

**Grantee: State of Oregon**

**Grant: B-09-CN-OR-0056**

**July 1, 2011 thru September 30, 2011 Performance Report**

**Grant Number:**

B-09-CN-OR-0056

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

State of Oregon

**Award Date:**

02/11/2010

**Grant Amount:**

\$6,829,635.00

**Contract End Date:**

02/11/2013

**Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

Rich Malloy

## Disasters:

### Declaration Number

NSP

## Narratives

### Executive Summary:

This grant application for approximately \$26.2 million would fund activities within portions of seven counties in

>Oregon, including Clackamas, Crook, Deschutes, Jefferson, Jackson, Marion and Washington Counties.

>Consortium members include the Oregon Housing and Community Services Department, Clackamas

>County, City of Bend, City of Salem, City of Medford and Washington County.

As a result of the competitive process, Oregon Housing and Community Services (OHCS) and its Consortium Members were awarded, \$6,829,635. The respective activities and budgets are listed above. The program will include three of the NSP eligible activities, A-Financing Mechanisms; B-Purchase Rehabilitation; E-Redevelopment. With a target of 104 housing units the goal is to provide 45 or 43% of the NSP assisted units to low income households. The remaining 59 units will be predominately Activity A assisted units serving the LMMI population. Another key goal is to acquire and rehabilitate at least 10 units for homeless persons. Finally, 26 units are slated for low income rental housing to be constructed in foreclosed subdivisions in southern Oregon.

### Target Geography:

The Oregon Housing and Community Services (OHCS) and other Consortium members have prepared an

>evaluation of all census tracts within their jurisdiction and identified those tracts that scored highest against the two threshold criteria for the NSP2 program. These target area census tracts fall within Clackamas, Crook, Deschutes, Jefferson, Jackson, Marion, and Washington counties.

As background for the evaluation process used to select target areas, Oregon's unemployment rate was 12.0% in April 2009, the second highest in the country. The Oregon Office of Economic Analysis (OEA) forecasts employment losses to continue at a rate of 6.5% for the second quarter in 2009 and of 5.3% for the year on average. OEA reported that the year-over-year employment loss for the first quarter of 2009 was 4.5% whereas the year-over-year decline two quarters ago was only 0.4%. In early June 2009, the Federal Reserve Bank of San Francisco forecast unemployment in the country to continue to grow in coming months and to recede only gradually. Similarly, OEA analysis estimates statewide employment to continue to decline in 2009, followed by a weak start in 2010, and no appreciable job growth until the last half of 2010.

According to the Oregon Employment Department (OED), most industries have experienced job losses in the last year. Manufacturing and high-tech businesses in Oregon, including some of the state's most robust businesses such as Xerox, Tyco Electronics, Nike, Cessna, Harry & David, Intel, Sun Microsystems, Autodesk, Oregon Health Sciences University, Hewlett Packard, Merix, Qualcomm, Tektronics, Innovation, Freightliner, and Precision Castparts, announced layoffs in 2009. Manufacturing employment has undergone double digit job losses. Construction employment in Oregon has been cut by 1,600 jobs in the last year and retail employment by at least 1,100 jobs. Transportation, warehousing, and utilities have suffered a 12% job loss (about 600 jobs).

Not coincidentally Oregon is experiencing similarly high rates of foreclosures. In the first quarter of 2009, Oregon experienced a 31% increase in the number of homes in the foreclosure process, compared to just a 16% increase nationally according to the Mortgage Bankers Association. These dramatic increases indicate that Oregon's foreclosure issue is continuing to worsen in 2009.

The situation has, in many cases, been even more dire for the five regions in the state with identified NSP2 target areas than for the state as a whole. The NSP2 target areas included in this application have some of the greatest housing needs in the state.

In Clackamas County, bank card payments that were 60 or more days delinquent increased by 0.3% to 1.8% in the first quarter of 2009. The

average countywide foreclosure sales price has been about \$280,000; average sales prices have ranged from \$264,000 down to \$178,000 in the communities of Oregon City, Molalla, and Sandy, which include the target census tracts.

Unemployment and loss of housing value have been staggering in the Central Oregon region of Deschutes, Crook, and Jefferson Counties, where nearly half of the targeted census tracts are located. Unemployment rates were 14.2% in Deschutes County, 15.0% in Jefferson County, and 17.8% in Crook. Couneoss of 3,050 jobs in the mining, logging and construction sector since May 2007. Corresponding to the high rates of unemployment in Central Oregon, Crook, Deschutes, and Jefferson Counties have the highest rates of bank card delinquency in Oregon with rates of 3.2%, 2.8%, and 3.4% respectively.

Median home prices in the City of Bend in Deschutes County dropped about 29% between May 2008 and 2009, from \$305,000 to \$217,000.1 Building permits for new single-family detached homes in the Bend area, which ranged between 100 and 220 permits monthly from January 2005 to July 2006, have fallen to between 7 and 16 permits monthly in 2009, a signal that there is a significant imbalance between recently created supply and demand for homes in that area. In Jefferson County and Crook County, median home prices were \$95,000 and \$115,000 respectively in May 2009, compared to \$160,000 and \$207,000 after the first quarter in 2008. The counties had 15 to 22 months of single-family homes in inventory in May 2009.

Jefferson County is also home to more Native Americans and Latinos than other parts of Central Oregon and the state. According to Economic Development of Central Oregon, Jefferson County had an approximately 69% white population, 16% American Indian population, and 20% Hispanic population in 2008, compared to roughly 94%, 1%, and 6% elsewhere in Central Oregon and 86%, 2%, and 10% in Oregon.2 Both Native American and Hispanic homeowners in Oregon have been shown to have disproportionately high rates of high cost loans according to the Federal Reserve Bank of San Francisco and Home Mortgage Disclosure Act data.

The census tracts included in the target areas in Washington County are located in the communities of Aloha, Sherwood, Cedar Hills, and Hillsboro, where rapid development and overbuilding have occurred in the last several years. For example, Sherwood has undergone the fastest growth among the county target areas, increasing its housing stock by 42% (approximately 1,890 units) from 2000 to 2007. Hillsboro built the most total units in the county target areas during that time, adding 7,618 units to its stock. Homes in subdivisions in these areas have tended to be large homes and many residents have either had high-cost loans, adjustable-rate mortgages, sub-prime loans, or hybrids that they could not sustain. During the first quarter of 2009, 90-day mortgage delinquency grew 1.6% over the previous four quarters.

Washington County's Consolidated Planning reported a significant increase in needed community services county-wide. The number of public service need statements submitted by service providers in the county rose from 92 in the 2005-2010 Consolidated Plan period to 174 for the 2010-2015 period, an increase of 90%. Although possibly influenced by differences in reporting methods between the two periods, the dollar value of need for public services rose from almost \$16 million to \$1.7 billion, an increase of over 10,000%.

Jackson County has also experienced rapid development and the current housing crisis is attributed in part to this "overbuilding" trend. The average number of home loan defaults in the county for April and May 2009 was approximately 44 per week.3 RealtyTrac reported 1,800 foreclosures in the county in June 2009, including approximately 880 in Medford, 290 in Central Point, and 180 in Eagle Point. The median estimated property value in the county in May 2009 was about \$201,000, a loss of 21% over the last year. The average foreclosure sales price was \$186,600. These values are similar to median home prices in 2004.4

In the fourth quarter of 2008, Medford ranked 208 out of 222 cities nationally for bridging the gap between housing prices and wages. The Housing Opportunity Index reported that only 62% of homes in the city qualify as affordable to residents making the area's median income. Medford's unemployment rate was the second highest for cities in the state after Bend.5 The number of bank card holders 60 days or more delinquent has increased nearly 0.4% over the past year to 2.15% in the first quarter of 2009.

Unemployment in the Salem Metropolitan Statistical Area (MSA) of Marion County rose to 10.8% in April, significantly higher than the national rate of 8.9% and the national average MSA rate of 5.4%. The rapid increase in unemployment in the county is reflected in bank card 60-day delinquency rates, which increased to 2.44% in the first quarter of 2009.

