

**Grantee: State of Oregon**

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

**October 1, 2010 thru December 31, 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:

- >&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 – 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. 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:

- >&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 support for approximately \$65,800 in donated materials and service.
- >&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:**

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<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$6,829,635.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$6,829,635.00
<b>Program Funds Drawdown</b>	\$1,960,639.08	\$1,982,649.44
<b>Program Funds Obligated</b>	\$205,350.43	\$2,264,311.72
<b>Program Funds Expended</b>	\$896,662.72	\$896,662.72
<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	\$86,951.54
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:

QPR – NSP 2 – 7-1-10 to 9-30-10

### Overall 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) entered over 40 projects in the Recovery Act Management and Performance System (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; 6) provided ongoing technical assistance to consortium members and the general public; and 7) completed Amendment # 1 to reallocated funds within Consortium Members and activities.

In addition to the above general administrative activities, during the third quarter 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. OHCS has now received it’s first application and expects several more applications to be submitted for review in the first quarter of 2011. First round of applications is due January 10, 2011 and the second round of application is due February 11, 2011.

#### Activities by All 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 obligated all of its funds under Activity A, Financing Mechanisms. In total, the city has obligated \$1,525,389 for low moderate and middle income (LMMI) projects that serve households earning up to 120% of the area median income and \$126,132 in Activity A funds for low income (LH) households earning less than 50% of the area median income. The City expects to complete both of these activities in the first or second quarter of 2011.

- Clackamas County anticipates serving at least eight (16) housing units under Activity A. To date, the County has obligated \$197,832 for four loans under this activity.

- The City of Medford has budgeted 145,215.00 under Activity A to assist low moderate & middle income (LMMI) households. The city 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 has relinquished its funds and they have been allocated to other Consortium Members. The City's NSP-2 allocation was too small to make a neighborhood impact therefore, they are in the process of terminating their NSP-2 agreement.
- Washington County has revised its budget down to \$162,097 for Activity A to serve low moderate and middle (LMMI) income households to purchase qualified single family homes. The County anticipates assisting at least four households under this activity. To date the County has obligated funds for three acquisitions and is reviewing applications for the fourth and final loan to be obligated in 2011. 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 revised its budget from \$257,477 to \$50,000 under this activity. All \$50,000 under this activity were awarded to a veterans group to provide housing for low income persons.
- 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 received one proposal for review and expects a few others in the first quarter of 2011. OHCS is accepting first round applications through January 11, 2011 and second round applications through February 11, 2011 from non-profits who develop supportive housing for low income homeless persons.
- Washington County has adjusted its budget of \$513,456 up to \$684,608 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). The County has closed on four (4) housing units that have been acquired by various non-profits who are in the process of rehabilitating the homes for subsequent lease to low income households.
- 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 50% of the area median income. The minimum target number of units has been adjusted from 26 to 20. HAJC is currently searching for existing small multi-family properties, attached condominiums or town homes to acquire for permanent supportive housing for homeless persons. As of December 31, 2010, no funds had been obligated.

Progress Under Activity E, Redevelopment & Acquisition of foreclosed subdivisions for new construction of low income and middle income housing.

- The City of Bend has revised its program budget to include \$252,678 for the acquisition of land to build 10 homes for low moderate and middle income households earning less than 120% of the area median income. This Activity will include leveraging of \$120,000 from the department of energy for solar panels and heat and \$750,000 of City affordable housing funds for construction financing.
- The City of Bend has also budgeted \$80,000 for a local chapter of Habitat for Humanity to buy foreclosed subdivision lots for new construction of low income housing to serve households earning less than 50% of the area median income.

