

Grantee: State of Oregon

Grant: B-11-DN-41-0001

July 1, 2011 thru September 30, 2011 Performance Report

Grant Number:

B-11-DN-41-0001

Obligation Date:**Grantee Name:**

State of Oregon

Award Date:**Grant Amount:**

\$5,000,000.00

Contract End Date:

03/09/2014

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Narratives**Summary of Distribution and Uses of NSP Funds:****Introduction:**

The U.S. Housing and Urban Development (HUD) allocated \$5,000,000 in NSP-3 funds to the State of Oregon (the "Grantee"). HUD requires Grantees to concentrate the allocation funds to neighborhoods with the highest numbers of foreclosures to ensure the greatest impact on stabilizing neighborhoods. NSP financial assistance to homebuyers and non-profit developers should result in increased occupancy and improved housing conditions in neighborhoods with the largest inventory of foreclosed, vacant or abandoned residential properties.

Given limited funding and the national objective of achieving the greatest impact on such neighborhoods, Oregon Housing and Community Services (OHCS - aka the "Grantee") has elected to initially focus its allocation of NSP-3 funds in neighborhoods with a HUD Needs Score of 15 or above. Note the highest Need Score for Oregon is 17 and the HUD threshold for the lowest allowable Need Score is 11. If it is determined at later date that target areas with scores of 15 or greater are not yielding enough eligible properties that can be completed within the NSP expenditure deadline, OHCS may consider amending this Action Plan by revising the boundaries of existing target areas and analyzing the feasibility of areas with scores of 14 or greater. Ultimately any revision must be in accordance with the program intent to focus NSP resources within a concentrated area to ensure maximum impact on stabilizing neighborhoods.

Process for Selecting Areas of Greatest Need

First, OHCS utilized GIS mapping software to identify geographic areas with a HUD Needs Score of 15 or higher. Second, OHCS conducted an analysis of these geographic areas using the HUD NSP-3 Mapping system. This second step enabled OHCS to create smaller, more manageable Target Areas where the demand for NSP assistance could be matched up with potential local resources. Overall, 12 separate Target Areas were created across three regions of the state. Third, OHCS conducted a competitive process for a request for proposals for NSP administrators to determine at least one Subrecipient from each region. Applicants were given the Target Area maps and Planning Data and given five weeks to submit an application for funding. OHCS reviewed the applications and awarded funds to applicants proposing to serve Target Areas with a HUD Needs Score of 15 or higher. Because the original 12 Target Areas were too large and required the completion of number of housing units that exceeded the amount NSP funding, OHCS negotiated the reconfiguration of the Target Areas down to six areas.

Description of the Primary Target Areas Including Market Conditions and Characteristics

All of the Target Areas identified in this Substantial Amendment are within or adjacent to Target Areas from either NSP-1 or NSP-2 target areas. Currently, OHCS as the NSP-1 Grantee and the lead member of the NSP-2 Consortium can attest to the fact that the demand for NSP funding assistance in all three regions continues to remain strong. NSP-3 is essentially an augmentation of the previous rounds of NSP funding in similar Target Areas.

According to data from the Bureau of Labor and Statistics Oregon has an unemployment rate of 10.6%, the 7th highest unemployment rate in the nation. Most of the cities within the potential target areas listed have unemployment rates above the state average. Recent data from RealtyTrac shows foreclosure starts for December of 2010 in each of the primary counties within the three NSP-3 regions still high with 430 in Multnomah, 312 in Deschutes and 199 in Jackson.

Region A: Multnomah County - City of Portland & City of Gresham

Portland and Gresham are the two most populous cities in the State of Oregon. Portland has one and Gresham has two target areas with a Needs Score of 15 or higher. Both Cities were Subrecipients of NSP-1 funds and were very successful in administering NSP Activity A, Financing Mechanisms. In addition, the City of Portland has several non-profit partners requesting additional NSP funds for rental properties, community land trust acquisitions and low income home ownership through Habitat for Humanity.

The City of Gresham closed over 20 NSP-1 down payment assistance loans and leveraged \$2,700,000 in first mortgage funds. The City limited their down payment assistance to \$25,000 per housing unit. The funds were expended in a timely manner and the City could easily continue this program given additional NSP funding. Physical housing conditions in the City are generally very good and few homes require any substantial rehabilitation work. As a result, by simply implementing a down payment assistance program, the City could have a significant impact on both of its NSP Target Areas. Similar to most cities in Oregon, unemployment is high in Gresham. However, as the Portland

Metropolitan area's most populous suburb, the city is near employment opportunities, therefore it is reasonable to assume an NSP program would be effective in stimulating home ownership in neighborhoods with high foreclosures. The City of Portland is very similar to Gresham given the Portland Housing Bureau's (PHB) success in administering an NSP Activity A, down payment assistance program. The demand in Portland was so great that PHB was forced to conduct a lottery for NSP applications from homebuyers. Portland also has a high quality housing inventory and will likely keep NSP expenditures for rehabilitation relatively low. PHB anticipates a majority of its NSP funds will be expended on Activity A. Further, since initially PHB has only one Target Area designated under NSP-3 it expects the demand to exceed the availability of funds.

Region B: Deschutes County - City of Redmond and City of La Pine

Deschutes County, located in Central Oregon has the highest NSP Needs Scores. The City of Redmond, located in the far northeast corner of the county has at least eight block groups with scores of 17, the highest score in the state. The City also has the eight block groups with a Needs Scores of 16 and three block groups with scores of 15. One of the City's non-profit affordable housing developers has been active in NSP-1 and NSP-2 and has acquired homes for both sale to home owners and lease to low income persons including homeless families. A survey of RealtyTrac data shows over 450 homes within the city in foreclosure. This is about 10 percent of the owner occupied homes within the city. The City also has unemployment rate around 14%, one of the highest rates in the state. It is reasonable to assume that underemployment is prevalent but no current data on this economic characteristic is available. Originally, four potential NSP-3 Target Areas were selected for the City. After review of City of Redmond's application for funding OHCS and the City cooperatively created one Target Area to be commensurate with the proposed housing goal target of 26 units.

