization                                | In-person meeting to discuss potential new affordable housing projects. | Projects discussed could potentially meet HOME requirements but not HOME-ARP requirements.  |

***Summarize feedback received and results of upfront consultation with these entities:***

The City of Spokane and Spokane County conducted eight presentations in person and electronically to five member organizations and conducted in person consultations with representatives of specific agencies, as required. Follow up for presentations was provided electronically with a link to the HOME ARP Survey. Participants were encouraged to provide feedback within the survey and/or e-mail comments directly to the two HOME ARP Plan developers at the City of Spokane and Spokane County.

While some survey responders did review home ARP guidance and requirements, most survey responses were from people who simply expressed their perception of the Spokane regional homeless crisis network serving Spokane County.

The development of affordable housing units was the highest priority need identified by survey respondents. It is well-known that the City of Spokane lacks adequate affordable housing to address the housing crisis. However, in an open meeting in November 2023, and in subsequent consultations with affordable housing developer/sponsors, the immediate need for supportive services and tenant-based rental assistance was stressed to address the housing crisis.

**Public Participation:**

*Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:*

- *Date(s) of public notice: 4/3/2024*
- *Public comment period: start date – 4/3/2024 end date – 4/19/2024*
- *Date(s) of public hearing: 4/12/2024*
  
- *Date(s) of public notice: 1/4/2024*
- *Public comment period: start date – 1/3/2024 end date – 1/18/2024*
- *Date(s) of public hearing: 1/3/2024*
  
- *Date(s) of public notice: 11/23/2022*
- *Public comment period: start date – 12/7/2022 end date – 1/6/2023*
- *Date(s) of public hearing: 12/7/2022*

*Describe the public participation process:*

Eight City of Spokane and Spokane County joint informational sessions were provided to stakeholder groups, reaching well over 100 businesses, organizations, and agencies. Please see attached lists of those reached through presentations. Citizens were invited to participate in the HOME ARP survey through an informational website, press release to local media outlets, and community presentations.

A public notice invited interested parties to submit comments electronically or in person at a public hearing on December 7, 2022, or during a 30-day comment period beginning December 7, 2022, through January 6, 2023, for the initial HOME-ARP allocation plan.

A public notice invited interested parties to submit comments electronically or in person at a public hearing on January 3, 2024, or during a 15-day comment period beginning January 3, 2024, through January 18, 2024, regarding the substantial amendment to the HOME-ARP allocation plan. The announcement of the public comment period was posted to the website on

December 29, 2023, but the Spokesman was unable to post the public announcement until January 4, 2024.

A public notice invited interested parties to submit comments electronically or in person during a 15-day comment period beginning April 3, 2024, through April 19, 2024, regarding the substantial amendment to the HOME-ARP allocation plan. The public announcement also included an invitation to attend the public hearing on April 12, 2024.

***Describe efforts to broaden public participation:***

During outreach activities and presentations attendees were encouraged to pass along information and comment opportunities to their friends, families, and colleagues. 162 people participated in the survey. The City of Spokane staff encouraged the CHHS Board to share the information broadly with associated organizations.

The City of Spokane provides ADA accommodations upon request.

***Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:***

Recommendations received through the first public participation process favored increasing affordable housing options for the qualifying populations. While service organizations identified a need for additional supportive services, the consensus of non-service providers was that increasing inventory of affordable housing for very low-income households was the first priority.

Recommendations received through the second public participation process, following the first request for proposals for HOME-ARP funding, favored increasing affordable housing options for the qualifying populations, and increasing the stabilization of qualifying households by increasing tenant-based rental assistance and supportive services to qualifying households.

***Summarize any comments or recommendations not accepted and state the reasons why:***

All public comments were accepted and reviewed.

During the 30-day public comment period for the proposed HOME-ARP plan, a citizen requested that we consider participating in the CoC's CE. This comment was reviewed, but the plan was not changed to accommodate the recommendation. The Spokane Regional CoC uses the definition of homelessness, those at-risk of homelessness as defined in 24 CFR 578.3. HOME-ARP projects are required to use the definitions as defined in 24 CFR 91.5. Additionally, the CoC's CE system has population prioritization built into it that would not consider all



HOME-ARP qualifying populations equally. For these reasons, the City of Spokane did not accept the recommendation of the citizen to use the CoC's CE system for referrals.

During the 15-day public comment period for the proposed substantial amendment to the HOME-ARP allocation plan, CHHS received two public comments. Both citizens wrote about the importance of adding units to the affordable housing inventory. One citizen supported the amendment to reallocate money to supportive services and tenant-based rental assistance but requested that the City of Spokane identify and eliminate roadblocks that deterred developers from applying for HOME-ARP funding, to increase developer interest in the future. The City of Spokane is committed to providing additional technical assistance to sponsors/developers and to expanding funding marketing efforts in future funding rounds.

The second comment was a recommendation that the City of Spokane not provide additional funding for supportive services. This comment was reviewed but the plan was not changed to accommodate the recommendation. The funding gap between supportive services requests and the funding available, community engagement prior to the public comment period expressing support for housing stabilization and supportive services funding, and the increase in the numbers of households meeting the definitions of the qualifying populations, and the short-term nature of HOME-ARP funding were the primary reasons for not accepting the recommendation.

**Needs Assessment and Gaps Analysis:**

**Table 1 Homeless Needs Inventory and Gap Analysis Table**

| <b>Homeless</b>              |                          |            |             |            |           |                              |                      |      |               |                     |            |             |            |
|------------------------------|--------------------------|------------|-------------|------------|-----------|------------------------------|----------------------|------|---------------|---------------------|------------|-------------|------------|
|                              | <b>Current Inventory</b> |            |             |            |           | <b>Homeless Population</b>   |                      |      |               | <b>Gap Analysis</b> |            |             |            |
|                              | Family                   |            | Adults Only |            | Vets      | Family HH (at least 1 child) | Adult HH (w/o child) | Vets | Victims of DV | Family              |            | Adults Only |            |
|                              | # of Beds                | # of Units | # of Beds   | # of Units | # of Beds |                              |                      |      |               | # of Beds           | # of Units | # of Beds   | # of Units |
| Emergency Shelter            | 299                      | 30         | 667         | 25         | 10        |                              |                      |      |               |                     |            |             |            |
| Transitional Housing         | 218                      | 74         | 80          | 70         | 22        |                              |                      |      |               |                     |            |             |            |
| Permanent Supportive Housing | 197                      | 57         | 928         | 928        | 494       |                              |                      |      |               |                     |            |             |            |
| Other Permanent Housing      | 724                      | 226        | 97          | 97         | 0         |                              |                      |      |               |                     |            |             |            |
| Sheltered Homeless           |                          |            |             |            |           | 87/277                       | 647/651              | 66   | 97            |                     |            |             |            |
| Unsheltered Homeless         |                          |            |             |            |           | 3/13                         | 766/806              | 45   | 60            |                     |            |             |            |
| <b>Current Gap</b>           |                          |            |             |            |           |                              |                      |      |               | 1148                | 297        | 318         | 318        |

**Data Sources:** 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation; 4. American Community Survey; 5. Comprehensive Housing Affordability Strategy (CHAS)

\* This includes all beds at family shelters - regardless of use at the time of the 2022 HIC that had bed/unit usage for HH without children.