#### Summary

The Oregon NSP 2 Consortium has initiated over 80 acquisitions by the end of the fourth quarter and program momentum is strong in Central Oregon. The Oregon Consortium is on pace to easily reach its minimum required goal of assisting 100 units and could reach as many as 120 units. Consortium Members including the City of Bend and Washington County have nearly obligated all their funds which is just over 50% of the total NSP-2 grant amount. Further, both of these Consortium Members have expended a majority of their funds and will be nearly 100% expended by the end of the first quarter of 2011. The City of Bend has obligated all of its Activity A funds and is still experiencing strong demand for homebuyers seeking down payment and closing cost assistance. 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 and as a result has dropped out of the Consortium. Clackamas County has obligated funds for four down payment assistance loans but is on track to complete up to 16 loans in the coming year. The City of Medford serving Jackson County is recalibrating its allocation to suballocate funds to the Housing Authority of Jackson County to purchase foreclosed housing units to provide permanent supportive housing for homeless persons. Finally, the OHCS initiative to provide NSP 2 funding to serve homeless persons has just gotten underway and is anticipated to be fully obligated in the first quarter of 2011. Overall, the Oregon NSP-2 program is on track to meet its 100 minimum unit goal, will most likely be fully obligated by the end of the second quarter of 2011 and is exceeding its expectations for assisting the number of units for low income households. At this point in the program it's conceivable that up to 40% of the program funds will be invested in properties that will serve low income households especially homeless persons. Further, the program is leveraging over another \$3,000,000 investment of local funds into these low income 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	\$332,678.00	\$1,208,799.00	\$332,678.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP2-ADMIN, NSP2 ADMIN FUNDS	\$64,941.18	\$682,960.00	\$86,951.54
NSP2-FM, NSP2 FINANCE MECHANISMS	\$848,189.18	\$2,851,709.00	\$848,189.18
NSP2-PR, NSP2 PURCHASE REHAB	\$714,830.72	\$2,086,167.00	\$714,830.72

## 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**

**Oct 1 thru Dec 31, 2010**

**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>	\$62,132.00	\$62,132.00
<b>Program Funds Obligated</b>	\$62,132.00	\$62,132.00
<b>Program Funds Expended</b>	\$62,132.00	\$62,132.00
CITY OF BEND	\$62,132.00	\$62,132.00
<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:**

The City of Bend has closed on three down payment assistance loans under Activity A, Financing Mechanisms. Three more properties are schedule to close in the first quarter of 2011. All six of these will loans are or will be to low income households earning less than 50% of the area median income.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	3	3/6
<b># of Housing Units</b>	3	3/6
<b># of Singlefamily Units</b>	3	3/6

## 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	0/6	0/0	0/6	0

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

## Activity Locations

Address	City	State	Zip
2590 NE 5th St	Redmond	NA	97756
1865 NE 7th St	Redmond	NA	97756
702 Nickernut	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	

<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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<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>	\$666,357.18	\$666,357.18
<b>Program Funds Obligated</b>	(\$138,863.81)	\$666,357.18
<b>Program Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

City of 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 closed 22 down payment assistance loans under Activity A, Financing Mechanisms in third quarter of 2010. The City has drawn funds for 14 of these loans and will submit draws for the other 8 loans in the first quarter of 2011. All of these loans benefit low moderate and middle income (LMMI) households earning less than 120% of the area median income. The City has another 14 loans obligated for funding in the first quarter of 2011. Overall, the City is ahead of schedule on implementing this activity.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	14	14/40

  

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

# of Housing Units	14	14/40
# 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	14	0	14	14/0	0/40	14/40	100.00
# 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

Address	City	State	Zip
2893 SW Indian Ave	Redmond	NA	97756
922 NW 20th Ct	Redmond	NA	97756
1917 Yellowstone Lane	Bend	NA	97701
2936 NE Sandy Dr	Bend	NA	97701
2449 SW 30th St	Redmond	NA	97756
3138 SW Pumice Ave	Redmond	NA	97756
1946 NE Windy Tree	Bend	NA	97702
63 SW McKinley Ave	Bend	NA	97701
19544 Salmonberry Ct	Bend	NA	97702
2794 NE Sedalia Loop	Bend	NA	97701
2125 NE Yellowpine Rd	Prineville	NA	97754
21365 Pelican Dr	Bend	NA	97701
3088 NE Fairmont Ct	Bend	NA	97701
61534 Twin Lakes Loop	Bend	NA	97702

