

**Grantee: State of Oregon**

**Grant: B-08-DN-41-0001**

**July 1, 2010 thru September 30, 2010 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:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

No QPR Contact Found

## 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](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.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$19,600,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$19,600,000.00
<b>Program Funds Drawdown</b>	\$5,550,279.45	\$13,774,632.30
<b>Program Funds Obligated</b>	\$3,523,263.02	\$19,600,000.00
<b>Program Funds Expended</b>	\$417,291.96	\$417,291.96
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$167,788.08	\$167,788.08
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$2,940,000.00	\$0.00
<b>Limit on Admin/Planning</b>	\$1,960,000.00	\$1,525,445.52
<b>Limit on State Admin</b>	\$0.00	\$1,525,445.52

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$4,900,000.00	\$6,676,687.58

## Overall Progress Narrative:

Oregon Housing and Community Services - NSP 1 QPR July 1, to September 30, 2010

NOTE: This QPR was revised on 5-23-11 per HUD Field Representative's authorization on 5-10-11. As the grantee Oregon Housing and Community Services (OHCS) is authorized to zero out expenditures and include in the total expenditure amount in the 2011 first quarter QPR to update DRGR.

During the 3rd quarter of 2010 Oregon Housing and Community Services (OHCS) and its nine Subrecipients and seven Subgrantees fully obligated 100% of NSP funds. To ensure OHCS could meet the September 16, 2010 NSP-1 deadline for Obligation of funds, a reallocation of funds was necessary. Amendment # 2 to the NSP-1 Substantial Amendment was approved in May 2010. During June, July and August OHCS reallocated funds from Subgrantees who were struggling to obligate funds to Subgrantees that had additional projects to fund. Overall, about \$1,500,000 of unobligated NSP-1 funds were either allocated or redistributed among Subrecipients and Subgrantees.

One of the Subgrantees expended all of its project funds except for \$4,602 and the OHCS expended all of its approximately \$1,800,000 for down payment assistance except for \$50,000. Most of the funds not expended are due to either Subrecipients have not yet requested reimbursements or Subgrantees are in the process of completing rehabilitation work. With few exceptions, most of the balance of NSP-1 funds are expected to be expended in the fourth quarter of 2010.

Summary by Activity Type

OHCS's original target for unit production was 307. As of the third quarter OHCS is on target to complete 351 units and with program income from the resale of single family homes could reach 380 units. About 170 units, a majority of the units were or will be assisted by Activity A, Financing Mechanisms. OHCS expects to complete about 50 units under Activity B, Purchase Rehab, 60 multi-family rental units, and 67 single family new construction units by Habitat for Humanity.

#### 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, Ben and Springfield have expended all of their program funds and are ready to close out their program. The Cities of Eugene, Gresham and Medford have expended about 80% of their funds and will close out their programs in the third quarter. The City of Portland which has the largest program and several large redevelopment and acquisition rehab projects with Subgrantees has funded several activities and is now submitting requests for reimbursement. It is anticipated the Portland's program with the exception of the construction of 45 single family homes by Habitat For Humanity and the purchase rehab activities of a community land trust will be completed in 4th quarter of 2010. In effect, Portland will have expended all of their funds however, until the units by Habitat are constructed and occupied will not be considered complete. The last two Subrecipients, Clackamas and Washington Counties, have expended 75% of their funds and will expend the remaining balance of their funds in the 4th quarter of 2010. 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 and will expend the remainder of the funds by the end of 2010.

#### Summary of Progress by Non-Profit Subgrantees

The Oregon NSP-1 program has allocated over \$5,000,000 to non-profit developers and housing authorities in small cities of the state. The Housing Authority of Jackson County purchased a 3.5 acre foreclosed subdivision for \$1,000,000 under Activity C, Land Banking and will build a 60 low and moderate income rental building using low income housing tax credits and tax exempt bonds or other debt financing instruments. The Housing Authority of Yamhill County (HAYC) has purchase 4 homes that need substantial rehabilitation and will sell these homes and use program income to purchase additional homes. HAYC intends to target homebuyers who want to convert their Section 8 Housing Choice Vouchers from rental subsidies to homebuyer subsidies. Umpqua CDC (UCDC) has purchased 6 single family homes and one three unit home that was converted to apartments. UCDC has sold one home and is completing the rehabilitation work on the remaining homes which will either 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. Central Oregon Regional Housing Authority d.b.a. Housing Works has purchased 4 homes, sold one and will sell one more this month and will purchase additional homes with program income. Community Services Consortium (CSC) has purchase three housing units for transfer to the Albany Housing Partnership that will provide affordable housing for low income homeless persons. Will sell the other unit to a homebuyer and use program income to purchase another home. Habitat for Humanity has purchase 8 homes with \$500,000 and will building another 12 new units with \$400,000. Because of the volunteer and donation model to development have produced the most units per NSP dollar expended. Finally Community Connections of Northeast Oregon (CCNO) has purchased two units has one rehabbed and ready for sale and is working on rehab for another unit. Net proceeds will be used to purchase additional units.

#### Summary of Progress by OHCS State-Wide Loan Program

The OHCS State-Wide Loan Program has a budget of \$1,686,303 for low moderate and middle income (LMMI) borrowers and \$180,899 for low income (LH) borrowers has expended all of its funds except for one remaining low income loan for \$52,000. This program has served 55 households with down payment, closing costs or minor rehabilitation financial assistance. All assistance packages have been 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.