\*\* This includes season beds that were scheduled to end on or after 2/27/2022 and overflow beds.

\*\*\* Adults Only Units are estimated as that isn't included in the HIC, only beds are.

\*\*\*\* Total ES count discrepancy is related to 24 beds from Child Only Households

\*\*\*\*\* Homeless Population is pulled from the PIT Summaries in the HDX. The counts represent Households/Persons.

**Table 2 Housing Needs Inventory and Gap Analysis Affordable Units**

| <b>Non-Homeless</b>   |                          |                        |                     |
|---|--------------------------|------------------------|---------------------|
|   | <b>Current Inventory</b> | <b>Level of Need</b>   | <b>Gap Analysis</b> |
|   | # of Units               | # of Households        | # of Households     |
| Total Rental Units  | 74,380*                  |                        |                     |
| <b>Rental Units</b> Affordable to HH at 30% AMI (At-Risk of Homelessness) | 5,855**                  | 17,950 HH @30% AMI***  | <b>12,095</b>       |
| <b>Rental Units</b> Affordable to HH at 50% AMI (Other Populations)       | 14,430**                 | 14,520 HH @ 50% AMI*** | <b>90</b>           |
| <b>Current Gaps</b>   |                          |                        | <b>12,185</b>       |

**Data Sources:** \*American Community Survey 2021 One-year Estimates

\*\*2015-2019 CHAS 5-year average data set tables 14B, 15C

\*\*\*2015-2019 CHAS ACS Report

Consultation

**Table 3 Housing Needs Inventory and Gap Analysis Units with One or More Severe Housing Problems**

| <b>Non-Homeless</b>   |                          |                      |                     |
|---|--------------------------|----------------------|---------------------|
|   | <b>Current Inventory</b> | <b>Level of Need</b> | <b>Gap Analysis</b> |
|   | # of Units               | # of Households      | # of Households     |
| 0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness) |                          | 14,465**             |                     |
| 30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)      |                          | 8,020**              |                     |
| <i>Current Gaps</i>   |                          |                      | 22,485              |

**Data Sources:** \*American Community Survey 2021 One-year Estimates,  
\*\*2015-2019 CHAS ACS Report

*Describe the size and demographic composition of qualifying populations within the PJ’s boundaries:*

***Homeless as defined in 24 CFR 91.5***

The Point-In-Time (PIT) Count conducted in 2023 saw increases in homelessness in Spokane County by roughly 36% overall.

- There were 2,390 people from 2,136 households counted in 2023 compared to the 1,757 people from 1,513 households counted in 2022;
- The sheltered population total was 1,435 in 2023, a 54% over 2022;
- The unsheltered population of 955 in 2023 was 16 % increase over 2022;
- 129 total veterans were counted in 2023, an 86% increase over 2022;

Lack of affordable housing, lack of family or a support network, and substance abuse were the top three reasons identified for homelessness in the 2023 PIT Count. Additionally, 7% of those surveyed in the 2023 PIT Count said eviction was their primary reason for being homeless. Supportive services can assist in providing households with a support network, and referrals to substance abuse services. TBRA can assist households in securing and keeping affordable housing, eliminating some of the evictions that have led to increased homelessness in Spokane as identified by respondent surveyed during the 2023 PIT count.

***At Risk of Homelessness as defined in 24 CFR 91.5***

Other qualified populations include a subset of the over 14,465 households with at least one severe housing burden who are at 0-30% of the Area Median Income and an additional 8,020 households with at least one severe housing burden making 30-50% of the local AMI as seen in Table 3.

***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

When looking at the data for those who report these issues the PIT counted 218 adults in 2023. Twenty-two individuals were living in transitional housing, 118 individuals in emergency shelter and 78 individuals were unsheltered.

***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice***

As seen in Table 2, Spokane currently has a deficit of housing for households with annual incomes less than or equal to 30% local AMI. This means that many extremely low-income households in Spokane are paying more than 30% of their incomes in housing costs. The 2015-2019 CHAS data tables identified more than 6300 households earning less than 30% local AMI, paying more than 50% of their incomes in rent.

Spokane's Veteran population has been a focus of Spokane's local Built for Zero initiative for several years. The City of Spokane's partnership with Spokane United Way has led to decreases in the number of Veteran households experiencing homelessness. However, the percentage of Veterans who return to homelessness within in two years is 30% of inflow each month. The 2023 PIT Count saw an 86% increase in the number of Veterans experiencing homelessness.

***Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):***

According to the 2022 Housing Inventory Count, the City of Spokane has 855 year-round emergency shelter beds, 298 transitional housing beds, and 22 safe haven beds. 615 households were counted for rapid rehousing programs, 347 of whom were families with children as well as some veterans with children (299 families, 48 veterans), and 2,242 units of Supportive Housing.

According to the last conducted Housing Needs Assessment, in Washington State, 118,092 units of subsidized rental housing have been built using state, local, federal, and private capital funds. In addition to these physical units, 40,169 tenant-based rent vouchers are in circulation across the state. Currently, at least 7,303 affordable units are in the development process, but 12,663 of the existing units were at risk of being converted to market-rate housing in 2017 due to expiring affordability agreements.

In addition, a significant unmet need remains for special groups with limited incomes such as seniors, people with physical and cognitive disabilities, families, victims of domestic violence, and the homeless. For extremely low- and very low-income households, Washington State has a deficit of 327,136 affordable and available housing units. In other words, for every 100

extremely low and very low-income households, only 51 units are affordable and available to them. The remaining 49-unit gap represents households in the state who are paying more for housing than they can reasonably afford. Since 2000, incomes in the state have declined by 2.4 percent but median rents have increased 7.8 percent in real dollars. This means that housing affordability in the state has been a growing problem over the past decade.

Locally, the situation mirrors the state. As seen in Table 2, the 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD in September 2022, estimated the **number of affordable housing units** in Spokane County at **5855 units** for Households with incomes at the 30% AMI. The **number of affordable housing units** for Households earning 50% AMI was reported to be **14,430 units**. The number of Households earning less or equal to 30% AMI was reported as 17,950 in the 2015-2019 CHAS report. The number of Households earning 31% - 50% AMI was reported to be 14,520. This represents a gap in affordable housing inventory of at least 12,185 units. This gap in inventory in affordable housing aligns with the feedback received from the community during the public participation meetings.

