

Grantee: State of Oregon

Grant: B-08-DN-41-0001

July 1, 2011 thru September 30, 2011 Performance Report

Grant Number:

B-08-DN-41-0001

Obligation Date:**Grantee Name:**

State of Oregon

Award Date:**Grant Amount:**

\$19,600,000.00

Contract End Date:

03/16/2013

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Rich Malloy

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

AREAS OF GREATEST NEED: The map of the area of greatest needs is located on the Oregon Housing and Community Services website at: http://o.hcs.state.or.us/reser/NSP/googlemaps/5plus_3perplus.html. It is incorporated into the Substantial Amendment on page 4. In order to focus Neighborhood Stabilization Program funding in the areas of greatest need, OHCS established target block groups where the NSP funds are eligible to be spent. These target areas were determined by using the following two items: 1. the HUD calculated foreclosure abandonment risk score: The estimated foreclosure abandonment risk score incorporates the following three elements which are shown to be significant predictors of foreclosure: The Federal Reserve Home Mortgage Disclosure Act (HMDA) data on high cost loans, Office of Federal Housing Enterprise Oversight Data on rates of home prices decline, and the Bureau of Labor Statistics data on rates of unemployment; in addition to United States Postal Service local 90-day vacancy rates. 2. the 18 month foreclosure rate: The 18 month estimated foreclosure rate was calculated using the following three data elements which are shown to be significant predictors of foreclosure: The Federal Reserves Home Mortgage Disclosure Act (HMDA) Data on high cost loans, Office of Federal Housing Enterprise Oversight Data on rates of home prices decline, and the Bureau of Labor Statistics data on rates of unemployment. These two measures described above were taken into consideration to identify the areas where the NSP funds should be targeted. The selected NSP target block groups (based on U.S. Census block groups) in Oregon covers approximately one-third of the block groups and population in Oregon (35% and 34% respectively). This was accomplished by including in the targeted block groups those where the foreclosure abandonment risk score is five (5) or greater (which accounts for 27.4% of the block groups in Oregon) as well as those with an 18 month foreclosure rate estimate of 3.0% and higher (which accounts 24.7% of the block groups in Oregon). Twenty-nine of the thirty-six counties in Oregon have NSP target areas within them using this method for target area identification. Within each county the targeted block groups are those which according to the loan, home price, unemployment, and vacancy data indicate both high rates of foreclosure and potential for abandonment in Oregon.

Amendment # 1 to this Action Plan: Oregon Housing and Community Services (OHCS) published the following amendment to this Action Plan on April 7, 2010. OHCS did not receive any comments and the amendment went into effect on or about April 23rd, 2010. The text of the amendment is listed immediately below.

1. Proposed expansion to the NSP 1 targeted areas

The areas initially targeted in the Neighborhood Stabilization Program 1 for funding assistance were determined using the NSP1 HUD calculated foreclosure abandonment risk score and the 18th month foreclosure rate. The original NSP1 "target block groups" in Oregon covered approximately one-third of the population in Oregon (35% and 34% respectively). This was accomplished by including target block groups where the foreclosure abandonment risk score is 5 or greater and those with an 18 month foreclosure rate estimate of 3.0% and higher. Twenty-nine of the thirty-six Oregon counties had NSP target areas within them using this selection method. In order to update and expand the NSP1 Target Blog Groups, OHCS used data provided by HUD in conjunction with the NSP2 program at the Census Tract level. By including those tracts with a Foreclosure or a Vacancy and Foreclosure Risk Score greater than 11, thirty percent of the Census Tracts in the state are indicated as having high foreclosure and abandonment activity. The initial 1,660 block groups targeted by the program are within 241 Census Tracts. Of those 241 tracts, 126 were not covered by the areas targeted through the updated dataset; emphasizing the shifting in locations with the most significant foreclosure issues throughout Oregon. This proposed expansion of the NSP targeted areas includes both the areas initially targeted, as Census Tracts, as well as the top third scoring (greater than 11) tracts in the updated NSP2 data. Together these represent 353 Oregon Census Tracts. These tracts are forty-seven percent of those in the state, which are home to fifty-five percent of the population, and has areas targeted in thirty of the thirty-six counties.

2. Proposed change to language under Activity 2, Purchase / Rehabilitation.

Under Activity #2 eliminate the statement that funds to Purchase and Rehabilitate eligible homes will be in the form of a "soft second" loan. The new language states: "Funds will be provided in a form deferred loan or any financing mechanism that meets NSP regulations and affordability period requirements."

Distribution and and Uses of Funds:

Oregon Housing and Community Services will allocate at a minimum, \$4,900,000 (25%) of NSP funds to benefit individuals or families at or below 50% of Area Median Income (AMI). These funds will be set aside for the purchase and redevelopment of properties that have been foreclosed or abandoned that will provide housing to individuals and families whose incomes do not exceed 50% of area median income. OHCS will pass along the 25% set-aside requirement to each of the CDBG entitlement subrecipients receiving an allocation of NSP funds from OHCS as well as all other subrecipients that may receive an allocation of NSP resources. OHCS anticipates a variety of NSP eligible housing activities may be undertaken to meet this goal. Units assisted under this set-aside must provide permanent housing and cannot be shelter or transitional housing units, or group homes, as these activities are considered public facility activities under the CDBG program and part of the NSP requirements. Eligible Housing Activities: • Use of NSP funds as low or no interest loans, or shared appreciation loans that will assist home buyers with the purchase and rehabilitation of foreclosed homes or residential properties. Loans may be used for: o up to 50% of a bank required down payment; o loan buy-down; o closing costs; and o rehabilitation of the home to assure safety, quality, and habitability. • Acquisition and rehabilitation of foreclosed or abandoned residential properties that may be used for rental housing. Models likely to be undertaken include rental housing units for special needs populations such as homeless, chronically mentally ill, developmentally disabled, and released offenders. Permanent supportive housing is eligible as well as units for low income families. Shared housing models can be considered if each tenant has an individual lease. • Acquisition and rehabilitation of foreclosed or abandoned residential properties that will subsequently be sold to very low- income home buyers. This can include a community land trust model or self-help housing projects, etc. • Landbanking, demolition of blighted structures and redevelopment of demolished sites into affordable rental units or homeownership opportunities may also be accomplished as long as the properties have been abandoned or foreclosed. The project must meet an eligible CDBG housing activity and provide housing for very low income individuals and families under 50% of area median income.

NSP-1 Amendment # 2: Oregon Housing and Community Services (OHCS) published the second amendment to the NSP-1 Action Plan on April 28, 2010. No public comments were received. The amendment took effect on or about April 13, 2010.

OHCS is proposing to amend the Allocation Strategy in The NSP Substantial Amendment to assure that all Neighborhood Stabilization Program (NSP) 1 Funds are obligated before the September 15, 2010 deadline. The U.S. Department of Housing & Urban Development will recapture any funds not obligated by that deadline.

The NSP Substantial Amendment explicitly stated that the progress of all recipients would be reviewed nine months after the grant contract is executed and that any recipient not on target to obligate all resources will risk having their NSP funds recaptured and redistributed to other subrecipients by OHCS.

As of April 19, 2010, only 36% of the total funds awarded to CDBG Entitlement Communities and 37% of the total funds retained for State Set Aside have been obligated. While some subrecipients have obligated all of their funds, there are other subrecipients that have not obligated any funds. To assure that the funds are not recaptured, OHCS is proposing to redistribute unobligated funds for ready-to-proceed projects that meet NSP requirements and definitions, as follows:

- OHCS will review the performance and obligation levels of all subrecipients. Subrecipients and subgrantees will be notified in writing of their performance and the steps they need to take to avoid a recapture of their grant funds.
- Subrecipients and subgrantees with lesser than appropriate levels of obligation, and no indication of capably fully obligating funds will have until June 1, 2010 to substantially and or completely obligate allocated funds.
- Unobligated or returned funds, after June 1st, will be placed in an NSP Reallocation Pool. OHCS will make the Reallocation Pool funds available to existing subrecipients, subgrantees, and to qualified applicants on a wait list, who previously submitted an NSP request to OHCS. Funds will need to be obligated immediately upon award.
- Applications for the Reallocation Pool will be reviewed and approved on a first- come ready to proceed basis, with a clear indication for the use of funds before September 15, 2010. OHCS Finance Committee will review and approve recommendations for funding.
- Applicants for the Reallocation Pool must meet certain threshold criteria to receive new and additional funds. Such threshold includes, but it is not limited to, eligible use under the NSP-1 program, and readiness-to-proceed.
- Priority will be given to applicants that have projects that will benefit households with incomes below 50% of the average median income for their area.

The proposed redistribution of recaptured funds may result in guaranteed subrecipients having higher or lower allocated amounts as outlined in the original NSP Substantial Amendment. It may also result in different amounts of resources targeted to the NSP eligible activities as outlined in the original NSP Substantial Amendment.

OHCS is also proposing to add a provision to the NSP Substantial Amendment under Activity 1: Financing Mechanisms item (4) second paragraph "Assistance to homebuyers that have household incomes at or below 50% of the Area Median Income (AMI) may exceed the \$50,000 NSP assistance limit based on financial need to ensure housing affordability" And, item (4) third paragraph the provision stating, "Funds will be provided in the form of a soft second loan" shall be revised to state, "Funds will be provided in the form of a deferred loan" And, the third sentence of item (4) paragraph three, "A share of the appreciation will be due at transfer or Title" shall be deleted.

Definitions and Descriptions:

HUD Requirement: (1) Definition of "blighted structure" in context of state or local law.

OHCS Response: Unless otherwise defined by local law, the definition of blighted structure shall confirm with Oregon Revised Statute 457.010 Definitions. As used in this chapter, unless the context requires otherwise:

(1) "Blighted areas" means areas that, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:

(a) The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, that are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:

- (A) Defective design and quality of physical construction;
- (B) Faulty interior arrangement and exterior spacing;
- (C) Overcrowding and a high density of population;
- (D) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or
- (E) Obsolescence, deterioration, dilapidation, mixed character or shifting of uses.

HUD Requirement: (2) Definition of "affordable rents" Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program -specific requirements such as continued affordability.

OHCS Response: Unless otherwise defined below, NSP-assisted rental units will carry rent and income restriction requirements. Rental units must be occupied only by households that are eligible as low-, moderate-, or middle-income families. Households must have incomes that are less than or equal to 120% of area median income, adjusted for family size.

NSP assisted rental units must meet the following requirements to qualify as affordable housing:

1. For the NSP required 25% set aside to house individuals or families whose incomes do not exceed 50% of area median income, rents must be equal to or less than the Low Income Housing Tax Credit program rent level for 50% of area median income units. If the unit receives Federal or State project-based rental subsidy and the very low-income family pays a contribution toward rent not more than 30 percent of the family's adjusted income, then the maximum rent (i.e., tenant contribution plus project-based rental subsidy) is the rent allowable under the Federal or State project-based rental subsidy program.

If other rental units created under the NSP program, affordable rents will be the lesser of:

• The applicable fair market rents for the area, less all utility costs paid by the tenants; or

• Thirty percent (30%) of the adjusted income of a family whose annual income equals eighty percent (80%) of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit or family size.

