

Grantee: State of Oregon

Grant: B-09-CN-OR-0056

July 1, 2010 thru September 30, 2010 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:

No QPR Contact Found

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 mning, 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.

>Propose market in the target areas in the following ways:

- >• Result in acquisition or rehabilitation and subsequent occupation of foreclosed and abandoned
>homes within the target areas, with a projected impact on approximately 340 – 360 homes.
- >• Occupation of these homes will help reduce vacancy rates and stabilize occupancy rates in the target
>areas.
- >• 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.
- >• 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.
- >• 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. The City of Bend intends to solicit non-profit agencies 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:

- >• 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.

- >• 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.
- >• Willamette West Habitat for Humanity will pool contributions of approximately \$65,800 in donated
>materials and service, plus volunteer support for the program.
- >• The City of Bend will commit up to \$250,000 of Affordable Housing Fee Trust Funds annually for
>three years for this program.
- >• 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:

- >• 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.
- >• NSP2 program staff at OHCS will input draw request into database and enter activity information
>into the DRGR system.
- >• The Financial Management Division (FMD) will be electronically notified of draw request.
- >• 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.
- >• 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:

- >• Provided financial assistance to low-income homebuyers resulting in the purchase of over 110
>homes.
- >• Provided grants and loan assistance to nearly 200 low-income households for needed home repairs
>and rehabilitation.
- >• Acquired and rehabilitated housing (both single-family homes and apartment complexes) to provide
>affordable housing for over 150 families.
- >• 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:

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Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$6,829,635.00
Total CDBG Program Funds Budgeted	N/A	\$6,829,635.00
Program Funds Drawdown	\$22,010.36	\$22,010.36
Program Funds Obligated	\$1,754,155.29	\$2,058,961.29
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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	\$22,010.36
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	\$3,221,148.92

Overall Progress Narrative:

Activities and Progress by Lead Consortium Member:

Oregon Housing and Community Services (OHCS) as the lead member of the NSP 2 consortium has completed the following tasks during the reporting period: 1) set up the reimbursement system for consortium members; 2) obtained access to the Recovery Act Management and Performance System (RAMPS) and begun entering environmental reviews in RAMPS; 4) prepared and submitted the American Recovery and Reinvestment Act (ARRA) quarterly report to federal reporting; 5) managed the program budget, activities and applicable narratives into DRGR; and 6) provided ongoing technical assistance to consortium members and the general public.

In addition to the above general administrative activities, OHCS has prepared and posted a Request for Applications (RFA) to solicit non-profits that have the capacity to acquire, rehabilitate, own and manage properties with supportive services to provide permanent affordable housing for homeless persons. This RFA is available state wide OHCS will applications through February 11, 2011.

Activities by Other Consortium Members:

Progress Under Activity A, Financing Mechanisms (i.e. down payment and closing cost assistance:

- The City of Bend serving the Central Oregon Counties of Deschutes, Jefferson and Crook has made substantial progress with the program and has obligated \$790,220 assisting 31 housing units. The City has funded this activity with their own funds to date and will request reimbursement from Oregon Housing & Community Services (OHCS) in October 2010.
- Clackamas County anticipates serving at least eight (8) housing units under this activity. As of September 30, 2010, two (2) properties have closed but were not yet occupied.
- The City of Medford has budgeted 145,215.00 under Activity A to assist low moderate & middle income (LMMI) households. The city is expects to assist at least six (6) households under this activity. As of September 30, 2010, the City of Medford has four (4) NSP2 loans in process but not closed.
- The City of Salem plans to assist at least two (2) households under Activity A. All households served will be low moderate & middle income (LMMI) households. As of September 30, 2010, no funds have been obligated. The City does face a challenge in that the NSP 2 target area for this activity is not yielding qualified foreclosed properties.
- Washington County has budgeted \$316,344 for Activity A to serve low moderate and middle (LMMI) income

households to purchase qualified single family homes. The County anticipates assisting at least three households and may request a budget amendment to reallocate some of the funds for this activity to another activity targeting lower income households. To date the County has had two (2) homebuyers submit applications which are currently being underwritten as the homebuyers make offers on eligible properties.

