



2020-2024 Consolidated Plan

Community Development Block Grant Program (CDBG): 24 CFR Part 570

HOME Investment Partnerships Program (HOME): 24 CFR Part 92

Emergency Solutions Grant Program (ESG): 24 CFR Part 576

July 1, 2020 – June 30, 2024

Community, Housing and Human Services Department

<https://my.spokanecity.org/chhs/>

Executive Summary

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

1. Introduction

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

- Increase coordination and communication between food programs
- Increase capacity of providers to build infrastructure and collaborative ventures around food programs
- Reduce and remove access barriers to food programs
- Expand capacity and diversity of supported employment programs
- Expand paid work experiences/on-the-job training opportunities
- Formalize connections and referral pipelines between workforce programs and other services systems such as housing, mental health, and childcare)
- Expand affordable housing options
- Increase co-location of coordinated entry services, behavioral health services, and substance abuse/detox services at shelters
- Enhance and expand diversion and prevention programs, including outreach and education services
- Expand childcare services
- Offer evening and weekend supportive services
- Increase access to transportation services
- Integrate behavioral health and victim services

3. Evaluation of past performance

4. Summary of citizen participation process and consultation process

- Consultation with City of Spokane Planning Department
- Consultation with Spokane City Council and Administration
- Consultation with Service Providers
- Consultation with Financial Institutions and Housing Developers
- Consultation with Neighborhood Councils
- Community (partner agencies and citizens) Consultation RE: 5-Year NOFA Priorities
- Consultation with CHHS Board and Respective Committees
- Consultation with Northwest Fair Housing Alliance RE: Analysis of Impediments to Fair Housing Choice
- Alignment with City of Spokane Comprehensive Plan
- Alignment with Spokane CoC Plan to Prevent and End Homelessness

5. **Summary of public comments**
6. **Summary of comments or views not accepted and the reasons for not accepting them**
7. **Summary**

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The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	SPOKANE	
CDBG Administrator	SPOKANE	Community, Housing and Human Services Department
HOPWA Administrator		NA
HOME Administrator	SPOKANE	Community, Housing and Human Services Department
ESG Administrator	SPOKANE	Community, Housing and Human Services Department
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The City of Spokane's Community, Housing and Human Services Department is the lead entity for consulting with and assembling the 2020 – 2024 Consolidated Plan.

Consolidated Plan Public Contact Information

City of Spokane
 Community, Housing and Human Services Department
 808 W. Spokane Falls Blvd.
 Spokane, WA 99201
 (509) 625-6325
spokanechhs@spokanecity.org
<https://my.spokanecity.org/chhs/>

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

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

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

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

Table 2 – Agencies, groups, organizations who participated

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

The Community, Housing and Human Services Department will provide the Spokane community with a 30-day public review and comment period of the 2020 – 2024 Consolidated Plan. Citizens are encouraged to review each section of the plan and make comment in the following ways:

- During Public Hearings
- During City Council Meetings
- During CHHS Board Meetings
- Email to CHHS at spokanechhs@spokanecity.org
- In person at 808 W Spokane Falls Blvd. (Spokane City Hall)
- Phone at (509) 625-6325

A copy of the current Citizen Participation Plan is available on the CHHS website: <https://static.spokanecity.org/documents/chhs/plans-reports/planning/2018-citizen-participation-plan.pdf>

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)

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

The data provided in this needs assessment section is auto populated by the Department of Housing and Human Services (HUD) via the Integrated Disbursement and Information System (IDIS). The data is a combination of sources from the American Community Survey (ACS) and Comprehensive Housing Affordability Strategy (CHAS). The sources are dated, but provided a good overview of community needs to assist the City of Spokane in establishing needs and goals.

In addition to the data provided by HUD, the City of Spokane regularly consults with partner agencies to address changing needs within the community. The Community, Housing and Human Services Department works in collaboration with the regional Continuum of Care, Affordable Housing Steering Committee, Planning Department, Spokane County, and Neighborhood Councils to set priority needs and goals.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The City of Spokane has experienced significant population and employment growth since the 2015 Consolidated Plan was written. Access to safe affordable housing choices remains a challenge for low and moderate income households. Historically low vacancy rates and rising rent cost burdens have made it increasingly difficult for renters throughout Spokane. The U.S. Census Bureau reported a decrease in Spokane's overall vacancy rate from 4.7% in 2015 to 2.1% in 2018. Low vacancy rates drive up rent costs and make it increasingly difficult for low and moderate income households to afford rental housing.

Where are we?

During 2018 the total number of **renters** with 30% or more of their household income going towards housing costs in:

- The City of Spokane was 18,522, increasing from 14,658 or by 21% since 2006.

During 2018, the share of **renters** who were paying 30% or more of their household income for rent in:

- The City of Spokane was 45.9%, increasing from 41.1% in 2006.

During 2018, the total number of **homeowners** paying 30% or more of their household income on housing costs in:

- The City of Spokane was 13,666, decreasing by 2.3%, or from 13,981 since 2006.

During 2018, the share of **homeowners** paying 30% or more of their household income for housing costs in:

- The City of Spokane was 26.2%, decreasing from 27.9% in 2006.

For more information, please visit the Spokane Trends website:

<http://www.spokanetrends.org/index.cfm>

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	208,916	210,695	1%
Households	85,345	87,625	3%
Median Income	\$39,306.00	\$42,386.00	8%

Table 5 - Housing Needs Assessment Demographics

Demo

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	13,815	12,595	15,370	8,925	36,920
Small Family Households	3,445	3,615	5,410	3,240	17,765
Large Family Households	590	665	990	525	2,320
Household contains at least one person 62-74 years of age	2,005	2,685	2,750	1,835	7,675
Household contains at least one person age 75 or older	1,535	2,055	2,345	1,060	2,725
Households with one or more children 6 years old or younger	1,970	2,185	2,670	1,360	4,415

Table 6 - Total Households Table

Data 2011-2015 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	335	245	225	80	885	25	40	15	0	80
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	105	105	80	15	305	0	20	4	20	44
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	75	180	160	20	435	4	80	110	40	234
Housing cost burden greater than 50% of income (and none of the above problems)	7,190	2,195	355	25	9,765	1,825	1,485	885	130	4,325

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	1,065	3,840	2,890	375	8,170	330	1,330	2,605	1,325	5,590
Zero/negative Income (and none of the above problems)	705	0	0	0	705	290	0	0	0	290

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	7,705	2,725	820	135	11,385	1,860	1,630	1,020	190	4,700
Having none of four housing problems	2,640	5,450	7,290	3,330	18,710	615	2,790	6,240	5,265	14,910
Household has negative income, but none of the other housing problems	705	0	0	0	705	290	0	0	0	290

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,545	2,280	1,205	6,030	445	785	1,500	2,730
Large Related	360	300	275	935	170	285	320	775
Elderly	1,375	1,355	840	3,570	840	1,200	1,000	3,040
Other	4,350	2,545	1,150	8,045	725	635	760	2,120
Total need by income	8,630	6,480	3,470	18,580	2,180	2,905	3,580	8,665

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,260	800	40	3,100	410	360	370	1,140
Large Related	325	140	10	475	155	105	50	310
Elderly	1,030	595	195	1,820	615	570	260	1,445
Other	3,855	770	175	4,800	670	465	210	1,345
Total need by income	7,470	2,305	420	10,195	1,850	1,500	890	4,240

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	160	230	210	20	620	4	90	59	45	198
Multiple, unrelated family households	4	20	30	0	54	0	15	55	15	85

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	15	35	25	15	90	0	0	0	0	0
Total need by income	179	285	265	35	764	4	105	114	60	283

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

Over one-third of households in Spokane consisted of people living alone, according to 2008-2012 American Community Survey estimates. This will likely increase because of a number of factors – young people starting out on their own, an increasing share of seniors looking for a change in living, and people opting to live independently for other reasons. Not all will be able to achieve this on their own. Certainly low income in relation to housing costs will be a primary contributor to this inability. Economic needs are not the only concern that must be considered going forward, needs also extend to accessibility. Safe housing for seniors on their own and persons with disabilities includes sufficient units on a single level, with safe transportation, near amenities and services.

The Washington Center for Real Estate Research housing market condition report (Spring 2020) for Spokane indicated a demand for smaller rental units. There was a lower vacancy rate for 1-bedroom units and studios (2.1%) than for overall multifamily units (4.3%). A 2016 SLIHC survey limited to publicly-assisted rental housing units in the area revealed a strong demand for housing for singles, particularly studios. The study found that the vacancy rate for studios stood at .2%.

A further view of the need for affordable housing for singles is found in the Spokane Continuum of Care data estimate that in 2020, 1,115 persons in households with only adults experienced homelessness during the annual PIT Count. The vast majority of these households were single persons and 462 were chronically homeless individuals, a particularly vulnerable population.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Victims served by YWCA of Spokane is one way to estimate a need for housing support – in 2014 the agency provided counseling to 1,797 victims and shelter to 465 victims. The Spokane 2020 Point-in-Time Count found 152 of those counted had experienced domestic violence. Certainly domestic violence is a significant contributor to family disruption and homelessness, particularly for those without resources to escape violence on their own. Safe housing for people with disabilities and victims of domestic violence means affordable, secure housing for some and services for most.

Disability-related medical coverage rates and housing assistance needs are linked. In a SFY 2011 report of housing assistance recipients in Washington State indicate that 79% of all HMIS-DSHS clients covered by primarily the Medicaid program (DSHS 2011 - Number 11.166). Results reflect a strong link between participants in DSHS provided medical coverage programming and homeless housing assistance programs with a total of 80% of homeless prevention and Rapid Re-housing participants receiving DSHS medical coverage, 76% of those receiving Emergency Shelter Services, 88% of those receiving Transitional Housing services, and 88% of those receiving Permanent and Permanent Supportive Housing (PSH) Services. Many households living with a disability experience limitations to earning enough income and/or maintaining employment which can lead to episodes of homelessness and significant financial hardship.

What are the most common housing problems?

Housing problems include cost in excess of 30% of household income, lack of complete plumbing/kitchen facilities, and crowding defined as between 1.0 and 1.5 persons per room. Severe housing problems are defined as cost greater than 50% of household income, lack of complete plumbing/kitchen facilities, and crowding defined as greater than 1.5 persons per room. By far the most prevalent problem was cost in relation to income. However, that was not the only problem. An estimated 11,250 renter households and 4,510 owners were living in substandard housing, defined as lacking complete plumbing or kitchen facilities. Another 740 renters and 283 owners were living in severely overcrowded conditions, defined as more than 1.5 persons per room.

According to CHAS data, there were 41,780 households in Spokane with incomes below Area Median (AMI). It is clear from the figures that:

- There were many more renter households than owners with incomes at or below 30% of AMI and with incomes between 30% and 50% of AMI.
- 67% of both renter and owner households with incomes at or below 30% of AMI had one or more severe housing problems. By far the greatest need or condition was cost in relation to income.
- The majority of both renter and owner households with incomes between 30% and 50% of AMI had housing problems.

Are any populations/household types more affected than others by these problems?

It is not possible to draw conclusions from CHAS data regarding needs by household type. The 2015 *State of Washington Housing Needs Assessment* expresses concerns about several populations. By age and composition, elderly households are and will be looking for different types of housing to meet changing needs – possibly smaller rental units. This demand may compete with other renters. Younger householders are also likely to be challenged, particularly by cost. The *Needs Assessment* (page 42) points out that in Washington close to 60% of younger householders (under 24) were burdened by high costs of housing. The report further points out that single person-households (including the elderly) are most cost-burdened – 61% are – compared to other sizes of households. Finally, people with disabilities have as a rule far less to spend on housing and, therefore, most likely to have housing problems.

HOME funds may be allocated to affordable housing projects providing preference to a particular segment of the population. Such preference is permitted for priority need populations identified in the Consolidated Plan housing priority need population (see SP-25 table 53). Such preference is not discriminatory because it promotes HUD-required Affirmative marketing whereby the HOME unit preference provides housing for those least likely to apply.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The most common issues facing households at risk of homelessness are lack of income and unaffordable housing. Vulnerable populations need living wage jobs to pay for the adequate housing. Lacking income, housing subsidies to maintain affordable rents are necessary. For many of those at risk, the availability of affordable rental housing with community supports can prevent their homelessness. Rapid Rehousing resources using the Housing First model of placement is a promising method of preventing homelessness as well as returning persons who have fallen into homelessness, back to stability. For

other at-risk persons with major difficulties such as addictions, mental illness or physical illness, the availability of stabilizing housing with supportive services is key. Permanent supportive housing is the primary form of housing that can prevent these subpopulations from falling into homelessness or returning to homelessness. Spokane's subsidized rental housing inventory has the variety of housing types needed to help prevent homelessness. However, it lacks sufficient numbers (housing units) to meet all the needs of its at-risk residents, let alone those who are cost-burdened.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

There are no reliable data at the community level to make a valid estimate of the number of households at risk of homelessness. Persons with extreme cost burdens and, in general, populations with very low incomes (30% or less of AMI) are among the most vulnerable to homelessness. While the CHAS data can be a beginning point for estimates in terms of numbers of very low income households, a combination of factors contribute to risk, such as domestic violence, illness, addiction, high health and housing costs, and unemployment.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Among the housing issues facing persons at risk of homelessness are doubling up or overcrowding (often aggravating family dysfunction or domestic violence), substandard housing, high maintenance costs (for homeowners), unaffordable rental costs, and the high cost of utilities. Homeless providers in the City, via Coordinated Entry Assessments, consider these conditions and seek successful housing placements to prevent returns to homelessness.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,960	1,865	995
White	8,805	1,515	790
Black / African American	300	4	4
Asian	250	45	60
American Indian, Alaska Native	275	139	4
Pacific Islander	165	35	0
Hispanic	675	110	10

Table 13 - Disproportionately Greater Need 0 - 30% AMI

Data 2011-2015 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,525	3,070	0
White	7,895	2,570	0
Black / African American	460	179	0
Asian	345	70	0
American Indian, Alaska Native	160	80	0
Pacific Islander	50	4	0
Hispanic	305	120	0

Table 14 - Disproportionately Greater Need 30 - 50% AMI

Data 2011-2015 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,335	8,035	0
White	6,620	6,870	0
Black / African American	135	190	0
Asian	125	310	0
American Indian, Alaska Native	80	100	0
Pacific Islander	10	0	0
Hispanic	175	315	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,030	6,895	0
White	1,905	6,150	0
Black / African American	4	125	0
Asian	60	145	0
American Indian, Alaska Native	30	155	0
Pacific Islander	0	0	0
Hispanic	20	165	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

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NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,565	3,255	995
White	7,705	2,615	790
Black / African American	245	65	4
Asian	180	115	60
American Indian, Alaska Native	255	159	4
Pacific Islander	165	35	0
Hispanic	595	190	10

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,355	8,240	0
White	3,725	6,735	0
Black / African American	175	455	0
Asian	155	260	0
American Indian, Alaska Native	45	190	0
Pacific Islander	50	4	0
Hispanic	130	290	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,840	13,530	0
White	1,620	11,865	0
Black / African American	50	270	0
Asian	45	395	0
American Indian, Alaska Native	45	130	0
Pacific Islander	0	10	0
Hispanic	20	465	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	325	8,595	0
White	310	7,750	0
Black / African American	0	130	0
Asian	20	180	0
American Indian, Alaska Native	0	185	0
Pacific Islander	0	0	0
Hispanic	0	180	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Demo

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

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NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	55,030	16,710	14,815	1,070
White	49,015	14,445	12,385	865
Black / African American	945	545	435	4
Asian	1,260	465	310	60
American Indian, Alaska Native	735	235	315	4
Pacific Islander	80	20	205	0
Hispanic	1,945	515	635	10

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

If they have needs not identified above, what are those needs?

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

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NA-35 Public Housing – 91.205(b)

Introduction

A number of nonprofit organizations and governmental agencies provide publicly assisted housing within the City of Spokane. On the federal level HUD and, to a lesser extent, the Veterans Administration, provide housing resources, allowing for deep subsidies to support some of the lowest income populations. Section 8 Vouchers, public housing operating subsidies, HOME funds, Community Development Block Grant and McKinney-Vento Homeless funds are provided by HUD while the VA allocates Housing Vouchers specifically for veterans and their families under the VASH Program.