The City of La Pine, located in southeastern region of Deschutes County has three block groups with Needs Scores of 16. The City has approximately 92 foreclosed homes per the NSP-3 Mapping data. The City is predominately a bedroom community and employment is dependent on the tourism and service industry. Because the City is located within Central Oregon's most visited recreational areas, housing affordability has become problematic. OHCS provided NSP-1 funds to the local Habitat for Humanity to mitigate this problem. NSP-3 funds will provide the opportunity to purchase additional homes for affordable housing within this region of the state. The quality of the housing stock in this region varies therefore, it's anticipated a combination of low income ownership through Habitat for Humanity or acquisitions by area non-profits for affordable rental housing are the most feasible program options. Given the limited amount of NSP funds, the number of available foreclosed housing units in the City and the experience and capacity of NSP administrators within the region, OHCS does not anticipate major obstacles with meeting the threshold for assisting the minimum number of units to make an impact. The City will be part of the City of Redmond's funding award as noted above. OHCS and the City cooperatively created one Target Area to be commensurate with the proposed housing goal target of 8 units.

Region C: Jackson County - City of Medford

The City of Medford is an experienced NSP-1 and NSP-2 recipient. The rate of foreclosure and housing market in Medford is similar to central Oregon discussed in Region B above. In the central part of the City of Medford along the west side of Interstate 5, there are at least 400 foreclosed properties. It is anticipated that NSP will provide funding to assist homebuyers with needed down payment assistance that will enable them to purchase foreclosed homes and thereby help to stabilize the local housing market. NSP also provides capital for non-profit affordable housing developers to purchase, rehabilitate and lease or sell foreclosed homes. The City has strong non-profit partners experienced in affordable rental and owner occupied housing. The NSP-3 Target areas show approximately 20 foreclosed homes and 40 vacant homes. After review of City of Medford's application for funding OHCS and the City cooperatively created one Target Area to be commensurate with the proposed housing goal target of 13 units.

Funding Allocation Process and Subrecipient Awards

1) Allocation of NSP-3 Funding and Selection of Subrecipients

Oregon Housing and Community Services (OHCS) completed the review of NSP-3 applications for Subrecipients on June 2, 2011. The NSP-3 funding awards are listed below. These funding allocations are based on the respective applicant's administrative capacity, the need for NSP assistance as forecasted through the HUD NSP-3 Mapping system and various market conditions within each of the three target regions.

Because of experience with previous rounds of NSP and the geographic limitations imposed by the NSP-3 target areas (see part "of this amendment below) OHCS has chosen to create a funding pool and hold \$631,000 in project funds and \$33,154 in administrative funds for release after: 1) any Subrecipient has expended or obligated all of its initial allocation of funds and has a demonstrated demand or additional funding; 2) any Subrecipient fails to meet the program benchmarks designated in part "of this amendment and funds must be recaptured and placed in the funding pool; or 3) a significant failure of more than one Subrecipient to meet program expenditure deadlines or unit production progress and OHCS determines a need to solicit alternate or additional Subrecipients is necessary to ensure program funds are expended on time as required by HUD. OHCS will create an application process for the funding pool prior to the end of the 2011 fiscal year.

Neighborhood Stabilization Program (NSP) 3: Funding Allocations and Housing Unit Targets

> Funding Allocations and Housing Unit Production Goals

>Subrecipient	Total Funding Award	Project Funding	Administrative Funds	Activity A Funding	Activity A Units	Activity B	
Funding Activity B Units							
>City of Portland	\$616,765	\$586,000	\$30,765	\$270,000	9	\$316,000	3
>City of Gresham	\$631,500	\$600,000	\$31,500	\$600,000	20	\$0	0
>City of Redmond	\$1,592,433	\$1,513,000	\$79,433	\$893,000	30		
\$620,000	4						
>City of Medford	\$1,200,000	\$1,170,000	\$30,000	\$0	0	\$1,170,000	13
>State Activity A Pool	\$926,148	\$631,000	\$295,148	\$631,000	21		
>Administration Pool	\$33,154		\$33,154				
>Total	\$5,000,000	\$4,500,000	\$500,000	\$2,394,000	80	\$2,106,000	20

2) NSP Target Areas

The target areas selected for NSP-3 have been created by utilizing the HUD online NSP-3 Mapping software which may be accessed by program users and the general public at: www.huduser.org/NPS/NSP.html In previous rounds of NSP funding grantees were allowed to create NSP target area maps by designating census tracts or census block groups that met HUD required foreclosure scores. For NSP-3 all grantees including OHCS are required to use the HUD online mapping software to create target areas. The mapping software utilizes a statistical multiple regression model that uses real estate, employment and mortgage loan data to derive a foreclosure assistance needs score. In addition to creating target area maps, the software also creates a report that provides a spectrum of housing data. Most importantly, the mapping software provides data on the minimum number of units to make an impact (MUI). All funding awards must be commensurate with the MUI to ensure that NSP funds invested make an impact on stabilizing the neighborhood wherein they are invested. The target areas for each Subrecipient may be found in Attachment C of the NSP-3 Substantial Amendment. The planning data with the

specified minimum number of units to make an impact may be found in Attachment D of this NSP-3 Substantial Amendment.