While Salem housing value increases were modest compared with other parts of the state between 2005 and 2008, these modest increases were largely wiped out by May 2009 with declines in Central Salem of 8% and 15% in West Salem.

As these data show, rapid development and foreclosure activity in the proposed NSP2 target areas have negatively impacted home values. At the same time the corresponding high rates of unemployment, reflected in credit delinquency, has decreased the pool of potential purchasers that are needed to stabilize these neighborhoods. The Oregon Consortium aims to use neighborhood stabilization funds to open access to additional households by providing opportunities for lower income households to enter into both the homeownership and rental markets in these foreclosed properties.

## **Program Approach:**

Entitlement agencies representing these counties, along with the Oregon Housing and Community Services Department (OHCS) (hereafter referred to as the Consortium) would use the funds for two primary activities: establishing financing mechanisms to assist low- and moderate-income families in the purchase of a foreclosed-upon homes (Activity A), and acquisition and rehabilitation of abandoned or foreclosed homes in order to sell, rent or redevelop them (Activity B). Activity A financing mechanisms to be employed include assistance with down payments, mortgage buy-downs, and closing costs for the purchase of homes, as well as low- or zero-interest mortgage loans, financial assistance with rehabilitation and repair costs, and financial training and education. Activities under Category B will include acquisition and rehabilitation or redevelopment of single-family homes, townhomes, and apartment complexes to make them available for rent or purchase by low-income families. In some cases, Consortium members propose to solicit non-profit organizations to undertake the purchase and rehabilitation of such properties.

A portion of funds received by the Consortium will be used to expand existing efforts and programs. For example, Clackamas County proposes to use a portion of funding to expand its existing Homebuyer Program for foreclosed homes. This program provides down payment, closing cost, and rehabilitation assistance to home buyers with incomes below 120% of the Area Median Income (AMI). In addition, the county will partner with the Hacienda Community Development Corporation in order to expand homeownership opportunities to Latino families and other recent immigrants. The City of Bend proposes to use the majority of funding to partner with and expand existing organizations such as HousingWorks, NeighborImpact, Central Oregon Builders Association, and various Habitat for Humanity affiliates. In addition, they plan to partner with various non-profit organizations in the target areas to purchase

>foreclosed properties and develop rental housing for tenants whose incomes do not exceed 80% of the  
>median income for that area. The City of Medford intends to partner with the Jackson County Housing  
>Authority to acquire and redevelop a subdivision of foreclosed townhomes to provide rental and ownership  
>options for families at or below 50% of the median income.  
The Consortium's lead agency, Oregon Housing and Community Services Department (OHCS), proposes  
>to use \$5 million of grant funds to support Governor Kulongoski's ten-year initiative to end homelessness  
>in Oregon. OHCS will partner with the Oregon Department of Human Services (DHS) and work with  
>organizations in the target areas to acquire and rehabilitate foreclosed homes (Activity B) in order to provide  
>housing for homeless individuals and families. There are state funds available for this activity stemming  
>from the state's recently passed Document Recording Fee; approximately 10% of the revenue generated by  
>the fee is available for activities that address homelessness. OHCS anticipates that a portion of the state  
>funds will be available to cover the projects' operating costs and NSP2 grant funds will be used for  
>acquisition and rehabilitation activities.

>Proposerket in the target areas in the following ways:

- >&bull; Result in acquisition or rehabilitation and subsequent occupation of foreclosed and abandoned  
>homes within the target areas, with a projected impact on approximately 340 &ndash; 360 homes.
- >&bull; Occupation of these homes will help reduce vacancy rates and stabilize occupancy rates in the target  
>areas.
- >&bull; Target acquisition and rehabilitation to very low-, low-, and moderate-income residents. Assisting  
>these residents will help improve their overall economic and social stability by providing them with  
>safe, affordable housing opportunities and reducing their overall costs of living. These actions will  
>help stabilize the economic and social fabric of the target areas.
- >&bull; Address homelessness in the target areas through programs to be undertaken by OHCS in  
>cooperation with other Consortium members and local communities. Addressing homelessness in  
>these areas will reduce social service costs, improve economic opportunities, and address quality of  
>life issues for people who are homeless or threatened with homelessness, as well as for the target  
>areas in general.
- >&bull; Improve the physical condition, appearance, and quality of housing to be rehabilitated in the target  
>areas. Rehabilitation of a substantial number of housing units in the area will improve the overall  
>appearance quality of the housing stock in the target areas which will in turn result in increased  
>investment by other property owners. These changes will have short and long-term economic  
>benefits for the target areas.

Improved stabilization of the neighborhoods based on the effects described above is expected to take place  
>over the short- and long-term. Acquisition and rehabilitation efforts are expected to take between 18  
>months and three years as described under Factor 3b. Initial positive impacts on neighborhood stabilization  
>will occur during this time period. Because the proposed efforts also are intended to ensure continuing  
>affordability of newly acquired or rehabilitated housing, these benefits are expected to be sustained over the  
>long term. These efforts also are expected to result in a cycle of renewed private investment in these areas  
>with long-term benefits.

Activities will be targeted to moderate- and low-income households through the following processes:

>Target below 120% AMI. All NSP2 funds received by the Consortium will be used to provide assistance for  
>individuals and families with incomes below 120% of AMI. Consortium members will conduct marketing  
>and outreach in order to reach this target population; they will also coordinate with other agencies that work  
>with the target population in order to reach as many eligible persons as possible. They will use existing  
>HUD eligibility criteria and procedures from existing locally administered programs to verify incomes for all  
>persons applying for, and receiving, assistance.

Target below 80% AMI. Consortium members also intend to implement or expand programs that  
>specifically target individuals and families with lower incomes, consistent with NSP2 grant requirement.  
>For example, Clackamas County proposes to partner with the Clackamas County Land Trust to acquire and  
>rehabilitate foreclosed properties in the target areas in the Central Oregon counties to purchase  
>and redevelop properties to provide rental opportunities for tenants below 80% of AMI. The City and its  
>local non-profit partners also intend to use a "ground lease" model to ensure long-term affordability of  
>acquired or rehabilitated units.

Target below 50% AMI. OHCS has requested \$5 million in NSP2 funds that it proposes to use, in  
>cooperation with non-profit organizations and other state agencies, for the purchase and rehabilitation of  
>foreclosed homes in order to provide rental housing for homeless persons. In order to be eligible for this  
>program, recipients' incomes must be below 50% of AMI. This program represents approximately 19% of  
>total NSP2 funds requested (\$26.2 million) and, as such, comes close to fulfilling the requirement for  
>benefits to persons below 50% AMI.

In addition, the City of Bend proposes to use \$2.25 million of NSP2 funds, which is one-quarter of the total  
>amount requested to address Central Oregon target areas, to provide financial assistance and rental or home  
>ownership opportunities to families below 50% AMI. Washington County has requested approximately  
>\$2.5 million in NSP2 funds for the acquisition and rehabilitation of seven foreclosed homes. Four of those  
>homes are intended to be used as rental properties for tenants below 50% of AMI. The remaining three  
>homes may also be sold to new homebuyers below 50% of AMI if the homebuyers are financed by  
>Willamette West Habitat for Humanity. Finally, the City of Medford has requested \$2 million in NSP2  
>funds to acquire and redevelop a subdivision of foreclosed townhomes. The 81 townhomes are intended to  
>provide rental and ownership opportunities to individuals and families below 50% of AMI.

>Together, these proposals total approximately \$11.25 million (assuming all seven Washington County  
>homes) or around 43% of the \$26.2 million requested by the Consortium, which exceeds the HUD  
>requirement.

The program will leverage significant funds from the State of Oregon and local partners, including:

- >&bull; The state appropriates to OHCS approximately \$9 million per biennium to promote and finance the

>development of affordable housing. Up to \$100,000 will be available per project for developing  
>affordable housing for the homeless. OHCS will evaluate the sub-grantee's needs for additional  
>state funds to complete the acquisition and redevelopment projects.