At the State level, the Department of Commerce's Housing Trust Fund provides localities with funds for housing development, acquisition, rehabilitation, operations and tenant-based rental assistance (TBRA). In addition, the Washington State Housing Finance Commission assists organizations with homeownership and multifamily rental housing assistance, largely through its programs for low-income housing tax credits.

Locally, the City of Spokane CHHS Department utilizes resources provided by HUD and the State (primarily through the HOME, CDBG, and State pass-through 2160 and 2163 funds generated by local real estate fees). The Spokane Housing Authority (SHA) operates deep subsidy multifamily programs with HUD program resources and also administers other housing resources with funding from State and local governments to provide, principally, rental housing. The SHA administers rental assistance programs and owns and operates 846 public housing units, including 125 HUD-subsidized apartment units and properties with a rental subsidy linked to the unit.

Other local organizations also play key roles in the planning and delivery of publicly assisted housing in Spokane. The Spokane Continuum of Care plans for and allocates Continuum of Care Program funds, and the Spokane Low Income Housing Consortium (SLIHC) provides a platform for developing partnerships among developers and operators of publicly assisted housing as well serving as an advocate for low income, affordable housing. Finally, a number of nonprofit housing development and housing operations entities, most of which are members of SLIHC, develop, operate and/or own subsidized housing for residents of Spokane.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	120	4,665	63	4,294	70	73	139

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers	Project - based	Tenant - based	Special Purpose Voucher	
				Total			Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	12,298	10,710	6,356	10,807	8,598	10,750
Average length of stay	0	0	5	5	0	5	0	3
Average Household size	0	0	2	2	1	2	1	3
# Homeless at admission	0	0	4	125	33	80	4	1
# of Elderly Program Participants (>62)	0	0	7	712	0	695	9	1
# of Disabled Families	0	0	57	2,109	51	1,841	60	11

Demo

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	0	120	4,665	63	4,294	70	73
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	92	3,954	54	3,627	60	65	125
Black/African American	0	0	7	315	3	292	10	2	6
Asian	0	0	6	96	0	96	0	0	0
American Indian/Alaska Native	0	0	14	280	6	259	0	6	8
Pacific Islander	0	0	1	20	0	20	0	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	4	184	3	172	3	3	2
Not Hispanic	0	0	116	4,481	60	4,122	67	70	137

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Public housing residents can request a reasonable accommodation or modification at any time. Requests are processed and responded to within a few days. The SHA application form includes a section that provides the applicant with an opportunity to list any specific features or accommodations they may need to accommodate their disability. If a current tenant or applicant needs a specially designed accessible unit and there is an occupant living in the unit not needing the accessibility features, SHA transfers the current resident to a non-accessible unit to make the unit available to the tenant or applicant that does need the features of the unit.

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

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

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

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: ☐ Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

DRAFT

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

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

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

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Describe the characteristics of special needs populations in your community:

Seniors: As of 2018, 15.8% of the Spokane population is 65+. At the same time that care needs of an aging population increase, the share of working age individuals will decline relative to the population dependent upon them. The elderly are vulnerable on many fronts. During 2018 in Spokane, the estimated number of seniors ages 65+ living at or below the Federal Poverty Level (FPL) was 6,706, increasing from 4,279, or by 56.7%, since 2005 (Spokane Community Indicators). According to the National Council on Aging, 21% of married Social Security recipients and 43% of single recipients aged 65+ depend on Social Security for 90% or more of their income as of 2016. One-third of senior households in the United States have no money left after meeting essential expenses.

Persons with Disabilities: The 2019 ACS estimates indicate that 10.9% of Spokane's population under age 64 had a disability. People 65+ represent the largest cohort with disabilities at 28.7% (2019 BLS). Workers under 65 with disabilities are overrepresented in entry-level positions with lower earnings, physically demanding, and low-skilled jobs. Statewide, the employment rate of working age people with disabilities was 41.7%, compared with 80.2% for persons without disabilities in WA State (2019 Cornell University). The 2017 ACS indicates that 17.6% were receiving SSI & 23.4% were living in poverty compared to 8.5% of working-age adults without a disability. DSHS served 4,144 clients with developmental disabilities and 18,734 with mental health services in Spokane between July 2016 and June 2017.

Veterans: The majority of homeless veterans suffer from mental illness and/or alcohol or substance abuse. Veterans who have experienced combat may suffer from PTSD and/or have suffered from brain injuries or trauma. These injuries leave them vulnerable to family disruption. Lack of education or training outside of the military adds to the stress of transferring military skills to civilian life. The 2020 Spokane PIT Count identified 143 of homeless persons counted were veterans with 48 being unsheltered.

Substance Abuse: DSHS served 7,045 clients with alcohol and substance abuse-related services in Spokane between July 2016 and June 2017. Most of the services were outpatient treatment and assessments. Substance abuse disorders may accompany mental illness and are often co-occurring disorders. Both mental illness and substance abuse disorders are risk factors of homelessness.

Domestic Violence: DV in the home and in relationships cuts across societal measures – income, occupation, race, and ethnicity. The National Network to End Domestic Violence reports on violence

from the perspective of those seeking help from agencies. This is more a snapshot of the more vulnerable – those who experience barriers in escaping violence such as lack of income, lack of personal esteem, immigrant status, absence of family or peer support. The 2019 Domestic Violence Counts statistics for the 24-hour count in Washington State, the Network reported that 2,915 victims were served in one day. A total of 485 unmet requests for services on the one day in September occurred and 73% were for housing and emergency shelter.

What are the housing and supportive service needs of these populations and how are these needs determined?

The aging population will need additional supportive services in the years ahead which are mirrored in other populations with special needs. For all, the overriding understanding is that self-sufficiency and independence are primary goals, while being connected to the community and family. Supportive services and case management are necessary during crisis intervention and stabilization and, for some, on an ongoing basis. For victims of domestic violence and persons with disabilities, the needs go beyond crisis and short-term intervention. A flexible system of support is required to assist the individual or family to achieve self-sufficiency. There is an increased burden on the system of services, on family and on friends for caregiving.

Consistent with Aging and Long Term Care of Eastern Washington spending priorities, discretionary funds in Spokane County are awarded to agencies providing a number of services, top among them are case management, information and referral, home delivered meals, and limited in-home care. Sharing results of recent focus groups in contributing to this Consolidated Plan, ALTCEW identified the need to address high costs of living, the need for “aging friendly” communities (housing on one level, access to amenities), walkable communities (sidewalks clear of snow), and safe and accessible transportation, to name some of the early concerns.

An array of services is available in Spokane for persons with developmental disabilities of all ages, although not enough to meet needs. While needs of persons with intellectual or developmental disabilities (I/DD) depend on the nature and extent of the disability, needs tend to be ongoing, met largely within the family and usually with inadequate additional public support. Family caregivers need support as well, including respite. That many caregivers are aging raises new concerns for the future. The needs are often misunderstood leading to unnecessary social isolation and missed opportunities for fulfilling employment, healthy relationships, and maximum independence.

Providing appropriate and timely assessment, treatment and support services for persons with mental illness is a challenge made more difficult by lack of adequate funding. Contributors to the development of this Consolidated Plan consistently mentioned the need for crisis intervention, housing and supportive services for persons with mental illness. Mental illness is a primary factor in homelessness, including homeless veterans.

In addition to those actually homeless, another estimated 1.4 million veterans nationally are considered to be at risk of homelessness due to poverty and lack of support networks. Housing and services are major needs, particularly affordable housing, medical care, and mental health care. The Veterans Administration has introduced a major national initiative to end homelessness for veterans and to provide an array of services and housing supports to those at risk of homelessness. While still insufficient, the Spokane area has taken advantage of health care for homeless veterans and significant resources for housing vouchers.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to Washington State HIV Surveillance Report (2019), there were 17 new cases of HIV diagnosed in Spokane County, for a total cumulative diagnosis from 2014-2018 of 1922 cases. As of the end of December 2018, 652 persons in Spokane County were known to be living with HIV (not AIDS). The local incidence of HIV/AIDS is relatively small; however, the disease is becoming more prevalent in suburban and rural areas. In addition 24% of new cases in Spokane County were late HIV diagnoses (diagnosed with AIDS within 12 months of being diagnosed with HIV).

Discussion:

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

How were these needs determined?

Describe the jurisdiction's need for Public Improvements:

How were these needs determined?

Describe the jurisdiction's need for Public Services:

How were these needs determined?

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The City of Spokane is creating the Housing Action Plan to help increase housing options that are affordable and accessible for people and families of all incomes. As Spokane grows, we are facing a gap in housing supply. The plan will provide a strategic approach to address current and future housing needs of the Spokane community. When completed, it will provide a coordinated vision that supports more people being able to find a home that meets their needs with access to opportunities, services and amenities. This process builds upon previous community discussions and initiatives around infill development, housing quality, and affordable housing funding.

The supply of available housing has been very limited throughout Spokane County over the past several years. The result has been increased housing costs and limited market mobility for renters and homeowners. The Housing Action Plan and other planning efforts are designed to address provide relieve to our tight real estate market.

The following bullet points come from the Spokane Trends website. By comparison to Washington State as a whole, Spokane County has a significantly lower monthly supply of housing in all home value categories.

Where are we?

During the fourth quarter of 2019 (19Q4) in Spokane County, the number of month's supply of housing was:

- 0.4 months for homes valued at less than \$80,000, decreasing from 3.3 in 15Q4.
- 0.4 months for homes valued at \$80,000-\$159,999, decreasing from 4 in 15Q4.
- 0.4 months for homes valued at \$160,000-\$249,999, decreasing from 3.3 in 15Q4.
- 0.8 months for homes valued at \$250,000-\$500,000, decreasing from 4.5 in 15Q4.

By comparison during the fourth quarter of 2019 (19Q4) in Washington State, the month's supply of housing with a value of:

- 1.8 months for homes valued at less than \$80,000, decreasing from 3 in 15Q4.
- 1.5 months for homes valued at \$80,000-\$159,999, decreasing from 3.3 in 15Q4.
- 1 months for homes valued at \$160,000-\$249,999, decreasing from 2.2 in 15Q4.
- 0.9 months for homes valued at \$250,000-500,000, decreasing from 2.3 in 15Q4.

Data Sources: University of Washington: Runstad Department of Real Estate - Archived Reports

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	63,055	66%
1-unit, attached structure	2,615	3%
2-4 units	6,915	7%
5-19 units	10,330	11%
20 or more units	11,480	12%
Mobile Home, boat, RV, van, etc	1,489	2%
Total	95,884	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	100	0%	2,475	6%
1 bedroom	1,080	2%	10,940	28%
2 bedrooms	11,770	24%	15,450	40%
3 or more bedrooms	35,660	73%	10,145	26%
Total	48,610	99%	39,010	100%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The City of Spokane does not expect to lose units of affordable housing. Efforts are underway to improve/update and expand the current portfolio of affordable housing in the City of Spokane. The City of Spokane has partnered with several local affordable housing providers to build new affordable housing units.

Does the availability of housing units meet the needs of the population?

Not at this time. The City of Spokane and surrounding region have a shortage of available housing for all income types. This shortage has driven up pricing for rentals and single family homes. In 2018 the rental vacancy in Spokane County was 3.7%. In 2005 the rental vacancy rate was 5.1%

The rate of vacancies is due to several forces: changes in the supply of rental properties, changes in the number of people seeking rentals, as well as a "frictional" level of empty properties due to a timing gap between move-outs and move-ins. The rental market is, in turn, affected by the strength of the owner-occupied housing market. Key determinants of owner-occupied housing in the County are population growth and income growth.

Homeownership has struggled to keep up with the changing market conditions. During calendar year 2018, the share of households who own their home in the City of Spokane was 56.4%, decreasing from 59.1% in 2007. During the fourth quarter of 2019 (19Q4), the median resale value of homes in Spokane County was \$276,900, increasing from \$170,200 or by 62.7% since 09Q4.

Describe the need for specific types of housing:

The City of Spokane is in need of available housing (rental & ownership) for all income levels. Affordability remains a concern for the community as prices in all housing types continues to rise. The Community, Housing and Human Services Department of the City of Spokane continues working with partner agencies and local government to address the growing need for permanent supportive housing. A growing homeless population has placed additional pressure on shelters and affordable housing options that transition individuals and families into permanent housing.

Elderly populations are in need of affordable housing options within our community. Aging and Long Term Care of Eastern Washington has identified Affordable and accessible housing as a primary need for aging populations.

Discussion

The City of Spokane has developed several housing specific programs to address the needs of all populations. The Single-family Rehab program provides homeowners with limited incomes an opportunity to make important improvements to their home to maintain safe, stable, and affordable housing. The Essential Home Repair program assists homeowners in need of small repairs to maintain housing stability. The Rental Repair Program assists property owners to make necessary improvements to affordable rental units within the City of Spokane. The Derelict Housing Program helps qualified low and moderate income individuals purchase homes that have been rehabilitated.

The HOME Multifamily Housing Program provides additional funding to leverage the construction of new affordable housing units within the City. Needs and populations change over time as market conditions fluctuate from year to year. The City of Spokane will continue collaboration with local

housing providers to address the needs of renters and homeowners. Completion of the Housing Action Plan will further assist our efforts to address targeted areas of need within our community.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing affordability remains a primary concern within the Spokane community. Homeownership and rental housing has become more of a financial burden for Spokane residents over the past 10 years. The increasing costs of housing make it more difficult for individuals and families to afford other basic needs. The result is greater housing instability and greater probability of homelessness for individuals and households with annual income less than 80% area median income.

Where are we?

During the fourth quarter of 2019 (19Q4), the **median resale value** of homes in:

Spokane County was \$276,900, *increasing* from \$170,200 or by 62.7% since 09Q4.

Where are we?

During 2018, the annual income needed to afford fair market rent for a **one-bedroom** living space in:

- Spokane County was \$26,080, *increasing* from \$20,480, or by 27.3% since 2008.

During 2018, the annual income needed to afford fair market rent for a **two-bedroom** living space in:

- Spokane County was \$34,680, *increasing* from \$26,960, or by 28.6% since 2008.

Where are we?

During 2018 the total number of renters with **30% or more** of their household income going towards housing costs in:

- The City of Spokane was 18,522, *increasing* from 14,658 or by 21% since 2006.

During 2018, the share of renters who were paying **30% or more** of their household income for rent in:

- The City of Spokane was 45.9%, *increasing* from 41.1% in 2006.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	155,100	159,400	3%
Median Contract Rent	547	639	17%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	10,280	26.4%
\$500-999	24,390	62.5%
\$1,000-1,499	3,185	8.2%
\$1,500-1,999	725	1.9%
\$2,000 or more	430	1.1%
Total	39,010	100.0%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,895	No Data
50% HAMFI	11,625	3,115
80% HAMFI	26,920	11,555
100% HAMFI	No Data	18,335
Total	41,440	33,005

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	553	652	867	1,240	1,431
High HOME Rent	553	652	867	1,121	1,231
Low HOME Rent	553	616	740	854	953

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Spokane needs more permanent affordable housing at all income levels. The shortage of available affordable housing is pressuring other support services within our community. Homelessness remains a top priority within the City of Spokane. There is a growing need for housing interventions that assist very low income individuals and households. Affordable/subsidized one and two bedroom units are needed throughout the City to address the growing needs.

How is affordability of housing likely to change considering changes to home values and/or rents?

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Discussion

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The City of Spokane has over 87,000 housing units which is mostly comprised of older (pre-1979 construction) housing. The result is a large quantity of housing units although most units require increased maintenance and/or substantial repair due to advanced age and building component lifespan.

The City has over 31,000 housing units built prior to 1950 which is a housing category with increased incidence of lead-based paint. Deteriorated lead-based paint can present an in-home health hazard to occupants, particularly children under 6 years. The City also has over 32,000 homes built between 1950 – 1979 when residential sewer connections were commonly made with Orangeburg sewer pipe. This compressed tar paper has a 40 to 50-year intended lifespan. Pipe failure can cause sewage backup into a home and require costly replacement.

Alternately, “naturally occurring” affordable housing is more prevalent where older homes cost less to lease or purchase but maintenance and utility costs are higher than newer construction. Consequently, Spokane homeowners and renters may find Spokane real estate prices affordable when compared to state averages. However, monthly family budgets must accommodate higher costs for utilities and maintenance.

Definitions

For purposes of this Consolidated Plan, units are in substandard condition if they cannot meet HUD Housing Quality Standards (HQS) per 24 CFR 982. These units do not meet one or more of HUD’s HQS physical inspection criteria.