***Describe the unmet housing and service needs of qualifying populations:***

***Homeless as defined in 24 CFR 91.5***

When looking at the 2023 Point in Time count the data that was collected for those who experience sheltered and unsheltered homelessness, it was estimated that approx. 2,390 people from 2,136 households experienced homelessness at the time of the count. On the night of the 2023 PIT count, 955 individuals were reported to be living unsheltered, with 1176 counted in shelters along with 259 individuals living in transitional housing programs. This was a dramatic increase over the 2022 PIT count.

Lack of affordable housing was the number one cause for homelessness identified by respondents in the 2023 PIT count.

***At Risk of Homelessness as defined in 24 CFR 91.5***

Among those who are at risk of homelessness, the Corporation for Supportive Housing estimates Another 17,131 households need supportive housing in Washington each year. This includes individuals who are incarcerated and have behavioral health needs, individuals in nursing homes, developmental centers, psychiatric hospitals, and residential treatment facilities, as well as families and youth involved in the child welfare system due to a lack of safe and affordable housing.

There is an unknown additional number of households who are facing eviction, behind on rent, and not otherwise counted in this data. (Source: 2019 Affordable Housing Update Pursuant to RCW 43.185B.040)

While housing starts are at a 13-year high in fast-growing areas of Washington, affordability remains a problem for most households. In 2019, despite increased permitting activity, housing affordability worsened throughout the state by 10%. For low and extremely low-income households, the situation is worse than ever. Twenty-two percent of Washington renters (234,362 households) are extremely low-income, and there is a deficit of 165,345 units that are both affordable and available to them.

In Washington state, nearly half of renters are cost burdened. Those with extremely low incomes, meaning their household income is 30% or less of the Area Median Income, have the hardest time finding and keeping housing. When housing costs are more affordable and housing opportunities are more readily available, there is a lower likelihood of these households becoming homeless, and households who do become homeless can exit homelessness more quickly and with a greater likelihood of sustaining that housing long-term.

The National Low-Income Housing's most recent state housing needs report notes that there is a shortage of 158,225 housing units available to people at extremely low income. (Retrieved from Washington I National Low Income Housing Coalition {nlihc.org})

***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

When looking at the data for those who report these issues the PIT counted 218 adults in 2023. Twenty-two individuals were living in transitional housing, 118 individuals in emergency shelter and 78 individuals were unsheltered.

***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice***

A significant unmet need remains for special groups with limited incomes such as seniors, people with physical and cognitive disabilities, families, victims of domestic violence, and the homeless. For extremely low- and very low-income households, Washington State has a deficit of 327,136 affordable and available housing units. In other words, for every 100 extremely low and very low-income households, only 51 units are affordable and available to them. The remaining 49-unit gap represents households in the state who are paying more for housing than they can reasonably afford. Since 2000, incomes in the state have declined by 2.4 percent but median rents have increased 7.8 percent in real dollars. This means that housing affordability in the state has been a growing problem over the past decade.

***Identify any gaps within the current shelter and housing inventory as well as the service delivery system:***

Existing vulnerabilities compound the effects of poverty and homelessness. Among the unhoused population in the City of Spokane, like other cities, there is a greater proportion of individuals

suffering from substance use disorder (23% compared to 9% in Washington State), domestic violence survivors (10% compared to 1 % in Spokane County), and people with serious mental illness (31 % compared to 4% in Spokane County). While these vulnerabilities are undeniably a piece of the puzzle, they do not explain the rise in homelessness in Spokane. According to a variety of indicators, there have not been major increases in the prevalence of substance abuse or serious mental illness over the years. Where there are increases, they certainly are not on par with the increases in the unhoused population from the 2020 PIT count to the 2023 PIT count. Many of the current shelters operating do not have separate (non-congregate) sleeping quarters for individuals and families to feel safe and secure during a housing crisis. Furthermore, few emergency shelter programs can accommodate all household compositions, pets, and gender identities, and/or operate in a low-barrier, harm-reduction manner.

Below is the breakdown of the reasons given by the unhoused population for why they became homeless. Note that a person could provide more than one reason, so the totals do not sum to the population number.

- 334 reported a Lack of affordable housing,
- 187 reported Substance Abuse,
- 177 reported unemployment/underemployment,
- 174 reported a Lack of Family/support network,
- 167 reported mental health problems,
- 104 reported access to transportation,
- 99 physical disabilities,
- 74 due to covid,
- 60 reported due to Domestic Violence,
- 32 reported due to healthcare costs,
- 21 reported due to criminal history, and
- 16 by choice.

**What are the primary reasons why you became homeless?**

56% reported a lack of affordable housing, 33% reported Substance abuse, 31 % reported unemployment, 30% reported a lack of support, 29% reported mental health issues, 18% reported transportation access, 17% reported Physical disability issues/concerns, 13% reported COVID related issues, 0% due to DV, and 5% reporting health care costs.

**What is missing from the shelter system?**

53% reported permanent housing, 44% reported bed space, 44% reported day space, 33% reported transportation, 32% reported Behavioral Health, 27% reported other, 21 % reported Drug or Alcohol Treatment, 18% reported Health Care, 13% reported Employment training services, 12% reported job search, and 7% reported to want Family Reunification Services.

**What services are you most in need of?**

84% reported Housing, 40% reported Transportation, 36% reported Behavioral Health, 28% reported Drug or Alcohol Treatment, 25% reported Job search support, 21 % reported Health

care, 20% reported Employment training, 15% reported other, and 9% reported Family Reunification Services.

***Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:***

The Housing Needs Assessment was commissioned by the diverse, governor-appointed membership of the Washington State Affordable Housing Advisory Board to create an unbiased accounting of housing affordability in Washington. It is meant to serve as a foundation for current and future policy discussions. In future years this study can be replicated to understand trends and the effectiveness of policy decisions and investments. The data that they have collected shows; Thirty-six percent (936,260) of Washington's households are cost burdened. More than 390,000 households (15.2%) are severely cost-burdened. The proportion of the lowest-earning households (earning less than 30% of the state's median family income) that are severely cost-burdened is greater than those who can reasonably afford their housing. Homelessness is another critical affordability problem one step beyond the cost burden.

HUD's 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) data (<https://www.huduser.gov/portal/datasets/cp.html>) reports that 64,730 Spokane County households have at least 1 of 4 severe housing problems. These households lack safe, economically sustainable housing and are at increased risk of housing instability and homelessness.