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

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

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

**Oct 1 thru Dec 31, 2010**

**To Date**

<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>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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 (the "County") has closed 4 down payment assistance loans under Activity A, Financing Mechanisms in third quarter of 2010. The County has not yet drawn any project funds, however will submit draws for these loans in the first quarter of 2011. All of these loans benefit low moderate and middle income (LMMI) households earning less than 120% of the area median income. The County has enough funds for this activity to fund about another 12 loans that will likely be closed sometime during the first two quarters of 2011. Overall, the County is on schedule for implementing this activity.

**Accomplishments Performance Measures**

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

  

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

# 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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$97,484.60
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$97,484.60
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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:**

The City of Medford has been accepting applications for down payment assistance loans under Activity A, Financing Mechanisms in fourth quarter of 2010, however has not closed any loans to date. The City has budgeted enough funds to close 6 loans for this activity and is on schedule to meet this goal within the first two quarters of 2011. All of these loans will benefit low moderate and middle income (LMMI) households earning less than 120% of the area median income.

**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	0/3

  

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

# 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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<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>	\$119,700.00	\$119,700.00
<b>Program Funds Obligated</b>	(\$51,452.10)	\$119,700.00
<b>Program Funds Expended</b>	\$119,700.00	\$119,700.00
WASHINGTON COUNTY	\$119,700.00	\$119,700.00
<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:**

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 (the "County") has closed 3 down payment assistance loans under Activity A, Financing Mechanisms in third quarter of 2010. The County has drawn \$119,700 project funds for these projects. The County has enough funds to close at least one more loan under this activity. All of these loans benefit low moderate and middle income (LMMI) households earning less than 120% of the area median income. Overall, the County is ahead of schedule for implementing this activity.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	3	3/4
<b># of Parcels acquired voluntarily</b>	0	0/0

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	3		3/4	
# of Singlefamily Units	3		3/4	

### Beneficiaries Performance Measures

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

Address	City	State	Zip
16471 SW Redtwig Dr	Sherwood	NA	97140
1502 SE Sweetbay St	Hillsboro	NA	97123
16062 SW Langer Dr	Sherwood	NA	97140

### 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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$200,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$200,000.00
<b>Program Funds Drawdown</b>	\$50,000.00	\$50,000.00
<b>Program Funds Obligated</b>	(\$12,580.00)	\$50,000.00
<b>Program Funds Expended</b>	\$50,000.00	\$50,000.00
CITY OF BEND	\$50,000.00	\$50,000.00
<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:**

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:**

The City of Bend has allocated \$50,000 of NSP-2 funds to the Bend Area Habitat for Humanity to purchase and rehabilitate a home in the City of Prineville, Oregon. The City has closed on its loan with Habitat for Humanity and has drawn the funds. As with most Habitat for Humanity NSP projects, this project will benefit a household earning less than 50% of the area median income. Compared to other regions of Oregon this area known as Central Oregon has been especially hard hit by foreclosures.

expended / Bend Area Habitat / property purchased but not rehabilitated and sold to date

**Accomplishments Performance Measures**

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

#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 & 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-CLACKAMAS-LMMI**

**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 - LMMI

**Responsible Organization:**

CLACKAMAS COUNTY

**Overall**

**Oct 1 thru Dec 31, 2010**

**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>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

2-PR-CLACKAMAS-LMMI

**Location Description:**

**Activity Progress Narrative:**

Clackamas County (the "County") has closed 1 acquisition rehabilitation loan under Activity B, Purchase Rehabilitation with an area non-profit housing developer in fourth quarter of 2010. The County has not yet drawn the project funds, however will submit draws for these loans in the first quarter of 2011. This Activity is combined with NSP-1 funds in an overlapping target area. The project will benefit a household earning less than 50% of the area median income.