- >&bull; The Clackamas County Weatherization Program will provide an energy audit with pre- and posttesting  
>for all NSP2 properties as well as energy-related upgrades and repairs. The total funding for  
>this work is \$69,000 and will come from a variety of non-federal sources that are all administered  
>and allocated by the state. Clackamas County is also receiving leverage for providing housing and  
>services to individuals with developmental disabilities through the Edwards Center. State sources  
>will provide operating costs at approximately \$27,500 per month or \$990,000 over three years.
- >&bull; Willamette West Habitat for Humanity will pool contributions of approximately \$65,800 in donated  
>materials and service, plus volunteer time.
- >&bull; The City of Bend will commit up to \$250,000 of Affordable Housing Fee Trust Funds annually for  
>three years for this program.
- >&bull; The Housing Authority of Jackson County is committed to covering up to \$1.2 million for the  
>purchase and rehabilitation of approximately 81 townhomes.

>The program would be administered by the lead grant agency, the OHCS department. As an entitlement  
>agency for funds through NSP1, OHCS is set up to draw down funds through the Disaster Recovery Grant  
>Reporting System (DRGR). OHCS intends to manage grant funds awarded through NSP2 with the same  
>approach as the DRGR funds. NSP2 funds will be processed in the following manner:

- >&bull; Consortium members will request fund draw downs. Members must provide program activity,  
>property address, dollar request and other necessary information to record properly in the online  
>DRGR system.
- >&bull; NSP2 program staff at OHCS will input draw request into database and enter activity information  
>into the DRGR system.
- >&bull; The Financial Management Division (FMD) will be electronically notified of draw request.
- >&bull; The FMD will create and approve voucher in DRGR. Some FMD staff will only have the authority  
>to create vouchers and others will only have the authority to approve vouchers in order to provide  
>quality control.
- >&bull; Funds will be disbursed to Consortium members for specific project activity.

>Performance monitoring also will be conducted by OHCS. On a quarterly basis, or more frequently when  
>appropriate, OHCS staff will require reports from Consortium members related to NSP2 activities carried  
>out for a specific period of time. The reports will include the type of NSP2-assisted activities, verification  
>that program regulations, policies and procedures were followed, checklists and proper documentation was  
>maintained. OHCS will track potentially unstable program elements and continue regular communication  
>Neighborhood Stabilization Program 2 Application July 13, 2009

>The Oregon Consortium (Application Number: 308091515) Program Summary - Page 4  
>with program managers to ensure that stability is restored and compliance with program requirements is  
>maintained.

>Together, Consortium members have had substantial experience managing these types of neighborhood  
>stabilization activities. The Consortium, in cooperation with other organizations, has successfully  
>completed the following activities in the past 24 months:

- >&bull; Provided financial assistance to low-income homebuyers resulting in the purchase of over 110  
>homes.
- >&bull; Provided grants and loan assistance to nearly 200 low-income households for needed home repairs  
>and rehabilitation.
- >&bull; Acquired and rehabilitated housing (both single-family homes and apartment complexes) to provide  
>affordable housing for over 150 families.
- >&bull; Planned and began construction of a 12-unit subdivision to provide home purchasing options for  
>low- and moderate-income households.

>The Consortium is well qualified to receive and administer this grant award. Consortium members have a  
>proven record delivering financial and rehabilitation assistance to low- and moderate-income households.  
>The Consortium has carefully designed its proposed program to target areas of the state most heavily  
>impacted by the housing crisis, to use grant proceeds in ways that will directly benefit households in need,  
>and to use grant proceeds in areas where the investment of grant proceeds will have a significant impact in  
>arresting neighborhood instability and accelerating recovery while also providing expanded housing choices  
>for qualifying households.

NSP -2 Amendment # 1: On December 1, 2010, Oregon Housing and Community Services (OHCS) published the amendment inserted below. This amendment was published for 15 days (minimum publishing requirement for NSP-2 is 10 days). The amendment went into effect on Monday December, 20 2010.

Oregon Housing and Community Services (OHCS) and the Consortium Members are proposing to amend the Oregon Neighborhood Stabilization Program 2 (NSP-2) Action Plan. The proposed amendment will include the following changes to the NSP-2 Action Plan:

- The City of Salem will relinquish its allocation of \$67,613 in project funds and \$5,259 of administrative funds to be reallocated equally to The City of Bend, The City of Medford, Clackamas County and Washington County. Each of these four consortium members will receive and additional \$16,904 in project funds and \$1,314 in administrative funds as result of this proposed reallocation.

Current Allocation and Proposed Reallocation of NSP-2 Funds:

- o City of Bend current project funds, \$2,317,295; proposed change, \$2,334,199. Current administrative funds, \$180,234; proposed change, \$181,548.
- o Clackamas County current project funds, \$872,827; proposed change, \$889,731. Current administrative funds, \$67,887; proposed change, \$69,201.
- o City of Medford current project funds, \$774,481; proposed change \$791,385. Current administrative funds, \$60,237; proposed change, \$61,551.
- o City of Salem current project funds, \$67,613; proposed change, \$0.00. Current administrative funds \$5,259; proposed change, \$0.00.
- o Washington County current project funds, \$829,801; proposed change, \$846,705. Current administrative funds \$64,540; proposed

change, \$65,854

· OHCS and its Consortium Members may reallocate funds between budgets of activities in the Action Plan according to changes in needs and circumstances in their respective jurisdictions. If necessary, Consortium Members may reallocate funds from a current activity to a newly created activity. A consortium member may reallocate its own funds to any other eligible NSP Activity provided the sum for the budget of all activities does not exceed a consortium member's proposed budget as listed in the table above.

· This amendment shall also provide clarification to the general administration and implementation of NSP-2 as follows:

o NSP-2 administration shall follow all OHCS guidance and regulations as adopted in the NSP-1 Substantial Amendment as amended with the exception that that reallocation of funds methodology described in NSP-1 Amendment Number 2 shall not apply to NSP-2. Further, the NSP-2 eligible target areas shall remain as defined in the NSP-2 application for funding.

NSP-2 Amendment # 2: On January 26, 2011 OHCS published the second amendment to NSP-2 to expand the target area in the City of Medford. The end of the comment period was February 7, 2011. The amendment request was rejected by HUD due to the inability to retain a target area needs score of 18 or above.

**Consortium Members:**

Oregon Housing and Community Services (OHCS) the lead, Clackamas County, City of Medford for Jackson County, City of Bend for Deschutes County, City of Salem for Marion County, and Washington County.

**How to Get Additional Information:**

Rich Malloy, NSP Coordinator  
Oregon Housing & Community Services  
725 Summer Street NE, Ste B  
Salem, OR 97301-1266  
503-986-2142  
Email: Rich.malloy@hcs.state.or.us

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$6,829,635.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$6,829,635.00
<b>Program Funds Drawdown</b>	\$785,987.25	\$5,451,120.57
<b>Program Funds Obligated</b>	\$1,049,174.33	\$6,504,015.64
<b>Program Funds Expended</b>	\$785,987.25	\$5,451,120.57
<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

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$682,963.50	\$276,906.03
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$682,963.50	\$680,539.74

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,707,408.75	\$3,041,148.92

## Overall Progress Narrative:

Overall Narrative for Third Quarter of 2011: 7-1-11 to 9-30-11

Activities and Progress by Lead Consortium Member and Program Administrator:

Oregon Housing and Community Services (OHCS) as the lead member of the NSP 2 consortium continues to conduct required administrative tasks including: 1) processing reimbursements for consortium members; 2) entering environmental reviews in the Recovery Act Management and Performance System (RAMPS); 3) preparation and submittal of the American Recovery and Reinvestment Act (ARRA) quarterly report to federal reporting; 4) managing the program budget, activities and applicable narratives into DRGR; and 5) providing ongoing technical assistance to consortium members and the general public.

Summary of Activities Consortium Member:

Note the Details on Progress for Consortium Members is described in the Specific Activity Narratives in this Report.

City of Bend: The City of Bend is on track to complete 77 units under three program activities. Their original target was a total of 45 units however since they have been extremely successful with lowering the subsidy amount per unit which has enable them to increase their production to 175% of their original housing unit goals.