Therefore, households that spend more than 30% of their income and live-in substandard housing is unstably housed and at risk of homelessness. Substandard housing is defined at 24 CFR § 5.425, which reads:

- (A) When the unit is substandard. (See§ 5.415(a)(2) and (c)(2)(ii) for applicability of this section to the Section 8 Certificate/Voucher, Project-Based Certificate, Moderate Rehabilitation programs and the public housing program.) A unit is substandard if it:
  - (1) Is dilapidated.
  - (2) Does not have operable indoor plumbing.
  - (3) Does not have a usable flush toilet inside the unit for the exclusive use of a family.
  - (4) Does not have a usable bathtub or shower inside the unit for the exclusive use of a family.
  - (5) Does not have electricity or has inadequate or unsafe electrical service.
  - (6) Does not have a safe or adequate source of heat.
  - (7) Should, but not have a kitchen; or
  - (8) Has been declared unfit for habitation by an agency or unit of government.
- (B) Other definitions:
  - (1) Dilapidated unit. A housing unit is dilapidated if:



- a. The unit does not provide safe and adequate shelter, and in its present condition endangers the health, safety, or well-being of a family; or
- b. The unit has one or more critical defects or a combination of intermediate defects in sufficient number or the extent to require considerable repair or rebuilding. The defects may involve original construction, or they may result from continued neglect or lack of repair or from serious damage to the structure.

***Identify priority needs for qualifying populations:***

The priority needs among the qualifying populations are affordable and supportive housing, as well as appropriate shelters. The proportion of people sleeping in outdoor encampments has more than doubled since 2020. Although proportionally less, there are also more people (numerically) sleeping on the street, under bridges/overpasses, and in vehicles. We may begin to understand something about different unsheltered populations' needs based on their chosen sleeping location and the reason that they don't use a shelter.

For example, those sleeping on the streets were less likely to cite safety or fear of violence as the reason for not using a shelter but more likely than the unsheltered population to cite privacy, rules, hours of operation, and alcohol or drug dependency. Those sleeping in encampments were more like to cite safety/fear of violence and pets as their reason for not using shelters and less likely to cite all other reasons. Finally, those sleeping in a vehicle boat, or RV were more likely to cite safety/fear, privacy, anxiety, pets, and non-traditional family units.

Forty-six percent of respondents cited unemployment or lack of affordable housing as the reason that they are homeless. Forty percent of the population cited affordable housing and 16% cited both. In Spokane, average housing sales and rent have both nearly doubled over the last 10 years. About 10 years ago, Spokane was a very affordable city, and our homeless population was decreasing. In recent years it has become much less affordable with a corresponding rise in our unhoused population. The housing affordability index is calculated using median income and median housing price. When the pricing distribution of the stock of housing for sale does not proportionally match the distributions of household incomes then the affordable housing potential for households at the lower end of incomes are squeezed out of the market.

Since at least 2016, there has been a segment of the population for whom purchasing a house was not affordable. In 2016 this was those making below \$15,000 annual income or about 24,859 households. Recently that segment of the population for which housing ownership is unaffordable has increased to about 86,318 households (making less than \$50,000). Note, for example, in 2020 6% of households had incomes in the lowest segment with only 1 % of housing sales that would have matched those households.

The story is the same with rentals. Housing experts generally site a vacancy rate below 5% as a tight market - the last time the Spokane vacancy rate was above 5% was in 2011. HUD's 2015-

2019 CHAS report listed Spokane’s vacancy rate at 1.8%. This rate was further impacted by the impacts of Covid-19 and the eviction moratorium. Additionally, even for those that qualify, HUD specifies a Fair Market Rent value that support organizations cannot exceed. The fair market rent value has diverged from the average rent cost in recent years. In 2021, HUD’s fair market rent was \$ 774 but the average cost of a one-bedroom apartment was \$988 in Spokane. If providers cannot find rentals at fair market rates, they cannot spend subsidy dollars.

***Explain how the PJ determined the level of need and gaps in the PJ’s shelter and housing inventory and service delivery systems based on the data presented in the plan:***

Annualized data available through the Spokane Regional CoC CMIS data, PIT Count data, Housing Inventory Count data, and the Balance of State HMIS data was presented to stakeholders, advisory boards, and community groups during the consultation process. Stakeholders, community members and advisory groups reviewed the data and confirmed the gaps and needs as presented through the data. Additional reference materials used in identifying priorities for the HOME-ARP plan include: The City of Spokane Housing Action Plan, the Washington State Housing needs assessment, the Community Housing and Human Services Affordable Housing Committee, The Corporation for Supportive Housing, as well as the American Community Survey, and the 2015-2019 HUD Comprehensive Housing Affordability Strategy data sets.

## **HOME-ARP Activities**

***Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:***

Upon HUD approval of the City of Spokane’s Amendment to the HOME-ARP plan, funds will be allocated through a competitive Request for Proposals process for funds allotted to supportive services, and through a direct allocation method to TBRA sponsors.

The CHHS Affordable Housing Committee will assist the City of Spokane in developing the supportive services RFP, the criteria for selecting proposals, and will review the proposals for selection. The competitive supportive services RFP will be publicly posted to websites and the local newspaper. The RFP will also be distributed through stakeholder listservs, and to interested community members. Once the RFP closes, the CHHS Affordable Housing Committee will review the proposals. The selected proposals will be presented to the Community Housing and Human Development Board for review and approval. Following CHHS Board approval, the selected proposals will be presented to the City of Spokane City Council for approval to fund the proposals.

The TBRA direct allocation to TBRA sponsor organizations will be assigned to organizations that either currently administer similar federally funded TBRA programs or successfully administered federally funded, covid-related TBRA previously.

***Describe whether the PJ will administer eligible activities directly:***

The City of Spokane will provide oversight of sub-recipients and provide monitoring to ensure that funds are spent in accordance with regulations. Sub-recipients will conduct the eligible activities under the HOME-ARP plan.

***If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:***

No funds will be spent prior to HUD's acceptance of the City of Spokane's amendment to the HOME-ARP allocation plan.

## **Use of HOME-ARP Funding**

***Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:***

The gaps and needs analysis, public comment gathered during the consultation periods, and public feedback received in response to the HOME-ARP RFP indicate that increasing access to supportive services and affordable housing for qualifying populations are the two top priority needs in Spokane. The substantial amendment to the HOME-ARP allocation plan addresses these needs. Seventy-four percent, or \$3,434,371.00, will be allocated to the funding supportive services in Spokane, and eleven percent, or \$500,000, will go to funding tenant-based rental assistance in Spokane. The remaining fifteen percent is allocated to Planning and Administration.

***Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:***

The City of Spokane reviewed all the collected data as well as the gap analysis for shelter, affordable and supportive housing, including the investments being focused on by other entitlements, as well as feedback and experience from those working to end homelessness and those who experience homelessness. There are significant needs throughout the City of Spokane for each of the HOME-ARP eligible activities. The lack of short-term and long-term affordable housing and the need for increased supportive services were identified repeatedly in the data,

through community conversations with stakeholders, advisory groups and people with lived experience.

Affordable and supportive housing can help reduce long-term shelter stays, unsheltered homelessness, and provide a safe and affordable place to recover from substance abuse, mental illness, and other disabling conditions. The existing homeless prevention and supportive housing programs are not adequately funded to meet the current and growing needs of the population they continue to serve. Through this substantial amendment, the City of Spokane will utilize the HOME-ARP funds to aid organizations in providing affordable housing through tenant-based rental assistance and supportive services to the qualifying populations.