On a case-by-case basis, OHCS may grant rent exceptions as necessary to assure long term viability of rental housing projects as long as the rents meet NSP requirements.

HUD Requirement: (3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

OHCS Response: For each foreclosed-upon home or residential property which will have an investment of NSP funds, the home or residential property must be purchased at a discount of at least fifteen percent (15%) from the current market-appraised value of the home or property unless a smaller discount is approved by OHCS. The current market appraised value means the value of a foreclosed upon home or residential property that is established through an appraisal made in conformity with the appraisal requirements of the URA at 49CFR 24.103 and completed within 60 days prior to an offer made for the property by a grantee, subrecipient, developer, or individual homebuyer.

Home ownership activities: For NSP assisted housing used for home ownership, resale or recapture provisions will be placed against the property in the form of a use restriction and/or Deeds of Trust and Promissory Notes.

NSP funds that are used to acquire or rehabilitate a foreclosed upon single family property will be recaptured upon transfer of title or a refinancing of said property. The recaptured NSP investment, including OHCS's portion of a shared appreciation loan, (Shared Appreciation deleted per HUD regulations) must be returned to OHCS. Oregon Housing and Community Services will use the recaptured funds for other approved NSP eligible activities or return to the United States Treasury as outlined in the NSP rules.

Rental Housing Activities: For all NSP assisted units in rental housing projects, rents as well as incomes of tenants will be restricted in accordance with the affordability requirements outlined in (C)(2) above for a minimum of 20 years. Affordability requirements will be maintained through a use restriction and/or Deeds of Trust and Promissory Notes. Requests for subordination of NSP affordability requirements for financing purposes will be reviewed on a case by case basis.

On a case-by-case basis, OHCS may grant exceptions to the term of affordability but in no case can the term be less than required under the HOME program.

HUD Requirement: (4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

OHCS Response:

A foreclosed-upon home or residential property shall be rehabilitated to the extent necessary to assure safety, quality, and habitability. OHCS will require a thorough assessment of all properties. The assessment must examine the major building components and describe the work necessary to bring each building component to the level of maximum expected life span. HUD's Housing Quality Standards (HQS) outlined in 24 CFR 982.401, will be the minimum standard for judging the actual physical condition of a property and determining the scope of work.

Rehabilitation of a residential property must be performed in compliance with applicable laws, codes, and other requirements relating to housing safety, quality, and habitability. If work requires building permits, all rehabilitation must be performed to current building code(s). A property inspection must be conducted by a disinterested third party to determine the scope of work needed prior to rehabilitation. The factors to be considered in the inspection include HQS, a pest and dry rot report, roof inspection if deemed appropriate, and a site specific review of environmental concerns including lead-based paint assessment if the property was built prior to 1978.

General property improvements, such as painting and replacement of cabinets and flooring may be completed only after all code deficiencies, health and safety items and lead-based paint hazards (if needed) have been cured. General improvements must have durable fit and finish with reasonable cost expectations.

All NSP recipients are encouraged to use green building techniques and make all NSP assisted properties more energy efficient. Providing visitability features which promote aging in place may also be considered.

Low Income Targeting:

HUD Requirement: Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income: a minimum of \$4,900,000.

Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

OHCS Response:

The state will receive an NSP allocation of \$19,600,000. Of this amount a minimum of 25%, or \$4,900,000, will be set aside for the purchase and redevelopment of properties that have been foreclosed or abandoned that will provide housing to individuals and families whose incomes do not exceed 50% of area median income. OHCS will pass along the 25% set-aside requirement to each of the CDBG entitlement subrecipients receiving an allocation of NSP funds from OHCS as well as all other subrecipients that may receive an allocation of NSP resources.

OHCS anticipates a variety of NSP eligible housing activities may be undertaken to meet this goal. Units assisted under this set-aside must provide permanent housing and cannot be shelter or transitional housing units, or group homes, as these activities are considered public facility activities under the CDBG program and part of the NSP requirements.

Eligible Housing Activities:

- Use of NSP funds as low or no interest loans, or shared appreciation (Shared Appreciation deleted per HUD rules) loans that will assist home buyers with the purchase and rehabilitation of foreclosed homes or residential properties. Loans may be used for:

- o up to 50% of a bank required down payment;
- o loan buy-down;
- o closing costs; and
- o rehabilitation of the home to assure safety, quality, and habitability.

Acquisition and rehabilitation of foreclosed or abandoned residential properties that may be used for rental housing. Models likely to be undertaken include rental housing units for special needs populations such as homeless, chronically mentally ill, developmentally disabled, and released offenders. Permanent supportive housing is eligible as well as units for low income families. Shared housing models can be considered if each tenant has an individual lease.

Acquisition and rehabilitation of foreclosed or abandoned residential properties that will subsequently be sold to very low- income home buyers. This can include a community land trust model or self-help housing projects, etc.

Landbanking, demolition of blighted structures and redevelopment of demolished sites into affordable rental units or homeownership opportunities may also be accomplished as long as the properties have been abandoned or foreclosed. The project must meet an eligible CDBG housing activity and provide housing for very low income individuals and families under 50% of area median income.

Acquisition and Relocation:

HUD Requirement: Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 120% of area median income).

If so, include:

- The number of low- and moderate-income dwelling units—i.e., ≤ 120% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.
- The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., ≤ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).
- The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

OHCS Response: No specific properties that would receive NSP resources have been identified at this time. It is therefore unknown whether demolition or conversion of low and moderate income dwelling units will occur. If NSP eligible activities result in demolition or conversion of low and moderate-income units, then the required information on the number of converted or demolished units and number of affordable units produced by activity and income level will be made available.

Public Comment:

HUD Requirement: Provide a summary of public comments received to the proposed NSP Substantial Amendment.

Note: proposed NSP Substantial Amendment must be published via the usual methods and posted on the jurisdiction's website for no less than 15 calendar days for public comment.

OHCS Response:

Process: OHCS worked closely with the Portland HUD office to assure the citizen participation process was both appropriate and efficient. Two publications were used for the official notice; the state-wide Oregonian, and to reach Spanish speaking citizens, El Latino de Hoy newspaper. In addition, OHCS undertook a massive direct notification campaign to all city and county local governments, port and economic development authorities, public housing authorities and their state association, Community Development Corporations and CHDOs and their state association, tribes, ESG connected homeless service providers and shelters, DHS/HOPWA contacts and service providers, HOME tenant based rental assistance providers, and various other groups and individuals. Each of the nine entitlement participating jurisdictions acting as subrecipients has notified their individual internal mailing/contact lists of the comment period as well. Further, OHCS will send a press release to over 100 media outlets in the state, as well as posting to its own website. The comment period was from November 11th through and including November 26th.

A chart summarizing comments received during the 15 day comment period will be provided at submission of the application to HUD.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$19,600,000.00
Total CDBG Program Funds Budgeted	N/A	\$19,600,000.00
Program Funds Drawdown	\$168,109.61	\$18,227,492.27
Program Funds Obligated	\$0.00	\$19,597,917.64
Program Funds Expended	\$168,109.11	\$18,269,299.41
Match Contributed	\$0.00	\$0.00
Program Income Received	\$345,700.21	\$1,261,668.29
Program Income Drawdown	\$94,812.34	\$579,930.72

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	\$0.00
Limit on Public Services	\$2,940,000.00	\$0.00
Limit on Admin/Planning	\$1,960,000.00	\$1,727,315.48
Limit on State Admin	\$0.00	\$1,727,315.48

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$4,900,000.00	\$6,679,511.06

Overall Progress Narrative:

Overall Narrative

Oregon Housing and Community Services - NSP 1 QPR July 1, to September 30, 2011

Introduction

By the end of the third quarter of 2011 Oregon Housing and Community Services (OHCS) and its nine Subrecipients (i.e. Entitlement Jurisdictions) and seven Subgrantees (i.e. Non-Profit CDCs and Housing Authorities) have expended approximately \$18,775,000 or 96% of NSP1 funds. This is 4% more than last quarter. About \$550,000 of this expenditure is from program income. In this quarter several down payment assistance activities were closed out. Most of the Subrecipients have completed their program with the exception of a few redevelopment projects that involve new construction or acquisition rehabilitation projects where units are sold and program income is earned and recycled back into the program activity fund. Because construction and rehabilitation activities are still in progress not all of the housing units assisted with NSP funds are occupied. By the end of the third quarter 66% of the program target of 307 units expected to be completed by the end of the program in March of 2013. Of the units not yet occupied about 28% will be occupied by the end of the program contract period and the remaining 16% of units which will be constructed in a land banking activity are expected to be occupied sometime in 2014. Finally, there are a few Subrecipients and Subgrantees that have residual balances of funding. This is the result of either projects that were completed under budget or were not completed at all. These unexpended fund balances will likely be forfeited or recaptured in the next two quarters. Once these are returned to the general NSP budget they will be made available to existing Subrecipients and Subgrantees through an application process.

Summary of Expenditures and Progress by Activity Type

The Oregon NSP-1 program has five different activity types including: 1) Activity A, Financing Mechanisms & down payment & closing cost assistance to homebuyers; 2) Activity B, Purchase Rehabilitation & financial assistance to developers to provide either for sale or rental housing; 3) Activity C, Land Banking & purchasing land or property to be developed at a later date; 4) Activity E, Redevelopment & acquisition of land for new construction; and 5) Administration & program oversight, management and compliance. Each of these activities are broken down by grant recipient and then by whether the activity will serve low moderate and middle income households (LMMI - households earning less than 120% of the area median income) or very low income households (LH25 & households earning less than 50% of the area median income).

There are 15 separate Activity A budgets and 7 of these activities were closed out in the third quarter of 2011. Closed out means that all of the housing units funded by the activity are complete and the housing units are occupied by the income qualified household members. Overall 98% of Activity A budgets has been expended with only just a few very small transactions to complete.

There are 19 separate Activity B budgets. Activity B type projects take longer to complete and reach occupancy than Activity A projects. Although 88% of Activity B funds have been expended it is difficult to determine when these activities will be closed out because in several cases the houses units are sold which generates program income which keeps the activity open for more transactions.

There is one Activity C project that involves the acquisition of a foreclosed subdivision in Jackson County. The developer submitted an application to receive low income housing tax credits in April of 2011 to procure funding to build 50 units of affordable rental housing. The project has been awarded tax credits and should be ready for construction to commence sometime in 2012. If funded, the housing units will be constructed in 2012 and 2013. This project is the only bona-fide multi-family housing project in Oregon's NSP-1 program. All other projects contain four or less housing units which under NSP are classified as single family projects.

There are five Activity E projects. These projects all involve the acquisition of vacant land for new construction of single family homes. Just over 95% of the NSP funds budgeted for this activity have been expended. Because the activity involves new construction, occupancy of the units is not anticipated be significant until later in 2012.

As noted above, the last Activity is administration which about 88% expended. In many cases Subrecipients have expended all of their administrative funds.

Summary of Progress by Unit Completion

As reported in previous quarters, OHCS's original target for housing unit production was 307. To date, OHCS is on target to complete about 350 units. With program income from the resale of single completed projects the unit count could reach 380. About 170 units, a majority of the units were or will be assisted by Activity A, Financing Mechanisms.