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>3) Benchmarks for expected housing unit production

>Each Subrecipient listed in the table above will be required to meet the following benchmarks during the implementation of their NSP program:

>a) 50% of all program funds must be expended by March 9, 2013

>b) 100% of funds must be expended by March 9, 2014

>c) For Activity A, NSP funds must be obligated to the acquisition or rehabilitation of at least 25% of the targeted number of units by the end of 9 months after execution of the Subrecipient agreement with OHCS.

>d) For Activity A, NSP funds must be obligated to the acquisition or rehabilitation of at least 50% of the targeted number of units by end of 15 months after execution of the Subrecipient agreement with OHCS

e) For Activity B, NSP funds must be obligated to the acquisition or rehabilitation of at least 50% of the targeted number of units by end 12 months after execution of the Subrecipient agreement with OHCS.

NOTE: Obligation means funds are committed to a specific address by evidence of a purchase option or purchase agreement with an estimated closing date.

4) Evaluation of program progress and potential recapture and reallocation of funds.

Federal regulations require OHCS to take appropriate actions to correct any deficiencies in Subrecipient performance, including but not limited to, suspending or terminating the NSP activities carried out by the Subrecipient. OHCS will evaluate the NSP-3 progress each quarter of each calendar year until the end of the OHCS grantee agreement with HUD on March 9, 2014. OHCS reserves the right to recapture funds based on performance or program changes, reallocate funds, revise target areas or housing unit goals as necessary to ensure HUD expenditure deadlines and other program requirements are met. Specific evaluation benchmarks and potential program amendments or actions after the execution of any Subrecipient grant agreement may be taken as follows:

a) After the end of the first six months, OHCS may elect to adjust target areas if it is determined that the "minimum number of units to make an impact" are not available for potential acquisition in the initial target area.

>b) After the end of the first 9 months if it is determined that a Subrecipient is not making reasonable progress in administering the program, OHCS may elect to recapture any portion or all of available NSP-3 funds and reallocate the funds into the funding pool.

c) If no progress in expenditure of funds is made (i.e. NSP assisted units acquired under any activity) after the end of the first year, OHCS will terminate the Subrecipient Agreement and reallocate the NSP funds to the funding pool.

>d) If a Subrecipient fails to meet or violates any NSP compliance, including applicable CDBG rules OHCS may terminate the award and recapture NSP funds.

>e) OHCS reserves the right to recapture or reallocate NSP funds under any of the conditions listed in this amendment.

How Fund Use Addresses Market Conditions:

Description of the Primary Target Areas Including Market Conditions and Characteristics

>All of the Target Areas identified in this Substantial Amendment are within or adjacent to Target Areas from either NSP-1 or NSP-2 target areas. Currently, OHCS as the NSP-1 Grantee and the lead member of the NSP-2 Consortium can attest to the fact that the demand for NSP funding assistance in all three regions continues to remain strong. All of the Subrecipients or Subgrantees that administered previous rounds of NSP funding requested either NSP-1 or NSP-2 funds given the demand for homebuyer down payment assistance was very strong. In addition, most non-profit affordable housing developers also requested additional funding to acquire eligible properties in these areas. Potential Target Areas in this Substantial Amendment would be essentially an augmentation of the previous rounds of NSP funding. According to data from the Bureau of Labor and Statistics Oregon has an unemployment rate of 10.6%, the 7th highest unemployment rate in the nation. Most of the cities within the potential target areas listed have unemployment rates above the state average. Recent data from RealtyTrac shows foreclosure starts for December of 2010 in each of the primary counties within the three regions still high with 430 in Multnomah, 312 in Deschutes and 199 in Jackson.

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>Region A: Multnomah County - City of Portland & City of Gresham

>Portland and Gresham are the two most populous cities in the State of Oregon. Portland has one and Gresham has two target areas with a Needs Score of 15 or higher. Both Cities were Subrecipients of NSP-1 funds and were very successful in administering NSP Activity A, Financing Mechanisms. In addition, the City of Portland has several non-profit partners requesting additional NSP funds for rental properties, community land trust acquisitions and low income home ownership through Habitat for Humanity.

The City of Gresham closed over 20 NSP-1 down payment assistance loans and leveraged over \$2,700,000 in first mortgage funds. The City limited their down payment assistance to \$25,000 per housing unit. The funds were expended in a timely manner and the demand is continuous for NSP or a program like NSP to stimulate home buying in the local housing market. The City could easily continue this program given additional NSP funding. Physical housing conditions in the City are generally very good and few homes require any substantial rehabilitation work. As a result, by simply implementing a down payment assistance program the City could have a significant impact on both of its NSP-3 Target Areas in a short time frame. Similar to most cities in Oregon, unemployment is high in Gresham. However, as the Portland Metropolitan area's most populous suburb, the city is near employment opportunities therefore it is reasonable to assume an NSP program would be effective in stimulating home ownership in neighborhoods with high foreclosures.

The City of Portland is very similar to Gresham given the Portland Housing Bureau's (PHB) success in administering an NSP Activity A, down payment assistance program. The demand in Portland was so great that PHB was forced to conduct a lottery applications from homebuyers. Portland also has a high quality housing inventory and will likely keep NSP expenditures on rehabilitation relatively low. PHB anticipates a majority of its NSP funds will be expended on Activity A. Further, since initially PHB has only one Target Area designated under NSP-3 it expects the demand to exceed the availability of funds.