Under Activity A, Financing Mechanisms the City has closed six down payment assistance loans for low income (LH25 &ndash households earning less than 50% of the area median income &ndash AMI) borrowers and 48 down payment assistance loans for low moderate middle income borrowers (LMMI &ndash households earning less than 120% of the area median income). Under Activity B, Purchase-Rehabilitation, the City has closed two loans for Habitat for Humanity for LH25 households and obligated a third loan for Central Oregon Veterans Outreach for a rental property for and LH25 household. This City has a balance of \$312,173 in its Activity A budget which has been allocated to the small cities within their three county NSP-2 target area. However, the funds are not moving because small communities are not experiencing much demand for homes sales. This low rate of home sales may be attributed to extremely high unemployment, strict first mortgage underwriting criteria or people moving to the larger towns or cities that offer better employment opportunities. As a result, the City is considering reallocating these funds to Activity B which may enable local developers to acquire and rehabilitate properties that may be either rented or sold to income qualified households.

City of Medford: The City of Medford has made substantial progress since the last quarter and to date has closed on projects that will result in 18 units of either owner occupied or rental housing. The City has expended all but about \$2,400 of their project funds. The City is searching for foreclosed HUD homes that can be purchased of one dollar. If not successful they have the option of forfeiting this balance of funds to another consortium member or

expending the funds on additional rehabilitation expenses. Under the City’s NSP-2 program Rogue Valley Habitat for Humanity has purchased six vacant lots and completed and sold one single family home during the 3rd quarter of 2011. Tity has also funded four more units of low income housing that will be owned and managed by the county housing authority.

City of Salem Representing Marion County: The City of Salem has forfeited its NSP allocation of about \$70,000 to other members of the Consortium. The reason for this forfeiture is that their funding allocation was too small to have a neighborhood impact. The funds were evenly divided and reallocated to the Cities of Bend and Medford and the Counties of Clackamas and Washington.

Clackamas County: In the first quarter of 2011, Clackamas County reprogrammed its NSP funds to provided 13 down payment assistance loans to LMMI households under Activity A, Financing Mechanisms. The County has made substantial progress during the 3rd quarter of 2011 by closing 8 additional down payment loans. To date, the County has closed 12 down payment assistance loans and has a balance of funding that should support two more loans to complete this activity.

In the 2nd quarter or 2011 the County awarded \$239,731 in NSP-2 funds to Clackamas Community Land Trust (CCLT) for Activity B, for the acquisition and rehabilitation of one single family home. During the 3rd quarter of 2011 the County expended an additional \$30,799 in rehabilitation funds for this project. Overall, the County has obligated 87% of its NSP-2 funds and is well ahead of schedule to meet program expenditure deadlines.

Washington County: Washington County had expended almost all of its NSP allocation of funds by the end of the 1st quarter of 2011. To date, under Activity A Financing Mechanisms, the County has completed or closed four down payment assistance loans for LMMI households. As of the 3rd quarter of 2011 the County has closed out or completed this activity.

Prior to the 3rd quarter or 2011, under Activity B, purchase/rehabilitation, the County closed three loans with non-profits who provide LH25 rental housing (LH25 = households with incomes less than 50% of the area median income) and one loan to Habitat for Humanity that will provide a homeownership opportunity to one LH25 household. Overall, Washington County has obligated 99.9% and expended 99.2% of its NSP-2 funds. The County is on schedule to close the program out probably sometime this calendar year.

Oregon Housing and Community Services (OHCS): OHCS as the lead member of the Consortium has been administering a program under Activity B, Purchase-Rehabilitation to provide permanent supportive housing for homeless persons (PSH Program). OHCS has capitalized this component of the program with \$1,284,655 in NSP funds and about \$2,000,000 of its own homeless funding. OHCS funding may be used for either capital costs of supportive services. To date, OHCS has funded 18 units under its PSH Program. OHCS’s original goal was 10 units but through leveraging state funds and working with other consortium members there will be 26 PSH units funded under this initiative (note – Medford funded 8 of the units through its NSP-2 funding allocation). The NSP-2 funding obligated but not yet expended is allocated to rehabilitation work that is currently underway. All PSH projects are on schedule to be completed and occupied by the end of the 2nd or 3rd quarter of 2012.

#### Overall Program Progress

Overall, the Oregon NSP 2 Consortium is on track to complete about 140 units under by the program expiration date of February 11, 2013. It’s possible with the exception of potential program income on a few activities, the Oregon NSP-2 program may be largely complete by the end of the 2nd quarter of 2012 well ahead of the statutory deadline to expend the original grant amount, meet the minimum number of units of 100 and meet the national objective of having all units occupied by income qualified households. It is anticipated the only housing units that will not be completed prior to the end of 2012 will consist primarily of Activity E new construction units are on track to be completed by the program expiration date in February of 2013. Most of these units involve new construction by Habitat for Humanity who will provide low income homeownership for households earning less than 50% of the area median income and one non for profit developer that builds homes for low middle and moderate income households or those earning less than 120% of the area median income.

Although the program expiration date is two years away, OHCS expects that most of its consortium members will expend all of their NSP funds in the calendar year and meet the national objective requirement of income eligible occupancy. Oregon is also on track to spend over 45% of its NSP funds on the LH25 activities (e.g. low income rental or ownership housing) well above the minimum requirement of 25% of its funding for this targeted national objective. Also note that Oregon’s original housing unit production target was 102 and it’s now clear this target will be easily reached probably during the 2011 calendar year. To date the 95 units have been closed and are occupied by income eligible households. This is 93% of the program goal for targeted number of units.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown

5-RDV, Redevelopment for New Construction	\$0.00	\$662,378.50	\$662,378.50
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP2-ADMIN, NSP2 ADMIN FUNDS	\$31,016.08	\$680,539.74	\$276,906.03
NSP2-FM, NSP2 FINANCE MECHANISMS	\$217,975.84	\$2,561,669.34	\$2,179,357.36
NSP2-PR, NSP2 PURCHASE REHAB	\$536,995.33	\$2,925,047.42	\$2,332,478.68

## Activities

**Grantee Activity Number:** 1-FM-BEND-LH

**Activity Title:** Financing Mechanism

**Activity Category:**

Acquisition - general

**Project Number:**

NSP2-FM

**Projected Start Date:**

04/09/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP2 FINANCE MECHANISMS

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

CITY OF BEND

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$126,132.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$126,132.00
<b>Program Funds Drawdown</b>	\$0.00	\$125,234.00
<b>Program Funds Obligated</b>	\$0.00	\$126,132.00
<b>Program Funds Expended</b>	\$0.00	\$125,234.00
CITY OF BEND	\$0.00	\$125,234.00
<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:**

1-FM-BEND-LH

**Location Description:**

**Activity Progress Narrative:**

This City of Bend project involves NSP eligible Activity A, down payment and closing assistance to low income households (LH25) or those earning less than 50% of the area median income. This activity included the acquisition and occupancy of 6 housing units and was completed in the first quarter of 2011. There were no transactions under this activity during the second quarter of 2011. Although all of the funds this activity are expended, the Grantee Oregon Housing and Community Services (OHCS) will not close out this activity until other consortium member homebuyer assistance activities are completed and ready for close out.

**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	6/6

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

# of Housing Units	0	6/6
# of Singlefamily Units	0	6/6

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

<b>Grantee Activity Number:</b>	<b>1-FM-BEND-LMMI</b>
<b>Activity Title:</b>	<b>Financing Mechanism</b>

**Activity Category:**

Acquisition - general

**Project Number:**

NSP2-FM

**Projected Start Date:**

04/09/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP2 FINANCE MECHANISMS

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

CITY OF BEND

Overall	Jul 1 thru Sep 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,525,688.50
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,525,688.50
<b>Program Funds Drawdown</b>	\$0.00	\$1,213,514.99
<b>Program Funds Obligated</b>	\$0.00	\$1,328,152.89
<b>Program Funds Expended</b>	\$0.00	\$1,213,514.99
CITY OF BEND	\$0.00	\$1,213,514.99
<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 Bend housing staff will administer Activity A, Financing Mechanisms throughout Deschutes, Jefferson & Crook Counties in central Oregon. City staff will: 1) design program guidelines for down payment, closing cost and mortgage reduction assistance; 2) recruit and train first mortgage lenders; 3) market the program; 4) accept applications for NSP assistance; and 5) work with local lenders to process NSP assisted loans. The project plans to serve 40 households.