OHCS expects its Subrecipients, Subgrantees and Developers to complete about 50 units under Activity B, Purchase Rehabilitation and 50 multi-family rental units and 67 single family new construction units by Habitat for Humanity under Activity E, redevelopment.

To date 202 units have been completed and occupied by income qualified households. This is about 66% of the program goal of 307 units. This rate of occupancy is on par given at this point in time in the program about 70% of the units should be completed. OHCS expects to see a substantial number of completions under Activity B in the first two quarters of 2012. Most of the completions for Activity E will happen towards the end of 2012 and in the first months of 2013.

Summary of Program on the Low Income Set Aside Requirement

The original NSP budget required that 25% or \$4,900,000 of the grant budget must be expended on projects that benefit low income households (i.e. households earning less than 50% of the area median income). The low income set aside is referred to as "LH25". Note that because of program income earned this minimum threshold has increased to \$5,150,531. Currently, the program budget for LH25 is \$6,676,511 or 32% of the entire \$20,602,124 NSP-1 budget (i.e. Original budget \$19,600,00 + Program Income \$1,002,124). Today the Oregon program has expended \$6,161,215 of this LH25 budget or 92% of the total budget. This is 126% of the minimum requirement for expenditures on LH25 projects. To date the amount expended on occupied LH25 projects that meet the NSP National Object is \$5,240,802 or just over 100% of the minimum requirement. Given that several more Activity B projects are largely LH25 projects and should be completed in the coming two quarters and Activity E projects that are planned for LH25 occupancy, Oregon should easily be able to continue increasing its share of the LH25 beyond the minimum requirement.

Summary of Progress by Subrecipients

The Oregon NSP-1 program includes nine Subrecipients that include a combination of Entitlement Cities and Urban Counties. All nine Subrecipients successfully obligated NSP funds prior to the September 16, 2010 deadline. Subrecipients including the Cities of Salem, Bend and Springfield have expended all of their program funds and have closed out their programs. The Cities of Eugene, Gresham and Medford have expended about 90% of their funds and are anticipated to close out their programs by the end of the 2011 calendar year. The City of Medford has expended almost all of its funds for Activity A and should close out their program in the fourth quarter

of 2011. The City of Eugene has one acquisition rehabilitation project to complete that will provide low income rental housing. The City of Gresham has one low income owner occupied unit that will be completed by Habitat for Humanity and homebuyer loan to close which both should be completed by the end of the 2011 calendar year. The City of Portland which has the largest program has expended all of its program funds except for about \$107,000 that are obligated to rehabilitation projects for a community land trust. The land trust has purchased and completed the rehabilitation of five homes that are all marketed for sale to homebuyers at or below 80% of the area median income. The community land trust will use the program income from the sale of these homes to purchase and rehabilitate additional homes. The City has also awarded funds to Habitat for Humanity that has acquired a large redevelopment site to build 45 new homes of which 22 of these homes will benefit low income households. The City has expended the balance of its Activity A down payment assistance loan funds in the previous quarter for a program total of 17 loans for low moderate middle income (LMMI) households.

The last two Subrecipients include Clackamas and Washington Counties. Washington County has expended most of its funds with the exception of \$11,794 for Activity A homebuyer assistance and \$9,526 for Activity B low income rental projects. Clackamas County has been generated \$475,000 in program income and as a result still has a balance of \$261,109 in NSP funds in its NSP account. It is anticipated that sometime this year that Clackamas County will eventually drawdown all of its funds however, generating program income through the sale of properties is encouraged to generate the completion of more units so it may take until sometime in 2012 to expend all of their NSP funds.

Overall, these Subrecipients which have been allocated over \$11,500,000 have largely completed expenditure of NSP funds by the end of the 3rd quarter of 2011 and depending on the amount of program income earned will for the most part expend almost all of their original award of NSP funds by the end of the 2011 calendar year. Note however that because of new construction and rehabilitation projects, program activities will continue into the next two years.

Summary of Progress by Non-Profit Subgrantees

The Oregon NSP-1 Non-Profit Subgrantees have made significant progress since the last reporting period. This group has a balance of \$466,465 obligated in their NSP accounts for rehabilitation or new construction projects. We were anticipating most of this rehabilitation work will be completed in the fourth quarter of 2011 or first quarter of 2012. Progress continues to be slow due to lack of staff resources or capacity and a stagnate home buying market. In some markets it has been difficult to sell properties and Subgrantees are being forced to reduce sale prices or rent the units instead of selling them. As of the end of the third quarter of 2011 three Subgrantees have expended all of their NSP-1 funds.

This component of the OHCS NSP-1 program has allocated approximately \$5,000,000 to non-profit developers and housing authorities in small cities of the state. To date, the Housing Authority of Jackson County purchased a 3.5 acre foreclosed subdivision for \$1,000,000 under Activity C, Land Banking and as noted above has been approved to receive a low income housing tax credit allocation to fund the construction of 50 low and moderate income rental units.

The Housing Authority of Yamhill County (HAYC) has completed rehabilitation of one of four homes that need substantial rehabilitation and will sell these homes and use program income to purchase additional homes. During the third quarter of 2011 HAYC bought an additional single family housing unit. HAYC intends to target homebuyers who want to convert their Section 8 Housing Choice Vouchers from rental subsidies to homebuyer subsidies. HAYC has experienced difficulty with staff capacity due to increases of funding through ARRA programs and housing counseling demands for a program that provides loan modifications and payment assistance. As a result HAYC is still working on rehabilitation of these four units. HAYC has reported that one substantial rehabilitation project is nearly complete and rehabilitation of the other three units is underway. OHCS expected that HAYC would complete these units this calendar year, sell them and purchase at least two more homes using program income however, delays in staffing led to delays in the progress in rehabilitation work. HAYC should be able to complete and sell the other three units in the first two quarters of 2012.

Umpqua CDC (UCDC) has purchased 6 single family homes and one three unit home. UCDC has sold one home and is completing the rehabilitation work on the remaining homes which will either be sold to homebuyers or retained in UCDC's rental housing portfolio and rented to low income persons. UCDC has generated program income and has invested this income into its current rehab projects.

The Central Oregon Regional Housing Authority d.b.a. Housing Works has purchased 5 homes, sold two and had active purchase agreements on two more homes by the end of the third quarter of 2011. The fifth housing unit was purchased recently using program income and will undergo rehabilitation in the third quarter of 2011. Currently, Housing Works has about \$28,000 in NSP funds unexpended because they have been utilizing program income from the sale of their first two homes.

Community Services Consortium (CSC) has purchased three housing units for transfer to the Albany Housing Partnership that will provide affordable housing for low income homeless persons. CSC has also purchased on property for sale under the community land trust model that is still on the market but had an active purchase agreement by the end of the third quarter of 2011.

Habitat for Humanity of Oregon (HFHO) through four different affiliates has purchased 8 homes with \$500,000 of NSP funds and is in the process of rehabilitating these homes. HFHO also purchased 12 foreclosed lots for \$223,000 in the City of La Pine and has completed construction on three units with one more unit under construction. This project will use another \$177,000 in NSP funds for construction. Because of the volunteer and donation model for development, HFHO has produced the most units per NSP dollar expended. Also, HFHO targets primarily low income households for all of its housing units.

Finally Community Connections of Northeast Oregon (CCNO) has purchased two single family housing units, has one rehabilitated and ready for sale and is working on rehabilitation on the other unit. CCNO is in very depressed housing market and is having difficulty selling their one home because of variety of factors including, high unemployment and a lack of qualified buyers. If CCNO can get either of these houses sold, net proceeds will be used to purchase additional units.

Problems or Issues Encountered

(Similar issues to last quarter &dash edited from last quarter for updates)

Although all OHCS Subrecipients and Subgrantees successfully obligated their NSP funds by the September 16, 2010 deadline and have expended 96% of the funds by the end of the third quarter of 2011, some activities have stalled due to market conditions. For example, as noted above, at least three Subgrantees have been unable to sell rehabilitated homes. We suspect that because there are so many homes on the market, NSP homes although rehabilitated and in excellent condition for sale cannot compete with the abundance of lower cost foreclosures. In addition, some of the Subgrantees are using a land trust model for home ownership and buyers have been reluctant to commit to the land trust model when again, they can buy a reasonably priced good quality home for less. As a result, these Subgrantees may be abandoning the land trust model due to the restrictions it imposes on homebuyers. OHCS NSP staff has recommended these Subgrantees consider either renting the these homes since there is strong demand in the rental market, or establish a lease to purchase program which would provide some flexibility for households that are reluctant to commit to a land trust model.

Also as noted last month, another issue has been some of the Subgrantees have been overwhelmed with other stimulus funded projects such as CDBG-R or a new program iegon call the Oregon Homeowner Stabilization Initiative (OHSI). OHSI, a program to assist persons facing foreclosure is under a tight deadline therefore Subgrantees have had to shift staff resources to foreclosure counseling versus development of NSP assisted homes. OHCS NSP staff has been encouraging Subgrantees to be more aggressive in completing their rehabilitation work and subsequent sale or lease of properties. OHCS is planning to enforce more restrictive deadlines during the third quarter of 2011 to ensure funds are expended before the end of the grant contract period. Another key issue to point out is that about 20% of properties being rehabilitated and sold under Activity B are being done by Habitat for Humanity. Because Habitat for Humanity relies heavily on volunteer labor and donations their timeframe from acquisition to occupancy tends to be longer. However, the benefit of the Habitat for Humanity model is that it&rsquo clearly the most successful at achieving low income home ownership.

As noted last quarter, OHCS has provided procedures and required reporting forms to Subgrantees to report occupancy of their projects. To date, most Subgrantees have been negligent on this reporting requirement however recently, these reports are starting to come in. OHCS will initiate a communication effort increasing the pressure on Subgrantees to focus on getting housing units completed and sold or rented in a more timely manner. OHCS staff sent a reminder to all Subgrantees in early January of 2011 reminding them that reporting occupancy is a program requirement. OHCS will repeat this action step in the second quarter of 2011. Ultimately, this reporting is the means to document and finalize meeting the program&rsquo primary national objective.

Disaster Recovery Grant Reporting (DRGR) Updating

No significant updating or other DRGR activities occurred in the third quarter of 2011 other than routine data entry and reporting.

Summary of Progress by OHCS State-Wide Loan Program (repeated from last quarter)

The OHCS State-Wide &ldquoActivity A&rdquo Loan Program with a budget of \$1,686,303 for low moderate and middle income (LMMI) borrowers and \$180,899 for low income (LH) borrowers expended all of its funds in previous reporting periods. The program has a small residual amount of about \$2,000 remaining that will be re-programmed into another activity. This residual amount is due to the fact that few transactions close on the exact amount obligated. For example a loan obligation of \$40,000 at cling may only need \$39,600. As a result a few hundred dollars here and there may add up. Some of this residual may be reallocated to obligations that need additional funds at closing.

To update last month&rsquo final progress report on this component of the OHCS NSP program, 56 households were served with down payment, closing costs or minor rehabilitation financial assistance. All assistance packages were structured as soft second no interest loans repayable upon sale or transfer or ownership of the property. The program has been very successful in Josephine, Jackson, Linn, Marion, Yamhill and Deschutes Counties where a substantial number of small cities have experienced high foreclosure rates. Although a complete analysis has not been completed, it is reasonable to estimate that the program has leveraged roughly \$6,500,000 in first mortgage

funds across the state.