For the purposes of this Consolidated Plan, units are substandard and not suitable for rehabilitation if repair costs exceed the lesser of property replacement value or value of surrounding properties. This condition can result from excessive deferred maintenance, significant structural deficiency, or health/safety condition(s).

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	12,370	25%	18,775	48%
With two selected Conditions	255	1%	1,220	3%
With three selected Conditions	55	0%	50	0%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With four selected Conditions	0	0%	0	0%
No selected Conditions	35,940	74%	18,965	49%
Total	48,620	100%	39,010	100%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4,605	9%	4,295	11%
1980-1999	8,085	17%	6,845	18%
1950-1979	17,550	36%	14,595	37%
Before 1950	18,375	38%	13,265	34%
Total	48,615	100%	39,000	100%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	35,925	74%	27,860	71%
Housing Units build before 1980 with children present	3,850	8%	2,090	5%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Most of the housing in Spokane was built more than 30 years ago. These older homes frequently require substantial reinvestment to repair/replace aged building systems. Deferred maintenance can result in significant housing quality deficiencies or failures, significant repair costs, and potentially housing loss due to substandard housing.

A key strategy to preserving affordable housing is maintaining the existing housing stock. Benefits of home maintenance include safe and sanitary housing as well as preserving home values and desirability of neighborhood housing. To that end, the City of Spokane allocates funds to these home repair programs:

- **Essential Repair:** many homes require only periodic assistance with relatively minor but critical building systems. These repairs help keep a home safe and livable. These repairs include handicap accessibility, plumbing leaks, sewer line clearing, electrical problems, roof leaks, heating system failures, and water heater replacement. The City offers this program assistance as grants to low-income homeowners with a limit on maximum funding assistance.
- **Single Family Rehabilitation:** some homes require more extensive rehabilitation due to more substantial deferred maintenance. Rehabilitation items often include roof replacement, furnace replacement, new electrical service, bedroom egress window installation, sewer line replacement, flooring replacement, and structural repair. Many of these projects occur in housing built before 1978 and will include lead-based paint testing and remediation. The City offers the Single Family Rehabilitation program that provides grants and low-interest loans to complete these more substantial repairs to restore safe and healthy homes while preserving housing affordability.
- **Rental Repair:** some small rental properties require rehabilitation where owners lack funds or financing. Rehabilitation items vary by project but frequently include roof replacement. Improvements for marketability and exterior appeal are also allowed. The City offers the Rental Repair program that provides low-interest loans to owners of 7-unit and smaller rental properties to improve rental housing quality while preserving affordable rents.
- **Multifamily Housing Program:** there is a need to preserve and increase the supply of rental housing leasing at below Fair Market Rent. The City offers the Multifamily Housing Program providing grants and loans to affordable housing developers who will purchase, rehabilitate, and/or construct rental housing having caps on renter income and unit rent.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Lead in paint was banned in 1978. Consequently, homes built prior to 1978 may contain leaded paint. City of Spokane experience gained during the Lead Safe Spokane program (2004-2012) found that most homes built before 1940 will contain some degree of leaded paint. The American Community Survey estimates that 74% of owner-occupied and 71% of renter-occupied housing units were built

before 1979 and may contain leaded paint. Further, 38% of owner-occupied and 34% of renter-occupied housing units were built before 1950 and likely have a higher incidence of leaded paint. American Community Survey data also estimates that 8% of owner-occupied and 5% of renter-occupied housing units (a total of over 5,900 housing units) have children present in the home. Lead-based paint risks are present in a Spokane housing. Consequently, lead-based paint testing and remediation is a component of all CHHS housing rehabilitation projects in pre-1978 housing.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	125	4,724	102	4,622	571	842	1,569
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

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

Discussion:

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

Introduction

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	187	70	185	205	0
Households with Only Adults	511	221	91	634	0
Chronically Homeless Households	0	0	0	408	0
Veterans	0	0	26	272	0
Unaccompanied Youth	33	0	9	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Data provided by City of Spokane Homeless Management Information System

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

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

Introduction

Over the course of July 2016 - June 2017, the Washington State Department of Social and Health Services (DSHS) served 47% of the Spokane County population via one of their programs. This figure is indicative of the varied needs of Spokane residents which include social support programming for increased independent living and support for seniors; substance use disorder treatment programming; a myriad of services to youth to support their safety and well-being; family support services; developmental disability services including care facilities; Economic Services such as Aged, Blind or Disabled (ABD) Assistance, child support services, emergency Assistance, Housing and Essential Needs (HEN) referrals, SSI-State, TANF and State Family Assistance, and child care services; Medical and mental Health Services; and Vocation Rehabilitation Services.

More than one third of households across the nation live in rental housing. Some households have chosen rental housing due to convenience, cost, or other reasons. Others, particularly lower income families, live in rental housing because homeownership is out of reach. Affordable rental housing for this population is very important not only for the families themselves, but for our communities as a whole.

According to Spokane Community Indicators, during 2018 in **Spokane County**, the estimated:

- Renter median household income was \$36,104, increasing from \$21,818, or by 65.5% since 2005.
- Income needed to afford median rent was \$36,840, increasing from \$24,360, or by 51.2% since 2005.

During 2018, the estimated difference between the median household income of renters and the income needed to afford median gross rent, the housing wage gap, in:

- **Spokane County** was -\$736, compared to -\$2,542 in 2005.
- **Washington State** was -\$1,669, compared to -\$96 in 2005.
- **The U.S.** was -\$1,789, compared to -\$869 in 2005.

As the gap between wages and income continues to increase, residents in Spokane will continue to struggle to meet their basic needs. Social programs and economic assistance needs will continue to increase and require additional support from other funding programs to continue to provide the support these households need to remain independent both physically and financially to avoid crises such as unemployment, episodes of homelessness, domestic violence, and food insecurity.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families,

public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The frail elderly and persons with mental illness, substance abuse, HIV/AIDs developmental disabilities or physical disabilities require long-term housing and services. Housing provided through a range of nonprofit organizations can stabilize these populations and are available throughout the City. Housing facilities available include Inland Empire Residential Resources, ARC of Spokane, Pioneer Human Resources, Frontier Behavioral Health, Catholic Housing Communities, and Volunteers of America. In addition, there are a number of residential communities for seniors that provide supportive housing for the elderly and disabled. Vacancies at many of the facilities are infrequent, indicating a need for more housing resources.

Persons with severe disabilities require permanent supportive housing in which supportive services are provided in a trauma-informed manner to address barriers to maintaining housing and aid in connection to mainstream benefits. People experiencing trimobidity can face barriers to accessing and working through systems of care in which navigators and clinicians can work together with the client to address their needs. The 2020 Point-In-Time Count conducted by the Spokane City/County Continuum of Care indicated that 462 chronically homeless persons were seeking services on this one night in January. People experiencing long-term homelessness have increased medical, mental health, and/or substance use treatment/counseling need that continue once housing is obtained.

Aging and Long Term Care of Eastern Washington (ALTCEW) is the designated Area Agency on Aging. In the 2020-2023 Proposed Plan, the agency set a number of priority issue areas including: healthy aging; mental health & aging; community based supports; Medicaid supported services; and planning with Native American Tribes and Tribal Organizations. ALTCEW continues to work to increase access to and utilization of community resources available to the againing population. The cost for long-care care (in-home) dramatically increases the amount of income a senior, or person with disabilities, needs to be secure. The Elder Economic Security Index (2019) indicates that a single person household renter with poor health would need to maintain \$24,300 per year or \$2,025 per month in income in Spokane County. The greater the assisted living care that the aging population needs significantly increases the income required to sustain independent living. High medical costs, especially amongst the aging population, is a contributing risk factor in potentially experiencing homelessness.

According to data compiled by the Washington State Coalition Against Domestic Violence, having limited options for economic stability can keep victims in relationships with violent abusers. Lack of affordable housing options and income are significant barriers to escaping abuse. Washington State tracks domestic violence-related deaths. While no person in imminent danger is turned away from shelter, making the transition to safety is met with multiple barriers – lack of affordable housing, lack of legal representation, finding suitable employment, and recovering from abuse. While victims of domestic violence are protected from discrimination, the presence of protective orders alone can persuade landlords against renting.

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

An agreement between the Regional Support Network (RSN) and Eastern State Hospital facilitates continuity of service supports for persons exiting to the community from the mental health hospital. In addition, the RSN, which provides community-based mental health services for outpatients, works closely with Frontier Behavioral Health Outreach, the Spokane County Supportive Living Program and Behavioral Health Options to create supportive housing placements. The Spokane Continuum of Care, through the outreach network and funding support, provides outreach and housing for chronically homeless persons with medical needs. In addition, a medical respite program (in collaboration with Providence Health Care, Catholic Community Services and Volunteers of America) provides interim housing while longer-term supportive housing is being identified. The Roads to Community Living Program coordinates with group homes, private landlords and assisted living programs to place Medicare-eligible persons discharging from hospitals, nursing homes and mental health facilities in appropriate housing, including supportive housing.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The Consolidated Plan and the 2020-2025 Spokane Regional Plan to Prevent and End Homelessness both lay out strategies to be employed in increasing supportive housing and services for persons with special needs. The Consolidated Plan goals of preventing homelessness and creating stable, expanding affordable housing and improving the quality of life are being accomplished through nonprofit and governmental partnerships to create new affordable housing for the most vulnerable populations, including those with disabilities. Additionally, specific actions include funding new affordable multifamily housing, supporting tenant-based rental assistance, improvements to transitional and permanent supportive housing programs, housing counseling programs, senior food programs, Emergency Solutions Grant support to prevention and homeless programs, and youth development programs.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	800	277	1	0	-1
Arts, Entertainment, Accommodations	10,009	12,307	14	13	-1
Construction	3,857	4,585	5	5	0
Education and Health Care Services	19,782	31,575	27	33	6
Finance, Insurance, and Real Estate	5,447	8,160	7	8	1
Information	1,390	2,122	2	2	0
Manufacturing	5,935	4,469	8	5	-3
Other Services	2,769	3,380	4	3	-1
Professional, Scientific, Management Services	5,951	9,610	8	10	2
Public Administration	16	0	0	0	0
Retail Trade	11,123	13,632	15	14	-1
Transportation and Warehousing	2,219	1,947	3	2	-1
Wholesale Trade	4,202	4,925	6	5	-1
Total	73,500	96,989	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	102,023
Civilian Employed Population 16 years and over	92,895
Unemployment Rate	8.95
Unemployment Rate for Ages 16-24	24.09
Unemployment Rate for Ages 25-65	5.89

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	21,205
Farming, fisheries and forestry occupations	4,230
Service	12,445
Sales and office	22,860
Construction, extraction, maintenance and repair	6,095
Production, transportation and material moving	4,135

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	69,700	80%
30-59 Minutes	14,900	17%
60 or More Minutes	2,605	3%
Total	87,205	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,420	520	4,215

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	16,785	2,025	8,500
Some college or Associate's degree	28,485	3,055	11,240
Bachelor's degree or higher	25,900	910	5,140

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	130	535	565	1,160	1,410
9th to 12th grade, no diploma	2,400	2,070	1,115	2,710	2,245
High school graduate, GED, or alternative	7,460	8,770	5,688	12,900	8,670
Some college, no degree	10,633	8,950	6,693	13,660	7,265
Associate's degree	1,250	4,070	2,945	6,670	2,005
Bachelor's degree	2,423	6,380	4,910	8,615	4,770
Graduate or professional degree	80	2,790	3,375	6,055	3,515

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,986
High school graduate (includes equivalency)	60,334
Some college or Associate's degree	66,754
Bachelor's degree	110,742
Graduate or professional degree	137,837

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Describe the workforce and infrastructure needs of the business community:

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated?
(include a definition of "concentration")**

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

What are the characteristics of the market in these areas/neighborhoods?

Are there any community assets in these areas/neighborhoods?

Are there other strategic opportunities in any of these areas?

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Total and Share of Households with Internet Connection

As internet access and computer use have grown in importance to American household, corporate and government users, Census officials have begun to track data related to Internet use and computer ownership. The internet has transformed the lives of most who have access to it. Essentially, much of the information and the tools offered on the internet used to take hours or days to procure, if it was available at all. Yet, not all Americans have access to the internet.

According to information from the American Community Survey, Census workers have questioned Americans about their computer use (since 1984) and Internet use (since 1997) for decades. Mobile devices have recently become an increasingly popular way to access the Internet as well, changing the way people search, shop, access information and view entertainment. The internet is also significantly reshaping the education industry and healthcare.

Information from this indicator is useful to business owners and public officials interested in consumer habits. As people change the way they shop, pay bills and search for information, businesses and government entities will need to adapt to keep up. The annual snapshots might also guide policy that aims at providing internet connection to all parts of the country ("bridging the digital divide.")

This indicator measures the number of households in Spokane County, with an internet connection of any kind. Washington State and the U.S. are offered as benchmarks.

Where are we?

During 2018, the total number of households with an internet connection in Spokane County was 184,842, increasing from 147,821, or by 20.4% since 2013.

By comparison during 2018, the estimated share of homes with an internet connection of any type in:

- Spokane County was 89.6%, increasing from 79.3% in 2013
- Washington State was 90.2%, increasing from 78.9% in 2013
- The U.S. was 85.3%, increasing from 74.4% in 2013

Share of Internet Connection by Type

This indicator measures the share of homes in Spokane County both individually and combined, that have internet access, distributed by type (dial-up alone; cellular data plan; cable, fiber-optic, or DSL; satellite and other). Washington State and the U.S. are offered as benchmarks.

Where are we?

During 2018 in **Spokane County**, the share of households with an internet connections that were:

- Broadband was 82.4%
- Cellular Alone was 8.9%
- Dial-up Alone was 0.97%
- Other was 7.7%

During 2018, the share of households in **Washington State** with internet connections that were:

- Broadband was 85.6%
- Cellular Alone was 10.2%
- Dial-up Alone was 0.28%
- Other was 3.9%

During 2018, the share of households in the **U.S.** with internet connections that were:

- Broadband was 81.6%
- Cellular Alone was 13.6%
- Dial-up Alone was 0.31%
- Other was 4.5%

Data Sources:

http://www.spokanetrends.org/graph.cfm?cat_id=0&sub_cat_id=3&ind_id=5

http://www.spokanetrends.org/graph.cfm?cat_id=0&sub_cat_id=3&ind_id=6

U.S. Census Bureau: American Community Survey (ACS) - Explore Census Data

- Table B28002

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The City of Spokane is fortunate to have multiple broadband internet service providers. According to HighSpeedInternet.com (<https://www.highspeedinternet.com/wa/spokane>), Spokane residents have access to 11 separate internet service providers. Connection types range from DSL, fiber, cable, fixed

wireless, and satellite. City-wide coverage ranges from 100% (fixed wireless and satellite) to a low of 15% (cable).

In February 2020, the Spokane City Council recently passed an ordinance allowing a new cable internet (TV & phone) provider to offer services to Spokane residents. This resolution will provide additional service opportunities for residents and increase market competition.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

On December 17th, 2018, the Spokane City Council passed Resolution 2018-0110 forming the Sustainability Action Subcommittee (SAS) of the City Council's Public Infrastructure, Environment, and Sustainability (PIES) Committee. The Sustainability Action Subcommittee is focused on issues surrounding climate change and its effects on Spokane and the region. SAS is tasked to research solutions the City and its residents can take to both mitigate our contribution to climate change and help make our community more resilient in the face of these changes.

A trend of warming and a change in Spokane winter precipitation patterns is bringing more rain and less snow. Members of the Sustainability Action Subcommittee, or SAS are noting a winter sports season that has shortened, impacts to agriculture, more intense wildfires, and changing water flows in the Spokane River. Rising temperatures and smoke have already affected cherished community events like Bloomsday, Spokefest, and Hoopfest.

According to a survey of Spokane residents conducted by the SAS; wild fires pose the most significant natural hazard risk to our region. Like much of the western U.S., our region has seen an increase in the number of unhealthy air quality days caused by wildfire smoke. During four of the last five years, smoke from wildfires resulted in 44 days of unhealthy air in the Spokane County metro area.

Wildfire smoke contains harmful compounds and fine particles. When inhaled, microscopic smoke particles bypass the body's natural defense system and travel deep into the lungs.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Health Equity Review

Social inequities across our community play a significant role in the health outcomes of our citizens. Because of this, the effects of climate change are expected to more significantly impact our most vulnerable residents. Also referred to as social determinants of health, these disparities are influenced by education, income, race, access to healthcare, and even by the neighborhoods in which we live. For more information on health equity and climate change, visit the World Health Organization's website or the Washington State Department of Health's website.

