

**Grantee: Washington**

**Grant: B-11-DN-53-0001**

**January 1, 2016 thru March 31, 2016 Performance Report**

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**Grant Number:**

B-11-DN-53-0001

**Obligation Date:****Award Date:****Grantee Name:**

Washington

**Contract End Date:**

03/09/2014

**Review by HUD:**

Submitted - Await for Review

**Grant Award Amount:**

\$5,000,000.00

**Grant Status:**

Active

**QPR Contact:**

Genny Matteson

**LOCCS Authorized Amount:**

\$5,000,000.00

**Estimated PI/RL Funds:**

\$0.00

**Total Budget:**

\$5,000,000.00

## Disasters:

### Declaration Number

No Disasters Found

## Narratives

### Summary of Distribution and Uses of NSP Funds:

Washington State Department of Commerce (Commerce) was allocated \$5,000,000 in the third round of federal funding of the Neighborhood Stabilization Program to establish and implement the NSP3 in Washington State.

On February 25, 2011, Commerce submitted a first NSP3 Action Plan Amendment that described the Request for Proposal (RFP) process that Commerce was going to follow to fund projects targeted in the areas of greatest need in Washington State. After undergoing a public comment period, the first NSP3 Action Plan Amendment was finalized by Commerce and approved by HUD on March 9, 2011. The NSP3 grant agreement was executed between HUD and Commerce on the same day.

Following the project selection process described in the first NSP3 Action Plan Amendment, Commerce prepared a second NSP3 Action Plan Amendment. The second NSP3 Action Plan Amendment describes the outcomes of the RFP process and the projects that Commerce selected for NSP3 funding and their anticipated results. Commerce will grant the NSP3 funds to four sub-recipient local jurisdictions to recover and redevelop abandoned and/or foreclosed properties in four target areas in Washington State, as follows:

1. City of Federal Way: \$1,693,000 for the Westway Neighborhood Housing Project. City of Federal Way will acquire, rehabilitate, and sell 14 foreclosed and vacant properties to low-income persons/households. Approximately 30% of the NSP3 funds will be used to benefit households earning 50% or less of the area median income.
2. City of Lakewood: \$640,000 for the Tillicum Low-Income Housing Project. City of Lakewood will acquire 11 foreclosed and vacant properties in order to rehabilitate or rebuild them. All 11 units will be sold to households earning 50% or less of the area median income.
3. Snohomish County: \$1,102,500 for the Park Place Townhome Rentals Project. Snohomish County will acquire 14 newly constructed, vacant, and bank-owned homes. All 14 units will be rented to households earning 50% or less of the area median income.
4. City of Spokane: \$1,400,000 for the IERR East Sprague Avenue Rentals Project. City of Spokane will build 37 new affordable rental housing units on a vacant lot in a neighborhood heavily impacted by foreclosures. 34 units will be rented to households earning 50% or less of the area median income. The other 3 units will be rented to households earning 60% or less of the area median income.

The average HUD foreclosure need score for the four target areas is 13.25. The projects will recover a total of 76 housing units, of which 64 will be rented or sold to households/individuals earning 50% or less of the area median income (set-aside activities).

### How Fund Use Addresses Market Conditions:

As described in Commerce's first NSP3 Action Plan Amendment dated February 25, 2011, and approved by HUD on March 9, 2011, Commerce published an RFP to solicit and select projects on a competitive basis. The RFP was sent to all NSP1 sub-recipients and published on Commerce's website on February 28, 2011. The RFP solicited high-impact, site-specific projects located in areas designated by HUD as being the areas with the greatest needs in our state.

By April 14, 2011, Commerce had received 12 proposals requesting a total of \$12,720,500 in NSP3 funding. Proposals were evaluated by giving preference to projects that:

- addressed areas of greatest need in the state;
- demonstrated readiness to proceed, with a clear plan to spend 50% of the NSP3 funds by March 2013 and 100% of the NSP3 funds by March 2014 (24 months and 36 months from HUD's grant execution date, respectively);
- leveraged other funds by demonstrating partnerships and local commitment;
- generated or recovered more housing units;
- generated or recovered more rental housing units; and
- encouraged vicinity hiring.



Market conditions data was obtained from HUD's "Neighborhood Stabilization Program Data" online tool by each of the applying jurisdictions and from the U.S. Census Bureau and the State of Washington's Office of Financial Management. During the project selection process, this data was used by Commerce to develop a statewide strategy to best utilize the NSP3 funds.

**Ensuring Continued Affordability:**

Continued affordability will be ensured through deed restrictions, covenants running with the land, or other mechanisms approved by HUD, in accordance with the requirements of 24 CFR 92.252 for rental units and 24 CFR 92.254 for owner-occupied units.