## **HOME-ARP Production Housing Goals**

***Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:***

The City of Spokane has amended its HOME-ARP allocation plan to focus on tenant-based rental assistance and supportive services. The City of Spokane will serve a minimum of 60 households with TBRA.

Supportive services will support approximately 2000 qualifying individuals over the three-year contract term associated with each supportive services grant award. This does not translate into production of units.

***Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:***

The number one priority need identified in the City of Spokane's 2020 Consolidated Plan is to **improve affordable housing access & availability**.

Through its needs assessment, gap analysis, public feedback and stakeholder input, the City of Spokane further identified that increasing the number of units available to qualifying households is necessary for **improving affordable housing access and availability** in Spokane.

Providing tenant-based rental assistance to 60 qualifying households over 24-months, and supportive services to approximately 2000 qualifying individuals during the three-year contract term for the supportive services grants contributes to the overall housing goals established in the Consolidated Plan.

***Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:***

The City of Spokane will equally prioritize the four qualifying populations.

*If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:*

Not applicable.

**Referral Methods:**

*Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):*

Projects will accept applications from all qualifying populations. The intake process will involve initial verification that the applicant is eligible as a qualifying population, placement on a project-based waitlist, and placement into housing in chronological order of application receipt. Verification of eligibility may be needed at time of selection if the initial verification of eligibility has expired.

*If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):*

Not applicable.

*If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):*

Not applicable.

*If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):*

Not applicable.

**Limitations in a HOME-ARP rental housing or NCS project**

*Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:*

The City of Spokane does not intend to limit eligibility for HOME-ARP rental housing to a particular qualifying population.

***If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:***

Not applicable.

***If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):***

Not applicable.

## **HOME-ARP Refinancing Guidelines**

- ***Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity.***

HOME-ARP funds will not be used for refinancing existing debt.

- ***Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.***

Not applicable.

- ***State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.***

Not applicable.

- ***Specify the required compliance period, whether it is the minimum 15 years or longer.***

Not applicable.

- ***State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.***

HOME-ARP funds will not be used to refinance any existing debt.

- ***Other requirements in the PJ's guidelines, if applicable:***

Not applicable.

WA 502 Spokane Regional Continuum of Care Board

| Sector/Population Representing                         | Name                    |
|--|-------------------------|
| <b>Lived Experience Representatives (4)</b>            |                         |
| Family Representative                                  | Angela Chapman          |
| Single Adult Representative                            | Dale Briece             |
| Veteran Representative                                 | Jennifer Wilcox         |
| Youth Representative                                   | Pink Varela (they/them) |
| <b>Homeless Service Providers (3)</b>                  |                         |
| Supportive Services                                    | Jennifer Haynes         |
| Permanent Housing                                      | VACANT                  |
| Temporary Housing                                      | Shannon Boniface        |
| <b>City of Spokane (1)</b>                             |                         |
| City of Spokane  | Jenn Cerecedes          |
| <b>City of Spokane Valley (1)</b>                      |                         |
| City of Spokane Valley                                 | Arne Woodard            |
| City of Spokane Valley - Alternate                     | Brandi Peetz            |
| <b>Spokane County (1)</b>                              |                         |
| Spokane County   | Cathrene Nichols        |
| <b>Law &amp; Justice Community (1)</b>                 |                         |
| Law & Justice Community                                | Judge Mary Logan        |
| <b>Behavioral Health &amp; Chemical Dependency (1)</b> |                         |
| Behavioral Health/Chemical Dependency                  | VACANT                  |
| <b>Spokane Regional Health District (1)</b>            |                         |
| Spokane Regional Health District                       | VACANT                  |
| <b>Workforce Development (1)</b>                       |                         |
| Workforce Development                                  | Mark Mattke             |
| <b>DSHS Children's Administration (1)</b>              |                         |
| Child Welfare  | Erik Larson             |
| <b>Public Housing Authority (1)</b>                    |                         |
| Spokane Housing Authority                              | Arielle Anderson        |
| <b>Veteran's Administration (1)</b>                    |                         |
| Veteran Service Agency                                 | VACANT                  |
| <b>Healthcare Provider or Hospital (1)</b>             |                         |
| Healthcare Provider or Hospital                        | VACANT                  |
| <b>Business Community (1)</b>                          |                         |
| Business Community                                     | VACANT                  |
| Landlord Association/Private Landlord                  | Daniel Klemme           |
| <b>Schools &amp; Education (2)</b>                     |                         |
| K – 12 Education                                       | VACANT                  |



|                                 |                |
|---------------------------------|----------------|
| Higher Education                | VACANT         |
| <b>Homeless Coalition (1)</b>   |                |
| Chair of the Homeless Coalition | Robert Lippman |
| <b>Philanthropy (1)</b>         |                |
| Philanthropy                    | Morgan Smith   |
| <b>At-Large (2)</b>             |                |
| At-Large                        | VACANT         |
| At-Large                        | Jason Campbell |

## Housing and Community Development Advisory Committee

City of Airway Heights - vacant  
City of Cheney - vacant  
City of Deer Park - Dee Cragun  
Town of Fairfield - Cheryl Loeffler  
Town of Latah - Yvonne Warren  
City of Liberty Lake - Ralph Williams  
City of Medical Lake - Chad Pritchard  
Town of Millwood - vacant  
Town of Rockford - vacant  
Town of Spangle - Clyde Sample  
City of Spokane Valley - Eric Robinson  
City of Spokane Valley - Arne Woodard  
City of Spokane Valley - Amanda Tainio  
City of Spokane Valley - Tom Hormel  
Town of Waverly - Ryan Wilson  
At-Large (North) - Tom Richardson  
At-Large (North) - Rusty Barnett  
At-Large (South) - Mason Burley  
At-Large (South) - Michael Mohondro  
City of Spokane - vacant

## Greater Valley Support Network Membership

Renee Norris, Catholic Charities Rapid Rehousing, [renee.norris@cceasternwa.org](mailto:renee.norris@cceasternwa.org)

Angela Slabaugh, NAOMI [angela@naomicommunity.org](mailto:angela@naomicommunity.org)

Kylie Pybus, WSU Extension Expanded Food and Nutrition Education Program

[kylie.pybus@wsu.edu](mailto:kylie.pybus@wsu.edu)

Aileen Luppert, Spokane County Library District, [aluppert@scl.d.rog](mailto:aluppert@scl.d.rog)

Kirsten Fuchs, NEWESD 101/East Valley Community Coalition. [kfuchs@esd101.net](mailto:kfuchs@esd101.net)

Sara Cardwell~NAOMI Abundant Life Director [sara@naomicommunity.org](mailto:sara@naomicommunity.org)

Caesy Morphis, District School Social Worker for Central Valley School District.