#### Overall Summary

In the 3rd quarter the Oregon NSP-1 program obligated 100% of its funds. Overall about 75% of programs have been expended. OHCS anticipates expending nearly all of the program funds by the end of 2010. The program is projected to exceed its target for unit production of 307 units and could produce about 380 units assuming sale of purchase rehab properties. Currently program funds have either been expended or obligated for about 350 units.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Financing Mechanisms	\$1,875,379.36	\$6,210,026.31	\$4,832,781.61
2, Purchase/Rehab	\$2,368,857.32	\$8,358,781.99	\$5,901,454.30
3, Land Banking	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00
5, Redevelop demolished or vacant property	\$0.00	\$2,071,191.70	\$514,950.87
6, Administration	\$306,042.77	\$1,960,000.00	\$1,525,445.52

## 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:**

**Responsible Organization:**

City of Bend

**Overall**

**Jul 1 thru Sep 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$115,914.30
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$115,914.30
<b>Program Funds Drawdown</b>	\$28,538.30	\$78,258.30
<b>Program Funds Obligated</b>	\$66,194.30	\$115,914.30
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Bend	\$0.00	\$0.00
City of Bend	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Down Payment Assistance

**Location Description:**

Bend, OR

**Activity Progress Narrative:**

5-10-11 per Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR

The City of Bend has expended \$78,258.30 for Activity A, Down Payment Assistance. A total of Three (3) units are closed occupied, of which two (2) housing units closed in the second quarter.

Properties located at Wells and Gleneden closed during the second quarter and Merriewood closed during the third quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	1	3/4
<b># of Singlefamily Units</b>	1	3/4

## 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	0/4	0/4	0
# Owner Households	0	0	0	0/0	0/4	0/4	0

## Activity Locations

Address	City	State	Zip
20188 Merriewood	Bend	NA	97702

## 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:**

Under Way

**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, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$133,753.42
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$133,753.42
<b>Program Funds Drawdown</b>	\$45,287.09	\$45,287.09
<b>Program Funds Obligated</b>	\$133,753.42	\$133,753.42
<b>Program Funds Expended</b>	\$0.00	\$0.00
Clackamas County	\$0.00	\$0.00
CLACKAMAS COUNTY	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Down payment assistance

**Location Description:**

Clackamas County Oregon

**Activity Progress Narrative:**

5-10-11 per Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR

Clackamas County has expended \$45,287.09 for Activity A, Down Payment Assistance, for two (2) Low Income (LH) housing units.

To date, one (1) property has closed, but not fully expended due to rehab work.

**Accomplishments Performance Measures**

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

---

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

**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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$449,874.77
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$449,874.77
<b>Program Funds Drawdown</b>	\$120,747.91	\$212,038.26
<b>Program Funds Obligated</b>	(\$48,327.95)	\$486,508.05
<b>Program Funds Expended</b>	\$0.00	\$0.00
Clackamas Co.	\$0.00	\$0.00
Clackamas County	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Down payment assistance

**Location Description:**

CLACKAMAS COUNTY

**Activity Progress Narrative:**

5-10-11 per Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR  
 The City of Clackamas has expended \$212,038.26 for Activity A, Down Payment Assistance, for Low Moderate Middle Income families. Two (2) units have been sold and occupied during the third (3rd) quarter.  
 To date, six (6) homes have closed, four (4) homes still have rehab work to be completed.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	2	2/10
<b># of Singlefamily Units</b>	2	2/10

## 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	2/10	2/10	100.00
# Owner Households	0	2	2	0/0	2/10	2/10	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

**Activity Status:**

Under Way

**Project Number:**

1

**Project Title:**

Financing Mechanisms

**Projected Start Date:**

03/20/2009

**Projected End Date:**

03/20/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

09/30/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Eugene

**Overall**

**Jul 1 thru Sep 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$383,705.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$383,705.00
<b>Program Funds Drawdown</b>	\$198,965.28	\$332,670.78
<b>Program Funds Obligated</b>	\$0.00	\$383,705.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Eugene	\$0.00	\$0.00
City of Eugene	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

5-10-11 per Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR

The City of Eugene has expended \$382,945.78 for Activity A, Down Payment Assistance, for nine (9) Low Moderate Middle Income (LMMI) housing units. A total of nine (9) housing units have closed. Four (4) housing units closed during the second quarter (Chase St, Clarey St, Hwy 99, and Littlewood Ln). Three (3) housing units (Ivy Ave, Cosmoledo St and Century Dr) closed during the third quarter. The remaining two (2) units are scheduled to close during the 4th quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	7	7/9
<b># of Singlefamily Units</b>	7	7/9

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	7	7	0/0	7/9	7/9	100.00
# Owner Households	0	7	7	0/0	7/9	7/9	100.00

## Activity Locations

Address	City	State	Zip
3807 Century Dr	Eugene	NA	97402
843 Ivy Ave	Eugene	NA	97404
2095 Cosmoledo St	Eugene	NA	97402

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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

**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:**

09/30/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Gresham

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$426,875.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$426,875.00
<b>Program Funds Drawdown</b>	\$381,055.78	\$401,055.78
<b>Program Funds Obligated</b>	(\$13,125.00)	\$426,875.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Gresham	\$0.00	\$0.00
City of Gresham	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Gresham

**Activity Progress Narrative:**

5-10-11 per Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR  
 The City of Gresham has expended \$401,055.78 funds for Activity A, Down Payment Assistance, towards eighteen (18) Low Moderate and Middle Income Housing units which have closed and are occupied. The City will complete this activity in the 4th quarter of 2010.  
 2 households did not disclose race/ethnicity

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	18	18/20
<b># of Singlefamily Units</b>	18	18/20

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	18	18	0/0	18/20	18/20	100.00
# Owner Households	0	18	18	0/0	18/20	18/20	100.00