Adjustments to Action Plan

OHCS Staff made some minor changes to the NSP-1 Action Plan during the third quarter of 2011. These changes primarily involved reallocating funds between activities as the result of budget shortfalls or overages. For example, a few Subrecipients closed Activity A down payment assistance loans where not all of the funds obligated were needed so funds were reprogrammed to other activities. OHCS is also starting to work on cleaning up residual amounts of unexpended funds for activities that are complete. OHCS will reallocate these funds through the application process established in the first amendment to the NSP-1 Action Plan to reallocate funds from non-performing Subrecipients to those with immediately obligate and expend the funds more quickly. Overall, the residual funds are less than \$5,000 overall.

Results of HUD Office of the Inspector General (OIG) Audit

In this quarter OHCS received final confirmation on the action to take to remedy an NSP-1 audit finding from OIG Audit report dated March 1, 2011. The finding involved the appropriation of funding to a replacement reserve. The OIG determined such an appropriation was not eligible program expenditure. OHCS is currently working on recapturing the misappropriated funds and will reallocated them to an eligible use sometime in the third or fourth quarter of 2011.

Overall Summary

By the end of the third quarter of 2011 the Oregon NSP-1 program expended 96% of its funds. The remaining 4% of unexpended funds are obligated to rehabilitation and new construction projects. The program is on track to meet expenditure deadlines and its low income set requirement noted above. The program is projected to exceed its target for unit production of 307 units and could produce about 350 to 380 units assuming the continued sale of purchase rehab properties. Currently program funds have either been expended or obligated for about 350 units. As noted last quarter, OHCS staff needs to work with Subgrantees on the following issues during the third quarter of 2011: 1) completing rehabilitation work and expenditure of all NSP funds; 2) completion of reporting and updating DRGR on occupancy thereby meeting the program's main national objective; 3) assisting Subgrantees with alternatives to properties that are remaining on the market for long periods of time and are not selling; 4) getting DRGR data entry problems fixed; 5) completing program income receipt and expenditure entries in DRGR; and 6) resolving the OIG finding noted above.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Financing Mechanisms	\$0.00	\$5,954,405.29	\$5,857,743.17
2, Purchase/Rehab	\$138,123.32	\$8,611,655.65	\$7,669,386.98
3, Land Banking	\$0.00	\$1,000,000.00	\$1,000,000.00
5, Redevelop demolished or vacant property	\$0.00	\$2,073,939.06	\$1,975,169.17
6, Administration	\$29,986.29	\$1,960,000.00	\$1,725,192.95

Activities

Grantee Activity Number: 1-FM-BEND-LMMI-(50%-120%)

Activity Title: Financing Mechanisms Bend LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

1

Projected Start Date:

03/16/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Financing Mechanisms

Projected End Date:

03/16/2013

Completed Activity Actual End Date:

10/26/2010

Responsible Organization:

City of Bend

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$115,914.30
Total CDBG Program Funds Budgeted	N/A	\$115,914.30
Program Funds Drawdown	\$0.00	\$115,914.30
Program Funds Obligated	\$0.00	\$115,914.30
Program Funds Expended	\$0.00	\$115,914.30
City of Bend	\$0.00	\$0.00
City of Bend	\$0.00	\$115,914.30
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Down Payment Assistance

Location Description:

Bend, OR

Activity Progress Narrative:

This City of Bend project involved NSP eligible Activity A, down payment and closing assistance to low middle and moderate income households (LMMI) or those earning less than 50% of the area median income. To date, this activity included the acquisition and occupancy of 4 housing units that were in fiscal year 2010. This Activity is closed out and marked complete in the HUD Disaster Recovery and Reporting Grant (DRGR) system.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/4
# of Singlefamily Units	0	4/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	4/4	4/4	100.00
# Owner Households	0	0	0	0/0	4/4	4/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 1-FM-CLACKAMAS-LH

Activity Title: Financing Mechanisms

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

1

Projected Start Date:

01/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Financing Mechanisms

Projected End Date:

03/15/2013

Completed Activity Actual End Date:

Responsible Organization:

CLACKAMAS COUNTY

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$133,753.42
Total CDBG Program Funds Budgeted	N/A	\$133,753.42
Program Funds Drawdown	\$0.00	\$133,753.42
Program Funds Obligated	\$0.00	\$133,753.42
Program Funds Expended	\$0.00	\$133,753.42
CLACKAMAS COUNTY	\$0.00	\$133,753.42
Clackamas County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Down payment assistance

Location Description:

Clackamas County Oregon

Activity Progress Narrative:

This Clackamas County project involved NSP eligible Activity A, down payment and closing assistance to low income households (LH25) or those earning less than 50% of the area median income. To date the County has expended the entire budget for this activity on two projects. As a result there were no expenditures in the third quarter of 2011. Because the County is generating program income from other activities the Grantee, Oregon Housing and Community Services (OHCS) is recommending the County keep this activity open in the event the budget can be recapitalized from program income to assist additional LH25 households

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/2	0/0	2/2	100.00
# Owner Households	0	0	0	2/2	0/0	2/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	1-FM-CLACKAMAS-LMMI (50-120%)
Activity Title:	CLACKAMAS CO FINANCING MECH 50-120%

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

1

Project Title:

Financing Mechanisms

Projected Start Date:

03/16/2009

Projected End Date:

03/16/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Clackamas County

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$449,874.77
Total CDBG Program Funds Budgeted	N/A	\$449,874.77
Program Funds Drawdown	\$0.00	\$394,474.77
Program Funds Obligated	\$0.00	\$449,874.77
Program Funds Expended	\$0.00	\$394,474.77
Clackamas Co.	\$0.00	\$394,474.77
Clackamas County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$9,010.76	\$100,986.33

Activity Description:

Down payment assistance

Location Description:

CLACKAMAS COUNTY

Activity Progress Narrative:

This Clackamas County project involved NSP eligible Activity A, down payment and closing assistance to low moderate and middle income households (LMMI) or those earning less than 120% of the area median income. To date this activity included the acquisition and occupancy of 10 housing units. During the third quarter of 2011 the County expended \$9,010.76 in program income which was a reimbursement for rehabilitation work completed in previous quarters that had not been drawn. The County has a balance remaining of \$55,400 in NSP-1 funds. This is because the County is generating program income from its acquisition and rehabilitation activities which is expended on this activity. Because the County is generating program income from other activities the Grantee, Oregon Housing and Community Services (OHCS) is recommending the County keep this activity open in the event the budget can be recapitalized from program income to assist additional LMMI households.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/10

of Singlefamily Units

0

10/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	10/10	10/10	100.00
# Owner Households	0	0	0	0/0	10/10	10/10	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 1-FM-EUGENE-LMMI-(50-120%)

Activity Title: EUGENE FINANCING MECHANISMS

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

1

Projected Start Date:

03/20/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms

Projected End Date:

03/20/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Eugene

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$383,750.00
Total CDBG Program Funds Budgeted	N/A	\$383,750.00
Program Funds Drawdown	\$0.00	\$382,945.78
Program Funds Obligated	\$45.00	\$383,750.00
Program Funds Expended	\$0.00	\$382,945.78
City of Eugene	\$0.00	\$0.00
City of Eugene	\$0.00	\$382,945.78
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Provide down payment, closing cost and mortgage reduction assistance to homebuyers.

Location Description:

City of Eugene

Activity Progress Narrative:

This City of Eugene project involved NSP eligible Activity A, down payment and closing assistance to low moderate and middle income households (LMMI) or those earning less than 120% of the area median income. To date this activity included the acquisition and occupancy of nine housing units which were all completed in fiscal year 2010. The City has a balance remaining of \$804.22 in NSP-1 funds for this activity however, this is not enough funding to complete another housing unit. As a result, no activity was reported for the third quarter of 2011. To close out this activity in the fourth quarter of 2011 the City will either reprogram this balance of funding to another activity or forfeit it to the Grantee Oregon Housing and Community Services (OHCS) for redistribution to other Subrecipients of Subgrantees by the end of the fourth quarter of 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/9
# of Singlefamily Units	0	9/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	9/9	9/9	100.00
# Owner Households	0	0	0	0/0	9/9	9/9	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	1-FM-GRESHAM-LMMI-(50-120%)
Activity Title:	GRESHAM FINANCING MECHANISMS LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

1

Project Title:

Financing Mechanisms

Projected Start Date:

03/16/2009

Projected End Date:

03/16/2016

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Gresham

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$426,875.00
Total CDBG Program Funds Budgeted	N/A	\$426,875.00
Program Funds Drawdown	\$0.00	\$401,055.78
Program Funds Obligated	\$0.00	\$426,875.00
Program Funds Expended	\$0.00	\$401,055.78
City of Gresham	\$0.00	\$0.00
City of Gresham	\$0.00	\$401,055.78
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Provide down payment, closing cost and mortgage reduction assistance to homebuyers.

Location Description:

Gresham

Activity Progress Narrative:

This City of Gresham project involved NSP eligible Activity A, down payment and closing assistance to low moderate and middle income households (LMMI) or those earning less than 120% of the area median income. To date, this activity has resulted in the acquisition and occupancy of 19 housing units. No funds were expended for this activity during the third quarter of 2011. The City has a remaining balance of \$25,819.22 in NSP-1 funds which has been committed to an eligible homebuyer. The City expects to draw this remaining balance of funds in the fourth quarter of 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	19/20
# of Singlefamily Units	0	19/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	19/20	19/20	100.00
# Owner Households	0	0	0	0/0	19/20	19/20	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	1-FM-MEDFORD-LH (BELOW 50%)
Activity Title:	MEDFORD FINANCE MECHANISMS BELOW 50%

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

1

Project Title:

Financing Mechanisms

Projected Start Date:

03/16/2009

Projected End Date:

03/16/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

03/31/2011

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Medford

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$118,167.00
Total CDBG Program Funds Budgeted	N/A	\$118,167.00
Program Funds Drawdown	\$0.00	\$118,167.00
Program Funds Obligated	\$0.00	\$118,167.00
Program Funds Expended	\$0.00	\$118,167.00
CITY OF MEDFORD	\$0.00	\$0.00
City of Medford	\$0.00	\$118,167.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

MEDFORD FINANCE MECHANISMS/DOWN PAYMENT ASSISTANCE- BELOW 50% AMI

Location Description:

MEDFORD OR

Activity Progress Narrative:

This City of Medford project involved NSP eligible Activity A, down payment and closing assistance to low income households (LH25) or those earning less than 50% of the area median income. This activity included the acquisition and occupancy of 3 housing units and was completed in the first quarter of 2011. There is no balance of funding for this activity and no funds were expended in the third quarter of 2011. The City is considering closing out this activity sometime during the next two quarters

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/3
# of Singlefamily Units	0	3/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/3	0/0	3/3	100.00
# Owner Households	0	0	0	3/3	0/0	3/3	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 1-FM-MEDFORD-LMMI-(50-120%)

Activity Title: MEDFORD FINANCING MECH LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

1

Projected Start Date:

03/16/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms

Projected End Date:

03/16/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Medford

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$308,285.89
Total CDBG Program Funds Budgeted	N/A	\$308,285.89
Program Funds Drawdown	\$0.00	\$305,440.89
Program Funds Obligated	\$0.00	\$308,285.89
Program Funds Expended	\$0.00	\$305,440.89
City of Medford	\$0.00	(\$103,397.00)
CITY OF MEDFORD	\$0.00	\$408,837.89
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

DOWNPAYMENT ASSISTANCE

Location Description:

MEDFORD

Activity Progress Narrative:

This City of Medford project involved NSP eligible Activity A, down payment and closing assistance to low moderate and middle income households (LMMI) or those earning less than 120% of the area median income. To date, this activity has resulted in the acquisition and occupancy of nine housing. This Activity has a remaining balance of \$2,845.00 in NSP-1 funds. The City is holding onto this funding for the purchase for the purchase of HUD homes which can be acquired for \$1.00 by units of local government. The Grantee Oregon Housing and Community Services (OHCS) is proposing to consolidate and redistribute small fund balances similar to this activity to create a fund to acquire more low income rental or ownership. The plan for this redistribution is under consideration.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/9
# of Singlefamily Units	0	9/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	9/9	9/9	100.00
# Owner Households	0	0	0	0/0	9/9	9/9	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	1-FM-PORTLAND-LMMI (50-120%)
Activity Title:	PORTLAND FINANCING MECHANISMS (50-120%)

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Completed

Project Number:

1

Project Title:

Financing Mechanisms

Projected Start Date:

03/16/2009

Projected End Date:

03/16/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

03/11/2011

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Portland

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$722,306.00
Total CDBG Program Funds Budgeted	N/A	\$722,306.00
Program Funds Drawdown	\$0.00	\$722,306.00
Program Funds Obligated	\$0.00	\$722,306.00
Program Funds Expended	\$0.00	\$722,306.00
City of Portland	\$0.00	\$0.00
City of Portland	\$0.00	\$722,306.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Portland Multnomah County Financing Mechanism for 50-120% AMI

Location Description:

Portland/Multnomah County

Activity Progress Narrative:

This City of Portland project involved NSP eligible Activity A, down payment and closing assistance to low moderate and middle income households (LMMI) or those earning less than 120% of the area median income. To date this activity has resulted in the acquisition and occupancy of 17 housing units. The final expenditure for this activity was processed in the second quarter of 2011. This Activity is closed out and marked complete in the HUD Disaster Recovery and Reporting Grant (DRGR) system.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	17/17
# of Singlefamily Units	0	17/17

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	17/17	17/17	100.00
# Owner Households	0	0	0	0/0	17/17	17/17	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	1-FM-SALEM-LH (BELOW 50%)
Activity Title:	SALEM FINANCING MECHANISMS BELOW 50%

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Completed

Project Number:

1

Project Title:

Financing Mechanisms

Projected Start Date:

03/16/2009

Projected End Date:

03/16/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

08/11/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Salem

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$48,229.56
Total CDBG Program Funds Budgeted	N/A	\$48,229.56
Program Funds Drawdown	\$0.00	\$48,229.56
Program Funds Obligated	\$0.00	\$48,229.56
Program Funds Expended	\$0.00	\$48,229.56
City of Salem	\$0.00	\$48,229.56
City of Salem	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

SALEM FINANCING MECHANISMS BELOW 50%

Location Description:

SALEM OR

Activity Progress Narrative:

This City of Salem project involved NSP eligible Activity A, down payment and closing assistance to low income households (LH25) or those earning less than 50% of the area median income. To date this activity has resulted in the acquisition and occupancy of one housing unit which was completed in the third quarter of 2010. This Activity is closed out and marked complete in the HUD Disaster Recovery and Reporting Grant (DRGR) system.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	1-FM-SALEM-LMMI 50%-120%
Activity Title:	SALEM FINANCING MECH 50%-120%

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Completed

Project Number:

1

Project Title:

Financing Mechanisms

Projected Start Date:

03/16/2009

Projected End Date:

03/16/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

08/11/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Salem

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$602,486.41
Total CDBG Program Funds Budgeted	N/A	\$602,486.41
Program Funds Drawdown	\$0.00	\$602,486.41
Program Funds Obligated	\$0.00	\$602,486.41
Program Funds Expended	\$0.00	\$602,486.41
City of Salem	\$0.00	\$602,486.41
CITY OF SALEM	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

SALEM FINANCING MECHANISMS 50-120%

Location Description:

SALEM OR

Activity Progress Narrative:

This City of Salem project involved NSP eligible Activity A, down payment and closing assistance to low moderate and middle income households (LMMI) or those earning less than 120% of the area median income. To date this activity has resulted in the acquisition and occupancy of 15 housing units. This Activity was completed in the third quarter of 2010 and is closed out and marked complete in the HUD Disaster Recovery and Reporting Grant (DRGR) system.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	15/15
# of Singlefamily Units	0	15/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	15/15	15/15	100.00
# Owner Households	0	0	0	0/0	15/15	15/15	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	1-FM-SPRINGFIELD-LH-BELOW 50%
Activity Title:	SPRINGFIELD FINANCING MECH BELOW 50%

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

1

Projected Start Date:

03/16/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Financing Mechanisms

Projected End Date:

03/16/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Springfield

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$100,378.46
Total CDBG Program Funds Budgeted	N/A	\$100,378.46
Program Funds Drawdown	\$0.00	\$100,378.46
Program Funds Obligated	\$0.00	\$100,378.46
Program Funds Expended	\$0.00	\$100,378.46
City of Springfield	\$0.00	\$0.00
City of Springfield	\$0.00	\$100,378.46
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

SPRINGFIELD FINANCING MECHANISMS BELOW 50%

Location Description:

SPRINGFIELD OR

Activity Progress Narrative:

This City of Springfield project involved NSP eligible Activity A, down payment and closing assistance to low income households (LH25) or those earning less than 50% of the area median income. To date this activity has resulted in the acquisition and occupancy of 4 housing units. This Activity has not yet been closed out since upon a redistribution of funds for additional LH25 projects this Subrecipient would be eligible to apply.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/4
# of Singlefamily Units	0	4/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	4/4	0/0	4/4	100.00
# Owner Households	0	0	0	4/4	0/0	4/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	1-FM-SPRINGFIELD-LMMI 50-120%
Activity Title:	SPRINGFIELD FINANCING MECHANISMS LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Completed

Project Number:

1

Project Title:

Financing Mechanisms

Projected Start Date:

03/16/2009

Projected End Date:

03/16/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

08/10/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Springfield

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$226,740.54
Total CDBG Program Funds Budgeted	N/A	\$226,740.54
Program Funds Drawdown	\$0.00	\$226,740.54
Program Funds Obligated	\$0.00	\$226,740.54
Program Funds Expended	\$0.00	\$226,740.54
City of Springfield	\$0.00	\$226,740.54
City of Springfield	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

SPRINGFIELD FINANCING MECHANISMS (DOWN PAYMENT ASSISTANCE) 50-120% AMI

Location Description:

SPRINGFIELD OR

Activity Progress Narrative:

This City of Springfield project involved NSP eligible Activity A, down payment and closing assistance to low moderate and middle income households (LMMI) or those earning less than 120% of the area median income. To date, this activity resulted in the acquisition and occupancy of 11 housing units which were all completed by the end of the third quarter of 2010. As a result, there were expenditures under this Activity during the third quarter of 2011. This Activity is closed out and marked complete in the HUD Disaster Recovery and Reporting Grant (DRGR) system.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	11/11
# of Singlefamily Units	0	11/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	11/11	11/11	100.00
# Owner Households	0	0	0	0/0	11/11	11/11	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	1-FM-State-LH-(below 50%)
Activity Title:	State Financing Mech - below 50%

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

1

Projected Start Date:

03/16/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Financing Mechanisms

Projected End Date:

03/16/2013

Completed Activity Actual End Date:

09/16/2010

Responsible Organization:

State of Oregon

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$304,883.10
Total CDBG Program Funds Budgeted	N/A	\$304,883.10
Program Funds Drawdown	\$0.00	\$304,883.10
Program Funds Obligated	\$0.00	\$304,883.10
Program Funds Expended	\$0.00	\$304,883.10
State of Oregon	\$0.00	\$304,883.10
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Provide down payment assistance to homebuyers for the purchase of single family homes for low income (LH25) homeownership.

Location Description:

Throughout rural areas or small cities in the State of Oregon.

Activity Progress Narrative:

This State of Oregon (i.e. Oregon Housing and Community Services) project involved NSP eligible Activity A, down payment and closing assistance to low income households (LH25) or those earning less than 50% of the area median income. To date this activity has resulted in the acquisition and occupancy of 8 housing units which were all completed by the third quarter of 2010. As a result, there were expenditures under this Activity during the third quarter of 2011. This Activity is closed out and marked complete in the HUD Disaster Recovery and Reporting Grant (DRGR) system.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/8
# of Singlefamily Units	0	8/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	8/8	0/0	8/8	100.00
# Owner Households	0	0	0	8/8	0/0	8/8	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 1-FM-State-LMMI-(50%-120%)

Activity Title: State Financing Mechanisms LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

1

Projected Start Date:

03/16/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Financing Mechanisms

Projected End Date:

03/16/2013

Completed Activity Actual End Date:

09/22/2010

Responsible Organization:

State of Oregon

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,560,613.25
Total CDBG Program Funds Budgeted	N/A	\$1,560,613.25
Program Funds Drawdown	\$0.00	\$1,560,613.25
Program Funds Obligated	\$0.00	\$1,560,613.25
Program Funds Expended	\$0.00	\$1,560,613.25
State of Oregon	\$0.00	\$1,560,613.25
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Second mortgages provided to homebuyers.

Location Description:

To be determined-in targeted block groups throughout the State.

Activity Progress Narrative:

This State of Oregon (i.e. Oregon Housing and Community Services) project involved NSP eligible Activity A, down payment and closing assistance to low moderate and middle income households (LMMI) or those earning less than 120% of the area median income. To date this activity has resulted in the acquisition and occupancy of 46 housing units which were all completed by the third quarter of 2010. As a result, there were expenditures under this Activity during the third quarter of 2011. This Activity is closed out and marked complete in the HUD Disaster Recovery and Reporting Grant (DRGR) system.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	46/46
# of Singlefamily Units	0	46/46

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	46/46	46/46	100.00
# Owner Households	0	0	0	0/0	46/46	46/46	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 1-FM-WASHINGTON-LMMI (50-120%)
Activity Title: WASHINGTON CO FINANCE MECHANISMS LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

1

Project Title:

Financing Mechanisms

Projected Start Date:

03/16/2009

Projected End Date:

03/16/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Washington County

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$452,147.59
Total CDBG Program Funds Budgeted	N/A	\$452,147.59
Program Funds Drawdown	\$0.00	\$440,353.91
Program Funds Obligated	\$0.00	\$452,147.59
Program Funds Expended	\$0.00	\$440,353.91
Washington County	\$0.00	\$440,353.91
Washington County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Down Payment Assistance

Location Description:

WASHINGTON CO

Activity Progress Narrative:

This Washington County project involved NSP eligible Activity A, down payment and closing assistance to low moderate and middle income households (LMMI) or those earning less than 120% of the area median income. To date, this activity has resulted in the acquisition and occupancy of 10 housing units and was completed in the first quarter of 2011. This Activity has a remaining balance of \$11,793.68 in NSP-1 funds. There were no expenditures under this Activity during the third quarter of 2011. The Grantee Oregon Housing and Community Services (OHCS) is currently surveying Subrecipients and Subgrantees with activities that have a residual balance (i.e. a balance of funds that is not large enough to fund one more project). OHCS plans to resolve this issue within the next reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/10
# of Singlefamily Units	0	10/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	10/10	10/10	100.00
# Owner Households	0	0	0	0/0	10/10	10/10	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 2-PR-CCNO-LH

Activity Title: Purchase Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

03/15/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase/Rehab

Projected End Date:

01/15/2013

Completed Activity Actual End Date:

Responsible Organization:

Community Connections of NE Oregon

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$173,591.00
Total CDBG Program Funds Budgeted	N/A	\$173,591.00
Program Funds Drawdown	\$3,508.55	\$136,919.10
Program Funds Obligated	\$0.00	\$173,591.00
Program Funds Expended	\$3,508.55	\$136,919.10
Community Connections of NE Oregon	\$3,508.55	\$136,919.10
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of single family home for sale to low income households (e.g. less than 50% of area median income).