**Location Description:**

Central Oregon counties of Deschutes, Jefferson & Crook. 1-FM-BEND-LMMI

**Activity Progress Narrative:**

This City of Bend project involves NSP eligible Activity A, down payment and closing assistance to low moderate and middle income households (LMMI) or those earning less than 120% of the area median income. The City closed 8 units in the 2nd quarter of 2011 and requested disbursement of \$204,212 in NSP funds. The City did not report any transactions under this activity for the 3rd quarter of 2011. The City has a fund balance of \$312,174 which is being held for small cities to conduct Activity A projects throughout their tri-county service area. Oregon Housing and Community Services (OHCS) as the lead consortium member has recommended the City consider reprogramming these funds to another activity or target area to expedite program progress since this funded budgeted for the tri-county service area is not yielding or producing any Activity A projects.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	48/49

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		48/49	
# of Singlefamily Units	0		48/49	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	48/49	48/49	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	48/49	48/49	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

**Grantee Activity Number: 1-FM-CLACKAMAS-LMMI**

**Activity Title: Financing Mechanism**

**Activity Category:**

Acquisition - general

**Project Number:**

NSP2-FM

**Projected Start Date:**

04/09/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP2 FINANCE MECHANISMS

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

CLACKAMAS COUNTY

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$650,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$650,000.00
<b>Program Funds Drawdown</b>	\$195,212.86	\$581,101.55
<b>Program Funds Obligated</b>	\$195,212.86	\$582,668.61
<b>Program Funds Expended</b>	\$195,212.86	\$581,101.55
CLACKAMAS COUNTY	\$195,212.86	\$581,101.55
<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 County housing staff will administer Activity A, Financing Mechanisms throughout cities in Clackamas County. City staff will: 1) design program guidelines for down payment, closing cost and mortgage reduction assistance; 2) recruit and train first mortgage lenders; 3) market the program; 4) accept applications for NSP assistance; and 5) work with local lenders to process NSP assisted loans. The project plans to serve 8 LMMI households.

**Location Description:**

Clackamas County, Oregon.

**Activity Progress Narrative:**

This Clackamas County project involves NSP eligible Activity A, down payment and closing assistance to low moderate and middle income households (LMMI) or those earning less than 120% of the area median income. The City closed 8 units in the 3rd quarter of 2011 and requested disbursement of \$195,213 in NSP funds. The County has a fund balance of \$67,332 for this activity which is expected to fund at least two more homebuyers.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	8	12/12

  

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

# of Housing Units	8	12/12
# of Singlefamily Units	8	12/12

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	8	8	0/0	12/12	12/12	100.00
# Owner Households	0	8	8	0/0	12/12	12/12	100.00

### Activity Locations

Address	City	State	Zip
19028 Allegheny Dr	Oregon City	NA	97045
19292 Friars Lane	Oregon City	NA	97045
12623 Villard Place	Oregon City	NA	97045
14957 Haida Court	Oregon City	NA	97045
11839 White Lane	Oregon City	NA	97045
37851 Hamilton Ridge Dr	Sandy	NA	97055
37662 Reich Court	Sandy	NA	97055
18777 Blue Ridge Dr	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	

**Grantee Activity Number:** 1-FM-MEDFORD-LMMI

**Activity Title:** Financing Mechanism

**Activity Category:**

Acquisition - general

**Project Number:**

NSP2-FM

**Projected Start Date:**

04/09/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP2 FINANCE MECHANISMS

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

CITY OF MEDFORD

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$97,484.60
Total CDBG Program Funds Budgeted	N/A	\$97,484.60
Program Funds Drawdown	\$22,762.98	\$97,142.58
Program Funds Obligated	\$1,045.58	\$97,142.58
Program Funds Expended	\$22,762.98	\$97,142.58
CITY OF MEDFORD	\$22,762.98	\$97,142.58
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

City of Medford housing staff will administer Activity A, Financing Mechanisms in eligible NSP 2 census tracts in Jackson County. City staff with the assistance of Oregon Housing and Community Services (OHCS) will: 1) design program guidelines for down payment, closing cost and mortgage reduction assistance; 2) recruit and train first mortgage lenders; 3) market the program; 4) accept applications for NSP assistance; and 5) work with local lenders to process NSP assisted loans. The project plans to serve 6 LMMI households. 1-FM-MEDFORD-LMMI

**Location Description:**

Jackson County Oregon.

**Activity Progress Narrative:**

This City of Medford project involves NSP eligible Activity A, down payment and closing assistance to low moderate and middle income households (LMMI) or those earning less than 120% of the area median income. The City closed 1 unit in the 3rd quarter of 2011 and requested disbursement of \$22,763 in NSP funds. To date the City has expended all of the funds budgeted for this activity for a total of \$97,143 in NSP assistance for three LMMI homebuyers.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	3/3

  

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

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

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

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

### Activity Locations

Address	City	State	Zip
1025 Ingrid St	Medford	NA	97501

### Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

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

**Grantee Activity Number:** 1-FM-WASHINGTON-LMMI

**Activity Title:** Financing Mechanism

**Activity Category:**

Acquisition - general

**Project Number:**

NSP2-FM

**Projected Start Date:**

04/09/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

NSP2 FINANCE MECHANISMS

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

03/22/2011

**Responsible Organization:**

WASHINGTON COUNTY

Overall	Jul 1 thru Sep 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$162,364.24
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$162,364.24
<b>Program Funds Drawdown</b>	\$0.00	\$162,364.24
<b>Program Funds Obligated</b>	\$0.00	\$162,364.24
<b>Program Funds Expended</b>	\$0.00	\$162,364.24
WASHINGTON COUNTY	\$0.00	\$162,364.24
<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:**

Washington County housing staff will administer Activity A, Financing Mechanisms within eligible census tracts in Marion County. City staff with the assistance of Oregon Housing and Community Services will: 1) design program guidelines for down payment, closing cost and mortgage reduction assistance; 2) recruit and train first mortgage lenders; 3) market the program; 4) accept applications for NSP assistance; and 5) work with local lenders to process NSP assisted loans. The project plans to serve 3 LMMI households.  
1-FM-Washington-LMMI

**Location Description:**

Washington County Oregon.

**Activity Progress Narrative:**

This Washington County project involves NSP eligible Activity A, down payment and closing assistance to low moderate and middle income households (LMMI) or those earning less than 120% of the area median income. The County completed this activity in the first quarter of 2011. Four single family housing units were acquired by LMMI homebuyers for a combined total of \$162,364 in NSP funds. This activity has met the NSP national objective of achieving occupancy by an income qualified household and is complete and closed out in the NSP Action Plan.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	4/4
<b># of Parcels acquired voluntarily</b>	0	0/0

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

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

**Grantee Activity Number:** 2-PR-BEND-LH

**Activity Title:** Purchase Rehab

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NSP2-PR

**Project Title:**

NSP2 PURCHASE REHAB

**Projected Start Date:**

04/09/2010

**Projected End Date:**

02/11/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

CITY OF BEND

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total CDBG Program Funds Budgeted	N/A	\$200,000.00
Program Funds Drawdown	\$0.00	\$171,852.96
Program Funds Obligated	\$0.00	\$200,000.00
Program Funds Expended	\$0.00	\$171,852.96
CITY OF BEND	\$0.00	\$171,852.96
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

City of Bend housing staff will administer Activity B, Purchase Rehabilitation within eligible census tracts in the central Oregon Counties of Deschutes, Jefferson and Crook . City staff with the assistance of Oregon Housing and Community Services will: 1) design program guidelines for purchase and rehabilitation; 2) solicit and select via an RFP process non-profit developers to implement Activity B; 3) market the program to non-profit housing providers seeking shelter for low income persons; 4) work with selected non-profit developers to ensure NSP compliance and timely expenditure of funds; and 5) place low income persons or families in NSP assisted properties. The project plans to serve 5 LH households.