Each policy recommendation is to follow this review process prior to being implemented by Council:

1. Submit the recommendation to the Health Equity team for review a minimum of one week prior to presentation at the monthly SAS meeting
2. Health Equity team will meet and review the recommendation prior to the SAS meeting

3. At the SAS meeting Health Equity team provides brief oral feedback; alternatively written feedback is provided directly to the workgroup sponsoring the initiative
4. Written feedback will be saved to the workgroup's shared drive for reference

Notes on Health Equity process:

- This process allows for recommendations to be vetted through a health equity lens before they go before the entire SAS – this will more carefully vet and improve ideas by identifying unintended health consequences before the entire committee weighs in.
- Refer to the May 2019 Public Health Presentation for a review on health equity
- The concept can be difficult to grasp due to the high number of various environmental factors that can impact public health and equity

For more information, please visit:

<https://my.spokanecity.org/bcc/committees/public-infrastructure-environment-and-sustainability/sustainability-action-subcommittee/#:~:text=Communication,the%20issue%20of%20climate%20change>.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Spokane has developed a set of priorities and strategies to guide the community's efforts to meet the needs of low and moderate income households over the next five years. The following identifies priority needs, describes potential resources available to meet those needs, and sets goals and outcomes.

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

Geographic Area

Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Spokane has identified several areas for targeted community investment. These areas will be supported where applicable with funding sources identified in this Consolidated Plan. Primary investments will seek to support the creation, or expansion of affordable housing, urgent public health and safety response, and community based social service programing for the benefit of primarily low and moderate income individuals and families.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Improve affordable housing access & availability
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Housing Stability
	Description	Fund projects and activities that acquire, rehabilitate, or build additional affordable housing within the Spokane community.
	Basis for Relative Priority	
2	Priority Need Name	Urgent public health & safety Response

	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Health and Safety
	Description	Adaptive response to changing community needs related to sheltering homeless populations, natural disasters, and public health pandemics.
	Basis for Relative Priority	
	3 Priority Need Name	Community based social service programming
	Priority Level	Low

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Community Based Social Services
	Description	Community based services that address the following areas: Food Security, Workforce Development, Housing Stability, Childcare, Transportation, behavior and victim services.
	Basis for Relative Priority	

Narrative (Optional)

The City of Spokane has prioritized basic community needs that support a diverse range of individuals and families in need of basic assistance. Access to safe and affordable housing choice remains a priority need within our community. The City will remain adaptive to changing needs within our community throughout the duration of this Consolidated Plan. One such need identified in this planning process is the need for a flexible community response to urgent health and safety concerns such as COVID-19.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	
TBRA for Non-Homeless Special Needs	
New Unit Production	
Rehabilitation	
Acquisition, including preservation	

Table 49 – Influence of Market Conditions

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

Introduction

Over the five-year period of the Consolidated Plan, the City estimates that the following funds will be available to carry out Plan objectives. The allocation of funds to these programs is appropriated annually, so the exact amounts that will be available are unknown.

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	3,384,101	1,600,000	500,000	5,484,101	23,000,000	Exact annual allocations will be published in each Annual Action Plan. The figures provided in this section are estimates based on prior year funding awards and program income generated by the Single-family Rehab Program. Please direct questions to the Community, Housing and Human Services Department at spokanechhs@spokanecity.org . Please include public comment in your subject line.

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	1,336,999	200,000	0	1,536,999	6,000,000	Exact annual allocations will be published in each Annual Action Plan. The figures provided in this section are estimates based on prior year funding awards and program income generated by the Single-family Rehab Program. Please direct questions to the Community, Housing and Human Services Department at spokanechhs@spokanecity.org . Please include public comment in your subject line.

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	287,494	0	0	287,494	1,400,000	Exact annual allocations will be published in each Annual Action Plan. The figures provided in this section are estimates based on prior year funding awards and program income generated by the Single-family Rehab Program. Please direct questions to the Community, Housing and Human Services Department at spokanechhs@spokanecity.org . Please include public comment in your subject line.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Spokane will fund projects that have a minimum match contribution of 10% the total amount of funds being requested for all Community Development Block Grant (CDBG) awards. The HOME Program will meet basic match requirements at a program level for tenant-

based rental assistance, single family rehabilitation and down payment assistance, and development of affordable rental units. Match is generated when affordable rental unit development is financed with permanent investments of non-federal, non-owner funds.

The City of Spokane intends to partner with local housing and service providers to pursue HUD's Section 108 Loan Guarantee Program. A section 108 Loan Guarantee would allow the City to access/leverage future CDBG allocation to address current community needs such as affordable housing.

The City of Spokane will also partner with the Washington State Department of Commerce for funding to address homelessness. These funding sources will be used to leverage goals outlined in the Strategic Plan to Prevent and End Homelessness.

Additional clarity regarding sources of leverage will be provided to the Spokane community through the Annual Action Plan.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Spokane supports multiple partner agencies operating in publicly owned facilities. Support for these facilities will remain throughout the duration of this Consolidated Plan. Moreover, the City will seek partnerships with affordable housing developers to acquire, or rehabilitate properties that expand affordable housing within our community.

Discussion

All funding allocations will meet basic eligibility requirements as noted in the Code of Federal Regulations. An emphasis will be placed on activities that support the needs of low and moderate income individuals and families. For more information regarding the eligible use of these funds, please contact the Community, Housing and Human Services Department at spokanechhs@spokanecity.org.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Spokane CHHS Dept	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system has a strong capacity for planning and implementing housing, community/economic development and essential services activities through the CDBG, ESG and HOME Programs. In particular, the City has had a long and successful history in planning and managing housing assistance including housing development and housing rehabilitation. The City's nonprofit partners and the Spokane Housing Authority have offered a ready source of capable organizations, many specializing in affordable housing for particular subpopulations of low income households.

The Spokane Community, Housing and Human Services (CHHS) Board and its subcommittees provide an added strength to the system through the extensive experience of its members and their role as advisory to the City. The City Department of CHHS and its predecessor have had a long history in assisting and supporting the Spokane Continuum of Care and its partner agencies, utilizing ESG funds and state and federal resources. The Continuum has been successful in building a broad range of housing and services for homeless and vulnerable special needs populations with strong outcome results.

The lack of adequate financial resources to support priorities of the City is a primary weakness in the institutional delivery system. While there has been some success over the years, the development of major funding sources has been limited, exacerbated by the economic recession and reductions in federal and state resources in recent years. The City has reorganized its departments to increase capacity to undertake coordinated approaches to solving multi-faceted housing, community/economic

development and services needs in the community. A major focus is increasing resources for projects meeting the needs of its low and moderate income households.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Spokane has a large number of high-capacity agencies delivering services. These include agencies which provide homeless services and those which provide services to special needs populations, including homelessness prevention services. A strength of the delivery system is the Homeless Families Coordinated Assessment (HFCA) system managed by Catholic Charities of Spokane and the Singles Homeless Coordinated Assessment (SHCA) program operated by SNAP in collaboration of several nonprofit organizations and the City. Implementation of the CE system has resulted in increased

coordination of available housing units, shorter waits for housing, elimination of barriers to housing placement and maximized use of limited services resources. In addition, the Homeless Management Information System (HMIS) is generating performance reports to help the Continuum of Care evaluate program outcomes of housing and services. While improvements are still ongoing, the health care system has been strengthening its capacity to coordinate among partnering agencies including the CoC Board and committees. Finally, the CoC, along with agencies providing services to non-homeless persons, has been increasingly able to successfully connect clients to the mainstream resources for which they are eligible through increased access and sustainability of the SOAR program to assist with successful SSI/SSDI applications. Providers are required, under the CoC Program, to facilitate connection to mainstream benefits such as TANF, food stamps, substance abuse programs, and other relevant programs such as HIV/AIDS programming to increase housing stability and social support networks. Other services such as senior food nutrition, mental health counseling, life skills, affordable day care, job readiness, case management and refugee/immigrant language skills are provided via local nonprofits within the community and collaborate with the CoC Board and its multiple subcommittees.

There are several areas where services capacity does not match the need. Among the notable gaps include lack of enough low-barrier housing facilities such as a low-barrier, targeted-capacity emergency shelter, transitional housing, and permanent supportive housing facilities that allows persons actively using substances to remain in housing while barriers to maintaining housing are addressed. Outreach services and shelter of unaccompanied youth is currently not adequate to meet the needs of homeless youth living on the streets. Additionally, housing programs that can provide assistance to households considered "doubled-up" is a significant need.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Spokane has a large number of high-capacity agencies that provide housing and support services to special needs groups including those experiencing homelessness. Homeless housing and service providers funded via the CHHS department programs (CDBG, CoC, local funds) are required to participate in HMIS and our local Coordinated Entry System (CES - HFCA & SHCA) to create to a centralized process for access the Diversion program and CES that includes housing programs targeted to households experiencing homelessness and/or interested in programming for those living with HIV/AIDS. Households that are eligible to access tailored programming such as veterans and households fleeing DV can also be connected to providers via the CES portals. The goals of the Spokane CoC's 2020-2025 Five-Year Strategic Plan to Prevent and End Homelessness is to streamline resources and the CES accessibility (including marketing) to create a "one-stop shop" in which households to can connect, get assessed (when appropriate), and ultimately be placed on the prioritization lists. We continue to work towards increasing coordination and workflow across service providers for each client to reduce barriers to accessing and retaining permanent housing for people experiencing homelessness as well as streamlining street outreach and program collaboration to assist clients obtain necessary

documentation to access programs.

Spokane continues to have a very low housing vacancy rate with a lack of sufficient affordable housing stock which limits the community's ability to provide services that are needed. While we continue to collaborate with housing developers and affordable housing providers, the high costs of new construction of PSH buildings, and operational costs of service provision, even while leveraging HTF/LIHTC and Foundational Community Supports (FCS), has limited sufficient housing stock & supportive programs needed.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

In order to address the very low housing vacancy rate and lack of sufficient affordable housing stock, the Spokane CoC Board, comprised of 23 different sector leaders that have the ability to leverage resources to address the needs of people at-risk of homelessness, literally homeless, and special populations experiencing housing crises are working toward developing partnerships to raise financial resources and service-delivery capacity across the continuum. The Spokane CoC's Five-Year (2020-2025) Strategic Plan to Prevent and End Homelessness has five (5) primary goals: (1) Quick identification of people experiencing homelessness, (2) Prioritization of homeless housing for households with the greatest needs, (3) Effective & efficient crisis response system that swiftly moves people in stable permanent housing, (4) Clear projection of current and future needs of homeless housing & services needs, and (5) Address racial and cultural disparities among people experiencing homelessness. Each goal in the plan identifies specific strategies to meet each goal which include: data-driven decision making through frequent monitoring of system inputs and outputs (resources) and performance outcomes (e.g. successful outreach service contacts, successful CES referrals, increased income and connection to mainstream benefits, exits to/retention of permanent housing).

The CoC is taking many steps to increase the lack of affordable housing stock and housing to serve high acuity homeless households. The Landlord Liaison subcommittee of the CoC is responsible for ensuring existing landlords are supported by case managers of clients being housed in their units. This also includes increasing education among private landlords about the rental subsidy programs and the benefits of the supportive services provided that can also benefit landlord needs to maintain quality housing and avoid costly evictions.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Stability	2020	2024	Affordable Housing		Improve affordable housing access & availability		Rental units constructed: 50 Household Housing Unit Rental units rehabilitated: 50 Household Housing Unit Homeowner Housing Added: 20 Household Housing Unit Homeowner Housing Rehabilitated: 100 Household Housing Unit

2	Public Health and Safety	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Urgent public health & safety Response		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 250 Households Assisted Facade treatment/business building rehabilitation: 0 Business Brownfield acres remediated: 0 Acre Rental units constructed: 0 Household Housing Unit
---	--------------------------	------	------	--	--	--	--	---

								Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit Direct Financial Assistance to Homebuyers: 0 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted Homeless Person Overnight Shelter: 0 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 50 Beds Homelessness Prevention: 0 Persons Assisted Jobs created/retained: 10 Jobs
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								<p>Businesses assisted: 0 Businesses Assisted</p> <p>Housing for Homeless added: 0 Household Housing Unit</p> <p>Housing for People with HIV/AIDS added: 0 Household Housing Unit</p> <p>HIV/AIDS Housing Operations: 0 Household Housing Unit</p> <p>Buildings Demolished: 0 Buildings</p> <p>Housing Code Enforcement/Foreclosed Property Care: 0 Household Housing Unit</p> <p>Other: 0 Other</p>

3	Community Based Social Services	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Community based social service programming		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 250 Households Assisted Facade treatment/business building rehabilitation: 0 Business Brownfield acres remediated: 0 Acre Rental units constructed: 0 Household Housing Unit
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								Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit Direct Financial Assistance to Homebuyers: 0 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted Homeless Person Overnight Shelter: 250 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds Homelessness Prevention: 250 Persons Assisted Jobs created/retained: 50 Jobs
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								<p>Businesses assisted: 0 Businesses Assisted</p> <p>Housing for Homeless added: 0 Household Housing Unit</p> <p>Housing for People with HIV/AIDS added: 0 Household Housing Unit</p> <p>HIV/AIDS Housing Operations: 0 Household Housing Unit</p> <p>Buildings Demolished: 0 Buildings</p> <p>Housing Code Enforcement/Foreclosed Property Care: 0 Household Housing Unit</p> <p>Other: 0 Other</p>

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Stability
	Goal Description	Expand the number of affordable housing options for low and moderate income individuals and households. The City will fund proposals that address the needs of target populations including, but not limited to homeownership, rental housing, communal living, etc. Additionally the City will prioritize proposals that integrate service that help stabilize permanent housing for high barrier populations. The goal of housing stability is to prevent and divert individuals and families from entering into the homeless response system.
2	Goal Name	Public Health and Safety
	Goal Description	Adaptive response to changing community needs related to sheltering homeless populations, natural disasters, and public health pandemics.
3	Goal Name	Community Based Social Services
	Goal Description	Community based services that address the following areas: Food Security, Workforce Development, Housing Stability, Childcare, Transportation, behavior and victim services.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Spokane will primarily focus on low and moderate income individuals and households throughout this Consolidate Plan. Particular focus is on the creation and rehabilitation of affordable housing to assist low and moderate income residents. The City intends to develop and/or retain affordable housing units through partnerships with local government and housing developers. The City will update the actual numbers of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing in each Annual Action Plan, Substantial Amendment (where applicable), and Consolidated Annual Performance Evaluation Report (CAPER). Our estimated goal will be to assist 50 households per year with access to housing stability.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Since 2016 The Spokane Housing Authority has increased the number of 504 units in our entire portfolio by the following:

1. 2016 – Converted 11 units at Valley 206 to meet 504 standards
2. 2018 - Converted 3 units in Hifumi-en Apartments to meet 504 standards.
3. 2020 – We will convert an additional four (4) units at Cedarwest to meet 504 standards.

While none of these upgrades are in public housing (as we no longer own/operate a public housing portfolio), Number 3 above was required as a result of the RAD conversion of our remaining 74 units of public housing which occurred in November 2019. 40 units of RAD subsidy were placed on Cedarwest, and as a result we needed to bring the property up to 504 standards.

Activities to Increase Resident Involvements

As we no longer own or maintain public housing units, this is not answered.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

Not applicable

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Spokane has sought to remedy the affordable housing issue by engaging with community partners. The City of Spokane created a Mayor's Housing Quality Task Force in 2016 to review barriers to housing quality and affordability. The report focused on the following housing related categories:

Substandard Properties

- Abandoned Homes
- Vacant Residential Lots
- Chronic Nuisance Properties
- Homes in Foreclosure and,
- Housing Affordability

A complete copy of this report is available on the City of Spokane website:

<https://static.spokanecity.org/documents/projects/mayors-housing-quality-task-force/housing-quality-task-force-final-report.pdf>

The City has also sought to support infill housing strategies, passed a multi-family tax exception, and is currently engaged in a Strategic Housing Action Plan.