## Activity Locations

Address	City	State	Zip
19010 NE Hoyt St	Gresham	NA	97230
1190 NE 5th St	Gresham	NA	97030
4149 SW 3rd	Gresham	NA	97030
18582 NE Wasco St	Gresham	NA	97230
1110 SE 223rd	Gresham	NA	97030
18919 NE Couch Lane	Gresham	NA	97230
17848 SE Clay St	Gresham	NA	97233
17915 SE Pine St	Gresham	NA	97030
1425 NW Victoria Ave	Gresham	NA	97030
840 SE 4th St	Gresham	NA	97080
208 NE 191st Ave	Gresham	NA	97230
2325 NE Spruce	Gresham	NA	97030
17820 SE Stephens	Gresham	NA	97233
3201 SW Brixton Ave	Gresham	NA	97080
1455 SE 179th Ave	Gresham	NA	97233
2860 SW Riverview Ct	Gresham	NA	97080
4045 SE 15th Ct	Gresham	NA	97080
2501 NW 1st	Gresham	NA	97030

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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

**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:**

09/30/2010

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Medford

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$118,167.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$118,167.00
<b>Program Funds Drawdown</b>	\$0.00	\$47,800.00
<b>Program Funds Obligated</b>	(\$34,856.00)	\$84,582.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Medford	\$0.00	\$0.00
CITY OF MEDFORD	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

MEDFORD OR

**Activity Progress Narrative:**

5-10-11 per Kristen Anderson at HUD CPD, we are allowed to zero out the expenditure and include in the total expenditure amount in the 2011 first quarter QPR.

The City of Medford has expended \$47,800 for Activity A, Down Payment Assistance, for one (1) Low Income (LH) housing unit located on Palm St, which closed in the first quarter. The City has one more loan to close for this activity.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	1	1/3
<b># of Singlefamily Units</b>	1	1/3

## Beneficiaries Performance Measures

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

**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:**

09/30/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Medford

**Overall**

**Jul 1 thru Sep 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$308,285.89
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$308,285.89
<b>Program Funds Drawdown</b>	\$0.00	\$77,911.09
<b>Program Funds Obligated</b>	\$38,541.89	\$341,870.89
<b>Program Funds Expended</b>	\$0.00	\$0.00
CITY OF MEDFORD	\$0.00	\$0.00
City of Medford	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

DOWNPAYMENT ASSISTANCE

**Location Description:**

MEDFORD

**Activity Progress Narrative:**

5-10-11 per Kristen Arnold at CPD, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR.

The City of Medford has expended \$77,911.09 towards Activity A, Down Payment Assistance for ten (10) housing units. During the first quarter, two housing units (Horton Circle and Vancouver Ave) closed and are occupied. The remaining eight (8) properties are anticipated to close during the fourth quarter.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	2/9
# of Singlefamily Units	2	2/9

## 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	2/9	2/9	100.00
# Owner Households	0	2	2	0/0	2/9	2/9	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

---

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

**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:**

09/30/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Portland

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$722,306.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$722,306.00
<b>Program Funds Drawdown</b>	\$145,610.32	\$427,970.03
<b>Program Funds Obligated</b>	(\$232,779.00)	\$722,971.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Portland	\$0.00	\$0.00
City of Portland	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Portland Multnomah County Financing Mechanism for 50-120% AMI

**Location Description:**

Portland/Multnomah County

**Activity Progress Narrative:**

5-10-11 per Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR

The City of Portland has expended \$427,970.03 for Activity A, Down Payment Assistance, towards eleven (11) Low Moderate Middle Income housing units. Three properties have sold and are occupied. Two housing units (Exeter Ave and SE Lincoln) were closed and occupied during the second quarter, 127th Place was closed and occupied during the third quarter. The remaining homes have rehab to be completed.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	3	3/17
<b># of Singlefamily Units</b>	3	3/17

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	3	3	0/0	3/17	3/17	100.00
# Owner Households	0	3	3	0/0	3/17	3/17	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	

---

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

**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:**

08/11/2010

**Responsible Organization:**

City of Salem

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$48,229.56
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$48,229.56
<b>Program Funds Drawdown</b>	\$233.17	\$48,229.56
<b>Program Funds Obligated</b>	\$233.17	\$48,229.56
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Salem	\$0.00	\$0.00
City of Salem	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

SALEM FINANCING MECHANISMS BELOW 50%

**Location Description:**

SALEM OR

**Activity Progress Narrative:**

5-10-11 per Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR

The City of Salem has expended \$48,229.56 for Activity A; Down payment Assistance, for 1 Low Income (LH) household. The Subrecipient has completed this activity.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	5/1
<b># of Singlefamily Units</b>	5	10/1

## 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

Address	City	State	Zip
4527 Syler Place NE	Salem	NA	97305

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

---

<b>Grantee Activity Number:</b>	<b>1-FM-SALEM-LMMI 50%-120%</b>
<b>Activity Title:</b>	<b>SALEM FINANCING MECH 50%-120%</b>

**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:**

08/11/2010

**Responsible Organization:**

City of Salem

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$602,486.41
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$602,486.41
<b>Program Funds Drawdown</b>	\$261,343.51	\$602,486.41
<b>Program Funds Obligated</b>	\$213,347.12	\$602,486.83
<b>Program Funds Expended</b>	\$0.00	\$0.00
CITY OF SALEM	\$0.00	\$0.00
City of Salem	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

SALEM FINANCING MECHANISMS 50-120%

**Location Description:**

SALEM OR

**Activity Progress Narrative:**

5-10-11 per Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR

The City of Salem has expended \$602,486.41, for Activity A, Down Payment Assistance, for 15 Low, Middle and Moderate Income (LMMI) household units. The Subrecipient has completed this activity.