Progress Under Activity B, Purchase Rehabilitation (e.g. deferred loans to non-profits who either sell or lease residential property primarily to low income households who earn less than 50% of the area median income).

- On behalf of the central Oregon region of Deschutes, Jefferson and Crook Counties, the City of Bend has budgeted \$257,477 under this activity. No awards were made to non-profits during the 2nd quarter.

- As noted above, Oregon Housing & Community Services (OHCS) as the lead member of the NSP 2 Consortium will oversee \$1,284,655 of NSP 2 funds to acquire and rehabilitate housing for homeless persons. To date, OHCS has posted Request for Applications (RFA) and is accepting proposals through February 11, 2011 from non-profits who develop supportive housing for low income homeless persons.

- Washington County has budgeted \$513,456 for Activity B, purchase rehabilitation to provide deferred loans to non-profit developers that will acquire mostly single family properties and either lease or sale the properties to low income households (e.g. households with incomes below 50% of the area median income). Currently, the County is in the process of closing on four accepted offers for the four (4) housing units.

- The Housing Authority of Jackson County has been allocated \$629,626.00 for redevelopment of foreclosed subdivision land and new construction of multi-family rental housing. At this point, the targeted rents will be at or below 60% of the area median income. The minimum target number of units is 26. HAJC is currently searching for a parcel of land to acquire so they can move forward with procuring additional sources of funding to finance the construction of multi-family housing. As of September 30, 2010, no funds have been obligated.

Overall, the Oregon NSP 2 Consortium has initiated over 20 acquisitions in the third quarter and program momentum is strong in Central Oregon. The City of Bend is experiencing strong demand for homebuyers seeking down payment and closing cost assistance and anticipates their funding will be obligated well before the program deadline. In Clackamas and Washington County it is anticipated NSP 2 funds will be obligated in relatively short amount of time given the demand for financial assistance is high and the availability of funds is limited. The City of Salem serving Marion County has a minimal allocation and a small target area with very few foreclosed properties which is making it difficult to expend NSP funds. The City of Medford serving Jackson County can certainly expend their limited funding on financial assistance to homebuyers however, the search for land for multi-family property has to date not been successful. Finally, the OHCS initiative to provide NSP 2 funding to serve homeless persons has just gotten underway at the end of this reporting period.

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	\$629,626.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP2-ADMIN, NSP2 ADMIN FUNDS	\$22,010.36	\$682,963.00	\$22,010.36
NSP2-FM, NSP2 FINANCE MECHANISMS	\$0.00	\$3,461,817.70	\$0.00
NSP2-PR, NSP2 PURCHASE REHAB	\$0.00	\$2,055,228.30	\$0.00

Activities

Grantee Activity Number:	1-FM-BEND-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 BEND

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,525,688.50
Total CDBG Program Funds Budgeted	N/A	\$1,525,688.50
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$805,220.99	\$805,220.99
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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:

The City of Bend administers down payment and closing cost assistance to home buyers under Activity A Financing Mechanisms. The target area includes most of Deschutes, Jefferson and Crook Counties in Central Oregon. Funds for this Activity have been obligated in the amount of \$790,220.99, representing 31 housing units. The City has expended their own funds to date and will request reimbursement from Oregon Housing & Community Services (OHCS) in October 2010.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/40

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/40	
# of Singlefamily Units	0		0/40	

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	0/40	0/40	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/40	0/40	0
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/40	0/40	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: 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

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$650,000.00
Total CDBG Program Funds Budgeted	N/A	\$650,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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:

Clackamas County was awarded \$940,714.00 in NSP2 funds. The project fund budget of 872,827.00 will be expended entirely Activity A, down payment and closing cost assistance for low moderate & middle income (LMMI) households. Clackamas County anticipates serving at least eight (8) housing units under this activity. As of September 30, 2010, two (2) properties have closed but were not yet occupied.