[Cmorphis@cvsd.org](mailto:Cmorphis@cvsd.org)

David Stone, [davids@svpart.org](mailto:davids@svpart.org)

Jessica Erdman, CVSD Student and Family Engagement Center Coordinator,

[jerdman@cvsd.org](mailto:jerdman@cvsd.org)

Sherri Gangitano, Director/Community Coordinator, Spokane Valley Community

Advocates, [sv.communityadvocates@gmail.com](mailto:sv.communityadvocates@gmail.com)

Lily Vergine, Communities in Schools Site Coordinator at Opportunity Elementary

[lily@cisspokane.org](mailto:lily@cisspokane.org)

Cheney Outreach Center,

East Valley School District,

Pioneer Human services,

Parkview Early Learning Centers,

Nine Mile Falls School District

# THE SPOKESMAN-REVIEW

999 W Riverside Ave, Spokane, WA 99201

## PUBLISHER'S AFFIDAVIT

STATE OF NEW YORK }  
COUNTY OF ERIE } ss

**Name:** SPOKANE CITY COMM HOUSING & HUMAN SVCS **Client ID:** 100250  
**PO No:** \_\_\_\_\_ **No. Lines:** 129  
**Total Cost:** \$222.59 **Campaign:** 220430

I, Jennifer Evans do solemnly swear that I am a Authorized Representative of The Spokesman-Review, a newspaper established and regularly published, once each day in the English language, in and of general circulation in the City of Spokane, Spokane County, Washington; and in the City of Coeur d'Alene, Kootenai County, Idaho; that said newspaper has been so established and regularly published and has had said general circulation continuously for more than six (6) months prior to the 23<sup>rd</sup> day of July, 1941; that said newspaper is printed in an office maintained at its place of publication in the City of Spokane, Washington; that said newspaper was approved and designated as a legal newspaper by order of the Superior Court of the State of Washington for Spokane County on the 23rd day of July, 1941, and that said order has not been revoked and is in full force and effect; that the notice attached hereto and which is a part of the proof of publication, was published in said newspaper 1 time(s), the publication having been made once each time on the following dates:

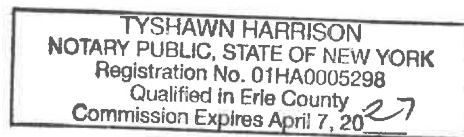
April 3, 2024.

That said notice was published in the regular and entire issue of every number of the paper during the period of time of publication, and that the notice was published in the newspaper proper and not in a supplement.

Subscribed and sworn to before me this 23 day of

April, 2024

Jennifer Evans  
(Advertising Agent)  
Tyshawn Harrison  
(Notary)



# THE SPOKESMAN-REVIEW

999 W Riverside Ave, Spokane, WA 99201

## PUBLISHER'S AFFIDAVIT

Campaign: 220430

### Notice of Public Comment Period

AND A Public Hearing

Public Comment Period:

April 3, 2024 through

April 19, 2024

Public Hearing Date:

Friday, April 12, 2024

Time: 5:05 P.M.

Location:

Enable Health Foundation

1023 W Riverside Ave, Spokane

Please contact CHRIS at 509-625-

8725 or at [chris@enablehealth.org](mailto:chris@enablehealth.org)

for virtual meeting

options.

The City of Spokane's Community

Housing and Human Services

Department (CHHS) will open a

public comment period on April 3,

2024, through April 19, 2024,

and host a public hearing on

April 12, 2024, to receive public

comment on a substantial

amendment to the HOME

Allocation Plan (HOMEARP)

allocation plan.

The City of Spokane is requesting

the substantial amendment to

the HOMEARP allocation plan to

increase the amount of funding

allocated to the development of

affordable rental housing,

increase the amount of funding

allocated to supportive services,

and add funding for tenant-

based rental assistance to the

allocation plan.

As per the U.S. Department of

Housing and Urban Development,

the purpose of HOME-ARP

funding is to provide

homelessness assistance and

supportive services. Funds to be

administered through the HOME-

ARP program may only be used to

perform the activities that

benefit qualifying individuals and

families who are homeless, at

risk of homelessness, or in other

vulnerable populations as

defined in HUD Policy 21-10.

Eligible activities for funding

include: (1) development and

support of affordable housing; (2)

tenant-based rental assistance

(TBRA); (3) provision of

supportive services; and (4)

acquisition and development of

non-congregate shelter units.

The public may comment at the

public hearing or may forward

their comments to the CHHS

Department via phone, call 509-

625-8725, or email

[chris@enablehealth.org](mailto:chris@enablehealth.org).

An electronic copy of the draft

can be obtained at

<https://www.spokane.gov/officeofcommunitydevelopment>.

Paper copies of the draft

substantial amendment will be

made available upon request.

Public comments will be collected

for the substantial amendment to

the HOMEARP allocation plan

between the dates of April 3,

2024, and April 19, 2024.

### AMERICANS WITH DISABILITIES

ACT (ADA) REQUIREMENTS: The City

of Spokane is committed to

providing equal access to its

facilities, programs and services

for persons with disabilities. The

Spokane City Council Chamber is

the lower level of Spokane City

and 803 W. Spokane Falls Blvd.,

is wheelchair accessible and also

has a hearing system with an infrared

assistive listening system for

persons with hearing loss.

Individuals may be checked out

from presentation of picture ID

at the City Clerk's Reception

Desk located on the First Floor of

the Municipal Building, directly

across the Glass Gallery or

through the meeting organizer

requesting accommodations or

individuals requesting

accommodations on

further information may call

write, or email Human Resources

at 509-625-8353, 803 W Spokane

Falls Blvd, Spokane WA 99201,

or [HR@spokane.gov](mailto:HR@spokane.gov).

Persons who are deaf or hard of

hearing may contact Human

Resources through the

Washington Relay Service at 7-1-

1. Please contact us forty-eight

(48) hours before the meeting

date.

### NON-ENGLISH SPEAKERS:

The

Consolidated Plan process

attempts, to the maximum extent

feasible, to accommodate the

needs of non-English speaking

residents. Individuals requesting

an interpreter should contact the

CHHS Department. All

accommodation requests should

be made 77 hours prior to the

public hearing; however, if a

request is made within 72 hours

every reasonable effort will be

made to provide an interpreter.

For further information, contact

the CHHS Department at 525-

8321.

SR212430

**LEGAL NOTICES**

Mead School District will receive proposals for Gym Equipment Maintenance/Inspection for the 2024-25 school year. Proposals will be accepted until **May 1, 2024 at 2:00pm** at the Mead School District Maintenance Office, 12510 N Market St, Mead, WA 99021. Proposals will be publicly open and read aloud at 2:00 pm of said day. To obtain proposal documents please go to the Mead School District website: [Mead354.org/OurDistrict/Departments/Purchasing](http://Mead354.org/OurDistrict/Departments/Purchasing). The Mead School District Board of Directors reserves the right to accept or reject any or all proposals and to waive informalities.

SR220112

**Washington State University Rogers and Orton Halls Exterior Repairs Pullman, WA**

Sealed bids are being requested by the Board of Regents of Washington State University, for the above referenced project.