Region B: Deschutes County - City of Redmond and La Pine Deschutes County, located in Central Oregon has the highest NSP Needs Scores. The City of Redmond, located in the far northeast corner of the county has at least eight block groups with scores of 17, the highest score in the state. The City also has the eight block groups with Needs Scores of 16 and three block groups with scores of 15. One of the City's non-profit affordable housing developers has been active in NSP-1 and NSP-2 and has acquired homes for both sale to home owners and lease to low income persons including homeless families. A survey of RealtyTrac data shows over 450 homes within the city in foreclosure. This is about 10 percent of the owner occupied homes within the city. The City also has unemployment rate around 14%, one of the highest rates in the state. It is reasonable to assume that underemployment is prevalent but no current data on this economic

characteristic is available. The four NSP-3 Target Areas selected for the City have approximately 235 foreclosed homes. The estimated number of units to make an impact for the City's Target Areas is 93. If the NSP-3 funds are awarded to this area through the RFP process described in this Substantial Amendment, it will be necessary to reduce the Target Areas given the limited resources. The city of La Pine, located in southeastern region of Deschutes County has three block groups with Needs Scores of 16. The City has approximately 92 foreclosed homes per the NSP-3 Mapping data. The City is predominately a bedroom community and employment is dependent on the tourism and service industry. Because the City is located within Central Oregon's most visited recreational areas, housing affordability has become problematic. OHCS provided NSP-1 funds to the local Habitat for Humanity to mitigate this problem. NSP-3 funds will provide the opportunity to purchase additional homes for affordable housing within this region of the state. The quality of the housing stock in this region varies therefore, it's anticipated a combination of low income ownership through Habitat for Humanity or acquisitions by area non-profits for affordable rental housing are the most feasible program options. Given the limited amount of NSP funds, the number of available foreclosed housing units in the City and the experience and capacity of NSP administrators within the region, OHCS does not anticipate major obstacles with meeting the threshold for assisting the minimum number of units to make an impact. In fact, the Target Areas may have to be decreased in sizes due to the limitation on NSP funding assistance.

Region C: Jackson County - City of Medford

>The City of Medford is an experienced NSP-1 and NSP-2 recipient. The rate of foreclosure and housing market in Medford is similar to central Oregon discussed in Region B above. In the central part of the City of Medford along the west side of Interstate 5, there are at least 400 foreclosed properties. It is anticipated that NSP will provide funding to assist homebuyers with needed down payment assistance that will enable them to purchase foreclosed homes and thereby help to stabilize the local housing market. NSP also provides capital for non-profit affordable housing developers to purchase, rehabilitate and lease or sell foreclosed homes. The City has strong non-profit partners experienced in affordable rental and owner occupied housing. The NSP-3 Target areas show approximately 20 foreclosed homes and 40 vacant homes.

Summary of Areas with the Greatest Need

>The 12 Target Areas described above shall be considered "Potential Target Areas" and OHCS will initially consider allocation of NSP-3 resources to these specific geographic areas. These Target Areas may demand more NSP resources than are available therefore, OHCS may need to amend this Substantial Amendment to reduce the size of the Target Areas or entirely eliminate some. OHCS will conduct and RFP process described in Section 7 of this Substantial Amendment to determine the final allocation of NSP resources to each region and their respective Target Areas. In the event these Target Areas do not yield the number of properties to make a significant impact on stabilizing neighborhoods, OHCS reserves the right to amend this Substantial Amendment to revise the Target Areas and if necessary, reallocate NSP funds.

Ensuring Continued Affordability:

Affordability Period

Home ownership activities:

>For home ownership activities, subrecipients and subgrantees may utilize either the Recapture or Resale methodology to ensure NSP-3 beneficiaries meet the minimum required term of affordability. When the recapture method is utilized, the program administrator must execute and record against the property, a Deed of Trust that states the terms for recapture of NSP funds. If the Resale method is utilized, the program administrator must record a deed restriction or declaration of covenants stating the assisted housing unit, if assisting housing unit is refinanced, sold or ownership is transferred to a third party, the NSP assisted housing unit must be conveyed to an income eligible household. Guidance for the Recapture and Resale Method of Affordability may be found in HOME Regulations 24CFR92.254.

Rental Housing Activities:

>For rental activities, all rents shall be structured to ensure affordability for the minimum time period specified in HOME Regulations 24CFR92.252. Affordability requirements will be maintained through a use restriction recorded against the Deed of Trust and Promissory Notes. Requests for subordination of NSP-3 affordability requirements for financing purposes will be reviewed on a case by case basis. Further, on a case-by-case basis, OHCS may grant exceptions to the term of affordability but in no case can the term be less than required under the HOME program.

Definition of Blighted Structure:

Definition of Blighted Structure

Blighted Structures means properties that are in conformance with Oregon Revised Statute 457.010 Definitions. As used in this chapter, unless the context requires otherwise: (1) "Blighted areas" means areas that, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions: (a) The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, that are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:

(A) Defective design and quality of physical construction;

>(B) Faulty interior arrangement and exterior spacing;

>(C) Overcrowding and a high density of population;

>(D) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or

>(E) Obsolescence, deterioration, dilapidation, mixed character or shifting of uses.

Definition of Affordable Rents:

Definition of Affordable Rents

>NSP-3 rents shall be consistent with rent restrictions under HOME program regulations per 24CFR92.252. The Grantee may make adjustments or exceptions on a case by case basis but under no condition may such exceptions be undocumented or inconsistent with HOME program regulations. Documentation of exceptions shall be based on direct guidance from HUD or the regulations listed under this section of the Substantial Amendment.

o Unless otherwise defined below, NSP-3 assisted rental units will carry rent and income restriction requirements. Rental units must be occupied only by households that are eligible as low, moderate, or middle income families (LMMI). LMMI households must have incomes that

are less than or equal to 120% of area median income, adjusted for family size.