Spokane's Housing Action Plan will:

- Encourage construction of additional affordable and market rate housing that are accessible to a variety of income levels. This includes options accessible to people and families with low and moderate incomes and cost-burdened households.
- Examine population, workforce and housing trends.
- Assess housing policies, development regulations, and other city programs that influence the development of housing.
- Consider strategies to minimize displacement, particularly in neighborhoods with communities at high risk of displacement.

The City received a grant from the Washington Department of Commerce to complete the plan, which is expected to be adopted by City Council in April 2021.

SP-60 Homelessness Strategy – 91.215(d)

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

Spokane's strategic plan goals are to increase housing stability, public health & safety, and community-based social services which align with the goals of the Spokane CoC's Five-Year Plan to Prevent and End Homelessness which seeks to improve service provision connection and identification of the needs of households experiencing homelessness. Currently, the CoC employs two Coordinated Entry (CE) systems to meet the differing needs of households without minor children and families. Homeless Families Coordinated Assessment (HFCA) operates a centralized model at a safe location with flexible hours of operation and a variety of services available for families, including childcare. Singles Homeless Coordinated Assessment (SHCA) operates a hub model with a main office where individuals can be assessed, as well as, trained satellite assessors at a variety of locations, such as shelters, day centers, meal sites, workforce programs and the Spokane Resource Center (A HUD Envision Center) across the CoC's geographic area.

Additionally, Spokane County operates 211 services and an online portal to assist in the triage and referral to CE and emergency services. The CoC employs a street outreach (SO) team as a component of CE to identify individuals and households experiencing unsheltered homelessness who are not currently connected with services. This team has expertise in behavioral health counseling and coordinates its outreach efforts with other outreach teams in the jurisdiction, including PATH, SSVF, STR, and RHY-funded SO projects, as well as, locally funded workforce and physical health specialized SO teams. Both CE portals utilize the SPDAT series of assessments to prioritize households for services and to inform referrals to the appropriate intervention. All RRH services are colocated at both CE portals to ensure that households assessed for this intervention are immediately connected to a housing specialist. Households that assess for PSH are included in the CoC's chronically homeless master list which is case conferenced bi-weekly to expedite move-in.

Addressing the emergency and transitional housing needs of homeless persons

In terms of preventing and reducing homelessness, it is essential that assessment services provided via the CES can accurately determine a household's immediate needs. Spokane seeks to provide adequate support and funding to programs that provide educational materials and services to the community on resources for households in need of emergency shelter and housing. One major way this is done is through the City's investment in street outreach capacity. The City of Spokane funds a street outreach program which is a collaboration between Singles Homeless Coordinated Assessment (SHCA) and Spokane's major provider of behavioral health services which is the local PATH recipient. This team's target population is homeless adults with the longest lengths of homelessness. Daily, the team patrols areas of regular encampment activity in both the urban center of the city and the outlying, more rural parts of the community. Local data indicates that individuals occupying encampments are the least likely to request assistance by accessing shelter or coordinated entry. Individuals encountered receive

food, water, and a first aid kit; are referred to emergency shelter; and provided with a resource guide and detailed service map. Once a relationship has been developed, households are assessed for permanent housing. This can be done in the field or at a scheduled appointment. A case management relationship is maintained until/unless a warm hand-off can be made to another provider or housing can be secured. Individuals with the highest levels of acuity are case conferenced bi-weekly at a meeting led by SHCA/street outreach and staffed by partner agencies including emergency shelters, emergency healthcare providers, community court, and other frontline staff from service providers who regularly interact with the chronically homeless. In order to ensure 100% coverage of the jurisdiction, the City of Spokane has doubled its investment in street outreach has facilitated increased collaboration between the PATH-, Opioid STR-, SSVF-, and RHY-funded street outreach teams as well as the locally funded workforce connections outreach team and the free clinic's health outreach team. Outreach is conducted on a daily basis and the new funding has allowed the outreach team to expand its evening and weekend hours.

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 national best practice Diversion focuses in helping people self-resolve their homelessness includes assistance with mitigation of landlord issues, opportunities for increasing income through mainstream benefits, job training programs, etc. Families are also assessed through coordinated entry to determine acuity and housing interventions they may qualify for. Once placed on the list, clients are encouraged to return via inperson or phone should their situation change for re-assessment. Households are prioritized based on level of acuity, length of time homeless, and disability factors. Client choice is incorporated into the referral process as well. As part of our strategy to rehouse families quickly, we are consistently working to build our housing stock through development and construction of additional units. To ensure families successfully maintain their housing once assistance ends, clients are encouraged to connect with their case managers, peer navigators, and their support network to address issues as they arise before they impact their housing, employment, and other aspects of their life. Providers conduct follow-ups, but households can also connect with case managers for additional assistance at any time.

Spokane has experienced economic growth and has seen similar increases in the cost of housing and a consistently low vacancy. Low-income and homeless households face many barriers to housing in a highly competitive rental market. To increase the rate of permanent housing (PH) placement from shelter, transitional housing (TH), and rapid rehousing (RRH) the City and the Spokane CoC has increased its investment in landlord incentive strategies, facilitated greater coordination between landlord liaisons (LLs), and supported legislative actions to decrease barriers for homeless households. The Spokane CoC reallocated some existing resources to provide rental assistance programs more opportunities to incentivize landlords to rent to homeless households

and mitigate perceived risk of renting to them. We have also reallocated existing resources and the CoC facilitated the acquisition of new resources to create new LLs positions with local rental assistance providers, including the public housing authority (PHA), to provide more intentional relationship management with landlords and develop relationships with new landlords. These experts are codifying the CoC's Five-Year Plan to Prevent and End Homelessness Objective 3 and related strategy around landlord engagement, creating a unified set of standards for the CoC's LLs, developing a comprehensive interested landlord list, and engaging the local landlord association more strategically. The City passed local legislation to prevent landlords from discriminating against potential tenants for their source of rental income. The legislation reinforces similar legislation at the state level which established a landlord mitigation fund to which all state rental assistance providers have access. The City also sits on the WA State Advisory Council on Homelessness that will release a joint recommendation to the governor and state legislature with State Re-Entry Council to "ban the box" on rental applications to prevent landlords from discriminating against tenants for certain kinds of criminal history.</p>

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The CoC works with mainstream service providers, such as WA State Department of Social and Health Services (DSHS), and institutions/systems that discharge individuals including county jail, child welfare, juvenile justice, hospitals, and behavioral healthcare providers to refine local understanding of the primary risk factors for homeless. Additionally, vulnerability, as assessed by the SPDAT tool, is the primary tool used to assess households' likelihood of becoming homeless for the first time. The CoC's CE process is a diversion-first model whereby CE staff explore a household's strengths and resources and help them better utilize this support network before intake into the homeless system. Diversion services include mediation with landlords, education on tenants' rights, housing search assistance, connection to mainstream benefits/employment resources, as well as limited financial support. The City of Spokane is seeking to increase its investment in diversion to expand this highly successful model. Several at-risk household types have been identified locally as being especially vulnerable to experiencing homelessness for the first time without a higher level of intervention, including short-term rental assistance. At-risk veteran households are referred to the prevention component of SSVF, while at-risk individuals deemed disabled by DSHS are referred to the Housing and Essential Needs program.

Additionally, in 2019 the Spokane Resource Center, a HUD EnVision Center, opened its doors as a way to try to help with people's housing, cultural, financial, legal, pre-employment, health resources, as well as basic needs before they become homeless as a form of diversion. Over 15 area providers, gather together in one centralized location with the intent to provide a wide range of necessary resources to keep those already in housing housed by providing them with desired and needed wrap around services. We are continuously assessing ways to expand aftercare services for individuals and families to have

ongoing support for emerging needs and allow for immediate prevention services should they be needed. Increasing PSH stock to ensure housing stability for those who may need a permanent subsidy is also key.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Use of lead in paint was banned in 1978, but used prior to that time with increased frequency in earlier decades. According to American Community Survey estimates (2008-2012), 40% of owner-occupied and 34% of renter-occupied units in Spokane were built before 1950; 35% of owner-occupied and 39% of renter-occupied units were built between 1950 and 1980.

Spokane's housing program actively works repair LBP hazards in eligible owner and renter housing.

These programs will continue to coordinate with the Washington State Lead-Based Paint program for contractor certifications, lead-safe renovation, and regulation technical assistance. Typical lead hazard control begins with an 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.

How are the actions listed above related to the extent of lead poisoning and hazards?

The City's Single-Family Rehabilitation and Multifamily Housing programs are targeted toward areas that pose lead hazards. This includes pre-1978 housing units and identified lead-based paint hazards in and around those units.

How are the actions listed above integrated into housing policies and procedures?

Spokane has fully integrated HUD Title X and EPA Renovator (RRP) requirements into its Single-Family Rehabilitation and Multifamily Housing programs. These programs offer visual assessment trained HQS inspection; XRF Lead Inspection and Risk Assessment; copies of the "Renovate Right" pre-renovation pamphlet; copies of the "Protect Your Family" pre-housing-contract pamphlet; lead-safe renovation from RRP Renovator and Abatement Supervisor certified contractors; and Clearance testing of leaded surfaces disturbed during rehabilitation.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Spokane’s Community, Housing and Human Services Board has addressed anti-poverty strategies by prioritizing activities that directly benefit low and moderate income individuals and households. Activities funded under this Consolidated Plan must address the following community goals:

Food Security

- Increase coordination and communication between food programs
- Increase capacity of providers to build infrastructure and collaborative ventures around food programs
- Reduce and remove access barriers to food programs

Workforce Development

- Expand capacity and diversity of supported employment programs
- Expand paid work experiences/on-the-job training opportunities
- Formalize connections and referral pipelines between workforce programs and other services systems such as housing, mental health, and childcare)

Housing Stability (Improve affordable housing access & availability)

- Expand affordable housing options
- Increase co-location of coordinated entry services, behavioral health services, and substance abuse/detox services at shelters
- Enhance and expand diversion and prevention programs, including outreach and education services

Community Services

- Expand childcare services
- Offer evening and weekend supportive services
- Increase access to transportation services
- Integrate behavioral health and victim services

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

The City considers improvement of the affordable housing delivery system a high priority and has devoted significant staff resources to assure its effectiveness and success in increasing the supply and

accessibility of affordable housing. The City works in concert with for-profit and nonprofit housing developers in the area to develop partnerships and obtain financial resources for projects providing affordable housing to its residents. The affordable housing assistance managed by the City has consistently focused on projects which provide rental subsidies sufficient to support the ability of families in poverty to obtain housing stability and reach toward self-sufficiency.

In the process of soliciting HOME multifamily proposals, the City encourages the development of partnerships with both for-profit and nonprofit entities including CHDOs. The City encourages affordable housing developers to prepare HOME program proposals which include resources from other potential funding partners such as the Washington State Housing Trust Fund or the LIHTC program of the Washington Housing Finance Commission.

To assure the affordable housing stock remains viable, the City monitors its assisted rental housing projects to assure the physical condition of the structures is maintained. In cases where both the City's assisted affordable housing stock or other affordable housing stock in the community is in need of rehabilitation or upgrading, the City works with developers to find financing and/or supports the efforts with HOME resources.

SP-80 Monitoring – 91.230

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

The City of Spokane has adopted and implemented a comprehensive Grants and Financial Assistance Guide containing policies, procedures, and specific staff responsibilities in order to establish, implement, and maintain meaningful oversight and coordination of grant awards throughout the entire award lifecycle and improve the efficiency and impact of programs and services funded. The policies and procedures are in compliance with funding requirements as defined by HUD and the Code of Federal Regulations, State of Washington and City of Spokane regulations.

Overall management of the CDBG, HOME and ESG awards is the responsibility of the City's Community, Housing and Human Services (CHHS) Department, in conjunction with the City's central Grants Management and Financial Assistance Department. Some of the projects under CDBG specifically related to community and economic development are carried out by other City department such as Parks or Engineering, in coordination with the City's CHHS and Grants Management Departments.

Many of the projects funded through CDBG, HOME and ESG are managed by community-based agencies under a sub-award from the City of Spokane. All contracts with subrecipient agencies contain the federal, state and local program requirements and are prepared using the recommended contract templates provided by the US Department of Housing and Urban Development.

The City's assigned program manager and grants/contracts administrator meet with subrecipient agencies to review contractual requirements prior to execution of the contract and provide technical assistance and monitoring after contract execution. Contractual requirements include monthly progress billings and performance reporting supported by backup documentation so City staff may verify that project expenses are allowable, can be allocated and are reasonable, as well as program performance and beneficiary information.

The City's Grants Management Department has developed and implemented a system of preventive and detective internal controls to assist in ensuring that subrecipient agencies are in compliance with Federal regulations and contract terms and are meeting performance standards. Included in the monitoring process is compliance with Section 3 requirements and affirmative action requirements. Contracts include the specific HUD requirements. Monitoring of subrecipients routinely involves reviewing documents and outreach plans to assure the requirements have been met.

Grants Management performs routine desk monitoring through the approval of subrecipient reimbursement requests and allocation plans, A-133 Single Audit report review and ongoing monitoring of performance reports. In addition, training and detailed technical assistance is provided based on

determination of administrative and financial risk. On-site monitoring is scheduled and completed in accordance with agency risk status and Federal requirements.

Expected Resources

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

Introduction

Over the five-year period of the Consolidated Plan, the City estimates that the following funds will be available to carry out Plan objectives. The allocation of funds to these programs is appropriated annually, so the exact amounts that will be available are unknown.

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	3,384,101	1,600,000	500,000	5,484,101	23,000,000	Exact annual allocations will be published in each Annual Action Plan. The figures provided in this section are estimates based on prior year funding awards and program income generated by the Single-family Rehab Program. Please direct questions to the Community, Housing and Human Services Department at spokanechhs@spokanecity.org . Please include public comment in your subject line.

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	1,336,999	200,000	0	1,536,999	6,000,000	Exact annual allocations will be published in each Annual Action Plan. The figures provided in this section are estimates based on prior year funding awards and program income generated by the Single-family Rehab Program. Please direct questions to the Community, Housing and Human Services Department at spokanechhs@spokanecity.org . Please include public comment in your subject line.

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	287,494	0	0	287,494	1,400,000	Exact annual allocations will be published in each Annual Action Plan. The figures provided in this section are estimates based on prior year funding awards and program income generated by the Single-family Rehab Program. Please direct questions to the Community, Housing and Human Services Department at spokanechhs@spokanecity.org . Please include public comment in your subject line.

Table 54 - 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

The City of Spokane will fund projects that have a minimum match contribution of 10% the total amount of funds being requested for all Community Development Block Grant (CDBG) awards. The HOME Program will meet basic match requirements at a program level for tenant-based rental assistance, single family rehabilitation and down payment assistance, and development of affordable rental units. Match is generated when affordable rental unit development is financed with permanent investments of non-federal, non-owner funds.

The City of Spokane intends to partner with local housing and service providers to pursue HUD’s Section 108 Loan Guarantee Program. A section 108 Loan Guarantee would allow the City to access/leverage future CDBG allocation to address current community needs such as affordable housing.

The City of Spokane will also partner with the Washington State Department of Commerce for funding to address homelessness. These funding sources will be used to leverage goals outlined in the Strategic Plan to Prevent and End Homelessness.

Additional clarity regarding sources of leverage will be provided to the Spokane community through the Annual Action Plan.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Spokane supports multiple partner agencies operating in publicly owned facilities. Support for these facilities will remain throughout the duration of this Consolidated Plan. Moreover, the City will seek partnerships with affordable housing developers to acquire, or rehabilitate properties that expand affordable housing within our community.

Discussion

All funding allocations will meet basic eligibility requirements as noted in the Code of Federal Regulations. An emphasis will be placed on activities that support the needs of low and moderate income individuals and families. For more information regarding the eligible use of these funds, please contact the Community, Housing and Human Services Department at spokanechhs@spokanecity.org.