Location Description:

Baker City, Oregon

Activity Progress Narrative:

This Community Connections of Northeast Oregon (CCNO) project involved NSP eligible Activity B, acquisition and rehabilitation assistance to non-profits or housing authorities who develop properties for sale or rent to low income households (LH25) or those earning less than 50% of the area median income. To date, this activity has resulted in the development and occupancy of 1 housing unit. During the third quarter of 2011 CCNO expended \$3,508.55 funds on rehabilitation for this activity. The home is currently under contract for sale to an LH25 household. When the home is sold the net proceeds will generate program income for additional projects.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
# ELI Households (0-30% AMI)	0	0/0

This Report Period
Total

Cumulative Actual Total / Expected
Total

# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/1	0/0	0/1	0
# Owner Households	0	0	0	0/1	0/0	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

of Singlefamily Units

0

0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/1	0/1	0
# Owner Households	0	0	0	0/0	0/1	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	2-PR-CLACKAMAS-LH BELOW 50%
Activity Title:	CLACKAMAS PURCHASE/REHAB BELOW 50%

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2

Project Title:

Purchase/Rehab

Projected Start Date:

03/16/2009

Projected End Date:

03/16/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Clackamas County

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$290,000.00
Total CDBG Program Funds Budgeted	N/A	\$290,000.00
Program Funds Drawdown	\$0.00	\$251,890.40
Program Funds Obligated	\$0.00	\$290,000.00
Program Funds Expended	\$0.00	\$251,890.40
Clackamas Co.	\$0.00	\$251,890.40
Clackamas County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$23,936.41	\$23,936.41

Activity Description:

PURCHASE AND REHABILITATION - BELOW 50%

Location Description:

CLACKAMAS COUNTY

Activity Progress Narrative:

This Clackamas County project involved NSP eligible Activity B, acquisition and rehabilitation assistance to non-profits or housing authorities who develop properties for sale or rent to low income households (LH25) or those earning less than 50% of the area median income. To date, this activity has resulted in the development and occupancy of 1 housing unit that is to be completed and leased up in the fourth quarter of 2011. During the third quarter of 2011 Clackamas County CCNO expended \$23,936.41 in program income on rehabilitation for this activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	0/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1

of Singlefamily Units

0

0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/1	0/0	0/1	0
# Renter Households	0	0	0	0/1	0/0	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	2-PR-CLACKAMAS-LMMI (50-120%)
Activity Title:	CLACKAMAS CO PURCHASE/REHAB LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2

Project Title:

Purchase/Rehab

Projected Start Date:

03/16/2009

Projected End Date:

03/16/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Clackamas County

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$973,918.65
Total CDBG Program Funds Budgeted	N/A	\$973,918.65
Program Funds Drawdown	\$0.00	\$750,916.65
Program Funds Obligated	\$0.00	\$973,918.65
Program Funds Expended	\$0.00	\$750,916.65
Clackamas Co.	\$0.00	\$0.00
Clackamas County	\$0.00	\$750,916.65
Match Contributed	\$0.00	\$0.00
Program Income Received	\$60,500.00	\$535,500.00
Program Income Drawdown	\$12,569.05	\$240,093.48

Activity Description:

CLACKAMAS CO. PURCHASE/REHAB LMMI

Location Description:

CLACKAMAS CO.

Activity Progress Narrative:

This project involved NSP eligible Activity B, acquisition and rehabilitation assistance to non-profits or housing authorities who develop properties for sale or rent to low moderate and middle income households (LMMI) or those earning less than 120% of the area median income. To date, this activity has resulted in the development and occupancy of 5 housing units. During the third quarter of 2011 Clackamas County expended \$\$12,569.05 in program income on rehabilitation for this activity. All of the homes under this activity have been acquired, rehabilitated and sold to income qualified homeowner by the Clackamas Community Land Trust. Because of this activity generates program income through the sale of the homes developed, the County anticipates funding additional housing units under this activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	5	5/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	5/5
# of Singlefamily Units	1	5/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	5/5	5/5	100.00
# Owner Households	0	1	1	0/0	5/5	5/5	100.00

Activity Locations

Address	City	State	Zip
7200 SE Brehaut St	Milwaukie	NA	97222

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	2-PR-CORA-LH-BELOW 50%
Activity Title:	CENTRAL OR REG HSG PURCHASE/REHAB BELOW 50%

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
2

Project Title:
Purchase/Rehab

Projected Start Date:
10/15/2009

Projected End Date:
03/16/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
Central Oregon Regional Housing Authority dba Housing

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
Program Funds Drawdown	\$0.00	\$271,301.62
Program Funds Obligated	\$0.00	\$300,000.00
Program Funds Expended	\$0.00	\$271,301.62
Central Oregon Regional Housing Authority dba Housing	\$0.00	\$271,301.62
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$230,535.35
Program Income Drawdown	\$0.00	\$11,094.67

Activity Description:

Acquisition and rehabilitation of single family homes for either sale or lease.

Location Description:

Deschutes County, Crook County, Jefferson County

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/2
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/2	0/0	2/2	100.00
# Owner Households	0	0	0	2/2	0/0	2/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	2-PR-CORA-LMMI
Activity Title:	CENTRAL OR REG HSG AUTHORITY- PURCHASE/REHAB-LMMI

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
2

Project Title:
Purchase/Rehab

Projected Start Date:
10/15/2009

Projected End Date:
03/16/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Central Oregon Regional Housing Authority dba Housing

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
Program Funds Drawdown	\$0.00	\$300,000.00
Program Funds Obligated	\$0.00	\$300,000.00
Program Funds Expended	\$0.00	\$300,000.00
Central Oregon Regional Housing Authority dba Housing	\$0.00	\$300,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$90,910.55	\$90,910.55
Program Income Drawdown	\$0.00	\$36,027.48

Activity Description:

Purchase and Rehabilitation

Location Description:

Deschutes County, Crook County and Jefferson County

Activity Progress Narrative:

This Central Oregon Regional Housing Authority dba Housing Works project involved NSP eligible Activity B, acquisition and rehabilitation assistance to non-profits or housing authorities who develop properties for sale or rent to low moderate and middle income households (LMMI) or those earning less than 120% of the area median income. To date, this activity has resulted in the development and occupancy of 2 housing units which were completed and ready for sale in previous quarters. During the third quarter of 2011 Housing Works was successful in getting both homes sold to income qualified LMMI households. This activity has generated an additional \$90,910.55.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	2/2
# of Singlefamily Units	2	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	2	0/0	2/2	2/2	100.00
# Owner Households	0	2	2	0/0	2/2	2/2	100.00
# Renter Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

Address	City	State	Zip
852 NW Quince Place	Redmond	NA	97756
1110 NW 21st Place	Redmond	NA	97756

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 2-PR-CSC-LH

Activity Title: Acquisition Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2

Project Title:

Purchase/Rehab

Projected Start Date:

03/15/2009

Projected End Date:

09/15/2010

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Community Services Consortium

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$399,625.00
Total CDBG Program Funds Budgeted	N/A	\$399,625.00
Program Funds Drawdown	\$0.00	\$399,625.00
Program Funds Obligated	\$0.00	\$399,625.00
Program Funds Expended	\$0.00	\$399,625.00
Community Services Consortium	\$0.00	\$399,625.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition Rehab and resale to non-profit entities for very low income housing.

Location Description:

Corvallis Albany Area

Activity Progress Narrative:

This Community Services Consortium (CSC) project involved NSP eligible Activity B, acquisition and rehabilitation assistance to non-profits or housing authorities who develop properties for sale or rent to low income households (LH25) or those earning less than 50% of the area median income. To date, this activity has resulted in the development of three housing units. One of these housing units was occupied in a previous reporting period and one unit was reported as occupied during the third quarter of 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	3/3
# of buildings (non-residential)	0	0/0
# ELI Households (0-30% AMI)	0	0/0

This Report Period
Total

Cumulative Actual Total / Expected
Total

# of Housing Units	1	3/3
# of Singlefamily Units	1	3/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	3/3	0/0	3/3	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Renter Households	1	0	1	3/3	0/0	3/3	100.00

Activity Locations

Address	City	State	Zip
1682 Oak St SE	Albany	NA	97322

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

of Singlefamily Units

1

1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	1/1	1/1	100.00
# Owner Households	0	1	1	0/0	1/1	1/1	100.00

Activity Locations

Address	City	State	Zip
2219 NE 28th Street	Lincoln	NA	97367

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	2-PR-Eugene-LH
Activity Title:	City of Eugene Purchase/Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2

Project Title:

Purchase/Rehab

Projected Start Date:

09/23/2009

Projected End Date:

03/16/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Eugene

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$179,718.50
Total CDBG Program Funds Budgeted	N/A	\$179,718.50
Program Funds Drawdown	\$17,027.90	\$179,718.43
Program Funds Obligated	(\$45.00)	\$179,718.50
Program Funds Expended	\$17,027.90	\$179,718.43
City of Eugene	\$17,027.90	\$179,718.43
City of Eugene	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

City of Eugene the Subrecipient will award funds to NEDCO a non-profit affordable housing organization that will purchase, rehabilitate and own a single family home to be rented to low income persons.