The balance of their award, \$67,887.00 will be expended on general administrative duties of the program such as financial management, marketing, loan underwriting, loan closings and monitoring of NSP compliance.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/13

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/13	
# of Singlefamily Units	0		0/13	

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	0/13	0/13	0
# Owner Households	0	0	0	0/0	0/13	0/13	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: 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, 2010	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	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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:

On behalf of Jackson County, the City of Medford was awarded \$834,718 in NSP 2 funds. The City has budgeted 145,215.00 for down payment and closing cost assistance under Activity A; Financing Mechanisms to assist low moderate & middle income (LMMI) households. The city is expects to assist at least six (6) households under this activity. As of September 30, 2010, the City of Medford has four (4) NSP2 loans in process but not closed. The balance of the project funds of \$629,626 will be spent by the Housing Authority of Jackson County to purchase land for multi-family housing. See activity 5-RDV-JACKSON-LH of this report. See 6-MEDFORD-ADMIN for narrative on expenditure of administrative funds.

Accomplishments Performance Measures

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

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

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	0	0	0/0	0/3	0/3	0
# Owner Households	0	0	0	0/0	0/3	0/3	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 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:

Under Way

Project Title:

NSP2 FINANCE MECHANISMS

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

WASHINGTON COUNTY

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$162,364.24
Total CDBG Program Funds Budgeted	N/A	\$162,364.24
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$171,152.10	\$171,152.10
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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:

Washington County was awarded \$894,341 in NSP 2 funds and has budgeted \$316,344 for the provision of down payment and closing costs assistance under Activity A Financing Mechanisms to low moderate and middle (LMMI) income households to purchase qualified single family homes. The County anticipates assisting at least three households and may request a budget amendment to reallocate some of the funds for this activity to another activity targeting lower income households. To date the County has had two (2) homebuyers submit applications which are currently being underwritten as the homebuyers make offers on eligible properties.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/4

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

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	0/4	0/4	0
# Owner Households	0	0	0	0/0	0/4	0/4	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-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, 2010

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	\$0.00
Program Funds Obligated	\$62,580.00	\$62,580.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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 County in Oregon. 2-PR-BEND-LH

Activity Progress Narrative:

On behalf of the central Oregon region of Deschutes, Jefferson and Crook Counties, the City of Bend was awarded \$2,497,529 of which it has budgeted \$257,477 under this activity to provide deferred loan funds to non-profits who have the capacity to purchase, rehabilitate and subsequently sale or lease qualified homes to low income households (e.g. households earning less than 50% of the area median income). The balance of the award has been allocated to other activities in this Action Plan and Quarterly Report.

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 \geq other green	0	0/2

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,284,655.00
Total CDBG Program Funds Budgeted	N/A	\$1,284,655.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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:

Oregon Housing as the lead member of the NSP 2 Consortium will oversee \$1,284,655 of NSP 2 funds to acquire and rehabilitate housing for homeless persons. On September 15, 2010, Oregon Housing and Community Services (OHCS) announced a Request for Application (RFA) for eligible entities to create permanent supportive housing for homeless persons. The RFA includes other housing funding resources from OHCS available to supplement NSP resources. OHCS will accept applications on an ongoing basis and fund those entities with capacity to acquire, rehabilitate, lease and manage low income supportive housing. The target area will include all eligible NSP 2 target areas throughout the State.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**

# of Properties	0	0/10
#Energy Star Replacement Windows	0	0/30
#Additional Attic/Roof Insulation	0	0/10
#Light Fixtures (indoors) replaced	0	0/10
#Refrigerators replaced	0	0/10
#Low flow toilets	0	0/10
#Low flow showerheads	0	0/10
#Units with bus/rail access	0	0/10
#Units exceeding Energy Star	0	0/10
#Units \geq other green	0	0/10