**Definition of Blighted Structure:**

A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare in context of local laws and in accordance with the laws of the State of Washington. When encountering blighted properties, the NSP3 sub-recipients must comply with the definitions and requirements of RCW 35.80A.010 - Condemnation of Blighted Property, and RCW 35.80 Unfit Dwellings, Buildings and Structures.

**Definition of Affordable Rents:**

The state NSP3 will adopt the HOME definitions of affordable rent and affordability period stipulated in 24 CFR 92.252(a), (c) and (f) adjusted for the Neighborhood Stabilization Program's 50 percent and 120 percent target populations.

**Housing Rehabilitation/New Construction Standards:**

Rehabilitation or Redevelopment of existing housing and/or the provision of new housing will comply with the minimum housing quality standards for Section 8 housing as defined in 24 CFR 982.401. Rehabilitation and/or redevelopment activities of foreclosed, abandoned, or vacant properties must meet applicable laws, codes, and other requirements relating to housing safety, quality, and habitability. All projects requiring substantial rehabilitation or new housing construction will be designed to meet the standard for Energy Star Qualified New Homes. For rehabilitation that is not substantial, the NSP3 sub-recipients must meet those standards to the extent applicable to the rehabilitation work undertaken.

**Vicinity Hiring:**

Each of the four NSP3 sub-recipients, where applicable and to the maximum extent feasible, will make an effort to provide for the hiring of employees who reside in the project's vicinity or contract with businesses that are owned and operated by persons residing in the project's vicinity.

**Procedures for Preferences for Affordable Rental Dev.:**

During the RFP process described above, all proposals received by Commerce went through a review process involving a series of project evaluation criteria. One of these criteria was affordable rental development activities as being the scope of the project. Projects undertaking affordable rental development activities received a higher score on this category than projects that involved home-ownership activities. As a result, two of the awarded projects will exclusively create new affordable rental developments, for a total of 51 new rental housing units.

**Grantee Contact Information:**

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<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$11,998,100.00
<b>Total Budget</b>	\$0.00	\$5,000,000.00
<b>Total Obligated</b>	\$0.00	\$5,000,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$5,000,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$5,000,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$5,000,000.00
<b>Match Contributed</b>	\$0.00	\$2,400,000.00



## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$2,400,000.00
Limit on Public Services	\$750,000.00	\$0.00
Limit on Admin/Planning	\$500,000.00	\$279,563.24
Limit on State Admin	\$0.00	\$279,563.24

## Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$500,000.00	\$279,563.24

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,250,000.00	\$4,025,589.03

## Overall Progress Narrative:

April 11, 2016 -- Washington State's NSP3 projects are ready to be close. NSP staff (one person) is spending considerable time helping NSP1 subrecipients complete and close their projects and so has not been able to put time into closing the NSP3 program. Hopefully in the next few months, all four NSP3 projects will be monitored and closed and then the State's NSP3 Grant program can be closed out.

In summary, Washington received \$5,000,000 in NSP3 grant funds. Four NSP3 projects were funded in the following communities: the cities of Federal Way, Lakewood and Spokane, and Snohomish County.

In Federal Way, ten houses were acquired, rehabilitated by Habitat for Humanity and sold to ten low income families. In Lakewood, six blighted properties were acquired and the blight was cleaned up. The properties were combined and then subdivided into 11 lots. Eleven houses were built on these 11 lots by Habitat for Humanity and sold to 11 income eligible families.

In Snohomish County, 14 apartments in a newly constructed foreclosed apartment building are being rented to very low income households.

Finally, the City of Spokane, in conjunction with Spokane County and the local nonprofit - Inland Empire Residential Resources (IERR) has completed the construction of a new multi-use facility which will include 37 affordable rental units – 34 of which have been rented to low income households. IERR has rented all of the 37 units.

These projects are now complete and have all met a national objective. The NSP3 sub-recipients have recovered a total of 72 housing units and have rented or sold them to income eligible households (LMMH). Of these 72 units, 68 of them (or 94 percent) will benefit low income households (<50% MHI).

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
11-67400-000, Department of Commerce	\$0.00	\$202,332.20	\$202,332.20



11-67400-001, Federal Way - Westway Neighborhood	\$0.00	\$1,649,549.85	\$1,649,549.85
11-67400-002, Lakewood - Tillicum Low-Income Housing	\$0.00	\$722,887.48	\$722,887.48
11-67400-003, Snohomish County - Park Place Townhome	\$0.00	\$1,064,559.66	\$1,064,559.66
11-67400-004, Spokane - IERR East Sprague Rentals	\$0.00	\$1,360,670.81	\$1,360,670.81