**Location Description:**

Scattered sites throughout Deschutes, Jefferson and Crook Countie in Oregon. 2-PR-BEND-LH

**Activity Progress Narrative:**

This City of Bend project involves NSP eligible Activity B, purchase/rehabilitation for low income households (LH25) or those earning less than 50% of the area median income. To date the City has awarded: 1) \$100,000 to Bend Area Habitat for Humanity to purchase two single family homes which are currently under rehabilitation and will be sold to eligible homeowners; and 2) \$100,000 to Central Oregon Veterans Outreach (COVO) to provide rental housing for income eligible homeless veterans. No funds were disbursed during the 3rd quarter of 2011 for this activity. COVO is in the process or rehabilitation and will draw the balance of \$28,147 in NSP funds sometime during the next two quarters. Occupancy of the housing units under this activity will be achieved sometime in the next three quarters.

**Accomplishments Performance Measures**

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

#Energy Star Replacement Windows	0	0/8
#Additional Attic/Roof Insulation	0	0/2
#Replaced thermostats	0	0/2
#Replaced hot water heaters	0	0/2
#Light fixtures (outdoors) replaced	0	0/2
#Refrigerators replaced	0	0/2
#Low flow toilets	0	0/2
#Low flow showerheads	0	0/2
#Units with bus/rail access	0	0/2
#Units exceeding Energy Star	0	0/2
#Units w other green	0	0/2
# ELI Households (0-30% AMI)	0	0/0

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

**Grantee Activity Number: 2-PR-CLACKAMAS-LMMI**

**Activity Title: PURCHASE / REHAB**

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP2-PR

**Projected Start Date:**

04/09/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP2 PURCHASE REHAB

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

CLACKAMAS COUNTY

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$239,731.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$239,731.00
<b>Program Funds Drawdown</b>	\$30,799.90	\$181,573.41
<b>Program Funds Obligated</b>	\$30,799.90	\$181,573.41
<b>Program Funds Expended</b>	\$30,799.90	\$181,573.41
CLACKAMAS COUNTY	\$30,799.90	\$181,573.41
<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:**

2-PR-CLACKAMAS-LMMI

**Location Description:**

**Activity Progress Narrative:**

This Clackamas County project involves NSP eligible Activity B, purchase/rehabilitation to low moderate and middle income households (LMMI) or those earning less than 120% of the area median income. The County funded the acquisition of housing unit for the Clackamas Community Land Trust (CCLT) during the 2nd quarter of 2011. During the 3rd quarter of 2011 the County expended \$30,799 in NSP funds for rehabilitation of one housing unit under development by CCLT. CCLT will sell the home to an LMMI household within the next two quarters.

**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># 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	0/0	0/1	0/1	0
# Owner Households	0	0	0	0/0	0/1	0/1	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

**Grantee Activity Number:** 2-PR-MEDFORD-LH

**Activity Title:** Purchase Rehab

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP2-PR

**Projected Start Date:**

04/09/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP2 PURCHASE REHAB

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Medford

Overall	Jul 1 thru Sep 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$516,320.66
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$516,320.66
<b>Program Funds Drawdown</b>	\$206,998.98	\$514,230.66
<b>Program Funds Obligated</b>	\$206,998.98	\$514,230.66
<b>Program Funds Expended</b>	\$206,998.98	\$514,230.66
City of Medford	\$206,998.98	\$514,230.66
<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 Medford and Jackson County Housing Authority staff will administer Activity B, Purchase Rehabilitation within eligible census tracts in Jackson County. City & Housing Authority staff with the assistance of Oregon Housing and Community Services will: 1) design program guidelines for purchase and rehabilitation; 2) solicit and select via an RFP process non-profit developers to implement Activity B; 3) market the program to non-profit housing providers seeking shelter for low income persons; 4) work with selected non-profit developers to ensure NSP compliance and timely expenditure of funds; and 5) place low income persons or families in NSP assisted properties. The project plans to serve 26 LH households.

**Location Description:**

Jackson County Oregon.

**Activity Progress Narrative:**

This City of Medford project involves NSP eligible Activity B, purchase/rehabilitation for low income households (LH25) or those earning less than 50% of the area median income. In the first quarter of 2011 the City awarded \$514,089 to the Housing Authority of Jackson County (HAJC) to acquire and rehabilitate 9 single family housing units that will be owned and operated by HAJC as permanent supportive rental housing for homeless persons or families. During the 3rd quarter of 2011 the City closed loans with HAJC in the amount of \$206,998 in NSP funds for 4 housing units. The homes are relatively new and are undergoing minor rehabilitation and will be ready for occupancy in the third or fourth quarter of 2011. To date the City has expended \$514,231 f or a total of 9 housing units that will be leased to LH25 households. This activity is scheduled for occupancy and completion during the 1st or 2nd quarter of 2012.

**Accomplishments Performance Measures**

**This Report Period  
Total**

**Cumulative Actual Total / Expected  
Total**

# of Properties	6	6/6
# ELI Households (0-30% AMI)	0	0/0

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	6		6/6	
# of Multifamily Units	0		0/4	
# of Singlefamily Units	6		6/2	

### Beneficiaries Performance Measures

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

### Activity Locations

Address	City	State	Zip
812 W 11th St	Medford	NA	97501
808 W 11th St	Medford	NA	97501
814 W 11th St	Medford	NA	97501
2166 Crater Lake Ave #C	Medford	NA	97504
2166 Crater Lake Ave #A	Medford	NA	97504
820 W 11th St	Medford	NA	97501

### 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-OREGON-LH

**Activity Title:** Purchase Rehab

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP2-PR

**Projected Start Date:**

04/09/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP2 PURCHASE REHAB

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

OREGON HOUSING & COMMUNITY SERVICES

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,284,655.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,284,655.00
<b>Program Funds Drawdown</b>	\$293,250.97	\$780,643.64
<b>Program Funds Obligated</b>	\$610,802.00	\$1,284,655.00
<b>Program Funds Expended</b>	\$293,250.97	\$780,643.64
OREGON HOUSING & COMMUNITY SERVICES	\$293,250.97	\$780,643.64
<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:**

Oregon Housing and Community Services (OHCS) staff will post a Request for Proposals (RFP) soliciting non-profit housing developers to acquire foreclose properties for the purpose of providing permanent supportive housing for homeless persons. Oregon Housing and Community Services will: 1) design program guidelines for purchase and rehabilitation; 2) solicit and select via an RFP process non-profit developers to implement Activity B; 3) market the program to non-profit housing providers seeking shelter for low income persons; 4) work with selected non-profit developers to ensure NSP compliance and timely expenditure of funds; and 5) place low income persons or families in NSP assisted properties. The project plans to serve 10 LH homeless households.

**Location Description:**

Project could be located in any of the NSP 2 eligible areas within the State of Oregon including Washington, Clackamas, Jackson, Marion, Deschutes, Jefferson or Crook Counties. Location is dependent up on the outcome of the RFP described in Activity Description.