Race/Ethnicity = 1 borrower did not disclose info

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	15	15/15
<b># of Singlefamily Units</b>	15	15/15

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	State	Zip
5355 Arcade	Keizer	NA	97303
1555 Tierra Dr NE	Salem	NA	97301
2280 Shelton SE	Salem	NA	97301
1125 Norway	Salem	NA	97301
2080 Allendale	Keizer	NA	97303
1411 Ragweed Ct NE	Salem	NA	97301
2110 Maple NE	Salem	NA	97301
3289 Keen	Salem	NA	97301
230 21st St	Salem	NA	97301
4360 Sacramento NE	Salem	NA	97305
4350 Samantha	Salem	NA	97305
1424 Emmons	Salem	NA	97301
3155 Park Ave	Salem	NA	97301

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

<b>Grantee Activity Number:</b>	<b>1-FM-SPRINGFIELD-LH-BELOW 50%</b>
<b>Activity Title:</b>	<b>SPRINGFIELD FINANCING MECH BELOW 50%</b>

**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:**

08/30/2010

**Responsible Organization:**

City of Springfield

Overall	Jul 1 thru Sep 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$100,378.46
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$100,378.46
<b>Program Funds Drawdown</b>	\$57,163.21	\$100,378.46
<b>Program Funds Obligated</b>	\$0.46	\$100,378.46
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Springfield	\$0.00	\$0.00
City of Springfield	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

SPRINGFIELD FINANCING MECHANISMS BELOW 50%

**Location Description:**

SPRINGFIELD OR

**Activity Progress Narrative:**

5-10-11 per Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR  
 The city of Springfield has expended \$100,378.46 for Activity A, Down payment Assistance, for four (4) Low Income (LH) households  
 One property (E Street) closed during the second quarter, the remaining three (3) properties closed during the third quarter.  
 The Subrecipient has completed this activity.

**Accomplishments Performance Measures**

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

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	State	Zip
875 56th St	Springfield	NA	97478
411 55th St	Springfield	NA	97478

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

<b>Grantee Activity Number:</b>	<b>1-FM-SPRINGFIELD-LMMI 50-120%</b>
<b>Activity Title:</b>	<b>SPRINGFIELD FINANCING MECHANISMS LMMI</b>

**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:**

08/30/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Springfield

Overall	Jul 1 thru Sep 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$226,740.54
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$226,740.54
<b>Program Funds Drawdown</b>	\$73,000.00	\$226,740.54
<b>Program Funds Obligated</b>	(\$0.46)	\$226,740.54
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Springfield	\$0.00	\$0.00
City of Springfield	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

SPRINGFIELD OR

**Activity Progress Narrative:**

5-10-11 per Kristen Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR. The City of Springfield has expended \$226,740.54 for 11 Low to Moderate-Middle income (LMMI) housing units. Four housing units (Centennial Blvd, Glacier Dr, 30th St and 56th Pl) closed during the first quarter, four housing units (B St, Douglas Dr, 70th St and 59th St) closed during the second quarter and the remaining three properties closed during the third quarter. This activity is completed by the Subrecipient. The Subrecipient actually requested more funding in July but it was not available since all of the programs Subrecipients and Subgrantees were nearing completion of their respective funding obligations.

**Accomplishments Performance Measures**

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

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	State	Zip
6973 Glacier Dr	Springfield	NA	97478
810 61st St	Springfield	NA	97478
868 21st St	Springfield	NA	97477
1060 Centennial Blvd	Springfield	NA	97477
4240 Cole Way	Springfield	NA	97478

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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

**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:**

Under Way

**Project Title:**

Financing Mechanisms

**Projected End Date:**

03/16/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

State of Oregon

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$304,924.10
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$304,924.10
<b>Program Funds Drawdown</b>	\$38,345.00	\$254,883.10
<b>Program Funds Obligated</b>	(\$19,100.90)	\$180,899.10
<b>Program Funds Expended</b>	\$0.00	\$0.00
State of Oregon	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

5-10-11 per Kirsten AArnold at HUD CPR, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR  
 Oregon Housing and Community Services (OHCS) has nearly completed implementation of Activity A, Financing Mechanims for low income households (LH - Those earning less than 50% of the Area Median Income). At the end of the 3rd quarter only one loan remains to be closed and this activity will be fully expended and complete by the end of the 4ht quarter. This program was designed to serve homebuyers seeking foreclosed homes for purchase in small cities outside of the jurisdictions larger cities or metropolitan counties. The demand for the program has been extraordinary but due to a lack funding OHCS ceased acceptance of applications in late July.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	5/8

# of Singlefamily Units

0

5/8

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	State	Zip
4148 April Street NE	Salem	NA	97301
530 St. Thomas	Eagle Point	NA	97524
48373 Commercial St.	Oakridge	NA	97463

## 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:**

**Responsible Organization:**

State of Oregon

**Overall**

**Jul 1 thru Sep 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,560,613.25
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,560,613.25
<b>Program Funds Drawdown</b>	\$298,960.90	\$1,559,780.25
<b>Program Funds Obligated</b>	\$1,387.83	\$1,686,302.57
<b>Program Funds Expended</b>	\$0.00	\$0.00
State of Oregon	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

5-10-11 per Kirsten AArnold at HUD CPD, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR  
Oregon Housing and Community Services (OHCS) has nearly completed implementation of Activity A, Financing Mechanisms for low moderate and middle income households (LMMI). Funds for this program were expended by the end of the 3rd quarter except for about \$4,000 that will cover program delivery costs for inspections and homebuyer education. This program was designed to serve homebuyers seeking foreclosed homes for purchase in small cities outside of the jurisdictions larger cities or metropolitan counties. The demand for the program has been extraordinary but due to a lack funding OHCS ceased acceptance of applications in late July.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	31/46
<b># of Singlefamily Units</b>	0	31/46