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	Housing Stability	2020	2024	Affordable Housing		Improve affordable housing access & availability	CDBG: \$3,961,393 HOME: \$1,203,300 ESG: \$287,494	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2 Households Assisted Rental units constructed: 10 Household Housing Unit Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Rehabilitated: 293 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted
2	Public Health and Safety	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Urgent public health & safety Response	CDBG: \$1,990,689 HOME: \$0 ESG: \$0	Overnight/Emergency Shelter/Transitional Housing Beds added: 50 Beds

3	Community Based Social Services	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Community based social service programming	CDBG: \$722,708 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 19918 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted Facade treatment/business building rehabilitation: 0 Business Brownfield acres remediated: 0 Acre Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit Direct Financial Assistance to Homebuyers: 0 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted Overnight/Emergency
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								Shelter/Transitional Housing Beds added: 0 Beds Businesses assisted: 0 Businesses Assisted Housing for Homeless added: 0 Household Housing Unit Housing for People with HIV/AIDS added: 0 Household Housing Unit HIV/AIDS Housing Operations: 0 Household Housing Unit Buildings Demolished: 0 Buildings Housing Code Enforcement/Foreclosed Property Care: 0 Household Housing Unit Other: 0 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Stability
	Goal Description	
2	Goal Name	Public Health and Safety
	Goal Description	

3	Goal Name	Community Based Social Services
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name
1	2020 Public Services - Food Security Program
2	2020 Public Services - CHAS Dental Voucher Program
3	2020 Public Service - ECCC Operations
4	2020 Public Service - NECC Operations
5	2020 Public Services - Homeownership Program
6	2020 Public Service - Southwest Community Center Operations
7	2020 Public Services - Women's Hearth
8	2020 Public Service - West Central Youth Development
9	2020 Public Service - West Central Operations
10	2020 Public Services - Improving Food Security for Spokane's Hungry Women & Children
11	2020 Public Services - YWCA Women in the Workforce
12	2020 Housing - Single Family Rehab Program
13	2020 Housing - Rental Repair Program
14	2020 Housing - Essential Home Repair Program
15	2020 Perpetual Housing, Acquisition, and Capital Improvements Program
16	2020 Neighborhood Community Development Program - Activities TBD
17	2020 Administration - CDBG Program
18	2020 COVID-19 Response
19	2020 Multi-Family Projects - HOME
20	2020 Administration - HOME Program

Table 56 – Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	2020 Public Services - Food Security Program
	Target Area	
	Goals Supported	Community Based Social Services
	Needs Addressed	Community based social service programming
	Funding	CDBG: \$40,000
	Description	General operations and staffing expenses related to the delivery of protein rich foods through the Futures-Food Security Program.
	Target Date	6/30/2121
	Estimate the number and type of families that will benefit from the proposed activities	Project will provide food security and protein rich food sources to qualified low and moderate income households.
	Location Description	Second Harvest Food Bank 1234 E. Front Ave, Spokane, WA 99202 https://2-harvest.org/
2	Planned Activities	Food distribution services
	Project Name	2020 Public Services - CHAS Dental Voucher Program
	Target Area	
	Goals Supported	Community Based Social Services
	Needs Addressed	Community based social service programming
	Funding	CDBG: \$50,000
	Description	Dental Voucher assistance/subsidies for qualifying low/moderate income individuals
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Subsidized dental care for approximately 250 low and moderate income individuals.

	Location Description	CHAS Health 203 N. Washington St, Suite 300, Spokane, WA 99201 https://chas.org/
	Planned Activities	Dental vouchers for low and moderate income individuals
3	Project Name	2020 Public Service - ECCC Operations
	Target Area	
	Goals Supported	Community Based Social Services
	Needs Addressed	Community based social service programming
	Funding	CDBG: \$60,000
	Description	General Operations and staffing support costs associated with maintenance and operations of East Central Community Center.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The East Central Community Center hosts numerous social services to assist low and moderate income persons residing in the East Central and lower south hill. During this period of performance the East Central Community Center will serve approximately 5,000 individuals. Services Include: Food Bank, Police Athletic League, Summer Youth Academy, FAME, ECEAP, Early Head Start, SNAP, WIC, Senior & Citizen Program
	Location Description	500 S. Sone St. Spokane, WA 99202 Phone: (509) 868-0856 Email: info@mlkspokane.org Website: https://mlkspokane.org
4	Planned Activities	General Operations and staffing support costs associated with maintenance and operations of East Central Community Center.
	Project Name	2020 Public Service - NECC Operations
	Target Area	
	Goals Supported	Community Based Social Services
	Needs Addressed	Community based social service programming
	Funding	CDBG: \$80,000
	Description	General operations and staffing support costs associated with maintenance and operations of Northeast Community Center.
	Target Date	6/30/2121

	Estimate the number and type of families that will benefit from the proposed activities	<p>The Northeast Community Center houses multiple organizations that assist those living in the Northeast Neighborhood of Spokane. The Northeast Community Center provides social services to approximately 5,000 low and moderate income individuals annually.</p> <ul style="list-style-type: none"> • Children’s Home Society provides a comprehensive continuum of care in early learning, family support, out-of-home care, child and family counseling, adoption and advocacy. Intake line (509) 598-4131. • ECEAP and Head Start are programs that offer classroom learning for preschool-age children of low-income families. They can be reached by phone at (509) 279-6351. • The Hillyard Senior Center gives senior citizens an outlet for recreation, nutritional meals, health and social services. They can be reached by phone at (509) 482-0803. • SNAP offers budget counseling, energy assistance, weatherization, and minor home repair. They can be reached by phone at (509) 456-7627. • WIC is a nutrition education and breastfeeding support program for pregnant, breastfeeding and postpartum women and caregivers of infants and children under the age of five who qualify. They can be reached by phone at (509) 323-2828. • Unify Community Health, & Dental Experienced family physicians provide a full spectrum of care, including prenatal care, delivery, and care for children. The medical office can be reached by phone at (509) 483-3427, and the dental office at (509) 326-4382.
	Location Description	<p>4001 N. Cook St. Spokane, WA 99207</p> <p>Phone: (509) 487-1603</p> <p>Website: https://www.necommunitycenter.com/wp/</p>
	Planned Activities	General operations and staffing support costs associated with maintenance and operations of Northeast Community Center.
5	Project Name	2020 Public Services - Homeownership Program
	Target Area	
	Goals Supported	Community Based Social Services
	Needs Addressed	Community based social service programming
	Funding	CDBG: \$184,172

	Description	General Operation and staffing costs associated with Homeownership program delivery. Loans will be made to qualifying low/moderate income individuals seeking first-time homebuyer assistance.
	Target Date	6/30/2121
	Estimate the number and type of families that will benefit from the proposed activities	SNAP's Homeownership Program provides assistance to low/moderate income individuals through multiple interventions. After assessing the unique needs of each client, SNAP will provide one (or more) of the following services: home buyer education, pre-purchase counseling, down payment assistance, foreclosure prevention, credit building, money management, and financial counseling. SNAP will assist approximately 150 unduplicated low/mod income individuals during the contracted period of performance.
	Location Description	SNAP's Financial Access Program is offered at: 500 S. Stone St. Spokane, WA 99202 (East Central Community Center)
	Planned Activities	General Operation and staffing costs associated with Homeownership program delivery. Loans will be made to qualifying low/moderate income individuals seeking first-time homebuyer assistance.
6	Project Name	2020 Public Service - Southwest Community Center Operations
	Target Area	
	Goals Supported	Community Based Social Services
	Needs Addressed	Community based social service programming
	Funding	CDBG: \$20,000
	Description	General operations support for Southwest Community Center.
	Target Date	6/30/2121
	Estimate the number and type of families that will benefit from the proposed activities	The Southwest Community Center provides low-cost childcare and afterschool youth programing to assist low/moderate income households in southwest Spokane. Approximately 250 unduplicated low/moderate income individuals will be served during the contracted period of performance.
	Location Description	Southwest Community Center is located at: 310 S Spruce St. Spokane, WA 99201
	Planned Activities	General operations support for Southwest Community Center.

7	Project Name	2020 Public Services - Women's Hearth
	Target Area	
	Goals Supported	Community Based Social Services
	Needs Addressed	Community based social service programming
	Funding	CDBG: \$38,323
	Description	General Operations and staffing expenses related to persons served at Women's Hearth.
	Target Date	6/30/2121
	Estimate the number and type of families that will benefit from the proposed activities	The Hearth is a safe, welcoming community that promotes growth and well-being in body, mind, and spirit for women of diverse backgrounds. It fosters nurturing relationships, encourages self-determination, and advocates for change in systems that oppress women. During this program year the Women's Hearth will serve approximately 250 individuals with social services targeted towards homeless and formerly homeless individuals.
	Location Description	920 W 2nd Ave. Spokane, WA 99201 Website: http://www.help4women.org/programs/womens-hearth
8	Planned Activities	The Women's Hearth is a one-of-a-kind downtown day center for women providing community, activities, classes, social service referrals and housing-search case management in a compassionate and supportive environment 7 days a week. Participants also have access to phones, computers, internet, healthy food, hygiene supplies, free showers, and a respite room.
	Project Name	2020 Public Service - West Central Youth Development
	Target Area	
	Goals Supported	Community Based Social Services
	Needs Addressed	Community based social service programming
	Funding	CDBG: \$25,000
	Description	General operational support for West Central Community Center Youth Development & Recreation Program.
	Target Date	6/30/2121

	Estimate the number and type of families that will benefit from the proposed activities	<p>This award will support approximately 150 youth with activities/services at the West Central Community Center. Activities include the following:</p> <ul style="list-style-type: none"> • The Recreation & Fitness program has a variety of programs and services for families and individuals. We offer before and after school, summer youth programs, teen programs and numerous clubs and classes. • The Youth Development programs offered at West Central provide children and teens numerous opportunities to participate in fun, active and educational activities in a safe and nurturing environment.
	Location Description	<p>1603 N Belt St, Spokane, WA 99205 Website: https://www.westcentralcc.org/</p>
	Planned Activities	<p>The Recreation & Fitness program has a variety of programs and services for families and individuals. We offer before and after school, summer youth programs, teen programs and numerous clubs and classes.</p> <p>The Youth Development programs offered at West Central provide children and teens numerous opportunities to participate in fun, active and educational activities in a safe and nurturing environment.</p> <p>For more information, please visit the following website: https://www.westcentralcc.org/recreation-fitness</p>
9	Project Name	2020 Public Service - West Central Operations
	Target Area	
	Goals Supported	Community Based Social Services
	Needs Addressed	Community based social service programming
	Funding	CDBG: \$90,000
	Description	General operations support for West Central Community Center.
	Target Date	6/30/2121
	Estimate the number and type of families that will benefit from the proposed activities	<p>The West Central Community Center provides multiple community programs (WIC, childcare, ECEAP, senior services, ADA services, etc.) to assist low/moderate income households in west central Spokane.</p> <p>Approximately 1,500 unduplicated low/moderate income individuals will be served during the contracted period of performance.</p>

	Location Description	West Central Community Center is located at: 1603 N Belt St. Spokane, WA 99205
	Planned Activities	General operations support for West Central Community Center.
10	Project Name	2020 Public Services - Improving Food Security for Spokane's Hungry Women & Children
	Target Area	
	Goals Supported	Community Based Social Services
	Needs Addressed	Community based social service programming
	Funding	CDBG: \$65,000
	Description	Meal service program for low/moderate income women and children.
	Target Date	6/30/2121
	Estimate the number and type of families that will benefit from the proposed activities	Women and Children Free Restaurant provides prepared nutrient rich meals to low/mod income individuals. This program will assist approximately 2,500 unduplicated individuals during the contracted period of performance.
	Location Description	Women and Children Free Restaurant is located at: 1408 N Washington St. Spokane, WA 99201
	Planned Activities	Meal service program for low/moderate income women and children.
11	Project Name	2020 Public Services - YWCA Women in the Workforce
	Target Area	
	Goals Supported	Community Based Social Services
	Needs Addressed	Community based social service programming
	Funding	CDBG: \$70,213
	Description	General operation and staffing costs related to the delivery of Women in the Workforce Program
	Target Date	6/30/2121

	Estimate the number and type of families that will benefit from the proposed activities	Funding to support this program will assist 18 individuals with job readiness programing. Approximately 11 individuals will graduate this program employed.
	Location Description	930 N. Monroe St. Spokane, WA 99201 Website: https://ywcaspokane.org/programs/heal-and-grow/women-to-work/

	Planned Activities	<p>A JOB READINESS EMPLOYMENT PROGRAM</p> <p>The Women to Work program is for women in Spokane who are actively looking for employment. With the support from BFET (Basic-Food, Employment and Training) funds, the Women to Work program can help remove or reduce barriers to employment, in-turn creating a more open pathway to securing and retaining employment.</p> <p>Who Is The Program For</p> <p>This program is supported by BFET funds which assists individuals who are experiencing barriers to employment and who are not currently receiving TANF services. Barriers might include homelessness, domestic violence, mental and physical disabilities, poverty, lack of childcare, and transportation issues.</p> <p>How to Qualify</p> <p>In addition to actively looking for work, qualifying participants must be receiving DSHS (Department of Social and Health Services) food benefits or EBT Card funds, and are not currently receiving TANF (Temporary Assistance for Needy Families).</p> <p>Call 789-9299 with any questions or to schedule an appointment to see if you qualify.</p> <p>Support Included</p> <p>Participants will receive full access to our computer lab, networking opportunities, skill-building classes, and one-on-one support from area professionals, staff and volunteers who can assist with creating a resume, cover letter and systems to successfully seek employment.</p> <p>Program Benefits</p> <p>Resources to overcome barriers to employment, such as transportation & childcare.</p> <p>A professional job portfolio including a targeted resume, cover letter, references, & application.</p> <p>Access to our staffed computer lab to build your computer skills, attend workshops & apply for jobs.</p> <p>An ability to identify & communicate strengths.</p> <p>Motivation from our weekly Action Group.</p> <p>A boost in confidence for employment success.</p> <p>Opportunities to network with employers.</p> <p>Professional interview and work clothing.</p> <p>Help preparing for the interview.</p>
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		<p>Financial Coach support.</p> <p>How to Enroll</p> <p>Call the Program Manager at 789-9299 or email women2work@ywcaspokane.org to learn more about this program or to sign up for our next orientation.</p>
12	Project Name	2020 Housing - Single Family Rehab Program
	Target Area	
	Goals Supported	Housing Stability
	Needs Addressed	Improve affordable housing access & availability
	Funding	CDBG: \$1,553,096
	Description	Provide low-cost loans for needed home repairs to assist low-income homeowners maintain a safe and efficient home. These home repairs address health and safety deficiencies and reduce operating costs (to the extent practicable).
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	33 home rehabilitation loans delivered per year to qualified low and moderate income homeowners.
	Location Description	<p>Various locations throughout the City of Spokane.</p> <p>SNAP Armory 212 W. Second Spokane, WA 99201 Phone: (509) 456-SNAP (7627) Fax: (509) 744-3374</p> <p>Hours of operation: M/T/W/F: 8:00-4:30 (closed between 12-1 pm) TH: 10:30-4:30 (closed between 12-1 pm)</p> <p>Housing Improvements, Weatherization, Home Repair, Conservation Education, Energy Assistance Appointments</p>

	Planned Activities	<p>Provide low-cost loans for needed home repairs to assist low-income homeowners maintain a safe and efficient home. These home repairs address health and safety deficiencies and reduce operating costs (to the extent practicable).</p> <p>Many low-income homeowners do not have the means to repair or maintain their homes, yet affordable housing often has dangerous or unhealthy defects. SNAP has several types of Home Repair Programs that can make repairs, or provide access to loans, for items in your home that pose health or safety hazards such as roof leaks, sewer problems, no water, and accessibility modifications.</p> <p>For more information visit: https://www.snapwa.org/home-repair, or call (509) 319-3083</p>
13	Project Name	2020 Housing - Rental Repair Program
	Target Area	
	Goals Supported	Housing Stability
	Needs Addressed	Improve affordable housing access & availability
	Funding	CDBG: \$413,966
	Description	Provide low-cost loans for needed repairs to rental property owners that serve low-income renters. These repairs address health and safety deficiencies and reduce operating costs (to the extent practicable).
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Provide approximately ten (10) rental repair loans that improve housing quality, tenant safety, energy efficiency, and appearance to owners of small (1 to 7 unit) rental properties where at least 51% of renters in each property are below 80% of Area Median Income.