NSP-3 assisted rental units must meet the following requirements to qualify as affordable Housing under the NSP Low Income Set Aside requirement:

1. A minimum of 25% of NSP-3 funds must be expended on projects that benefit households whose incomes do not exceed 50% of area median income. Rents must be equal to or less than the Low Income Housing Tax Credit program rent level for 50% of area median income units. If the NSP assisted housing unit receives Federal or State project-based rental subsidy, the rent paid by the income qualified households cannot be more than 30 percent of the family's adjusted income (i.e., tenant contribution plus project-based rental subsidy).

2. For all other rental units created under the NSP-3 program, affordable rents will be the lesser of:

- >• The applicable fair market rents for the area, less all utility costs paid by the tenants; or
- >• Thirty percent (30%) of the adjusted income of a family whose annual income equals eighty percent (80%) of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit or family size.

On a case-by-case basis, OHCS may grant rent exceptions as necessary to assure long term viability of rental housing projects as long as the rents meet NSP-3 requirements.

Housing Rehabilitation/New Construction Standards:

Housing Rehabilitation and New Construction Standards

Rehabilitation Standards shall be defined as follows:

>o All NSP-3 assisted properties must comply with the following rehabilitation standards:

- >a) HUD Housing Quality Standards (HQS) shall be the minimum rehabilitation standard.
- >b) In addition to HQS, all NSP-3 rehabilitation shall comply with local building codes where applicable. In instances where a local code is in force, the Subrecipient or Subgrantee shall ensure all rehabilitation is completed according to such codes. All rehabilitation shall at a minimum always be completed to the standards set forth by HQS regardless of local code standards.
- >c) Where possible Energy Efficient and Environmentally Friendly Green Elements should be incorporated in all NSP-3-assisted projects.

These practices which are listed in detail on pages 64347 and 64348 of NSP-3 funding and regulatory notice FR-5447-N-01 include:

- >• Transit Accessibility
- >• Green Building Standards
- >• Re-Use of Cleared Sites or Vacant Lots
- >• Deconstruction
- >• Renewable Energy
- >• Sustainable Site Design
- >• Water Conservation
- >• Energy Efficient Materials
- >• Healthy Homes

Where possible the Green Communities Criteria 2008 created by the Enterprise Foundation should be incorporated into NSP-3 projects.

Many of these criteria mirror the green elements listed immediately above however, this criteria provides specific details and methodologies useful to developers.

Vicinity Hiring:

Vicinity Hiring

The Grantee will establish a program policy and insert language into all Subrecipient and Subgrantee agreements that entities administering NSP-3 funds shall implement practices that promote hiring of local persons for NSP activities including construction, maintenance or property management work. Subrecipients will be required to document procurement processes that when bids or quotes are taken from contractors or perform rehabilitation or management activities on NSP-3 assisted properties that there's a preference for hiring of local low income residents. All bid documents shall contain language encouraging hiring local low income persons and be distributed to local contractors, suppliers and service providers. Further, all NSP-3 program marketing or promotional materials shall contain language specifying the preference for local hiring.

Procedures for Preferences for Affordable Rental Dev.:

Preference for Low Income Rental Housing

Within all eligible NSP-3 target areas the Grantee will set housing unit goals for the acquisition and rehabilitation of low income rental housing. The respective Subrecipients or Subgrantees administering NSP will be required to identify viable housing units that can be acquired and rehabilitated for low income housing. Where possible multiple unit developments such as condominiums or attached town homes should be pursued for acquisition. (LIRH) requirement. This plan shall include:

- >• The amount of funds set aside for low income rental housing for each NSP-3 target area.
- >• Identification of all low income housing providers within the region with the capacity to acquire, own and manage low income rental housing.
- >• The method for notifying the local housing authority and all affordable housing providers of the availability of NSP-3 funds available for LIRH.
- >• A local market study describing the demand for LIRH. The study should include but not be limited to area vacancy rates, market rents, trends in sales prices, absorption rates, median income for the area.
- >• A description of how the NSP-3 will be marketed to affordable housing developers.
- >• How the jurisdiction will ensure that LIRH units developed will be marketed to the public.
- >• Availability or accessibility to rental assistance in the jurisdiction.
- >• A description of the local Housing Authority's affordable housing programs and how the jurisdiction will partner with the HA to ensure that NSP acquisitions result providing LIRH.

Implementation of LIRH plans will be a contractual requirement of all Subrecipients or Subgrantees receiving sub-awards of NSP-3 funds. All Subrecipients and Subgrantees receiving NSP-3 funds will be required to submit monthly reports to the Grantee on their activities related to the provision of LIRH. The Grantee will evaluate progress on meeting LIRH requirements and as necessary reallocate funds to entities able

meet or exceed the LIRH requirement.

Grantee Contact Information:

NSP-3 Grantee Information
 Grantee: Oregon Housing and Community Services (OHCS)
 > 725 Summer Street & Suite B
 > Salem, OR 97301
 Contact Person: Rich Malloy, NSP-3 Coordinator
 > Tel: 503-986-2142
 > Email: Rich.malloy@hcs.state.or.us
 >
 > Grantee DUNS #: 809580293

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$5,000,000.00
Program Funds Drawdown	\$36,135.66	\$36,135.66
Program Funds Obligated	\$295,148.00	\$295,148.00
Program Funds Expended	\$874,075.20	\$874,075.20
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	\$750,000.00	\$0.00
Limit on Admin/Planning	\$500,000.00	\$36,135.66
Limit on State Admin	\$0.00	\$36,135.66

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$500,000.00	\$500,000.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,250,000.00	\$2,106,000.00

Overall Progress Narrative:

NSP-3 Overall Progress Narrative: July 1, 2011 to September 30, 2011

Introduction

NSP-3 activity in the third quarter of 2011 was limited to program start up for all of the Subrecipients that implement NSP projects. In August of 2011 OHCS distributed grant agreements to Subrecipients for execution. Most Subrecipients have a four to eight week process for executing grant agreements since all funding and contract approvals generally required City Council approval. Also most of the Subrecipients needed to train staff, development program documents and marketing material and establish systems for administration of NSP. There was only one acquisition during this reporting period (see below) but the Grantee Oregon Housing and Community Services (OHCS) expects activity to increase in the fourth quarter of 2011. It is expected activity will increase in the fourth quarter of 2011.

