

Action Plan

Grantee: State of Oregon

Grant: B-09-CN-OR-0056

Grant Amount: \$ 6,829,635.00

Status: Modified - Resubmit When Ready

Funding Sources

No Funding Sources Found

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. Losses of 3,050 jobs in the mining, logging and construction sector since May 2007. Corresponding to the high rates of unemployment in Central Oregon, Crook, Deschutes, and Jefferson Counties have the highest rates of bank card delinquency in Oregon with rates of 3.2%, 2.8%, and 3.4% respectively.

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

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

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

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

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

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

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

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

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

Program Approach:

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

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

>addition, they plan to partner with various non-profit organizations in the target areas to purchase
>foreclosed properties and develop rental housing for tenants whose incomes do not exceed 80% of the
>median income for that area. The City of Medford intends to partner with the Jackson County Housing
>Authority to acquire and redevelop a subdivision of foreclosed townhomes to provide rental and ownership
>options for families at or below 50% of the median income.

The Consortium's lead agency, Oregon Housing and Community Services Department (OHCS), proposes
>to use \$5 million of grant funds to support Governor Kulongoski's ten-year initiative to end homelessness
>in Oregon. OHCS will partner with the Oregon Department of Human Services (DHS) and work with
>organizations in the target areas to acquire and rehabilitate foreclosed homes (Activity B) in order to provide
>housing for homeless individuals and families. There are state funds available for this activity stemming
>from the state's recently passed Document Recording Fee; approximately 10% of the revenue generated by
>the fee is available for activities that address homelessness. OHCS anticipates that a portion of the state
>funds will be available to cover the projects' operating costs and NSP2 grant funds will be used for
>acquisition and rehabilitation activities.

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

- >• Result in acquisition or rehabilitation and subsequent occupation of foreclosed and abandoned
>homes within the target areas, with a projected impact on approximately 340 – 360 homes.
- >• Occupation of these homes will help reduce vacancy rates and stabilize occupancy rates in the target
>areas.

- >• Target acquisition and rehabilitation to very low-, low-, and moderate-income residents. Assisting
>these residents will help improve their overall economic and social stability by providing them with
>safe, affordable housing opportunities and reducing their overall costs of living. These actions will
>help stabilize the economic and social fabric of the target areas.

- >• Address homelessness in the target areas through programs to be undertaken by OHCS in
>cooperation with other Consortium members and local communities. Addressing homelessness in
>these areas will reduce social service costs, improve economic opportunities, and address quality of
>life issues for people who are homeless or threatened with homelessness, as well as for the target
>areas in general.

- >• Improve the physical condition, appearance, and quality of housing to be rehabilitated in the target
>areas. Rehabilitation of a substantial number of housing units in the area will improve the overall
>appearance quality of the housing stock in the target areas which will in turn result in increased
>investment by other property owners. These changes will have short and long-term economic
>benefits for the target areas.

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

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

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

- >Target below 80% AMI. Consortium members also intend to implement or expand programs that
>specifically target individuals and families with lower incomes, consistent with NSP2 grant requirement.

- >For example, Clackamas County proposes to partner with the Clackamas County Land Trust to acquire and
>rehabilitate foreclosed homes. The City of Medford intends to solicit non-profit agencies in the target areas in the Central
>Oregon counties to purchase

- >and redevelop properties to provide rental opportunities for tenants below 80% of AMI. The City and its
>local non-profit partners also intend to use a "ground lease" model to ensure long-term affordability of
>acquired or rehabilitated units.

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

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

>Together, these proposals total approximately \$11.25 million (assuming all seven Washington County

>homes) or around 43% of the \$26.2 million requested by the Consortium, which exceeds the HUD
>requirement.