	Location Description	<p>Various locations throughout the City of Spokane.</p> <p>SNAP Armory 212 W. Second Spokane, WA 99201 Phone: (509) 456-SNAP (7627) Fax: (509) 744-3374</p> <p>Hours of operation: M/T/W/F: 8:00-4:30 (closed between 12-1 pm) TH: 10:30-4:30 (closed between 12-1 pm)</p> <p>Housing Improvements, Weatherization, Home Repair, Conservation Education, Energy Assistance Appointments</p>
	Planned Activities	Provide approximately ten (10) rental repair loans that improve housing quality, tenant safety, energy efficiency, and appearance to owners of small (1 to 7 unit) rental properties where at least 51% of renters in each property are below 80% of Area Median Income.
14	Project Name	2020 Housing - Essential Home Repair Program
	Target Area	
	Goals Supported	Housing Stability
	Needs Addressed	Improve affordable housing access & availability
	Funding	CDBG: \$585,600
	Description	Provide minor home repairs as grants to homeowners at/below 80% Area Median Income, as defined and annually updated by HUD. Minor home repairs should address health hazards, safety hazards, and/or accessibility issues that may make the homes unsafe or uninhabitable. This includes, but is not limited to, security, plumbing, heating, electrical, roof, weatherization, and sewer repairs and accessibility modifications. Not more than \$150,000 of the total Program budget shall have an eligibility requirement that the funds be granted for repairs up to \$10,000 per grant to homeowners also receiving a Single Family Rehabilitation program loan.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	SNAP will provide minor/essential home repair services to approximately 260 low and moderate income homeowners during the 12 month period of performance.

	Location Description	<p>Various locations throughout the City of Spokane.</p> <p>SNAP Armory 212 W. Second Spokane, WA 99201 Phone: (509) 456-SNAP (7627) Fax: (509) 744-3374 Hours of operation: M/T/W/F: 8:00-4:30 (closed between 12-1 pm) TH: 10:30-4:30 (closed between 12-1 pm) Housing Improvements, Weatherization, Home Repair, Conservation Education, Energy Assistance Appointments</p>
	Planned Activities	<p>Provide minor home repairs as grants to homeowners at/below 80% Area Median Income, as defined and annually updated by HUD. Minor home repairs should address health hazards, safety hazards, and/or accessibility issues that may make the homes unsafe or uninhabitable. This includes, but is not limited to, security, plumbing, heating, electrical, roof, weatherization, and sewer repairs and accessibility modifications. Not more than \$150,000 of the total Program budget shall have an eligibility requirement that the funds be granted for repairs up to \$10,000 per grant to homeowners also receiving a Single Family Rehabilitation program loan.</p>
15	Project Name	2020 Perpetual Housing, Acquisition, and Capital Improvements Program
	Target Area	
	Goals Supported	Housing Stability
	Needs Addressed	Improve affordable housing access & availability
	Funding	CDBG: \$1,008,731
	Description	<p>The Community, Housing and Human Services Department (CHHS) has developed a simplified application process to address changing and urgent community needs. The Perpetual Housing, Acquisition, and Capital Improvements Program (PHACIP) allows partner agencies an opportunity to apply for CHHS funding sources on a monthly basis, or until funding is no longer available. Interested partner agencies are encouraged to submit an application packet to CHHS.</p>
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	Reserve project for activities that provide funding to support qualifying Housing, Acquisition, and Capital Improvements. CHHS will provide additional details through the substantial amendment process (open public hearings and public comment) as project(s) are identified. This set-aside is for capital/construction based programming and not available for public service qualifying activities. For more information, please contact the Community, Housing and Human Services Department (CHHS) at spokanechhs@spokanecity.org.
	Location Description	Location to be determined. CHHS will identify the location(s) through substantial the substantial amendment process. For more information, please contact CHHS at spokanechhs@spokanecity.org.
	Planned Activities	Reserve project for activities that provide funding to support qualifying Housing, Acquisition, and Capital Improvements. CHHS will provide additional details through the substantial amendment process (open public hearings and public comment) as project(s) are identified. This set-aside is for capital/construction based programming and not available for public service qualifying activities. For more information, please contact the Community, Housing and Human Services Department (CHHS) at spokanechhs@spokanecity.org.
16	Project Name	2020 Neighborhood Community Development Program - Activities TBD
	Target Area	
	Goals Supported	Housing Stability
	Needs Addressed	Improve affordable housing access & availability
	Funding	CDBG: \$400,000
	Description	The Community, Housing, and Human Services Department (CHHS) allocates approximately \$400,000 to support community development programming that directly benefit low and moderate individuals and households. Neighborhood Councils are encouraged to coordinate and identify priority community based projects. Program Website: https://my.spokanecity.org/chhs/funding-opportunities/neighborhood/
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	Reserve project for activities that provide funding to support qualifying Neighborhood Community Development Program activities. CHHS will provide additional details through the substantial amendment process (open public hearings and public comment) as project(s) are identified. This set-aside is for capital/construction based programming and not available for public service qualifying activities. For more information, please contact the Community, Housing and Human Services Department (CHHS) at spokanechhs@spokanecity.org.
	Location Description	Location to be determined. CHHS will identify the location(s) through substantial the substantial amendment process. For more information, please contact CHHS at spokanechhs@spokanecity.org.
	Planned Activities	Reserve project for activities that provide funding to support qualifying Neighborhood Community Development Program activities. CHHS will provide additional details through the substantial amendment process (open public hearings and public comment) as project(s) are identified. This set-aside is for capital/construction based programming and not available for public service qualifying activities. For more information, please contact the Community, Housing and Human Services Department (CHHS) at spokanechhs@spokanecity.org. Program Website: https://my.spokanecity.org/chhs/funding-opportunities/neighborhood/
17	Project Name	2020 Administration - CDBG Program
	Target Area	
	Goals Supported	Housing Stability
	Needs Addressed	Improve affordable housing access & availability
	Funding	CDBG: \$800,000
	Description	Administrative costs associated with the management of Community Development Block Grant Program (CDBG).
	Target Date	6/30/2121
	Estimate the number and type of families that will benefit from the proposed activities	NA

	Location Description	808 W. Spokane Falls Blvd. Spokane, WA 99201 https://my.spokanecity.org/chhs/
	Planned Activities	Administrative costs associated with the management of Community Development Block Grant Program (CDBG).
18	Project Name	2020 COVID-19 Response
	Target Area	
	Goals Supported	Public Health and Safety
	Needs Addressed	Urgent public health & safety Response
	Funding	CDBG: \$1,990,689
	Description	Reserve project for activities that respond to the COVID-19 outbreak. Activities will be targeted toward the acquisition and rehabilitation of new homeless shelters, and other community needs addressing COVID-19. CHHS will provide additional details through the substantial amendment process (open public hearings and public comment) as project(s) are identified. This set-aside is for capital/construction based programming and not available for public service qualifying activities. For more information, please contact the Community, Housing and Human Services Department (CHHS) at spokanechhs@spokanecity.org .
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Reserve project for activities that respond to the COVID-19 outbreak. Activities will be targeted toward the acquisition and rehabilitation of new homeless shelters, and other community needs addressing COVID-19. CHHS will provide additional details through the substantial amendment process (open public hearings and public comment) as project(s) are identified. This set-aside is for capital/construction based programming and not available for public service qualifying activities. For more information, please contact the Community, Housing and Human Services Department (CHHS) at spokanechhs@spokanecity.org .
	Location Description	Location to be determined. CHHS will identify the location(s) through substantial the substantial amendment process. For more information, please contact CHHS at spokanechhs@spokanecity.org .

	Planned Activities	Reserve project for activities that respond to the COVID-19 outbreak. Activities will be targeted toward the acquisition and rehabilitation of new homeless shelters, and other community needs addressing COVID-19. CHHS will provide additional details through the substantial amendment process (open public hearings and public comment) as project(s) are identified. This set-aside is for capital/construction based programming and not available for public service qualifying activities. For more information, please contact the Community, Housing and Human Services Department (CHHS) at spokanechhs@spokanecity.org .
19	Project Name	2020 Multi-Family Projects - HOME
	Target Area	
	Goals Supported	Housing Stability
	Needs Addressed	Improve affordable housing access & availability
	Funding	HOME: \$1,203,300
	Description	HOME multi-family funding will support the development and redevelopment of approximately 10 affordable housing units within the City of Spokane. All units will be reserved for low income households.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	HOME multi-family funding will support the development and redevelopment of approximately 10 affordable housing units within the City of Spokane. All units will be reserved for low income households.
	Location Description	<p>Unknown at this time - CHHS will issue funding notices throughout the 2020 Program Year to support proposals that fall under this general activity. CHHS will provide a substantial amendment to this Action Plan with an opportunity to make public comment once funding decisions have been made. Citizens will have 30 days to review the amended plan and offer public comment.</p> <p>The HOME Program is administered by staff in the Community, Housing and Human Services Department (CHHS) located at:</p> <p>Spokane City Hall 808 W Spokane Falls Blvd. Spokane, WA 99201</p>

	Planned Activities	HOME multi-family funding will support the development and redevelopment of approximately 10 affordable housing units within the City of Spokane. All units will be reserved for low income households.
20	Project Name	2020 Administration - HOME Program
	Target Area	
	Goals Supported	Housing Stability
	Needs Addressed	Improve affordable housing access & availability
	Funding	HOME: \$133,699
	Description	General administration of the HOME Program. Administrative activities include community engagement, planning, reporting to funder, making grant awards, technical assistance, environmental reviews, procurement, compliance monitoring, certified payroll review, etc.
	Target Date	6/30/2121
	Estimate the number and type of families that will benefit from the proposed activities	General administration of the HOME Program. Administrative activities include community engagement, planning, reporting to funder, making grant awards, technical assistance, environmental reviews, procurement, compliance monitoring, certified payroll review, etc.
	Location Description	The HOME Program is administered by staff in the Community, Housing and Human Services Department (CHHS) located at: Spokane City Hall: 808 W Spokane Falls Blvd. Spokane, WA 99201
	Planned Activities	General administration of the HOME Program. Administrative activities include community engagement, planning, reporting to funder, making grant awards, technical assistance, environmental reviews, procurement, compliance monitoring, certified payroll review, etc.

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

The City of Spokane will not direct funding to any one targeted area of the City. Rather, funding will be allocated based on present needs within the community and quality of project application. The City will work in partnership with social service providers, local businesses, elected officials, and neighborhood councils to ensure changing community needs are being met.

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

There will be no funding allocation to specific geographic areas within the City. This Consolidated Plan will make funding decisions based on the needs of low and moderate income individuals and families regardless of their location.

Discussion

The City of Spokane will present all future funding awards and target populations at open public hearings, followed by a 30-day public comment period.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Spokane is focused on providing safe affordable housing choices for low and moderate income residents. During program year 2020, the City will prioritize activities that move individuals into permanent affordable housing units through the construction, acquisition, and rehabilitation of new units. Several projects are underway and expected to complete on, or before 12/31/2021.

One Year Goals for the Number of Households to be Supported	
Homeless	350
Non-Homeless	19,830
Special-Needs	0
Total	20,180

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	10
Rehab of Existing Units	303
Acquisition of Existing Units	10
Total	373

Table 59 - One Year Goals for Affordable Housing by Support Type
Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Spokane Housing Authority (SHA) began in 1972 as the Housing Authority of the City of Spokane is now a multi-jurisdictional agency serving many cities and six counties in Eastern Washington. The partnership between SHA and the City of Spokane continues to provide affordable housing for thousands of households. SHA is governed by a seven-member Board of Commissioners to include one “directly assisted Commissioner” and six commissioners appointed by the following: Two (2) individuals appointed by the Mayor of the city of Spokane, two (2) individuals appointed by the City Council of the City of Spokane Valley, and two (2) individuals appointed by the Spokane County Commissioners. Each member serves a five-year term of office, with terms rotating in such a manner that one appointment is made each year. The Board has full authority in the establishment of SHA policies, long-term direction, and oversight of programs that accomplish the Agency’s mission.

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

Spokane Housing Authority has always had an extremely small public housing program. Initially, just 125 total public housing units were in SHA’s inventory. In 2015, SHA was given permission to move forward with a Rental Assistance Demonstration (RAD) Program portfolio project to divest its public housing inventory.

As of November 1, 2019, the Spokane Housing Authority (SHA) no longer owns or operates Public Housing units. SHA has utilized HUD’s Rental Demonstration Program (RAD) to convert all Public Housing units to project based housing vouchers under the Housing Choice Voucher program. This process began in 2016 with the conversion of 50 public housing units at the Parsons Apartments, and was completed in November of 2019 with the conversion of 74 scattered site properties that represented the remaining public housing units operated by the Housing Authority. In 2016, one single family home (part of SHA’s scattered site public housing inventory), was sold to the Washington State Department of Transportation through eminent domain to facilitate the north/south freeway extension. In order to ensure that Public Housing participants were not adversely affected by this conversion, the Housing Authority created a Relocation Specialist position dedicated to relocating these families to affordable and comparable housing units in the community and offering continuing rental assistance through the Housing Choice Voucher program. In addition, all families who were on the Public Housing waiting list at the time of conversion, were given the opportunity to be placed on the HCV waiting list for the same time and date that they had originally applied to the Public Housing Program.

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

SHA updated its Administrative Plan to provide an avenue for the 74-scattered site public housing residents to participate in the Housing Choice Voucher Homeownership program if they meet the qualifications. All 74 were given the first right of refusal to purchase the home in which they reside or

another available from the inventory. In 2019, the authority met with households to understand if homeownership is something they wish to pursue. As mentioned in previous years, the homeownership track is more involved and has more hurdles to overcome, not every household will be capable of or have the means to achieve this option. The remainder of 2020 and 2021 will be spent working with current households to begin implementing their future housing option, which includes this homeownership alternative. To date, we have successfully assisted three families previously on public housing with acquisition of their unit or another in the portfolio.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable. The Housing Authority is designated as a high performer.

Discussion

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

Introduction

The Spokane City/County Continuum of Care, in support of the 2015-2020 Strategic Plan to End Homelessness, will focus on action steps aimed at obtaining the following objectives: increase leadership, collaboration and civic engagement; increase access to stable and affordable housing; support effective pathways toward self-sufficiency and reduced financial vulnerability; transform homeless services to crisis response systems leading to improved health and safety; and advance health and housing stability for youth experiencing homelessness, including unaccompanied homeless youth and youth aging out of systems such as foster care.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

In an effort to reach out to the unsheltered population, the community has implemented a number of street outreach initiatives. The City of Spokane's CHHS Department work with other City entities such as Code Enforcement and Police to support the Homeless Street Outreach Team, a collaboration between homeless housing providers, coordinated assessment, and mental health providers to identify and provide outreach to individuals occupying homeless encampments. This interagency collaboration includes both a City-funded street outreach team and a PATH-fund outreach team for homeless individuals with mental illness and provides a pipeline for housing and support services to the chronically homeless unsheltered population in our community. The City has identified the need for additional investment in street outreach in the next year and has targeted these funds to both expand the capacity of existing efforts and to facilitate better alignment of services between City-, PATH-, SSVF-, RHY-, and STR Opioid Crisis-funded street outreach teams. This new street outreach collaborative meets on a bi-weekly to case conference common clients and coordinate outreach services to ensure 100% geographic coverage of the jurisdiction and that clients are matched to the appropriate service provider. The goal for the next year is to complete assessment of the collaborative's geographic coverage with a particular emphasis on identifying gaps in rural coverage.

Addressing the emergency shelter and transitional housing needs of homeless persons

The CoC identifies the need to provide emergency response to families and individuals who are homeless and recognizes the continued need for shelter beds that are available when a person is unsheltered. Although the CoC is moving towards providing permanent, rather than temporary, housing options, there are some special populations, such as youth, households fleeing domestic violence, clients exiting institutions, and families with children involved with the child welfare system,

who continue to benefit from a supportive transitional housing program.

The jurisdiction's goal is to operate a comprehensive shelter system that meet the needs of all households regardless of composition and quickly transitions households from homelessness back into permanent housing. Currently the shelter system includes programs to serve the specific needs of homeless adult men, adult women, unaccompanied youth, and households with children, however youth who are in transition (18-24) do not have a dedicated shelter program. The City identified a partner agency at the end of 2017 through an RFI process to take the lead in the development of a shelter for young adults. In July of 2018, the City was selected by A Way Home Washington to participate in their Anchor Community Initiative around ending youth and young adult homelessness is currently working to utilize the financial resources available through the initiative to develop, with this partner agency, to develop a young adult shelter in the next year.

These efforts connect directly to the goals of transforming homeless services in to a crisis response system and the system goal of reducing the length of time households experience homelessness.