## 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	0/46	0/46	0
# Owner Households	0	0	0	0/0	0/46	0/46	0

## Activity Locations

Address	City	State	Zip
21037 Gift Road	Bend	NA	97701
180 River's Edge DR	Gold Hill	NA	97525
201 Arduus Drive	Newberg	NA	97132
567 Gatch Street	Woodburn	NA	97071
2999 SE Indian Lane	Prineville	NA	97754
1610 Home Way	McMinnville	NA	97128
4274 Snoopy Ct NE	Salem	NA	97301
1624 6th South	Independence	NA	97351
319 SE K Street	Grants Pass	NA	97526
434 Clara Court NE	Salem	NA	97301
4129 Ward Drive NE	Salem	NA	97305
4486 McMaster Ct NE	Salem	NA	97305
289 Bridlewood	Woodburn	NA	97071
216 44th Avenue SE	Salem	NA	97301
16281 Earl Court	LaPine	NA	97739
618 4th Street	Stayton	NA	97383
4717 Homer Road NE	Salem	NA	97305
1956 NW Joshua Tree Ct.	Redmond	NA	97756
3259 SW Pumice Place	Redmond	NA	97756
916 SW Spruce Street	Grants Pass	NA	97526
478 Broadway Street	Woodburn	NA	97071
413 NW Galaxy	Winston	NA	97496
2153 SW Timber Avenue	Redmond	NA	97756
4733 Abiqua Court SE	Salem	NA	97317
4887 38th Place NE	Salem	NA	97305
688 Shenandoah Dr SE	Salem	NA	97317
1115 Acacia Lane	Grants Pass	NA	97527
3011 NW 9th Place	Redmond	NA	97756
3815 Glenwood	Salem	NA	97317
462 Grand Street	Central Point	NA	97502
2702 Eagle Creek Drive	White City	NA	97503

## Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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

**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:**

Washington County

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$452,147.59
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$452,147.59
<b>Program Funds Drawdown</b>	\$226,128.89	\$417,291.96
<b>Program Funds Obligated</b>	\$150,443.09	\$668,809.59
<b>Program Funds Expended</b>	\$417,291.96	\$417,291.96
Washington County	\$417,291.96	\$417,291.96
Washington County	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Down Payment Assistance

**Location Description:**

WASHINGTON CO

**Activity Progress Narrative:**

Washington County has expended \$417,291.96 funds for Activity A, Financing Mechanisms for 8 (eight) Low Income Middle Moderate (LMMI) housing units.

Two properties (SE Elina and Goldengate Way) closed during the first quarter of 2010, the remaining properties closed during the third quarter.

**Accomplishments Performance Measures**

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

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	8	8/10

### 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	0/10	0/10	0
# Owner Households	0	0	0	0/0	0/10	0/10	0

### Activity Locations

Address	City	State	Zip
16190 SW Farmington Rd	Aloha	NA	97007
959 SE Elina	Hillsboro	NA	97123
913 SE Marinette Ave	Hillsboro	NA	97123
1955 SW 196th Ave	Aloha	NA	97006
3201 SE Robin Circle	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:** 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, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$173,591.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$173,591.00
<b>Program Funds Drawdown</b>	\$18,035.55	\$133,410.55
<b>Program Funds Obligated</b>	\$173,591.00	\$173,591.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Community Connections of NE Oregon	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

5-10-11 per Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR

Under this activity one house was purchased in May of 2010. Project rehab was completed in August 2010 and funds for rehab and a portion of the developer fee were drawn down. Currently, a low income family has been approved for purchasing the home and is scheduled to close on November 30, 2010. Program income from the sale will be invested in another acquisition for either low or middle income households.

**Accomplishments Performance Measures**

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

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	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	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-CCNO-LMMI

**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 - LMMI

**Responsible Organization:**

Community Connections of NE Oregon

**Overall**

**Jul 1 thru Sep 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$200,370.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$200,370.00
<b>Program Funds Drawdown</b>	\$116,163.58	\$116,163.58
<b>Program Funds Obligated</b>	\$84,995.00	\$200,370.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Community Connections of NE Oregon	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Purchase one to two single family residential homes to be rehabilitated and sold to low moderate middle income household(s) (LMMI).

**Location Description:**

Baker City, Oregon

**Activity Progress Narrative:**

5-10-11 pe Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR

Community Connections of Northeastern Oregon (CCNO), the subgrantee purchased one single family home in July under this activity. Currently, subgrantee is working on a heavy metal contamination spill from mercury. Once the mercury spill is abated from the home, substantial rehab work will begin. The sale of the home is targeted for a moderate to middle income household.

**Accomplishments Performance Measures**

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

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	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	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

---

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

**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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$290,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$290,000.00
<b>Program Funds Drawdown</b>	\$196,490.40	\$196,490.40
<b>Program Funds Obligated</b>	(\$205,632.00)	\$275,000.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Clackamas Co.	\$0.00	\$0.00
Clackamas County	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

PURCHASE AND REHABILITATION - BELOW 50%

**Location Description:**

CLACKAMAS COUNTY

**Activity Progress Narrative:**

5-10-11 pe Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR  
 Clackamas County has expended \$196,490.40 for Activity B, Purchase/Rehab. One (1) Low Income (LH) unit has closed, but is not occupied due to rehab work to be completed.