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

- >• The state appropriates to OHCS approximately \$9 million per biennium to promote and finance the development of affordable housing. Up to \$100,000 will be available per project for developing affordable housing for the homeless. OHCS will evaluate the sub-grantee's needs for additional state funds to complete the acquisition and redevelopment projects.
- >• The Clackamas County Weatherization Program will provide an energy audit with pre- and posttesting for all NSP2 properties as well as energy-related upgrades and repairs. The total funding for this work is \$69,000 and will come from a variety of non-federal sources that are all administered and allocated by the state. Clackamas County is also receiving leverage for providing housing and services to individuals with developmental disabilities through the Edwards Center. State sources will provide operating costs at approximately \$27,500 per month or \$990,000 over three years.
- >• Willamette West Habitat for Humanity will pool contributions of approximately \$65,800 in donated materials and service, volunteer support and other resources.
- >• The City of Bend will commit up to \$250,000 of Affordable Housing Fee Trust Funds annually for three years for this program.

- >• The Housing Authority of Jackson County is committed to covering up to \$1.2 million for the purchase and rehabilitation of approximately 81 townhomes.

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

- >• Consortium members will request fund draw downs. Members must provide program activity, property address, dollar request and other necessary information to record properly in the online DRGR system.

- >• NSP2 program staff at OHCS will input draw request into database and enter activity information into the DRGR system.

- >• The Financial Management Division (FMD) will be electronically notified of draw request.

- >• The FMD will create and approve voucher in DRGR. Some FMD staff will only have the authority to create vouchers and others will only have the authority to approve vouchers in order to provide quality control.

- >• Funds will be disbursed to Consortium members for specific project activity.

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

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>with program managers to ensure that stability is restored and compliance with program requirements is maintained.

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

- >• Provided financial assistance to low-income homebuyers resulting in the purchase of over 110 homes.

- >• Provided grants and loan assistance to nearly 200 low-income households for needed home repairs and rehabilitation.

- >• Acquired and rehabilitated housing (both single-family homes and apartment complexes) to provide affordable housing for over 150 families.

- >• Planned and began construction of a 12-unit subdivision to provide home purchasing options for low- and moderate-income households.

>The Consortium is well qualified to receive and administer this grant award. Consortium members have a proven record delivering financial and rehabilitation assistance to low- and moderate-income households.

>The Consortium has carefully designed its proposed program to target areas of the state most heavily impacted by the housing crisis, to use grant proceeds in ways that will directly benefit households in need, and to use grant proceeds in areas where the investment of grant proceeds will have a significant impact in arresting neighborhood instability and accelerating recovery while also providing expanded housing choices for qualifying households.

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

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

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

Current Allocation and Proposed Reallocation of NSP-2 Funds:

- o City of Bend current project funds, \$2,317,295; proposed change, \$2,334,199. Current administrative funds, \$180,234; proposed

change, \$181,548.

- o Clackamas County current project funds, \$872,827; proposed change, \$889,731. Current administrative funds, \$67,887; proposed change, \$69,201.
- o City of Medford current project funds, \$774,481; proposed change \$791,385. Current administrative funds, \$60,237; proposed change, \$61,551.
- o City of Salem current project funds, \$67,613; proposed change, \$0.00. Current administrative funds \$5,259; proposed change, \$0.00.
- o Washington County current project funds, \$829,801; proposed change, \$846,705. Current administrative funds \$64,540; proposed change, \$65,854

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

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

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

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

Consortium Members:

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

How to Get Additional Information:

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

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
5-RDV	Redevelopment for New Construction	5-RDV-BEND-LH	Redevelopment
		5-RDV-BEND-LMMI	Redevelopment
		5-RDV-MEDFORD-LMMI	Redevelopment
9999	Restricted Balance	<i>No activities in this project</i>	
NSP2-ADMIN	NSP2 ADMIN FUNDS	6-BEND-ADMIN	Administration
		6-CLACKAMAS-ADMIN	NSP2 ADMIN CLACKAMAS
		6-MEDFORD-ADMIN	Administration
		6-OREGON-ADMIN	Administration
		6-WASHINGTON-ADMIN	Administration
NSP2-FM	NSP2 FINANCE MECHANISMS	1-FM-BEND-LH	Financing Mechanism
		1-FM-BEND-LMMI	Financing Mechanism
		1-FM-CLACKAMAS-LMMI	Financing Mechanism
		1-FM-MEDFORD-LMMI	Financing Mechanism
		1-FM-WASHINGTON-LMMI	Financing Mechanism
NSP2-PR	NSP2 PURCHASE REHAB	2-PR-BEND-LH	Purchase Rehab
		2-PR-CLACKAMAS-LMMI	PURCHASE / REHAB
		2-PR-MEDFORD-LH	Purchase Rehab

2-PR-OREGON-LH

Purchase Rehab

2-PR-WASHINGTON-LH

Purchase Rehab

Activities

Grantee Activity Number: 1-FM-BEND-LH
Activity Title: Financing Mechanism

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP2-FM

Project Title:

NSP2 FINANCE MECHANISMS

Projected Start Date:

04/09/2010

Projected End Date:

02/11/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget, Program Funds:

\$ 126,132.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

UNDERWAY

Total Funds Amount:

\$ 126,132.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

Low

Mod

Low/Mod%

6

6

100.00

of Households

6

6

100.00

of Permanent Jobs Created

0.0

Proposed Accomplishments

Total

of Singlefamily Units

6

of Housing Units

6

of Properties

6

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CITY OF BEND

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CITY OF BEND

Organization Type

Local Government

Proposed

\$ 100,000.00

Location Description:

Activity Description:

1-FM-BEND-LH

Grantee Activity Number: 1-FM-BEND-LMMI
Activity Title: Financing Mechanism

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP2-FM

Project Title:

NSP2 FINANCE MECHANISMS

Projected Start Date:

04/09/2010

Projected End Date:

02/11/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds:

\$ 1,525,688.50

Other Funds Total:

\$ 0.00

Environmental Assessment:

UNDERWAY

Total Funds Amount:

\$ 1,525,688.50

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	49		49	100.00
# of Households	49		49	100.00
# of Permanent Jobs Created				0.0

of Households

of Permanent Jobs Created

Proposed Accomplishments

of Singlefamily Units

Total

49

of Housing Units

49

of Properties

49

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CITY OF BEND

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CITY OF BEND

Organization Type

Local Government

Proposed

\$ 1,525,688.50

Location Description:

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

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.

Grantee Activity Number: 1-FM-CLACKAMAS-LMMI
Activity Title: Financing Mechanism

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP2-FM

Project Title:

NSP2 FINANCE MECHANISMS

Projected Start Date:

04/09/2010

Projected End Date:

02/11/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds:

\$ 650,000.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

UNDERWAY

Total Funds Amount:

\$ 650,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	8		8	100.00
# of Households	8		8	100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments

	Total
# of Singlefamily Units	8
# of Housing Units	8
# of Properties	8

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CLACKAMAS COUNTY

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CLACKAMAS COUNTY

Organization Type

Local Government

Proposed

\$ 872,827.00

Location Description:

Clackamas County, Oregon.

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.

Grantee Activity Number: 1-FM-MEDFORD-LMMI
Activity Title: Financing Mechanism

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP2-FM

Project Title:

NSP2 FINANCE MECHANISMS

Projected Start Date:

04/09/2010

Projected End Date:

02/11/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds:

\$ 97,484.60

Other Funds Total:

\$ 0.00

Environmental Assessment:

UNDERWAY

Total Funds Amount:

\$ 97,484.60

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	3		3	100.00
# of Households	3		3	100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3
# of Properties	3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CITY OF MEDFORD

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
CITY OF MEDFORD	Local Government	\$ 165,264.00

Location Description:

Jackson County Oregon.