**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-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**

**Oct 1 thru Dec 31, 2010**

**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>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
OREGON HOUSING & 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 (OHCS) staff will post a Request for Proposals (RFP) soliciting non-profit housing developers to acquire foreclosed 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:**

During the fourth quarter of 2010, Oregon Housing and Community Services (OHCS) accepted applications from qualified non-profit housing developers to acquire existing foreclosed housing units or units that could be converted to housing to create permanent supportive housing for homeless persons. OHCS will augment this NSP Activity B, Purchase/Rehabilitation with some of its own capital and operating funding specifically budgeted for homeless persons needing supportive services. To date, OHCS has received one application that was under review at the time of this report. OHCS expects to fund another 10 to 15 housing units under this activity. All units will be leased to persons or households earning less than 50% of the area median income.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		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		Cumulative Actual Total / Expected	
	Total		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

**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:**

WASHINGTON COUNTY

**Overall**

**Oct 1 thru Dec 31, 2010**

**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>	\$664,830.72	\$664,830.72
<b>Program Funds Obligated</b>	\$322,526.52	\$664,830.72
<b>Program Funds Expended</b>	\$664,830.72	\$664,830.72
WASHINGTON COUNTY	\$664,830.72	\$664,830.72
<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:**

Washington County (the "County") has expended its entire budget of \$664,830.72 for this Activity B, Purchase Rehabilitation. All funds have been drawn. The County has subgranted the funds for this activity to four separate non-profit entities wherein each entity purchased one single family home. Three of these non-profits, the Housing Authority of Washington County, Community Partners for Affordable Housing and Bienestar will rent their respective housing units to low income households earning less than 50% of the area median income (LH). The fourth non-profit, Habitat for Humanity will sell the home to an LH household. Currently all four housing units are undergoing rehabilitation and will be occupied by the end of the second quarter of 2011. The County is ahead of schedule for completing this activity.

## 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:** 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**

**Oct 1 thru Dec 31, 2010**

**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>	\$80,000.00	\$80,000.00
<b>Program Funds Obligated</b>	\$80,000.00	\$80,000.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

5-RDV-BEND-LH  
Juniper Lane Subdivision, Redmond - 5 lots - Habitat for Humanity

**Location Description:**

**Activity Progress Narrative:**

The City of Bend has expended the entire \$80,000 budgeted for this Activity E, Redevelopment. All funds have been drawn. The City has subgranted funds to Redmond Habitat for Humanity to build five new homes on foreclosed subdivision lots. All homes will be sold to low income households earning less than 50% of the area median income. Redmond Habitat for Humanity plans to complete the construction and subsequent sale of the home prior to the February 2013 deadline.

**Accomplishments Performance Measures**

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**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**

**Oct 1 thru Dec 31, 2010**

**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>	\$252,678.00	\$252,678.00
<b>Program Funds Obligated</b>	\$252,678.00	\$252,678.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

5-RDV-BEND-LMMI

Shady Pines Subdivision - 10 lots - Building Partners for Affordable Housing

**Location Description:**

**Activity Progress Narrative:**

The City of Bend has expended all of its \$252,678.00 budgeted for this Activity E, Redevelopment. The Activity involves the acquisition of land to build 10 new homes on foreclosed subdivision lots. The City has leverage \$120,000 from the Department of Energy to install solar panels and heat. In addition, the City has committed \$750,000 of local funds for a 0% 30 year deferred loan for construction financing. Also, this project will create construction jobs for a region with the highest unemployment rate in Oregon. All homes will be sold to low middle and moderate income households earning less than 120% of the area median income.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/10
<b># of Singlefamily Units</b>	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	0/0	0/10	0/10	0
# Renter Households	0	0	0	0/0	0/10	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-MEDFORD-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 MEDFORD

**Overall**

**Oct 1 thru Dec 31, 2010**

**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	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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 for low income homebuyers.

**Location Description:**

City of Medford.