**Activity Progress Narrative:**

This Oregon Housing and Community Services (OHCS) project has involved a competitive application process for NSP and OHCS funds to acquire, rehabilitate, own and operate permanent supportive housing (PSH) for homeless persons and families under NSP eligible Activity B. All program beneficiaries will be homeless low income households (LH25) or those earning less than 50% of the area median income. To date OHCS has obligated \$1,284,655 in NSP funds to three separate projects that will result in 18 units of permanent supportive housing for homeless persons. Two of the projects consisting of 6 units have been fully rehabilitated were leased to LH25 households third quarter of 2011. The other two projects should be completed in the third or fourth quarter of 2011 and be leased up in the fourth quarter of 2011 or by the end of the first quarter in 2012. During the third quarter of 2011 OHCS disbursed \$293,251 in NSP funds for the acquisition of 8 units in the City of Medford which are currently undergoing rehabilitation. It should also be noted that OHCS has contributed approximately \$1,500,000 in matching funds for capital costs, rental assistance and supportive services.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	6		10/10	
#Energy Star Replacement Windows	6		10/30	
#Additional Attic/Roof Insulation	6		10/10	
#Light Fixtures (indoors) replaced	6		10/10	
#Refrigerators replaced	6		10/10	
#Low flow toilets	6		10/10	
#Low flow showerheads	6		10/10	
#Units with bus/rail access	6		10/10	
#Units exceeding Energy Star	6		10/10	
#Units $\geq$ other green	6		10/10	
# ELI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	6		10/10	
# of Multifamily Units	6		10/10	

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	6	0	6	10/10	0/0	10/10	100.00
# Renter Households	6	0	6	10/10	0/0	10/10	100.00

## Activity Locations

Address	City	State	Zip
410 SE 6th St #C	Bend	NA	97702
410 SE 6th St #B	Bend	NA	97702
410 SE 6th St #D	Bend	NA	97701
410 SE 6th St #A	Bend	NA	97702
1253 SW 27th St	Redmond	NA	97756
1251 SW 27th St	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-WASHINGTON-LH

**Activity Title:** Purchase Rehab

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP2-PR

**Projected Start Date:**

04/09/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP2 PURCHASE REHAB

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

WASHINGTON COUNTY

Overall	Jul 1 thru Sep 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$684,340.76
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$684,340.76
<b>Program Funds Drawdown</b>	\$5,945.48	\$684,178.01
<b>Program Funds Obligated</b>	\$4,315.01	\$684,178.01
<b>Program Funds Expended</b>	\$5,945.48	\$684,178.01
WASHINGTON COUNTY	\$5,945.48	\$684,178.01
<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:**

Washington County housing staff will administer Activity B, Purchase Rehabilitation within eligible census tracts. County staff with the assistance of Oregon Housing and Community Services will: 1) design program guidelines for purchase and rehabilitation; 2) solicit and select via an RFP process non-profit developers to implement Activity B; 3) market the program to non-profit housing providers seeking shelter for low income persons; 4) work with selected non-profit developers to ensure NSP compliance and timely expenditure of funds; and 5) place low income persons or families in NSP assisted properties. The project plans to serve 4 LH households.

2-PR-Washington-LH

**Location Description:**

Washington County Oregon:

Habitat to sell 1 SF unit to Low-Income family

Housing Authority of Washington County to rent 1 SF unit to Low-Income family

Bienestar to rent 1 SF unit to Low-Income family

Community Partners for Affordable housing to rent 1 SF unit to Low-Income family

**Activity Progress Narrative:**

This Washington County project involves NSP eligible Activity B, purchase/rehabilitation for low income households (LH25) or those earning less than 50% of the area median income. In previous quarters the County funded three acquisitions for LH25 rental and one unit for LH25 homeownership. During the 3rd quarter of 2011, the County expended \$5,945 in rehabilitation funds for one of the rental units. Also, during the 3rd quarter reported that the three rental units were leased to LH25 households and one for sale unit was sold to and LH25 household by a local chapter of Habitat for Humanity. The County has a balance of \$163 for this activity that will likely be reprogrammed to another activity.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	4	4/4
#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof Insulation	0	0/0
#Replaced thermostats	0	0/0
#Light Fixtures (indoors) replaced	0	0/0
#Light fixtures (outdoors) replaced	0	0/0
#Refrigerators replaced	0	0/0
#Low flow toilets	0	0/0
#Low flow showerheads	0	0/0
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units $\geq$ other green	0	0/0
# ELI Households (0-30% AMI)	0	0/0

	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	1	0	1	1/1	0/0	1/1	100.00
# Renter Households	3	0	3	3/3	0/0	3/3	100.00

## Activity Locations

Address	City	State	Zip
20441 SW Premiere Ct	Aloha	NA	97706
1046 SE Bacarra St	Hillsboro	NA	97123
1369 SW 209th Ave	Aloha	NA	97706
526 SE Bronte Way	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:** 5-RDV-BEND-LH

**Activity Title:** Redevelopment

**Activity Category:**

Construction of new housing

**Project Number:**

5-RDV

**Projected Start Date:**

04/09/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Redevelopment for New Construction

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

CITY OF BEND

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$229,700.50
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$229,700.50
<b>Program Funds Drawdown</b>	\$0.00	\$229,700.50
<b>Program Funds Obligated</b>	\$0.00	\$229,700.50
<b>Program Funds Expended</b>	\$0.00	\$229,700.50
CITY OF BEND	\$0.00	\$229,700.50
<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-BEND-LH

Juniper Lane Subdivision, Redmond Habitat - 5 lots

Timber Creek II Subdivision, Sisters Habitat - 5 lots

**Location Description:**

**Activity Progress Narrative:**

This City of Bend project involves NSP eligible Activity E, redevelopment. The beneficiaries for the activity will be restricted to low income households (LH25) or those earning less than 50% of the area median income. During the 3rd quarter of 2011 the City did not have any expenditures under this activity. In previous quarters the City expended \$229,700 in NSP funds for the acquisition of by two local chapters of Habitat for Humanity (HFH), located in the Cities of Redmond and Sisters. Each chapter of HFH purchased 5 lots for the construction of new single family homes that will be built over the next 18 months and sold to LH25 households.

**Accomplishments Performance Measures**

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

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

**Grantee Activity Number:** 5-RDV-BEND-LMMI

**Activity Title:** Redevelopment

**Activity Category:**

Construction of new housing

**Project Number:**

5-RDV

**Projected Start Date:**

04/09/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment for New Construction

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

CITY OF BEND

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$252,678.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$252,678.00
<b>Program Funds Drawdown</b>	\$0.00	\$252,678.00
<b>Program Funds Obligated</b>	\$0.00	\$252,678.00
<b>Program Funds Expended</b>	\$0.00	\$252,678.00
CITY OF BEND	\$0.00	\$252,678.00
<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-BEND-LMMI  
Shady Pines Subdivision - 10 lots - Building Partners for Affordable Housing

**Location Description:**

**Activity Progress Narrative:**

This City of Bend project involves NSP eligible Activity E, redevelopment. The beneficiaries for the activity are low moderate and middle income households (LMMI) or those earning less than 120% of the area median income. To carry out the activity the City has sub-awarded \$252,678 in NSP funds to the developer Building Partners for Affordable Housing (BPAH) to purchase foreclosed 10 vacant lots to build new single family homes. The developer closed on the land acquisition in the fourth quarter of 2010 and will construct the homes over the next two years. One of the lots had a newly constructed home that was vacant and was sold to a qualified homebuyer in the 2nd quarter of 2011. The net proceeds were expended on additional site improvements.

During the 3rd quarter of 2011, BPAH completed the construction of two more homes and sold them to LMMI households. BPAH is on schedule to complete the remaining seven homes over the next 18 months.

**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	3/10

### 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	3/10	3/10	100.00
# Owner Households	0	2	2	0/0	3/10	3/10	100.00
# Renter Households	0	0	0	0/0	0/0	0/0	0

### Activity Locations

Address	City	State	Zip
20067 Shady Pines Pl	Bend	NA	97702
20066 Shady Pines Pl	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: 5-RDV-MEDFORD-LMMI**

**Activity Title: Redevelopment**

**Activity Category:**

Construction of new housing

**Project Number:**

5-RDV

**Projected Start Date:**

04/09/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment for New Construction

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Medford

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$180,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$180,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$180,000.00
<b>Program Funds Obligated</b>	\$0.00	\$180,000.00
<b>Program Funds Expended</b>	\$0.00	\$180,000.00
City of Medford	\$0.00	\$180,000.00
<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-MEDFORD-LMMI

The City of Medford has awarded \$180,000 in NSP funds to Rogue Valley Habitat For Humanity (RVHFH) to purchase 6 lots in a foreclosed subdivision. RVHFH will build six single family homes

**Location Description:**

Medford, OR

**Activity Progress Narrative:**

This City of Medford project involves NSP eligible Activity E, redevelopment. The beneficiaries for the activity will be low moderate and middle income households (LMMI) or those earning less than 120% of the area median income. To carry out the activity the City has sub-awarded \$180,000 in NSP funds to the developer Rogue Valley Habitat for Humanity to purchase 6 foreclosed vacant lots to build new single family homes. The developer closed on the land acquisition with Rogue Valley Habitat for Humanity in the second quarter of 2011 and will construct the homes over the next two years.