Specific Subrecipient Progress

The City of Medford did execute a Subrecipient Agreement with the Housing Authority of Jackson County (HAJC). HAJC was able to acquire 13 relatively new townhomes for \$834,615. Few of these townhomes need any significant repairs and should be ready for occupancy beginning in the fourth quarter of 2011. This project will make a major contribution to meeting program goals of low income rental housing and neighborhood impact given the homes are all within a two block area. No other Subrecipients reported any acquisition activity for the third quarter of 2011.

Grantee Activity (Oregon Housing and Community Services)

In July Oregon Housing and Community Services (OHCS) conducted a training webinar for mortgage lenders and Realtors. The training focused on the process for NSP acquisitions and underwriting standards for down payment assistance. Over 120 persons registered for the webinar and over 80 of the registrants participated. A majority of the participants were from Deschutes County in Central Oregon where the City of Redmond is located.

OHCS provided Technical Assistance to Subrecipients on an ongoing basis. OHCS had held a training webinar for Subrecipients in the second quarter of 2011 and many of the Subrecipients received one-on-one direct technical assistance in the third quarter of 2011. Most of the T.A. involved orienting new staff and assistance with grant agreement documents for subawards to service providers or developers.

Problems or Obstacles to Program Implementation

At least three of the Subrecipients have indicated difficulty in finding available foreclosed, vacant or abandoned properties within their target areas. OHCS has discovered that the number of actual foreclosures in areas with high NSP needs scores is becoming increasingly difficult. For example, if a target area has a housing unit target of 10 units (e.g. minimum number of units to make and impact) it's not atypical to find only one or two available units. Another issue is that these target areas have few if any properties that are vacant or abandoned. OHCS is anticipating that it may be necessary to consider an amendment to the target area boundaries to find more available foreclosed properties that meet program eligibility requirements. However, based on data received from Subrecipients and local real estate professionals it is anticipated that regardless of the target location the HUD NSP Needs Score will yield a minimum number of units target that exceeds the number of available properties.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1-FM, Financing Mechanisms	\$0.00	\$2,394,000.00	\$0.00
2-PR-LH25, Purchase / Rehabilitation	\$0.00	\$2,106,000.00	\$0.00
6-ADMIN, Administrative Funds	\$36,135.66	\$500,000.00	\$36,135.66
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 1-FM-Gresham-LMMI

Activity Title: Gresham FM-LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

1-FM

Projected Start Date:

08/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Financing Mechanisms

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Gresham

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$600,000.00
Total CDBG Program Funds Budgeted	N/A	\$600,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Gresham	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Provide downpayment and closing cost assistance to low middle and moderate income households for the acquisition of NSP eligible residential properties.

Location Description:

City of Gresham Oregon.

Activity Progress Narrative:

This City of Gresham project involves NSP eligible Activity A, down payment and closing assistance to low moderate and middle income households (LMMI) or those earning less than 120% of the area median income. During the 3rd quarter of 2011, the City was engaged primarily start up activities including execution of their Subrecipient Agreement with the Grantee Oregon Housing and Community Services (OHCS), development of program administrative tools and documents, training of staff, program marketing and other general administrative duties necessary to launch this homebuyer assistance program in the 4th quarter of 2011.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/20	0/20	0
# Owner Households	0	0	0	0/0	0/20	0/20	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-Pool-LMMI

Activity Title: Pool FM-LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

1-FM

Projected Start Date:

08/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Financing Mechanisms

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

Oregon Housing and Community Services

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$631,000.00
Total CDBG Program Funds Budgeted	N/A	\$631,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Oregon Housing and Community Services	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Provide downpayment and closing assistance to low moderate and middle income homebuyers to purchase NSP eligible residential properties.

Location Description:

Funds will be allocated by the Oregon Housing and Community Services (OHCS) the Grantee to other Subrecipients of the program on a first come first basis once they have committed their original allocation.

Activity Progress Narrative:

This project was set up to reserve funds for distribution later in the program cycle. The Grantee, OHCS chose to hold some funds for distribution later depending upon Subrecipient performance with their initial allocation. Subrecipients who obligate their original allocation of funds would become eligible to apply for additional funds through this activity pool.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/21
# of Singlefamily Units	0	0/21

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	0/21	0/21	0
# Owner Households	0	0	0	0/0	0/21	0/21	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-Portland-LMMI

Activity Title: Portland FM - LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

1-FM

Project Title:

Financing Mechanisms

Projected Start Date:

08/01/2011

Projected End Date:

03/09/2014

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Portland

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$270,000.00
Total CDBG Program Funds Budgeted	N/A	\$270,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Portland	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Provide down payment and closing cost assistance for homebuyers purchasing NSP eligible single family homes.

Location Description:

Culley neighborhood in Portland, Oregon.