**Accomplishments Performance Measures**

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

---

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

**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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$973,918.65
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$973,918.65
<b>Program Funds Drawdown</b>	\$163,984.76	\$750,916.65
<b>Program Funds Obligated</b>	\$202,167.37	\$952,285.37
<b>Program Funds Expended</b>	\$0.00	\$0.00
Clackamas Co.	\$0.00	\$0.00
Clackamas County	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**  
CLACKAMAS CO. PURCHASE/REHAB LMMI

**Location Description:**  
CLACKAMAS CO.

**Activity Progress Narrative:**  
5-10-11 per Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR  
Clackamas County has expended \$750,916.65 for Activity B, Purchase/Rehab. A total of four (4) Low Moderate Middle Income (LMMI) housing units have closed during the third quarter, three (3) are occupied.  
Race/Ethnicity = 1 borrower did not disclose

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	3	3/0
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>

# of Housing Units	3	3/4
# of Singlefamily Units	3	3/4

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	3	3	0/0	3/4	3/4	100.00
# Owner Households	0	3	3	0/0	3/4	3/4	100.00

## Activity Locations

Address	City	State	Zip
1519 Van Buren St	Oregon City	NA	97045

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

---

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

**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, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$300,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$300,000.00
<b>Program Funds Drawdown</b>	\$34,122.53	\$271,301.62
<b>Program Funds Obligated</b>	\$300,000.00	\$300,000.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Central Oregon Regional Housing Authority dba Housing	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$84,425.76	\$84,425.76
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**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:**

This QPR was revised on 5-23-11 per HUD Field Representative Kirsten Arnold's authorization on 5-10-11. As the grantee Oregon Housing and Community Services (OHCS) is authorized to zero out expenditures and include in the total expenditure amount in the 2011 first quarter QPR to update DRGR.

Central Oregon Regional Housing Authority (DBA Housing Works) has purchased two homes under Activity 2-PR-CORA-LH and sold one home to an income qualified borrower during this quarter. The program income has been entered accordingly. Program income will be used to cover costs on other NSP eligible homes under rehabilitation. Housing works will continue to invest program income into additional units until it is no longer financially feasible to do so.

Rehabilitation on the other home is nearly completed and is on the market for sale to qualified buyers. Housing Works operates as a land Trust and will hold the land in perpetuity to ensure long term affordability.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	0/2

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

## Beneficiaries Performance Measures

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

---

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

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

10/15/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase/Rehab

**Projected End Date:**

03/16/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Central Oregon Regional Housing Authority dba Housing

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$300,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$300,000.00
<b>Program Funds Drawdown</b>	\$28,284.27	\$300,000.00
<b>Program Funds Obligated</b>	(\$208,894.82)	\$300,000.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Central Oregon Regional Housing Authority dba Housing	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Purchase and Rehabilitation

**Location Description:**

Deschutes County, Crook County and Jefferson County

**Activity Progress Narrative:**

5-10-11 pe Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR

Central Oregon Regional Housing Authority (DBA Housing Works) has purchased two homes under Activity 2-PR-CORA-LMMI. Both homes are under rehabilitation and will be sold to moderate or middle income homebuyers. Program income will be expended on the purchase of additional NSP eligible units.

Housing Works operates as a community land trust and will require as a provision of their land lease, that all housing units remain affordable in perpetuity if sold by the initial buyers. In effect, Housing Works mission is to ensure continued affordable home ownership.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	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
# Renter Households	0	0	0	0/0	0/0	0/0	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-CSC-LH

**Activity Title:** Acquisition 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:**

09/15/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Community Services Consortium

**Overall**

**Jul 1 thru Sep 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$399,625.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$399,625.00
<b>Program Funds Drawdown</b>	\$38,764.00	\$350,764.00
<b>Program Funds Obligated</b>	\$310,764.00	\$350,764.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Community Services Consortium	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

5-10-11 pe Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR

Community Services Consortium (CSC) has purchased one duplex and one single family home under Activity B, Purchase / Rehab. These three units have been turned over to a non-profit housing developer and manager to house homeless persons. Two tenants have signed leases and the properties are anticipated to be fully leased by the end of the 4th quarter of 2010. This will complete the activity.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	1	1/3
<b># of buildings (non-residential)</b>	0	0/0

**This Report Period**  
**Total**

**Cumulative Actual Total / Expected**  
**Total**

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

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	State	Zip
1580 SW 22nd Avenue	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-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:**

Community Services Consortium

**Overall**

**Jul 1 thru Sep 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$200,375.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$200,375.00
<b>Program Funds Drawdown</b>	\$140,375.00	\$200,375.00
<b>Program Funds Obligated</b>	(\$82,764.00)	\$249,236.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Community Services Consortium	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Community Services Consortium (CSC) the Subgrantee plans to purchase and sell at least one home to a community land trust for an owner occupied low-moderate-middle-income (LMMI) household.

**Location Description:**

In an NSP qualified census tract in Benton or Lincoln County.

**Activity Progress Narrative:**

5-10-11 per Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR

Community Services Consortium (CSC) has purchased one home under Activity B, Purchase Rehabilitation for middle income (LMMI) households. The rehabilitation work will be completed in the 4th quarter of 2010 and the home will be sold to an LMMI family. Net proceeds will be used to purchase another NSP home.

**Accomplishments Performance Measures**

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

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

---

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

**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:**

09/30/2010

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Eugene

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$179,763.50
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$179,763.50
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$179,763.50	\$179,763.50
<b>Program Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

The City of Eugene has obligated \$179,763.00 for an area non-profit affordable housing provider, NEDCO to purchase and rehabilitate one single family home to own and rent to a low income household earning less than 50% of the area median income (AMI).

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/1
<b># of Singlefamily Units</b>	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:**

09/30/2010

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Gresham

**Overall**

**Jul 1 thru Sep 30, 2010**

**To Date**

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

**Activity Description:**

GRESHAM PURCHASE/REHAB LH

**Location Description:**

GRESHAM OR

**Activity Progress Narrative:**

The City of Gresham has obligated \$154,000.00 for Activity B, Purchase/Rehab, for Habitat for Humanity to build three (3) housing units for Low income families. Habitat will close on these properties in the 4th quarter of 2010 and build the homes over the next two years.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/1
<b># of Singlefamily Units</b>	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

---

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

**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 - LH - 25% Set-Aside

**Responsible Organization:**

Housing Authority of Yamhill Co (HAYC)

Overall	Jul 1 thru Sep 30, 2010	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
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 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:**