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing 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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 2-PR-WASHINGTON-LH

Activity Title: Purchase Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

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, 2010

To Date

Total Projected Budget from All Sources	N/A	\$684,340.76
Total CDBG Program Funds Budgeted	N/A	\$684,340.76
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$342,304.20	\$342,304.20
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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:

Washington County was awarded \$894,341 in NSP 2 funds. The County has budgeted \$513,456 for Activity B, purchase rehabilitation to provide deferred loans to non-profit developers that will acquire mostly single family properties and either lease or sale the properties to low income households (e.g. households with incomes below 50% of the area median income). Currently, the County is in the process of closing on four accepted offers for the four (4) housing units. Washington County has been instrumental in NSP 1 and in NSP 2 for allocating a majority of their funds toward meeting the needs of low income households. The balance of their funds has been allocated to other activities in this Action Plan and Quarterly Report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/4
#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 & other green	0	0/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/4	0/0	0/4	0
# Owner Households	0	0	0	0/1	0/0	0/1	0
# Renter Households	0	0	0	0/3	0/0	0/3	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 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, 2010

To Date

Total Projected Budget from All Sources	N/A	\$181,548.00
Total CDBG Program Funds Budgeted	N/A	\$181,548.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$180,234.00	\$180,234.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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 was awarded \$180,234.00 for Administrative Funds to ensure program compliance, monitoring reporting and financial management duties. As of September 30, 2010, the City has incurred administrative costs but will not request reimbursement from the lead applicant Oregon Housing & Community Services (OHCS) until October 2010.

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-CLACKAMAS-ADMIN
Activity Title:	NSP2 ADMIN CLACKAMAS

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:

Clackamas County

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$69,201.00
Total CDBG Program Funds Budgeted	N/A	\$69,201.00
Program Funds Drawdown	\$14,459.69	\$14,459.69
Program Funds Obligated	\$67,887.00	\$67,887.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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 was awarded \$67,887 in Administrative Funds to ensure program compliance, monitoring reporting and financial management duties. As of September 30, 2010, the County has incurred \$14,460 in administrative costs and has requested reimbursement from the lead applicant Oregon Housing & Community Services (OHCS).

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, 2010

To Date

Total Projected Budget from All Sources

N/A

\$59,130.74

Total CDBG Program Funds Budgeted

N/A

\$59,130.74

Program Funds Drawdown

\$0.00

\$0.00

Program Funds Obligated

\$60,237.00

\$60,237.00

Program Funds Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

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 was awarded \$60,237.00 for Administrative Funds to ensure program compliance, monitoring reporting and financial management duties. As of September 30, 2010, administrative costs have been incurred by the City has not requested reimbursement from the lead applicant Oregon Housing and Community Services (OHCS).

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

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$304,806.00
Total CDBG Program Funds Budgeted	N/A	\$304,806.00
Program Funds Drawdown	\$7,550.67	\$7,550.67
Program Funds Obligated	\$0.00	\$304,806.00
Program Funds Expended	\$0.00	\$0.00
OREGON HOUSING & COMMUNITY SERVICES	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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 & Community Services as the lead applicant for the NSP 2 Consortium is responsible for overall administration, compliance monitoring and reporting to the U.S. Department of Housing and Urban Development (HUD). To date, OHCS has been entering Environmental Reviews into RAMPS, setting up internal systems to process reimbursement requests, tracking project activity including obligations and national objective targets. Administrative duties in this quarter have been limited since all of the Consortium members have been completing NSP 1 activities. OHCS projects at least \$2,000,000 in expenditures in the fourth quarter of 2010.

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, 2010

To Date

Total Projected Budget from All Sources	N/A	\$65,854.00
Total CDBG Program Funds Budgeted	N/A	\$65,854.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$64,540.00	\$64,540.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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 was awarded \$64,540.00 for Administrative Funds to ensure program compliance, monitoring reporting and financial management duties. As of September 30, 2010, no administrative funds have been expended.

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