Activity Progress Narrative:

This Portland Housing Bureau (PHB) project involves NSP eligible Activity A, down payment and closing assistance to low moderate and middle income households (LMMI) or those earning less than 120% of the area median income. During the 3rd quarter of 2011, PHB was engaged primarily start up activities including execution of their Subrecipient Agreement with the Grantee Oregon Housing and Community Services (OHCS), development of program administrative tools and documents, training of staff, program marketing and other general administrative duties necessary to launch this homebuyer assistance program in the 4th quarter of 2011.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Title: Redmond-FM-LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

1-FM

Project Title:

Financing Mechanisms

Projected Start Date:

08/01/2011

Projected End Date:

03/09/2014

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Redmond

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$893,000.00
Total CDBG Program Funds Budgeted	N/A	\$893,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Redmond	\$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:

Provide downpayment and closing cost assistance to low moderate and middle income homebuyers to purchase NSP eligible residential properties.

Location Description:

City of Redmond, Oregon.

Activity Progress Narrative:

This City of Redmond project involves NSP eligible Activity A, down payment and closing assistance to low moderate and middle income households (LMMI) or those earning less than 120% of the area median income. During the 3rd quarter of 2011, the City was engaged primarily start up activities including execution of their Subrecipient Agreement with the Grantee Oregon Housing and Community Services (OHCS), development of program administrative tools and documents, training of staff, program marketing and other general administrative duties necessary to launch this homebuyer assistance program in the 4th quarter of 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/30
# of Singlefamily Units	0	0/30

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	0/30	0/30	0
# Owner Households	0	0	0	0/0	0/30	0/30	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 2-PR-Medford-LH25

Activity Title: Medford-PR-Lh25

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

2-PR-LH25

Project Title:

Purchase / Rehabilitation

Projected Start Date:

08/01/2011

Projected End Date:

03/09/2014

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

CITY OF MEDFORD

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,170,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,170,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$834,615.14	\$834,615.14
CITY OF MEDFORD	\$834,615.14	\$834,615.14
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of foreclosed single family homes by the local housing authority. The homes will be leased to low income households (households earning less than 50% of the area median income). The housing authority will own and manage the homes.

Location Description:

City of Medford, Oregon.

Activity Progress Narrative:

This City of Medford project involves NSP eligible Activity B, acquisition/rehabilitation financing assistance to non-profit developers and housing authorities who specialize in the provision of low income housing development, ownership and management. The beneficiaries of this activity will be low income households or those earning less than 50% of the area median income (LH25). During the 3rd quarter of 2011 the City did award funds to the Housing Authority of Jackson County to purchase 13 foreclosed townhomes. HAJC closed on the project in September and expended \$834,615.14. HAJC will lease these units to income qualified LH25 households. In the third quarter of 2001, the City did not request reimbursement from the Oregon Housing and Community Services (OHCS) the Grantee.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/13
#Additional Attic/Roof Insulation	0	0/13
#Efficient AC added/replaced	0	0/13

#Low flow showerheads	0	0/13
#Units with bus/rail access	0	0/13
#Units exceeding Energy Star	0	0/13
# ELI Households (0-30% AMI)	0	0/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/13	0/0	0/13	0
# Renter Households	0	0	0	0/13	0/0	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: 2-PR-Portland-LH25

Activity Title: Portland-PR-LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2-PR-LH25

Projected Start Date:

08/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Purchase / Rehabilitation

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Portland

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$316,000.00
Total CDBG Program Funds Budgeted	N/A	\$316,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Portland	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Provide NSP funds to non-profit housing developers to purchase NSP eligible residential properties for rent to low income households.

Location Description:

Culley neighborhood in Portland, Oregon.

Activity Progress Narrative:

This Portland Housing Bureau (PHB) project involves NSP eligible Activity B, acquisition/rehabilitation financing assistance to non-profit developers and housing authorities who specialize in the provision of low income housing development, ownership and management. The beneficiaries of this activity will be low income households or those earning less than 50% of the area median income (LH25). During the 3rd quarter of 2011, there was no activity since PHB was in the process of program planning and executing its grant agreement with Oregon Housing and Community Services (OHCS), the Grantee.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/3
#Energy Star Replacement Windows	0	0/1
#Additional Attic/Roof Insulation	0	0/3
#High efficiency heating plants	0	0/3
#Replaced hot water heaters	0	0/3

#Refrigerators replaced	0	0/3
#Dishwashers replaced	0	0/3
#Low flow toilets	0	0/3
#Low flow showerheads	0	0/3
#Units with bus/rail access	0	0/3
#Units exceeding Energy Star	0	0/3
# ELI Households (0-30% AMI)	0	0/0

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 2-PR-Redmond-LH25

Activity Title: Redmond-PR-LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

2-PR-LH25

Project Title:

Purchase / Rehabilitation

Projected Start Date:

08/01/2011

Projected End Date:

03/09/2014

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Redmond

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$620,000.00
Total CDBG Program Funds Budgeted	N/A	\$620,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Redmond	\$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:

Provide NSP funds to non-profits to purchase residential properties for rehabilitation and lease to low income households.

Location Description:

City of Redmond, Oregon.

Activity Progress Narrative:

This City of Redmond project involves NSP eligible Activity B, acquisition/rehabilitation financing assistance to non-profit developers and housing authorities who specialize in the provision of low income housing development, ownership and management. The beneficiaries of this activity will be low income households or those earning less than 50% of the area median income (LH25). During the 3rd quarter of 2011 Housing Works a Subrecipient of the City searched for properties to acquire for low income rental however, there have been no offers accepted for any acquisitions to date.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/4
#Energy Star Replacement Windows	0	0/4
#Additional Attic/Roof Insulation	0	0/4
#High efficiency heating plants	0	0/4
#Efficient AC added/replaced	0	0/4

#Replaced thermostats	0	0/4
#Replaced hot water heaters	0	0/4
#Refrigerators replaced	0	0/4
#Dishwashers replaced	0	0/4
#Low flow toilets	0	0/4
#Low flow showerheads	0	0/4
#Units exceeding Energy Star	0	0/4
# ELI Households (0-30% AMI)	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
# Renter Households	0	0	0	0/4	0/0	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: 6-Admin-Gresham

Activity Title: Gresham Admin

Activity Category:

Administration

Project Number:

6-ADMIN

Projected Start Date:

08/01/2011

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Planned

Project Title:

Administrative Funds

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Gresham

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$31,500.00
Total CDBG Program Funds Budgeted	N/A	\$31,500.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Gresham	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

General administrative activities per 24CFR570.206.