The Housing Authority of Yamhill County (HAYC) has purchased one home for Activity B, Purchase Rehab. This home will be sold to a low income household who plans to convert a Section 8 voucher to a homeownership voucher. It is possible that funds HAYC's middle income acquisitions will be transferred to this activity if low income households can obtain financing (e.g. other subsidies or rural housing loans) purchase any of the homes under this activity.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2

	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	

---

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

**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)

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$350,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$350,000.00
<b>Program Funds Drawdown</b>	\$218,396.50	\$254,805.53
<b>Program Funds Obligated</b>	\$0.00	\$350,000.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Housing Authority of Yamhill Co (HAYC)	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

PURCHASE & REHABILITATION

**Location Description:**

YAMHILL CO

**Activity Progress Narrative:**

5-10-11 pe Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR

The Housing Authority of Yamhill County (HAYC) has purchased three homes under Activity B, Purchase/Rehab. The intention is to sell the homes to low moderate middle income (LMMI) households however if the opportunity arises, they will be sold to low income households. All three homes are currently undergoing rehabilitation and should be completed by the end of the 4th quarter of 2010. Net proceeds from the sale of any of these homes will be used to purchase additional homes.

**Accomplishments Performance Measures**

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

## 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

---

<b>Grantee Activity Number:</b>	<b>2-PR-HFH5-LH (BELOW 50%)</b>
<b>Activity Title:</b>	<b>HABITAT FOR HUMANITY \$500K LH</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**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:**

Purchase/Rehab

**Projected End Date:**

03/16/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Habitat for Humanity of Oregon (Portland)

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$500,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$500,000.00
<b>Program Funds Drawdown</b>	\$445,398.00	\$495,398.00
<b>Program Funds Obligated</b>	\$375,000.00	\$500,000.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Habitat for Humanity of Oregon (Portland)	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

5-10-11 pe Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR

Habitat for Humanity Oregon (HFH) has purchased 8 foreclosed homes under this activity. This activity includes acquisition, rehabilitation and sale to a low income household. Typically, HFH uses NSP funds for a portion or all the acquisition price and completes rehabilitation with their own funds and volunteers. Currently, all 8 homes are undergoing rehabilitation and should be completed by sometime next year. HFH will draw the remainder of the funds, \$4,602 in the coming month as part of their developer fee.

**Accomplishments Performance Measures**

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

## Beneficiaries Performance Measures

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

---

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

**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:**

09/30/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Portland

**Overall**

**Jul 1 thru Sep 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,152,933.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,152,933.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$134,300.00	\$1,152,933.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

PORTLAND PURCHASE/REHAB LMMI

**Location Description:**

PORTLAND AND MULTNOMAH CO.

**Activity Progress Narrative:**

The City of Portland has obligated \$1,152,933.00 towards Activity B, Purchase/Rehab, for five (5) Low Moderate Middle Income (LMMI) housing units. The City has awarded these funds to a local non-profit community land trust (CLT) who has purchased the homes and is in the process of rehabilitating the homes for sale to qualified buyers. Program income earned from the sale of the homes will be returned to the City and will be available for the CLT to purchase additional homes.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/5
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/5
<b># of Singlefamily Units</b>	0	0/5

## 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	0/5	0/5	0
# Renter Households	0	0	0	0/0	0/5	0/5	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

2

2/2

### Beneficiaries Performance Measures

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

### Activity Locations

Address	City	State	Zip
1615 D Street	Salem	NA	97301
1323 alpine Lakes	Salem	NA	97317

### 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

**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:**  
 Umpqua CDC

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$292,717.00
Total CDBG Program Funds Budgeted	N/A	\$292,717.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$122,717.00	\$322,717.00
Program Funds Expended	\$0.00	\$0.00
Umpqua CDC	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$83,362.32	\$83,362.32
Program Income Drawdown	\$0.00	\$0.00

**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:**

Umpqua CDC (UCDC) has acquired three properties for this Activity B, Purchase /Rehab. All these properties are for either rental or sale to low income households. One property will be owned and managed by UCDC and rented to low income households. The other property will be sold to a low income buyer or be held by UCDC and rented to a low income household.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/3
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/3
# of Singlefamily Units	1	1/3

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/3	0/0	0/3	0
# Renter Households	0	0	0	0/3	0/0	0/3	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-UCDC-LMMI**

**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 - LMMI

**Responsible Organization:**

Umpqua CDC

**Overall**

**Jul 1 thru Sep 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$730,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$730,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$670,764.79
<b>Program Funds Obligated</b>	\$0.00	\$700,000.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Umpqua CDC	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**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:**

5-10-11 pe Kirsten Arnold at HUD CPD, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR  
Umpqua CDC has purchased 4 single family homes under Activity B, Purchase/Rehab. One of these homes has been sold to a low moderate middle income (LMMI) household. Rehab is nearly complete on the other three which will be sold in the coming weeks. Umpqua has generated some program income and has already expended all program income on rehab contracts. Program income from additional sales will be used to purchase additional properties under this activity.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/6
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/6

# of Singlefamily Units

0

0/6

## 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	1/6	1/6	100.00
# Owner Households	0	0	0	0/0	1/6	1/6	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-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:**

Washington County

**Overall**

**Jul 1 thru Sep 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,531,263.75
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,531,263.75
<b>Program Funds Drawdown</b>	\$691,248.73	\$1,487,779.73
<b>Program Funds Obligated</b>	(\$30,398.25)	\$1,314,601.75
<b>Program Funds Expended</b>	\$0.00	\$0.00
Washington County	\$0.00	\$0.00
Washington County	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

purchase / rehab

**Location Description:**

Hillsboro, OR

**Activity Progress Narrative:**

5-10-11 pe Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR

Washington County has expended \$1,281,797.73 for Activity B, Purchase/Rehab for seven Low Income (LH) housing units. Three homes are currently completed, but have not sold and are not occupied to date.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	3	3/7