**Project Scope:** Rogers and Orton Halls are 12 story student dorms on the Pullman campus of Washington State University. The condition of the exterior columns are showing signs of water damage and subsequent deterioration at floor levels 4, 7, 11 and at splice joints on the columns at the West and East side of both halls.

**Project Physical address:**  
Rogers Hall- 1355 SE Olympia Ave Pullman, WA 99164  
Orton Hall- 1475 SE Olympia Ave Pullman, WA 99164

**Bid Estimate:**  
\$300,000-\$350,000

**Bid Deadline:** May 1, 2024, prior to 2:00 p.m., virtual bid opening at 2:30 p.m.

**In-Person Mandatory Pre-bid Meeting:** April 18, 2024, 2:00pm, McCluskey Services Building Room 190D.

**Visit**  
<https://facilities.wsu.edu/facilities-services-capital/contractors/> for bid docs and meeting details.

Email [contracts@wsu.edu](mailto:contracts@wsu.edu) to be added to the Planholder's List.

Owner reserves the right to reject any and all bids and to waive any informalities or irregularities in the bids received.

Maja S. Huff  
509-335-9082  
[Contracts@wsu.edu](mailto:Contracts@wsu.edu)  
Facilities Services  
Washington State University  
SR220341

**NOTICE TO CREDITORS Estate of CARSON WILLIAM BLAKESLEY**

SUPERIOR COURT OF THE State of Washington in and for the County of Spokane.

Estate of Carson William Blakesley, Deceased. No. **24-4-00664-32** Probate Notice to Creditors. (RCW 11.40.030).

The personal representative named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided for in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing an original of the claim with the Court. The claim must be presented within the latter of: (1) Thirty (30) days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim if forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets.

Date of first publication: **April 3, 2024**

Personal Representative: Karrie L. Blakesley, C/O Tyson A. Carman, 421 W Riverside, Suite 216, Spokane, WA 99201

SR220424

**LEGAL NOTICES**

**Notice of Public Comment Period and a Public Hearing**

**Public Comment Period:** April 3, 2024 through April 19, 2024  
**Public Hearing Date:** Friday, April 12, 2024  
**Time:** 2:05 P.M.  
**Location:** Empire Health Foundation 1020 W Riverside Ave, Spokane

Please contact CHHS at 509-625-6325, or at [spokanechhs@spokanecity.org](mailto:spokanechhs@spokanecity.org) for virtual meeting options.

The City of Spokane's Community, Housing, and Human Services Department (CHHS) will open a public comment period on April 3, 2024, through April 19, 2024, and host a public hearing on April 12, 2024, to receive public comment on a substantial amendment to the HOME American Rescue Plan (HOME-ARP) allocation plan.

The City of Spokane is requesting the substantial amendment to the HOME-ARP allocation plan to decrease the amount of funding allocated to the development of affordable rental housing, increase the amount of funding allocated to supportive services, and add funding for tenant-based rental assistance to the allocation plan.

As per the U.S. Department of Housing and Urban Development, the purpose of HOME-ARP funding is to provide homelessness assistance and supportive services. Funds to be administered through the HOME-ARP program may only be used to perform four activities that benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations as defined in CPD Notice 21-10. Eligible activities for funding include: (1) development and support of affordable housing; (2) tenant-based rental assistance (TBRA); (3) provision of supportive services; and (4) acquisition and development of non-congregate shelter units.

The public may comment at the public hearing or may forward their comments to the CHHS Department via phone, call 509-625-6325, or email [spokanechhs@spokanecity.org](mailto:spokanechhs@spokanecity.org). An electronic copy of the draft can be obtained at <https://my.spokanecity.org/chhs/documents/>.

Paper copies of the draft substantial amendment will be made available upon request.

Public comments will be collected for the substantial amendment to the HOME-ARP allocation plan between the dates of April 3, 2024, and April 19, 2024.

**AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION:**

The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or [mpiccolo@spokanecity.org](mailto:mpiccolo@spokanecity.org). Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

**NON-ENGLISH SPEAKING:** The Consolidated Plan process intends, to the maximum extent feasible, to accommodate the needs of non-English speaking residents. Individuals requesting an interpreter should contact the CHHS Department. All accommodation requests should be made 72 hours prior to the public hearing, however, if a request is made within 72 hours, every reasonable effort will be made to provide an interpreter.

For further information, contact the CHHS Department at 625-6325.

SR220430

**LEGAL NOTICES**

Mead School District will receive proposals for Annual Fire Related Systems Testing and Inspections for the 2024-25 school year. Proposals will be accepted until **May 22, 2024 at 2:00pm** at the Mead School District Maintenance Office, 12510 N Market St, Mead, WA 99021. Proposals will be publicly open and read aloud at 2:00 pm of said day. To obtain proposal documents please go to the Mead School District website: [Mead354.org/OurDistrict/Departments/Purchasing](http://Mead354.org/OurDistrict/Departments/Purchasing). The Mead School District Board of Directors reserves the right to accept or reject any or all proposals and to waive informalities.

SR220111

**MERCHANDISE WANTED**



**BUYING OLD STEREO EQUIPMENT**  
Pre-1980. Call/text 509.868.9022

Wanted Postcards & Black & White Photographs, any subject. Even old family photo albums. For top dollar. Mark (509) 951-7783



**Pets**

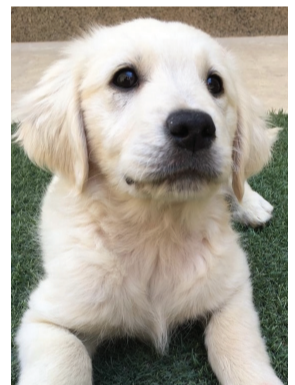
**DOGS**

**AKC MALTESE PUPS**  
Beautiful family raised, vet ck. hith guar UTD vac 530-941-7275



**BRING HOME AN EASTER PUPPY TODAY!** Adorable AKC Red Poodle Pups! 22-30lbs, 2M, 8wks Pullman, \$2400 Sr. dis. 509-961-9671 [perfectionpoodles.com](http://perfectionpoodles.com)

**FOUR CHIWEENIS - 2M 2F**  
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**GOLDEN RETRIEVER PUPPIES**  
Available 4/16. Well socialized, vet checked (first shots and microchipped) and beautiful. Known for being bright, loyal and loving, these puppies will be wonderful companions. AKC registered. Grandparents and great grandparents OFA certified. These puppies come from a long line of healthy long lived and loved family pets. \$1000 for males and \$1300 for females. Contact Timothy at 509-386-1900.