Location Description:

City of Eugene

Activity Progress Narrative:

This City of Eugene project involved NSP eligible Activity B, acquisition and rehabilitation assistance to non-profits or housing authorities who develop properties for sale or rent to low income households (LH25) or those earning less than 50% of the area median income. To date, this activity has resulted in the acquisition and development of 1 housing units by NEDCO a local non-profit housing agency. During the third quarter of 2011 NEDCO completed rehabilitation work on the project and plans to lease it to an income qualified LH25 household during the fourth quarter of 2011. Also during the third quarter of 2011 the City expended \$17,027.90 funds for this activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/1	0/0	0/1	0
# Renter Households	0	0	0	0/1	0/0	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 2-PR-GRESHAM-LH (BELOW 50%)

Activity Title: GRESHAM PURCHASE/REHAB LH

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

2

Project Title:

Purchase/Rehab

Projected Start Date:

03/16/2009

Projected End Date:

09/16/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Gresham

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$154,000.00
Total CDBG Program Funds Budgeted	N/A	\$154,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$154,000.00
Program Funds Expended	\$0.00	\$0.00
City of Gresham	\$0.00	\$0.00
City of Gresham	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

GRESHAM PURCHASE/REHAB LH

Location Description:

GRESHAM OR

Activity Progress Narrative:

This City of Gresham project involved NSP eligible Activity B, acquisition and rehabilitation assistance to non-profits or housing authorities who develop properties for sale or rent to low income households (LH25) or those earning less than 50% of the area median income. To date, this activity has resulted in the acquisition and rehabilitation of 1 housing unit by Habitat for Humanity. During the third quarter of 2011 the City did not draw funds for this activity. Habitat for Humanity has a LH25 household approved for purchase of this home in the fourth quarter of 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
# ELI Households (0-30% AMI)	0	0/0

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/1	0/0	0/1	0
# Owner Households	0	0	0	0/1	0/0	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	2-PR-HAYC-LH (BELOW 50%)
Activity Title:	HOUSING AUTHORITY OF YAMHILL CO PURCHASE/REHAB LH

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

12/07/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase/Rehab

Projected End Date:

03/16/2013

Completed Activity Actual End Date:

Responsible Organization:

Housing Authority of Yamhill Co (HAYC)

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$150,000.00
Total CDBG Program Funds Budgeted	N/A	\$150,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$150,000.00
Program Funds Expended	\$0.00	\$0.00
Housing Authority of Yamhill Co (HAYC)	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Housing Authority of Yamhill County (HAYC) has purchases and two single family residential homes under this Activity. Both homes are under rehabilitation and will be sold to low income households (e.g. less than 50% of the area median income). HAYC intends to sell the homes to Section 8 voucher holders that will convert their vouchers from rental to home ownership vouchers. These two homes should be completed and sold within the first two quarters of 2011. Net proceeds from the sale of these homes will be used to purchase additional homes.

Location Description:

Yamhill County, Oregon. Cities include McMinneville and Willamina.

Activity Progress Narrative:

Rehab acitivity

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/2	0/0	0/2	0
# Owner Households	0	0	0	0/2	0/0	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 2-PR-HAYC-LMMI (50-120%)
Activity Title: HOUSING AUTHORITY OF YAMHILL CO

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 2

Project Title:
 Purchase/Rehab

Projected Start Date:
 12/07/2009

Projected End Date:
 03/16/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Housing Authority of Yamhill Co (HAYC)

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$350,000.00
Total CDBG Program Funds Budgeted	N/A	\$350,000.00
Program Funds Drawdown	\$0.00	\$254,805.53
Program Funds Obligated	\$0.00	\$350,000.00
Program Funds Expended	\$0.00	\$254,805.53
Housing Authority of Yamhill Co (HAYC)	\$0.00	\$254,805.53
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:
 PURCHASE & REHABILITATION

Location Description:
 YAMHILL CO

Activity Progress Narrative:
 Rehab activity

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/2	
# of Singlefamily Units	0		0/2	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/2	0/2	0

# Owner Households	0	0	0	0/0	0/2	0/2	0
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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 2-PR-HFH5-LH (BELOW 50%)

Activity Title: HABITAT FOR HUMANITY \$500K LH

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2

Project Title:

Purchase/Rehab

Projected Start Date:

09/23/2009

Projected End Date:

03/16/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Habitat for Humanity of Oregon (Portland)

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$0.00	\$495,398.00
Program Funds Obligated	\$0.00	\$500,000.00
Program Funds Expended	\$0.00	\$495,398.00
Habitat for Humanity of Oregon (Portland)	\$0.00	\$495,398.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase foreclosed single family homes, rehabilitate them and sell the homes to low income households (LH25).

Location Description:

Harrisburg, Lebanon and Newburg, Oregon

Activity Progress Narrative:

This Habitat for Humanity of Oregon project involved NSP eligible Activity B, acquisition and rehabilitation assistance to non-profits or housing authorities who develop properties for sale or rent to low income households (LH25) or those earning less than 50% of the area median income. To date, this activity has resulted in the acquisition of 8 housing units. To date one housing unit is complete and has been sold to an income qualified LH25 household. The other 7 units are in various stages of rehabilitation. During the third quarter of 2011 one house was sold to an income qualified LH25 household in Junction City. All NSP funds for this activity with the exception of \$4,602 in developer fees for a home in the City of Newburg.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/8

of Singlefamily Units

1

1/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	1	0	1	1/8	0/0	1/8	100.00
# Owner Households	1	0	1	1/8	0/0	1/8	100.00

Activity Locations

Address	City	State	Zip
340 North 6th Street	Harrisburg	NA	97446

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	2-PR-PORTLAND-LMMI (50-120%)
Activity Title:	PORTLAND PURCHASE/REHAB LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2

Project Title:

Purchase/Rehab

Projected Start Date:

03/16/2009

Projected End Date:

03/16/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Portland

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,152,933.00
Total CDBG Program Funds Budgeted	N/A	\$1,152,933.00
Program Funds Drawdown	\$37,590.93	\$1,045,707.22
Program Funds Obligated	\$0.00	\$1,152,933.00
Program Funds Expended	\$37,590.93	\$1,045,707.22
City of Portland	\$37,590.93	\$1,045,707.22
City of Portland	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$199,044.25	\$199,044.25
Program Income Drawdown	\$47,173.59	\$47,173.59

Activity Description:

PORTLAND PURCHASE/REHAB LMMI

Location Description:

PORTLAND AND MULTNOMAH CO.

Activity Progress Narrative:

This City of Portland Housing Bureau (PHB) project involved NSP eligible Activity B, acquisition and rehabilitation assistance to non-profits or housing authorities who develop properties for sale or rent to low moderate and middle income households (LMMI) or those earning less than 120% of the area median income. To date, this activity has resulted in the acquisition of 5 housing units. During the third quarter of 2011 two of these houses were sold to income eligible LMMI households. PHB expended \$47,173.59 in program income for rehabilitation expenses and received \$199,044.25 in program income from the sale of the two homes noted above. The other three homes are either near completion or rehabilitation or on the market ready for sale to income eligible households.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	2/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	2/5
# of Singlefamily Units	2	2/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	2	0/0	2/5	2/5	100.00
# Owner Households	0	2	2	0/0	2/5	2/5	100.00

Activity Locations

Address	City	State	Zip
12505 SE Cora	Portland	NA	97236
206 SE 146th Ave	Portland	NA	97233

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 2-PR-Salem-LH
Activity Title: Purchase Rehab

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 2

Project Title:
 Purchase/Rehab

Projected Start Date:
 03/15/2009

Projected End Date:
 03/15/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:
 09/21/2010

National Objective:
 NSP Only - LH - 25% Set-Aside

Responsible Organization:
 City of Salem

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$423,784.09
Total CDBG Program Funds Budgeted	N/A	\$423,784.09
Program Funds Drawdown	\$0.00	\$423,784.09
Program Funds Obligated	\$0.00	\$423,784.09
Program Funds Expended	\$0.00	\$423,784.09
City of Salem	\$0.00	\$423,784.09
CITY OF SALEM	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase single family homes for the purpose of low income supportive housing.

Location Description:

In the city of Salem

Activity Progress Narrative:

This City of Salem project involved NSP eligible Activity B, acquisition and rehabilitation assistance to non-profits or housing authorities who develop properties for sale or rent to low income households (LH25) or those earning less than 50% of the area median income. To date, this activity has resulted in the development and occupancy of 2 housing units. This activity was completed in the third quarter of 2010.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/2
# ELI Households (0-30% AMI)	0	0/0

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Housing Units	0	2/2
# of Singlefamily Units	0	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/2	0/0	2/2	100.00
# Renter Households	0	0	0	2/2	0/0	2/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 2-PR-UCDC-LH
Activity Title: Purchase Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

03/15/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase/Rehab

Projected End Date:

01/15/2013

Completed Activity Actual End Date:

Responsible Organization:

Umpqua CDC

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$295,626.48
Total CDBG Program Funds Budgeted	N/A	\$295,626.48
Program Funds Drawdown	\$38,497.82	\$295,626.48
Program Funds Obligated	\$2,909.48	\$295,626.48
Program Funds Expended	\$38,497.32	\$337,433.62
Umpqua CDC	\$38,497.32	\$337,433.62
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$83,362.32
Program Income Drawdown	\$0.00	\$71,284.40

Activity Description:

Purchase single family homes including duplexes and four-plexes, rehabilitate the units and rent them to low income households (LH25).

Location Description:

Roseburg, Oregon

Activity Progress Narrative:

This Umpqua Community Development Corporation (UCDC) project involved NSP eligible Activity B, acquisition and rehabilitation assistance to non-profits or housing authorities who develop properties for sale or rent to low income households (LH25) or those earning less than 50% of the area median income. To date, this activity has resulted in the development of three housing units. Three of the units were occupied as of the end of the third quarter of 2011. Also, during the third quarter of 2011 UCDC expended \$38,497.82 in NSP funds for rehabilitation work under this activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	5/3
# ELI Households (0-30% AMI)	0	0/0

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Housing Units	3	5/3
# of Singlefamily Units	3	5/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	3	0	3	5/3	0/0	5/3	100.00
# Renter Households	3	0	3	5/3	0/0	5/3	100.00

Activity Locations

Address	City	State	Zip
320 NW Lost Lane	Winston	NA	97496
543 SE Chadwick Street	Roseburg	NA	97471
384 Char Street	Roseburg	NA	97471

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 2-PR-UCDC-LMMI

Activity Title: Purchase Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

03/15/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase/Rehab

Projected End Date:

01/15/2013

Completed Activity Actual End Date:

Responsible Organization:

Umpqua CDC

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$727,090.52
Total CDBG Program Funds Budgeted	N/A	\$727,090.52
Program Funds Drawdown	\$0.00	\$727,090.52
Program Funds Obligated	(\$2,909.48)	\$727,090.52
Program Funds Expended	\$0.00	\$727,090.52
Umpqua CDC	\$0.00	\$727,090.52
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$122,315.82
Program Income Drawdown	\$0.00	\$47,211.83

Activity Description:

Purchase foreclosed single family homes, rehabilitate and sell them to low moderate and middle income (LMMI) families.