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	3	3/7

### Beneficiaries Performance Measures

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

### Activity Locations

Address	City	State	Zip
2018 SE Maple St	Hillsboro	NA	97123
1225 Nichols Lane	Forest Grove	NA	97116
19194 SW Burwood Lane	Beaverton	NA	97006

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

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

<b>Grantee Activity Number:</b>	<b>2-PR-WASHINGTON-LMMI</b>
<b>Activity Title:</b>	<b>WASHINGTON PURCHASE-REHAB LMMI</b>

**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, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$309,359.66
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$309,359.66
<b>Program Funds Drawdown</b>	\$58,105.70	\$249,500.36
<b>Program Funds Obligated</b>	\$117,965.00	\$309,359.66
<b>Program Funds Expended</b>	\$0.00	\$0.00
Washington County	\$0.00	\$0.00
Washington County	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**  
PURCHASE REHAB

**Location Description:**  
WASHINGTON CO OR

**Activity Progress Narrative:**

5-10-11 pe Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR  
Washington County has expended \$249,500.36 for Activity B, Purchase/Rehab, for two Low Moderate Middle Income single family housing units for Habitat For Humanity. One home is complete, the other home is still undergoing rehabilitation.

**Accomplishments Performance Measures**

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

## 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

## 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: 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, 2010**

**To Date**

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

The Housing Authority of Jackson County (HAJC) purchased 3.5 acres of a foreclosed subdivision under Activity C, Land Banking. HAJC will apply for low income housing tax credits (LIHTC) and other financing to construct a 60 unit low income rental housing complex. Rents will be capped at 60% of the area median income (AMI) with some units below 50% AMI. However, because the project will not likely be placed in service until sometime in 2014 or 2015 it will not count towards the low income set aside but will be the one of the highest leveraging projects in all of Oregon's NSP initiatives.

**Accomplishments Performance Measures**

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

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>

# 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, 2010**

**To Date**

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

5-10-11 pe Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR

The City of Bend has expended \$291,936.70 for Activity 5, Redevelopment. Bend Area Habitat for Humanity has purchased 10 lots to build 10 Low Income Housing units. The property closed during the second (2nd) quarter, but has not been sold and occupied to date.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/10
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	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

---

<b>Grantee Activity Number:</b>	<b>5-RDV-HFH4-LH</b>
<b>Activity Title:</b>	<b>HABITAT FOR HUMANITY \$400K &lt;50%</b>

**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:**

Habitat for Humanity of Oregon (Portland)

Overall	Jul 1 thru Sep 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$400,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$400,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$223,014.17
<b>Program Funds Obligated</b>	\$176,985.83	\$400,000.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Habitat for Humanity of Oregon (Portland)	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

5-10-11 pe Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR  
 Newberry Habitat for Humanity (HFH) located in LaPine, Oregon has purchased 12 lots of a foreclosed subdivision under Activity E, redevelopment. HFH will construct new family homes over the next two years for low income homebuyers. The balance of the program funds obligated will be used for new construction. HFH has procured competitive bids and has their contractors and has three homes under construction and expects to have the first two families moved in within the next 90 days.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	0/12

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

**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 Portland

**Overall**

**Jul 1 thru Sep 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$884,554.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$884,554.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$554.00	\$884,554.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

5-RDV-Portland-LH

**Location Description:**

Portland, OR

**Activity Progress Narrative:**

The City Of Portland has obligated \$884,554 towards Activity E, Redevelopment, for twenty-two (22) Low income Housing units for Habitat For Humanity. The City has closed the loan with Habitat and will request reimbursement of NSP funds in the 4th quarter of 2010.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/22
<b># of Housing Units</b>	0	0/22
<b># of Singlefamily Units</b>	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	

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<b>Grantee Activity Number:</b>	<b>5-RDV-PORTLAND-LMMI</b>
<b>Activity Title:</b>	<b>PORTLAND REDEVELOPMENT LMMI</b>

**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, 2010	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	\$0.00
Program Funds Obligated	\$494,701.00	\$494,701.00
Program Funds Expended	\$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:**

The City of Portland has obligated \$494,701 for Activity E, Redevelopment, for twenty-three (23) Low Middle Moderate Income (LMMI) housing units to be constructed by Habitat for Humanity over the next two years. The City has funded the loan for the land purchase and will submitting a request for reimbursement in the 4th quarter of 2010.

**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	

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**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, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,041.36
Total CDBG Program Funds Budgeted	N/A	\$2,041.36
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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:**

**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	

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**Grantee Activity Number:** 6-AD-OR-NSP1

**Activity Title:** ADMIN FOR NSP1

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

6

**Project Title:**

Administration

**Projected Start Date:**

09/29/2008

**Projected End Date:**

03/16/2013

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

State of Oregon

**Overall**

**Jul 1 thru Sep 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,960,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,960,000.00
<b>Program Funds Drawdown</b>	\$306,042.77	\$1,525,445.52
<b>Program Funds Obligated</b>	\$0.00	\$1,960,000.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
State of Oregon	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

N/A

**Activity Progress Narrative:**

The program budget for administrative funds is \$1,960,000. Oregon Housing and Community Services' (OHCS) budget is \$1,157,317 and the balance of \$802,683 is allocated among nine Subrecipients. Administrative activities for the Subrecipients include the standard practices of ensuring program compliance to ensure properties are purchased within the eligible target areas for the correct purchase price using the HUD prescribed methods of real estate acquisition and other applicable NSP regulations.

OHCS' administrative duties include those listed by the Subrecipients plus overall program management including data entry and management of the Disaster Recovery and Grant Reporting (DRGR) system, monitoring subrecipients and subgrantees, process payments to subrecipients and subgrantees, providing technical assistance and ensuring obligations and expenditures deadlines are met.

**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

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