During the 3rd quarter of 2011 Rogue Valley Habitat for Humanity completed the construction of one home and sold it to an income qualified household. Rogue Valley Habitat for Humanity will continue construction and complete the remaining five single family homes over the next 18months.

**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	1/6

# of Multifamily Units	0	0/0
# of Singlefamily Units	1	1/6

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	State	Zip
1455 Rome Beauty Lane	Medford	NA	97501

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

---

**Grantee Activity Number: 6-BEND-ADMIN**

**Activity Title: Administration**

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

NSP2-ADMIN

**Project Title:**

NSP2 ADMIN FUNDS

**Projected Start Date:**

04/09/2010

**Projected End Date:**

02/11/2013

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

CITY OF BEND

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$181,548.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$181,548.00
<b>Program Funds Drawdown</b>	\$0.00	\$85,814.03
<b>Program Funds Obligated</b>	\$0.00	\$181,548.00
<b>Program Funds Expended</b>	\$0.00	\$85,814.03
CITY OF BEND	\$0.00	\$0.00
City of Bend	\$0.00	\$85,814.03
<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:**

Oregon Housing and Community Services staff will provide policy and program guidance to the City of Bend who will administer the program for Deschutes, Jefferson and Crook Counties. Administrative activities will include standard Subrecipient type tasks such as ensuring program compliance, monitoring, reporting and financial management duties.

**Location Description:**

Administrative activities will take place at the City of Bend serving Deschutes, Jefferson and Crook Counties.

**Activity Progress Narrative:**

The City of Bend continues to conduct ongoing administrative duties including contract administration, federal compliance such as fair housing, equal opportunity, environmental review, uniform relocation act, income verification, affordability requirements, financial management and other Subrecipient responsibilities. This administrative responsibility also includes processing Activity A homebuyer assistance and Activity B and E developer agreements. During the 3rd quarter of 2011 the City did not request reimbursement for administrative funds

**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

---

<b>Grantee Activity Number:</b>	<b>6-CLACKAMAS-ADMIN</b>
<b>Activity Title:</b>	<b>NSP2 ADMIN CLACKAMAS</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

NSP2-ADMIN

**Project Title:**

NSP2 ADMIN FUNDS

**Projected Start Date:**

04/09/2010

**Projected End Date:**

02/11/2013

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Clackamas County

Overall	Jul 1 thru Sep 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$69,201.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$69,201.00
<b>Program Funds Drawdown</b>	\$0.00	\$14,459.69
<b>Program Funds Obligated</b>	\$0.00	\$69,201.00
<b>Program Funds Expended</b>	\$0.00	\$14,459.69
Clackamas County	\$0.00	\$14,459.69
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:**

Oregon Housing and Community Services staff will provide policy and program guidance to the Clackamas County who will administer the program for Clackama County. Administrative activities will include standard Subrecipient type tasks such as ensuring program compliance, monitoring, reporting and financial management duties.

**Location Description:**

Clackamas County Oregon.

**Activity Progress Narrative:**

Clackamas County continues to conduct ongoing administrative duties including contract administration, federal compliance such as fair housing, equal opportunity, environmental review, uniform relocation act, income verification, affordability requirements, financial management and other Subrecipient responsibilities. This administrative responsibility also includes processing Activity A homebuyer and assistance and Activity B developer agreements. During the 3rd quarter of 2011 the County did not request any reimbursement of administrative funds.

**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

---

**Grantee Activity Number: 6-MEDFORD-ADMIN**

**Activity Title: Administration**

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

NSP2-ADMIN

**Project Title:**

NSP2 ADMIN FUNDS

**Projected Start Date:**

04/09/2010

**Projected End Date:**

02/11/2013

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

City of Medford

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$59,130.74
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$59,130.74
<b>Program Funds Drawdown</b>	\$0.00	\$12,786.98
<b>Program Funds Obligated</b>	\$0.00	\$59,130.74
<b>Program Funds Expended</b>	\$0.00	\$12,786.98
City of Medford	\$0.00	\$12,786.98
<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:**

Oregon Housing and Community Services staff will provide policy and program guidance to the City of Medford who will administer the program for Jackson County. Much of the activity in Jackson County will be carried out by the Housing Authority of Jackson County and the City of Medford will assist OHCS in overseeing compliance for these activities. Administrative activities will include standard Subrecipient type tasks such as ensuring program compliance, monitoring, reporting and financial management duties.

**Location Description:**

Jackson County Oregon.

**Activity Progress Narrative:**

The City of Medford continues to conduct ongoing administrative duties including contract administration, federal compliance such as fair housing, equal opportunity, environmental review, uniform relocation act, income verification, affordability requirements, financial management and other Subrecipient responsibilities. This administrative responsibility also includes processing Activity A homebuyer and assistance and Activity B and E developer agreements. During the third quarter of 2011 the City did not request any reimbursement of administrative funds

**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

---

**Grantee Activity Number: 6-OREGON-ADMIN**

**Activity Title: Administration**

**Activity Category:**

Administration

**Project Number:**

NSP2-ADMIN

**Projected Start Date:**

04/09/2010

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

NSP2 ADMIN FUNDS

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

OREGON HOUSING & COMMUNITY SERVICES

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$304,806.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$304,806.00
<b>Program Funds Drawdown</b>	\$28,754.29	\$105,580.49
<b>Program Funds Obligated</b>	\$0.00	\$304,806.00
<b>Program Funds Expended</b>	\$28,754.29	\$105,580.49
OREGON HOUSING & COMMUNITY SERVICES	\$28,754.29	\$105,580.49
<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:**

Oregon Housing and Community Services (OHCS) staff will administer the program state wide. Administrative activities will include standard Subrecipient type tasks such as ensuring program compliance, monitoring, reporting and financial management duties. OHCS will be the primary user and administrator of DRGR. As the lead member of consortium the bulk of administrative activities will be carried out by OHCS.

**Location Description:**

State wide NSP 2 eligible areas including the counties of Washington, Clackamas, Marion, Jackson, Deschutes, Jefferson and Crook.

**Activity Progress Narrative:**

Oregon Housing and Community Services (OHCS) continues to conduct ongoing administrative duties as the lead consortium member including overall contract administration for federal compliance requirements, financial management, data entry and management of the Disaster Recovery and Grant Reporting (DRGR) system, monitoring of Subrecipients, processing draw requests and other Grantee responsibilities. In addition to general administrative duties, OHCS oversees an NSP activity that funds developers for the acquisition, rehabilitation, ownership and management of permanent supportive housing for homeless persons. During the second quarter of 2011 Oregon Housing and Community requested reimbursement for \$28,754 in administrative funds.

**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

---

**Grantee Activity Number: 6-WASHINGTON-ADMIN**

**Activity Title: Administration**

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

NSP2-ADMIN

**Project Title:**

NSP2 ADMIN FUNDS

**Projected Start Date:**

04/09/2010

**Projected End Date:**

02/11/2013

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Washington County

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$65,854.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$65,854.00
<b>Program Funds Drawdown</b>	\$2,261.79	\$58,264.84
<b>Program Funds Obligated</b>	\$0.00	\$65,854.00
<b>Program Funds Expended</b>	\$2,261.79	\$58,264.84
Washington County	\$2,261.79	\$58,264.84
<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:**

Oregon Housing and Community Services staff will provide policy and program guidance to the Washington County who will administer the program for Washington County. Administrative activities will include standard Subrecipient type tasks such as ensuring program compliance, monitoring, reporting and financial management duties.

**Location Description:**

Washington County Oregon.

**Activity Progress Narrative:**

Washington County continues to conduct ongoing administrative duties including contract administration, federal compliance such as fair housing, equal opportunity, environmental review, uniform relocation act, income verification, affordability requirements, financial management and other Subrecipient responsibilities. This administrative responsibility also includes processing Activity A homebuyer and assistance and Activity B and developer agreements. During the second quarter of 2011 Oregon Housing and Community disbursed \$2,262 in administrative funds to the City.

**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

---