**Activity Progress Narrative:**

The City of Medford is working with the area chapter of Habitat for Humanity to purchase land and build new homes for low income households (e.g. those earning less than 50% of the area median income). The City plans to close sometime in the first quarter of 2011. Habitat for Humanity will build the homes and them sold and occupied by low income households by the February 2013 deadline.

**Accomplishments Performance Measures**

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

**Grantee Activity Number: 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**

**Oct 1 thru Dec 31, 2010**

**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>	\$21,098.91	\$21,098.91
<b>Program Funds Obligated</b>	(\$159,135.09)	\$21,098.91
<b>Program Funds Expended</b>	\$0.00	\$0.00
Oregon Housing and Community Services	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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:**

Under this Activity, Administration, the City of Bend conducts the following tasks on an ongoing basis: 1) Program marketing; 2) loan origination and underwriting; 3) environmental reviews; 4) technical assistance to homebuyers and non-profits; 5) overseeing the procurement process for non-profit developers; 6) NSP funds management including disbursements and management of program income; 7) participant income verification; 8) eligible property verification; 9) reporting to the lead Consortium Member; and 10) and general NSP administrative duties.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<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>	(\$53,427.31)	\$14,459.69
<b>Program Funds Expended</b>	\$0.00	\$0.00
Oregon Housing and Community Services	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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:**

Under this Activity, Administration, the Clackamas County conducts the following tasks on an ongoing basis: 1) Program marketing; 2) loan origination and underwriting; 3) environmental reviews; 4) technical assistance to homebuyers and non-profits; 5) overseeing the procurement process for non-profit developers; 6) NSP funds management including disbursements and management of program income; 7) participant income verification; 8) eligible property verification; 9) reporting to the lead Consortium Member; and 10) and general NSP administrative duties.

**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**

**Oct 1 thru Dec 31, 2010**

**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	\$0.00
<b>Program Funds Obligated</b>	(\$60,237.00)	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Oregon Housing and Community Services	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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:**

Under this Activity, Administration, the City of Medford conducts the following tasks on an ongoing basis: 1) Program marketing; 2) loan origination and underwriting; 3) environmental reviews; 4) technical assistance to homebuyers and non-profits; 5) overseeing the procurement process for non-profit developers; 6) NSP funds management including disbursements and management of program income; 7) participant income verification; 8) eligible property verification; 9) reporting to the lead Consortium Member; and 10) and general NSP administrative duties.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**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**

**Oct 1 thru Dec 31, 2010**

**To Date**

<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>	\$15,593.05	\$23,143.72
<b>Program Funds Obligated</b>	\$0.00	\$304,806.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
OREGON HOUSING & 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 (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:**

Under this Activity, Administration, Oregon Housing and Community Services conducts the following tasks on an ongoing basis: 1) Program marketing; 2) loan origination and underwriting; 3) environmental reviews; 4) technical assistance to other Consortium Members; 5) overseeing the procurement process for non-profit developers for it's Activity B responsibilities; 6) NSP funds management including disbursements and management of program income for all Consortium Members; 7) participant income verification; 8) eligible property verification; 9) Disaster Recovery and Grant Management System reporting to HUD ; and 10) and general NSP administrative duties.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**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**

**Oct 1 thru Dec 31, 2010**

**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>	\$28,249.22	\$28,249.22
<b>Program Funds Obligated</b>	(\$36,290.78)	\$28,249.22
<b>Program Funds Expended</b>	\$0.00	\$0.00
Oregon Housing and Community Services	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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:**

Under this Activity, Administration, the Washington County conducts the following tasks on an ongoing basis: 1) Program marketing; 2) loan origination and underwriting; 3) environmental reviews; 4) technical assistance to homebuyers and non-profits; 5) overseeing the procurement process for non-profit developers; 6) NSP funds management including disbursements and management of program income; 7) participant income verification; 8) eligible property verification; 9) reporting to the lead Consortium Member; and 10) and general NSP administrative duties.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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