**LITTER OF MINI BERNEDOODLES ARRIVED!**  
Reserve Today!  
[WeaverFamilyPuppies.com](http://WeaverFamilyPuppies.com)  
(406) 478-9368 or (406) 369-8972

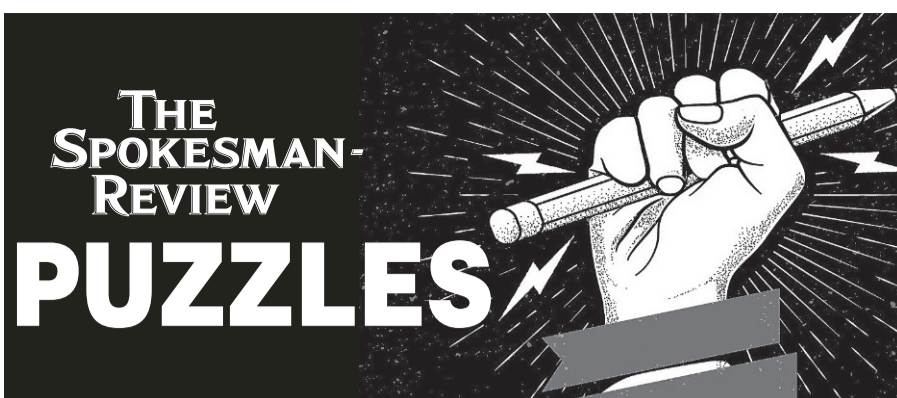


**MALE SCHNOODLE**  
1.5 years old, toy/mini size at 9.5 lbs. Loves laps and being held, gets along with other dogs and cats and is good with children. Non-shedding hypoallergenic, he is intact. For more info on him, please call 509-722-4721 or text 509-936-4184 \$800.00

**RECREATION GUNS-AMMO**

**GUN SHOW**  
April 6 & 7  
Sat. 9-6 & Sun. 9-3  
Greyhound Park/Event Center  
5100 Riverbend Ave (Exit 1)  
Post Falls, Idaho  
Info: 208-746-5555  
Sponsored by Lewis Clark Trader

**To Place Your Ad Call (509) 456-7355**



**WORD Roundup**

by David L. Hoyt & Jeff Knuek

**Find and Circle...**

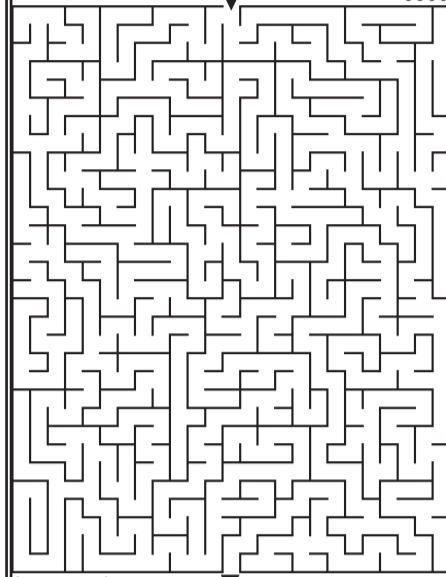
Six countries □□□□□□  
Four lizards □□□□  
Two four-letter words ending with LM □□  
Two five-letter pieces of furniture □□  
Five-letter Best Picture winner □

Answers to Tuesday's puzzle: COPPER SODIUM SILVER ZINC / PELICAN OSTRICH SPARROW VULTURE / ARIES LIBRA / ANGOLA ZAMBIA / ROBIN HOOD



**Minute Maze**

6006



© The Puzzle Company Dist. by Andrews McMeel Syndication

**LEXICO** Start at the double hexagon. Spell solutions to the clues below by winding your way through the grid. You can backtrack to use letters more than once. Each new word starts with the last letter of the previous word.

- Not even once N \_ \_ \_ \_
- Applicable \_ \_ \_ \_ \_
- Sauce for fish T \_ \_ \_ \_
- Hold back for later \_ \_ \_ \_ \_
- Elude E \_ \_ \_ \_



Previous Puzzle: EDITED, DIETER, RETINA, ARTERIES, STINGING

**BRIDGE | Bobby Wolff, Dist. by Andrews McMeel for UFS**

*"That's the wise thrush; he sings each song twice over, Lest you should think he never could recapture The first fine careless rapture!"*  
— Robert Browning

**NORTH** 04-3-A  
♠ 6 5 2  
♥ K 7 3  
♦ Q 9 6 2  
♣ 8 6 2

**WEST**  
♠ 9 8 4  
♥ J 9 8 6 5  
♦ 5  
♣ J 10 9 3

**EAST**  
♠ Q J 10 7 3  
♥ A 10  
♦ K 8 7 4  
♣ Q 5

**SOUTH**  
♠ A K  
♥ Q 4 2  
♦ A J 10 3  
♣ A K 7 4

Vulnerable: East-West  
Dealer: East

**The bidding:**

|       |      |       |          |
|-------|------|-------|----------|
| South | West | North | East     |
|       |      | 2♦    | 1♠       |
| Dbl.  | Pass | 3 NT  | Pass     |
| 2 NT  | Pass |       | All pass |

Opening Lead: Spade four

**BID WITH THE ACES**

04-3-B

**South holds:**  
♠ 9 8 4  
♥ J 9 8 6 5  
♦ 5  
♣ J 10 9 3

South West North East  
? 2♠ Pass

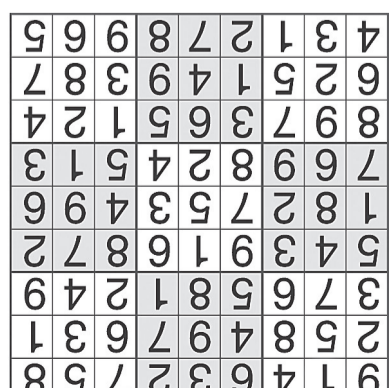
**ANSWER:** Raise to four spades if non-vulnerable. Even though you have a great deal of defense against hearts, the opponents have so much power that they could easily have a slam on in diamonds (or even clubs). Boosting to game will make it much harder for the opponents to get together. Yes, you may be doubled and set, so if vulnerable, I might bid just three spades.

**UNIVERSAL Sudoku Puzzle**

Complete the grid so that every row, column and 3x3 box contains every digit from 1 to 9 inclusively.



DIFFICULTY RATING: ★★☆☆☆



**7 LITTLE WORDS**

Find the 7 words to match the 7 clues. The numbers in parentheses represent the number of letters in each solution. Each letter combination can be used only once, but all letter combinations will be necessary to complete the puzzle.

- | CLUES                              | SOLUTIONS |
|------------------------------------|-----------|
| 1 encircling (7)                   | _____     |
| 2 state of Louisville (8)          | _____     |
| 3 starting a conversation (8)      | _____     |
| 4 unsophisticated (9)              | _____     |
| 5 going and getting (8)            | _____     |
| 6 got some rest and relaxation (9) | _____     |
| 7 butcher, baker or chandler (10)  | _____     |



Tuesday's Answers: 1. GUNN 2. BELTED 3. PHOTOGRAPHS 4. COMPONENTS 5. REGIFT 6. JUGGLERS 7. IMPOLODED

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