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 jurisdiction's coordinated entry process includes access to diversion programs to prevent individuals and families with children from entering the crisis response system by assisting with their access to community resources. ESG is funding rapid re-housing and emergency shelter operations. An intentional shift to focus on permanent housing exits when households enter the homeless system has been transforming the City's homeless system over the past few years. As a result, much of the CoC efforts to serve homeless households are focused on rapid re-housing. Households who present as chronically homeless with very high barriers are placed directly into available PSH units or available bridge housing. These efforts shorten the time families are homeless and increase stability. The one year for these populations is complete for the CoC to complete its evaluation of the prioritization policies of singles and families coordinated assessment and implement any necessary changes to how households are matched with housing intervention.

The Supportive Services for Veteran Families (SSVF) program provides an essential resource for Veterans and their families who are homeless or at risk. SSVF provides intensive outreach, housing search and placement and continued case management for this population. For Veterans who need more intensive housing services, Spokane Housing Authority (SHA) has a successful partnership with the Veterans Administration to provide VASH vouchers to homeless veterans. All referrals are made through the VA, who also provides complete wrap-around supportive services. Veterans that are not eligible for these

programs are prioritized for placement in PSH dedicated to chronically homeless veterans.

The Young Adult Housing Program (YAHP) from the Washington State Department of Commerce's Office of Homeless Youth has provided the jurisdiction with an essential new resource for the provision of rent assistance, transitional housing, and case management for young adults ages 18 through 24. YAHP provides young adults with housing search assistance, temporary rental assistance, and case management as well as access to transitional or interim housing during the housing search process for youth with the highest barriers. The one-year goal for this population is to complete the evaluation of the joint transitional housing-rapid rehousing pilot program for YAHP to determine if this an effective model for transition vulnerable young people to permanent housing.

HOME Tenant-Based Rental Assistance, granted to Spokane Housing Authority, continues to be a critical tool in achieving permanent housing for families and individuals experiencing homelessness.

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

The jurisdiction works with the following housing and health care partners on the implementation of an integrated care program: Empire Health Foundation, Providence Health Care, Community Health Association of Spokane, and Volunteers of America. The program strives to ensure eligible homeless clients are not discharged from in-patient hospital care or emergency room visit into homelessness. The Roads to Community Living Program coordinates with group homes, assisted living program and private landlords to ensure that long term Medicare eligible clients discharging from hospitals, nursing homes and mental health facilities are not being discharged into homelessness.

The Spokane County Regional Behavioral Health Division (SCRBH) is responsible for all community-based mental health services for inpatient and outpatient care services. Eastern State Hospital works in conjunction with Frontier Behavioral Health Outreach Team, Spokane County Supportive Living Program, and Behavioral Health Options. These programs work with the clients and the outpatient mental health provider to create a plan for housing and continued services.

The CoC has ensured that its members have written procedures to address discharge planning of youth exiting foster care. The Department of Children, Youth, and Families procedures provide for Independent Living Services and require an Independent Living Plan to assist the youth toward a successful transition to adulthood. Local DCYF Social Workers and other community stakeholders work with youth as they near 18 to establish an ILP to guide the services and housing assistance until they are

21.

Spokane County has taken the lead in housing individuals as they exit from correctional institutions through the Re-Entry Initiative (REI) Program, a community re-entry program dedicated to transitioning formerly homeless exiting institutional settings into adjusted citizens, engaging, working and living in stable housing with limited to no subsidy. Through their partnership with Goodwill Industries of the Inland Northwest, they provide permanent housing through a short term rental assistance program to persons exiting correctional institutions. Airway Heights Corrections facility and the local jail works with Pioneer Human Services who operates a 55-bed work release facility for women and an 80-bed work release facility for men. A formalized discharge plan, in which housing is a requirement, is created for each client as they discharge from these facilities.

Discussion

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

Introduction:

The City of Spokane is working to address barriers to affordable housing by developing a plan that addresses all aspects of housing choice. The City is working with the Washington State Department of Commerce, Spokane County, and the City of Spokane Valley to increase access to housing within the region.

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

The City of Spokane is creating the Housing Action Plan to help increase housing options that are affordable and accessible for people and families of all incomes. As Spokane grows, we are facing a gap in housing supply. The plan will provide a strategic approach to address current and future housing needs of the Spokane community. When completed, it will provide a coordinated vision that supports more people being able to find a home that meets their needs with access to opportunities, services and amenities. This process builds upon previous community discussions and initiatives around infill development, housing quality, and affordable housing funding.

Spokane's Housing Action Plan will:

- Encourage construction of additional affordable and market rate housing that are accessible to a variety of income levels. This includes options accessible to people and families with low and moderate incomes and cost-burdened households.
- Examine population, workforce and housing trends.
- Assess housing policies, development regulations, and other city programs that influence the development of housing.
- Consider strategies to minimize displacement, particularly in neighborhoods with communities at high risk of displacement.

The City received a grant from the Washington Department of Commerce to complete the plan, which is expected to adopted by City Council in April 2021.

Discussion:

Citizens are encouraged to participate in the planning efforts as the City of Spokane develops the Housing Action Plan. These planning efforts will benefit all citizens by developing goals and policies that create more affordable housing options within the City.

For more information about the Housing Action Plan, please visit:

<https://my.spokanecity.org/housing/spokane-housing-action-plan/>

AP-85 Other Actions – 91.220(k)

Introduction:

The following actions are intended to align with the needs and goals identified in the 2020 – 2024 Consolidated Plan. The Community, Housing and Human Services Department will remain adaptive and ready to serve as needs arise and the response system must be tailored to meet community needs.

Actions planned to address obstacles to meeting underserved needs

Actions planned to foster and maintain affordable housing

Given the high demand for affordable housing, the City recognizes the importance of fostering affordable housing development and maintaining existing affordable housing stock. The City also provides Tenant Based Rental Assistance to extremely low-income/homeless families to create affordable housing options at market rate rental housing located across the City. The City fosters relationships with both for-profit and nonprofit (including CHDO) housing developers when soliciting HOME Multifamily Housing Program funding proposals. The City offers developers the opportunity to leverage limited City HOME funding with Low-Income Housing Tax Credits, housing bonds, Washington State Housing Trust Fund dollars, and Federal Home Loan Bank grants. Typically, City HOME funds account for only a fraction of the total cost but deliver large projects providing a large number of long-term affordable rental housing units.

The City maintains its HOME investment in affordable housing by monitoring rental housing occupancy and physical condition over HUD's minimum compliance periods required by 24 CFR 92.254. The City imposes an additional 10-year local compliance period to retain these rental units as affordable housing available to low-income households. The City 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. The City plans to address foreclosed, abandoned and derelict properties by acquisition and/or renovation to create affordable homeownership opportunities.

Actions planned to reduce lead-based paint hazards

Spokane's Single Family Rehabilitation and Multifamily Housing programs 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. Typical lead hazard control begins with an XRF lead inspection to guide the scope of work. Certified workers complete lead hazard control work in compliance with HUD's Title X and EPA RRP regulations. These projects typically include wet scraping, painting, eliminating friction/impact surfaces, mulching bare soil, and cleaning to Clearance. Each rehabilitated

housing unit will achieve Clearance as part of project completion, as proscribed by HUD's Title X regulation.

Actions planned to reduce the number of poverty-level families

The City's anti-poverty strategies are implemented through the following established goals of the Consolidated Plan: preserving and expanding quality, safe, affordable housing choices; providing opportunities to improve the quality of life; and, expanding economic opportunities. The CDBG and HOME program are the principle funding sources targeted at reducing the number of poverty-level families but the ESG program also seeks to stabilize families and individuals so they are able to return to self-sufficiency, which Homeless Housing Assistance Act fund provide prevention assistance. Importantly, the resource management responsibilities of these programs provide staff of the Department of Community, Housing and Human Services an opportunity to facilitate coordination among a range of social and housing programs, operated by other City departments, governmental agencies and the nonprofit community, that together enhance the opportunities to reduce poverty for families.

CDBG program resources are targeted to meet the community development, infrastructure and economic opportunities needs in the community. The City allocates CDBG funding for several economic development activities providing opportunities for both low and moderate income family members to receive living wage employment and low and moderate income business owners to improve and expand their businesses, increasing their profitability and income. Public services activities also include programs for stabilizing families, while the housing rehabilitation program reduces and stabilizes low and moderate income homeowner's housing expenses. CDBG public services activities, such as the housing counseling program and the rental assistance case management program, assist low and moderate income families on the edge of poverty to help them to economic security. HOME program resources are allocated to address the needs for safe, affordable housing. Program activities that are designed to reduce housing expenses and offer the opportunity to help move families out of poverty are tenant-based-rental assistance and the multifamily development program, which maintains and expands affordable housing. These rental support programs help provide economic stability to the households assisted and are key to the goal of reducing the number of families facing poverty.

Actions planned to develop institutional structure

The City of Spokane works closely with partner agencies and community stakeholders to develop social response programs based on community need. Examples include the Homeless Coordinated Assessment, Emergency Shelters, Homeless Warming Shelter Response, Affordable Housing Committee, Continuum of Care Committee and Neighborhood Community Development Programs. Each program provides a response by the City to respond to the institutional needs of community partners and the

individuals they serve.

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

The City 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 its priority needs and will continue to do so.

Examples include:

- **Multi-family Housing:** the City works closely with Spokane County, the WA State Department of Commerce, and the WA State Housing Finance Commission to coordinate the funding, development and monitoring of multi-family housing units funded through the HOME program.
- **Tenant-Based Rental Assistance:** the City partners with the local housing authority to manage the HOME tenant-based rental assistance program. The TBRA program has been prioritized for high needs households and individuals. Referrals to the TBRA program via the community Coordinated Assessment program. Support Services are provided for all TBRA households through CoC Program and local Homeless Housing Assistance Act funded programs.
- **Fair Housing:** the City partners with HUD, Spokane County and the NW Fair Housing Alliance to fund, plan and host a regional Fair Housing Conference during the month of April (fair housing month).
- **Strong Families Initiative:** a City-led partnership between the City, the Spokane Housing Authority, Child Protective Services and non-profit housing and services providers to improve the lives and housing stability of families engaged with child welfare.

The City is the convener and the Collaborative Applicant for the City/County Continuum of Care. The City coordinates a number of homelessness reduction system-wide strategies involving both public and private agencies such as Coordinated Assessment, Housing First and Rapid Re-housing through the Continuum of Care.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

See narratives below for additional information about the Community Development Block Grant Program (CDBG), HOME Program, and Emergency Solutions Grant Program (ESG).

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

Spokane 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. City of Spokane has not budgeted HOME funds for homeownership activities. The City retains written agreements used in a previous homeownership program. These agreements include a recapture provision 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. The City's Single Family Rehabilitation program uses this same loan recapture provision which limits recaptured funds to net proceeds of a sale. Consequently, the City is not required to repay HUD should any sale, short sale, foreclosure, involuntary sale, etc. of a program-assisted home provide insufficient funds to fully repay the amount of loaned HUD funding.

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 City of Spokane has not budgeted HOME funds for homeownership activities. The City previously established maximum HOME assistance for each homebuyer transaction and that HOME assistance required a 10-year period of affordability. Earlier homeownership assistance loan documents provided some debt forgiveness over the 10-year HOME affordability period. All City homeownership assistance written agreements included a recapture provision that triggered repayment if a borrower sells, transfers, refinances, or changes the use of the property during the HOME period of affordability. This recapture provision limits recaptured funds to any net proceeds available from the sale rather than the entire HOME investment.

Similarly, HOME-funded affordable rental housing projects include acquisition, new construction, and/or renovation trigger minimum periods of affordability per 24 CFR 92.252(e). New construction projects are always subject to the regulation's 20-year affordability period but acquisition and/or rehab projects commonly trigger a 5, 10, or 15-year HOME affordability period. The City-imposed chooses to independently extend the periods of affordability is ten years longer than the minimum HOME affordability period and initially runs concurrently with the HOME affordability period. . These City-imposed affordability periods are described further in the HOME Multifamily Housing Program Description and agreements.

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 housing that is being rehabilitated with HOME funds under 24 CFR 92.206(b). However, HOME funds may be used to pay off principal and interest of a construction loan, bridge financing loan, or guaranteed loan as provided under 24 CFR 92.206(g).

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

1. Include written standards for providing ESG assistance (may include as attachment)

The Emergency Solutions Grant funds, in conjunction with additional funding sources, are currently funding Coordinated Assessment Initiatives through rapid re-housing, and shelter activities. The following program standards have been developed with community feedback, based on the feedback from CoC programs administering these funded activities. The standards continue to take into account the smaller resources and even greater targeting needed for ESG. These standards are included in program specific guidelines for all ESG funded programs.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Households seeking homeless assistance can access services through the Spokane Continuum of Care's Coordinated Assessment (CA) system. The local CA system operates two portals to better meet the disparate needs of different household types. Households with minor children are served through Homeless Families Coordinated Assessment (HFCA) system, which coordinates all family homeless service programs to provide prevention and rapid re-housing assistance in addition to placement in interim, transitional, and permanent supportive housing, if applicable. The program utilizes the Family Service Prioritization Decision Assistance Tool (F-SPDAT) and Family Vulnerability Index Service Prioritization Decision Assistance Tool (F-VI-SPDAT) to assess families for appropriate housing and service interventions based on vulnerability rather than a first come first serve model. The F-VI-SPDAT and F-SPDAT provide a consistent way of assessing households across the Continuum of Care and assists HFCA in connecting families with an appropriate housing intervention based on their level of need.

Households without children can access services through the Singles Homeless Coordinated Assessment (SHCA) System. SHCA operates as a decentralized assessment system with a lead agency to facilitate the training and coordination of assessment sites. SHCA uses the singles versions of the VI-SDPAT and SPDAT tools to provide common outcome data and measurable results. Household where every member is between the age of 18 and 24 that present at SHCA are assessed using the

Transition Age Youth Vulnerability Index Service Prioritization Decision Assistance Tool (TAY-VI-SPDAT) and the Youth Service Prioritization Decision Assistance Tool (Y-SPDAT). Once the appropriate assessment is completed in HMIS, a housing referral can be made to the appropriate housing track based on the household's vulnerability and desired housing intervention.

Households may access the program through one of two entry points:

1. By walking into either the HFCA or SHCA program offices for an assessment; or
2. Through targeted outreach and screening with a partnering service provider such as an emergency shelter or street outreach program.

The CA system has been developed in accordance with the HUD Continuum of Care Regulations. Participation in this system is mandatory for ESG and CoC grantees.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Locally, the City of Spokane receives and administers ESG funds. As the CoC lead the City of Spokane works, through the Continuum of Care Governance Board and Community Housing and Human Services Board (CHHS), to determine priorities for homeless funding. Spokane County staff sits on both the Continuum of Care Governance Board and CHHS Board and is an integral part in determining how all homeless funds, including ESG funds, are allocated in the community. During the application process for homeless funding, the RFP and Evaluation Committee of CoC reviews applications and makes funding recommendations to CoC Governance Board.

Applicants eligible to apply for ESG funds include:

- City or County governments
 - Public and private nonprofit organizations (501(c)(3))
 - Private for profit organizations or individuals may implement certain economic development, low income housing rehabilitation and microenterprise activities.
 - Faith based organizations
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City currently meets the homeless participation requirement detailed in 24 CFR 576.405(1) through formerly homeless individuals' membership on the Community, Housing and Human Services Board subcommittees, Continuum of Care Governance Board, and the CoC RFP and Evaluation Committee. These committees are responsible for recommending policies and making funding decisions.

5. Describe performance standards for evaluating ESG.

All programs funded through ESG are evaluated for performance quarterly. Data for these evaluations is pulled from the Homeless Management Information System. In addition, all ESG funded programs are required to ensure HMIS data quality by the 5th of each month. Programs funded for rapid re-housing are measured by the percentage of households exiting to permanent housing, the percentage of households with increased income at exit, and the average length of time from identified eligibility to being housed. Programs funded for emergency shelter operations are required to enter universal data into the HMIS system and record entry and exit dates. In addition, these programs are measured by the percentage of households who exit from the emergency shelter into permanent housing, the average length of time individuals are homeless in emergency shelter, average length of time between enrollment and clients' date of engagement.

Citizens with additional questions regarding the CDBG, HOME and ESG Programs are encouraged to contact the Community, Housing and Human Services Department (CHHS) for additional information.

CHHS Contact Information:

- Email to CHHS at spokanechhs@spokanecity.org
- Phone CHHS at 625-6325
- Attend a Public Hearing and make comment directly to the CHHS Board
- Visit CHHS at Spokane City Hall
- 808 W. Spokane Falls Blvd, Spokane, WA 99201

Appendix - Alternate/Local Data Sources