Location Description:

Roseburg Oregon.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	2/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	2/6
# of Singlefamily Units	1	2/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	2/6	2/7	100.00
# Owner Households	0	0	0	0/0	1/6	1/6	100.00
# Renter Households	0	1	1	0/0	1/0	1/1	100.00

Activity Locations

Address	City	State	Zip
1655 West Ann	Roseburg	NA	97471

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 2-PR-WASHINGTON-LH

Activity Title: Purchase Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2

Project Title:

Purchase/Rehab

Projected Start Date:

03/15/2009

Projected End Date:

01/15/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Washington County

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,531,263.75
Total CDBG Program Funds Budgeted	N/A	\$1,531,263.75
Program Funds Drawdown	\$5,813.85	\$1,521,737.50
Program Funds Obligated	\$0.00	\$1,531,263.75
Program Funds Expended	\$5,813.85	\$1,521,737.50
Washington County	\$5,813.85	\$1,521,737.50
Washington County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	(\$4,754.59)	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

purchase / rehab

Location Description:

Hillsboro, OR

Activity Progress Narrative:

This Washington County project involved NSP eligible Activity B, acquisition and rehabilitation assistance to non-profits or housing authorities who develop properties for sale or rent to low income households (LH25) or those earning less than 50% of the area median income. To date, this activity has resulted in the development and occupancy of seven housing units. During the third quarter of 2011 Washington County expended \$5,813.85 NSP funds for rehabilitation under this activity

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	7/7
# ELI Households (0-30% AMI)	0	0/0

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Housing Units	0	7/7
# of Singlefamily Units	0	7/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	7/7	0/0	7/7	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	100.00
# Renter Households	0	0	0	6/6	0/0	6/6	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	2-PR-WASHINGTON-LMMI
Activity Title:	WASHINGTON PURCHASE-REHAB LMMI

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
2

Project Title:
Purchase/Rehab

Projected Start Date:
03/16/2009

Projected End Date:
03/16/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Washington County

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$309,359.66
Total CDBG Program Funds Budgeted	N/A	\$309,359.66
Program Funds Drawdown	\$6,089.04	\$268,732.63
Program Funds Obligated	\$0.00	\$309,359.66
Program Funds Expended	\$6,089.04	\$268,732.63
Washington County	\$0.00	\$0.00
Washington County	\$6,089.04	\$268,732.63
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:
PURCHASE REHAB

Location Description:
WASHINGTON CO OR

Activity Progress Narrative:

This project involved NSP eligible Activity B, acquisition and rehabilitation assistance to non-profits or housing authorities who develop properties for sale or rent to low moderate and middle income households (LMMI) or those earning less than 120% of the area median income. To date, this activity has resulted in the development and occupancy of two housing units by Habitat for Humanity. During the third quarter of 2011 Washington County expended \$6,089.04 in NSP funds for rehabilitation under this activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	2/2
# of Singlefamily Units	1	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	2/2	2/2	100.00
# Owner Households	0	1	1	0/0	2/2	2/2	100.00

Activity Locations

Address	City	State	Zip
1136 SE Baseline St	Hillsboro	NA	97123

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 3-LB-Jackson-LMMI

Activity Title: Land Banking HAJC

Activity Category:

Land Banking - Acquisition (NSP Only)

Activity Status:

Under Way

Project Number:

3

Project Title:

Land Banking

Projected Start Date:

06/01/2010

Projected End Date:

03/15/2013

Benefit Type:

Area Benefit (Survey)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Housing Authority of Jackson County

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$0.00	\$1,000,000.00
Program Funds Obligated	\$0.00	\$1,000,000.00
Program Funds Expended	\$0.00	\$1,000,000.00
Housing Authority of Jackson County	\$0.00	\$1,000,000.00
Oregon Housing and Community Services	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Housing Authority of Jackson County (HAJC) will acquired a 3.5 acre subdivision to construct 60 units of new affordable rental housing. HAJC will attempt to make at least 30 of the units or 50% of NSP funds for low income households however, this is only a target may not be feasible. All units will affordable at 60% area median income.

Location Description:

City of Medford in Jackson County Oregon.

Activity Progress Narrative:

This Housing Authority of Jackson County (HAJC) project involved NSP eligible Activity C, land banking. HAJC closed the acquisition of land in the third quarter of 2010. HAJC has recently applied for funding to development multi-family housing on the site that will serve low moderate and middle income households (LMMI) or those earning less than 120% of the area median income. NSP funds for this activity have been fully expended. This project will extend sometime into 2013 or 2014 before the multi-family housing can be constructed and leased to income qualified households.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	0	0/60
# of Multifamily Units	0	0/60
# of Singlefamily Units	0	0/0

Beneficiaries Performance Measures

Beneficiaries - Area Benefit Survey Method

	Low	Mod	Total Low/Mod%
# of Persons	0	60	60 100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 5-RDV-Bend-LH

Activity Title: City of Bend

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

5

Projected Start Date:

09/23/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelop demolished or vacant property

Projected End Date:

03/16/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Bend

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$291,936.70
Total CDBG Program Funds Budgeted	N/A	\$291,936.70
Program Funds Drawdown	\$0.00	\$291,936.70
Program Funds Obligated	\$0.00	\$291,936.70
Program Funds Expended	\$0.00	\$291,936.70
CITY OF BEND	\$0.00	\$0.00
City of Bend	\$0.00	\$291,936.70
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

New construction of 10 homes on vacant lots for low income households.

Location Description:

Bend, OR

Activity Progress Narrative:

This City of Bend project involved NSP eligible Activity E, redevelopment of foreclosed property. The City awarded \$291,936.70 in NSP funds to Bend Area Habitat for Humanity to construct 10 new single homes for low income households (LH25) or those earning less than 50% of the area median income. All funds for this activity were expended in May of 2010. No homes have been completed to date.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/10
# ELI Households (0-30% AMI)	0	0/0

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/10	0/0	0/10	0
# Owner Households	0	0	0	0/10	0/0	0/10	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	5-RDV-HFH4-LH
Activity Title:	HABITAT FOR HUMANITY \$400K <50%

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

5

Projected Start Date:

09/23/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelop demolished or vacant property

Projected End Date:

03/16/2013

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity of Oregon (Portland)

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total CDBG Program Funds Budgeted	N/A	\$400,000.00
Program Funds Drawdown	\$0.00	\$303,312.47
Program Funds Obligated	\$0.00	\$400,000.00
Program Funds Expended	\$0.00	\$303,312.47
Habitat for Humanity of Oregon (Portland)	\$0.00	\$303,312.47
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Construct new single family homes on foreclosed lots for sale to low income households (LH25).

Location Description:

La Pine, Oregon

Activity Progress Narrative:

This Newberry Habitat for Humanity (NHFH) project involved NSP eligible Activity E, redevelopment of foreclosed property. NHFH was awarded \$400,000 from the Oregon Housing and Community Services (OHCS) to construct 12 single family homes. All of the homes will be sold to low income households (LH25) or those earning less than 50% of the area median income. The land was purchased in the first quarter of 2010 and construction began in the second quarter of 2010

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/12
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/12

of Singlefamily Units

0

0/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/12	0/0	0/12	0
# Owner Households	0	0	0	0/12	0/0	0/12	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 5-RDV-Portland-LH

Activity Title: City of Portland

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

5

Project Title:

Redevelop demolished or vacant property

Projected Start Date:

09/23/2009

Projected End Date:

03/16/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Portland

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$884,554.00
Total CDBG Program Funds Budgeted	N/A	\$884,554.00
Program Funds Drawdown	\$0.00	\$884,554.00
Program Funds Obligated	\$0.00	\$884,554.00
Program Funds Expended	\$0.00	\$884,554.00
City of Portland	\$0.00	\$0.00
The City of Portland	\$0.00	\$884,554.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

5-RDV-Portland-LH

Location Description:

Portland, OR

Activity Progress Narrative:

This City of Portland Housing Bureau (PHB) project involved NSP eligible Activity E, Redevelopment. PHB awarded \$884,000 to the Portland/Metro Habitat for Humanity (Habitat) to purchase 22 foreclosed subdivision lots for the construction of 22 single family homes that will be sold to low income households (LH25) or those earning less than 50% of the area median income. To date, Habitat has completed the design plans for the homes and is in the process of finishing its fund drive for construction financing. Also, Habitat has executed agreements with various non-profits that will provide construction services. Finally, twelve families have been selected to as homebuyers and will completed their homebuyer education in the near future began their sweat equity commitment when construction begins.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/22
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/22
# of Singlefamily Units	0	0/22

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/22	0/0	0/22	0
# Owner Households	0	0	0	0/22	0/0	0/22	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	5-RDV-PORTLAND-LMMI
Activity Title:	PORTLAND REDEVELOPMENT LMMI

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
5

Project Title:
Redevelop demolished or vacant property

Projected Start Date:
03/16/2009

Projected End Date:
03/16/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Portland

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$495,366.00
Total CDBG Program Funds Budgeted	N/A	\$495,366.00
Program Funds Drawdown	\$0.00	\$495,366.00
Program Funds Obligated	\$0.00	\$495,366.00
Program Funds Expended	\$0.00	\$495,366.00
City of Portland	\$0.00	\$495,366.00
City of Portland	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:
REDEVELOPMENT

Location Description:
PORTLAND OR

Activity Progress Narrative:

This City of Portland Housing Bureau (PHB) project involved NSP eligible Activity E, Redevelopment. PHB awarded \$495,366 to the Portland/Metro Habitat for Humanity (Habitat) to purchase 23 foreclosed subdivision lots for the construction of 22 single family homes that will be sold to low moderate and middle income households (LMMI) or those earning less than 120% of the area median income. To date, Habitat has completed the design plans for the homes and is in the process of finishing its fund drive for construction financing. Also, Habitat has executed agreements with various non-profits that will provide construction services. Finally, twelve families have been selected to as homebuyers and will completed their homebuyer education in the near future began their sweat equity commitment when construction begins.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/23

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/23
# of Singlefamily Units	0	0/23

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/23	0/23	0
# Owner Households	0	0	0	0/0	0/23	0/23	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 5-RDV-State-LMMI
Activity Title: State Redevelopment

Activity Category:

Construction of new housing

Project Number:

5

Projected Start Date:

04/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Redevelop demolished or vacant property

Projected End Date:

03/16/2013

Completed Activity Actual End Date:

Responsible Organization:

OREGON HOUSING & COMMUNITY SERVICES

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,082.36
Total CDBG Program Funds Budgeted	N/A	\$2,082.36
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
OREGON HOUSING & COMMUNITY SERVICES	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

These are residual funds that were not expended on another activity and will be reallocated to an activity sometime in the second quarter of 2011.

Location Description:

Unknown

Activity Progress Narrative:

This activity was set up as a place holder for funds that are being returned from other activities. This activity includes funds from small residual amounts of funds from projects where not all of the funds obligated were needed to complete projects, funds forfeited because projects could not be completed or repayments due to compliance issues. The Grantee Oregon Housing and Community Services will reallocate these funds in either the fourth quarter of 2011 or the first quarter of 2012.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units exceeding Energy Star	0	0/1
#Units & other green	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1

of Singlefamily Units

0

0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/1	0
# Owner Households	0	0	0	0/0	0/0	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 6-AD-OR-NSP1

Activity Title: ADMIN FOR NSP1

Activity Category:

Administration

Project Number:

6

Projected Start Date:

09/29/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/16/2013

Completed Activity Actual End Date:

Responsible Organization:

State of Oregon

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,960,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,960,000.00
Program Funds Drawdown	\$29,986.29	\$1,725,192.95
Program Funds Obligated	\$0.00	\$1,960,000.00
Program Funds Expended	\$29,986.29	\$1,725,192.95
State of Oregon	\$29,986.29	\$1,725,192.95
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$2,122.53	\$2,122.53

Activity Description:

Administration costs for the administering and monitoring of the NSP program.

Location Description:

N/A

Activity Progress Narrative:

This activity includes ongoing administrative duties by the Grantee and nine Subrecipients.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