Location Description:

City of Gresham, Oregon.

Activity Progress Narrative:

The City of Gresham began incurring administrative costs in the third quarter of 2011 but has not drawn any NSP funds. Administrative duties include but are not limited to standard NSP compliance requirements such as financial management, program planning and development, marketing, environmental review, processing homebuyer funding applications, progress reporting to the Grantee and other general administrative duties required under the NSP program.

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-Admin-Medford

Activity Title: Medford-Admin

Activity Category:

Administration

Project Number:

6-ADMIN

Projected Start Date:

08/01/2011

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Planned

Project Title:

Administrative Funds

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

CITY OF MEDFORD

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$30,000.00
Total CDBG Program Funds Budgeted	N/A	\$30,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
CITY OF MEDFORD	\$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:

General administrative activities per 24CFR570.206.

Location Description:

City of Medford, Oregon.

Activity Progress Narrative:

The City of Medford began incurring administrative costs in the third quarter of 2011 but has not drawn any NSP funds. Administrative duties include but are not limited to standard NSP compliance requirements such as financial management, program planning and development, marketing, environmental review, processing homebuyer funding applications, progress reporting to the Grantee and other general administrative duties required under the NSP program.

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-Admin-OHCS

Activity Title: OHCS Admin

Activity Category:

Administration

Project Number:

6-ADMIN

Projected Start Date:

08/01/2011

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Planned

Project Title:

Administrative Funds

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

OREGON HOUSING & COMMUNITY SERVICES

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$295,148.00
Total CDBG Program Funds Budgeted	N/A	\$295,148.00
Program Funds Drawdown	\$36,135.66	\$36,135.66
Program Funds Obligated	\$295,148.00	\$295,148.00
Program Funds Expended	\$39,460.06	\$39,460.06
OREGON HOUSING & COMMUNITY SERVICES	\$39,460.06	\$39,460.06
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

General administrative activities per 24CFR570.206 and overall administrative duties as the Grantee.

Location Description:

City of Salem, Oregon.

Activity Progress Narrative:

Oregon Housing and Community Services (OHCS), the Grantee is responsible for overall program administration. Administrative duties include but are not limited to standard NSP compliance requirements such as financial management, program planning and development, marketing, environmental review, processing homebuyer funding applications, progress reporting to the Grantee and other general administrative duties required under the NSP program. OHCS also provided training webinars for lenders and Realtors interested in assisting homebuyers with NSP down payment assistance. OHCS also provided technical assistance to Subrecipients on a regular basis. Most technical assistance was delivered to new Subrecipients who limited or no NSP program experience. During the third quarter of 2011 OHCS drew down \$39,460.05 in administrative funds. These funds include the cumulative administrative expenditures from when the NSP-3 grant announcement was made in October of 2010 to the end of this reporting period.

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-Admin-Pool

Activity Title: Pool Admin

Activity Category:

Administration

Project Number:

6-ADMIN

Projected Start Date:

08/01/2011

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Planned

Project Title:

Administrative Funds

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

OREGON HOUSING & COMMUNITY SERVICES

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$33,154.00
Total CDBG Program Funds Budgeted	N/A	\$33,154.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
OREGON HOUSING & COMMUNITY SERVICES	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

General administrative activities per 24CFR570.206.

Location Description:

City of Salem, Oregon

Activity Progress Narrative:

This activity is reserved for administrative costs for whichever entity(s) administers the Activity A down payment assistance pool at a later date.

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-Admin-Portland

Activity Title: Portland Admin

Activity Category:

Administration

Project Number:

6-ADMIN

Projected Start Date:

08/01/2011

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Planned

Project Title:

Administrative Funds

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Portland

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$30,765.00
Total CDBG Program Funds Budgeted	N/A	\$30,765.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Portland	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

General administrative activities per 24CFR570.206.

Location Description:

Portland Housing Bureau, Portland, Oregon

Activity Progress Narrative:

The Portland Housing Bureau began incurring administrative costs in the third quarter of 2011 but has not drawn any NSP funds. Administrative duties include but are not limited to standard NSP compliance requirements such as financial management, program planning and development, marketing, environmental review, processing homebuyer funding applications, progress reporting to the Grantee and other general administrative duties required under the NSP program.

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-Admin-Redmond

Activity Title: Redmond Admin

Activity Category:

Administration

Activity Status:

Planned

Project Number:

6-ADMIN

Project Title:

Administrative Funds

Projected Start Date:

08/01/2011

Projected End Date:

03/09/2014

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Redmond

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$79,433.00
Total CDBG Program Funds Budgeted	N/A	\$79,433.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Redmond	\$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:

General administrative activities per 24CFR570.206.

Location Description:

City of Redmond, Oregon.

Activity Progress Narrative:

The City of Redmond began incurring administrative costs in the third quarter of 2011 but has not drawn any NSP funds. Administrative duties include but are not limited to standard NSP compliance requirements such as financial management, program planning and development, marketing, environmental review, processing homebuyer funding applications, progress reporting to the Grantee and other general administrative duties required under the NSP program.

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