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

Grantee Activity Number: 1-FM-WASHINGTON-LMMI
Activity Title: Financing Mechanism

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP2-FM

Project Title:

NSP2 FINANCE MECHANISMS

Projected Start Date:

04/09/2010

Projected End Date:

02/11/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds:

\$ 162,364.24

Other Funds Total:

\$ 0.00

Environmental Assessment:

UNDERWAY

Total Funds Amount:

\$ 162,364.24

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	4		4	100.00
# of Households	4		4	100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4
# of Properties	4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

WASHINGTON COUNTY

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
WASHINGTON COUNTY	Local Government	\$ 162,364.24

Location Description:

Washington County Oregon.

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

Grantee Activity Number: 2-PR-BEND-LH
Activity Title: Purchase Rehab

Activity Type:
 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

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget, Program Funds: \$ 200,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 200,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2
#Units > other green	2
#Units exceeding Energy Star	2
#Units with bus/rail access	2
#Low flow showerheads	2
#Low flow toilets	2
#Refrigerators replaced	2
#Light fixtures (outdoors) replaced	2
#Replaced hot water heaters	2
#Replaced thermostats	2
#Additional Attic/Roof Insulation	2
#Energy Star Replacement Windows	8
# of Properties	2

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 CITY OF BEND

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
CITY OF BEND	Local Government	\$ 200,000.00

Location Description:

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

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.

Grantee Activity Number: 2-PR-CLACKAMAS-LMMI
Activity Title: PURCHASE / REHAB

Activity Type:
 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

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds: \$ 239,731.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 239,731.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 CLACKAMAS COUNTY

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
CLACKAMAS COUNTY	Local Government	\$ 16,904.00

Location Description:

Activity Description:
 2-PR-CLACKAMAS-LMMI

Grantee Activity Number: 2-PR-MEDFORD-LH
Activity Title: Purchase Rehab

Activity Type:
 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

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget, Program Funds: \$ 516,320.66

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 516,320.66

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	6	6		100.00
# of Households	6	6		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Multifamily Units	4
# of Housing Units	6
# of Properties	6

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of Medford

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Medford	Local Government	\$ 516,320.66

Location Description:
 Jackson County Oregon.

Activity Description:
 City of Medford and Jackson County Housing Authority staff will administer Activity B, Purchase Rehabilitation within eligible census tracts in Jackson County. City & Housing Authority staff with the assistance of Oregon Housing and Community Services will: 1) design program guidelines for purchase and rehabilitation; 2) solicit and select via an RFP process non-profit developers to implement Activity B; 3) market the program to non-profit housing providers seeking shelter for low income persons; 4) work with selected non-profit developers to ensure NSP compliance and timely expenditure of funds; and 5) place low income persons or families in NSP assisted properties. The project plans to serve 26 LH households.



Grantee Activity Number: 2-PR-OREGON-LH
Activity Title: Purchase Rehab

Activity Type:
 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

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget, Program Funds: \$ 1,284,655.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 1,284,655.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	10	10		100.00
# of Households	10	10		100.00

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

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 OREGON HOUSING & COMMUNITY SERVICES

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
OREGON HOUSING & COMMUNITY SERVICES	State Agency	\$ 1,284,655.00

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 Description:

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

Grantee Activity Number: 2-PR-WASHINGTON-LH
Activity Title: Purchase Rehab

Activity Type:
 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

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget, Program Funds: \$ 684,340.76

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 684,340.76

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	3	3		100.00
# Owner Households	1	1		100.00
# of Households	4	4		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	4
# of Housing Units	4
# of Properties	4

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 WASHINGTON COUNTY

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
WASHINGTON COUNTY	Local Government	\$ 684,340.76

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 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

Grantee Activity Number: 5-RDV-BEND-LH
Activity Title: Redevelopment

Activity Type:

Construction of new housing

Activity Status:

Under Way

Project Number:

5-RDV

Project Title:

Redevelopment for New Construction

Projected Start Date:

04/09/2010

Projected End Date:

02/11/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget, Program Funds:

\$ 229,700.50

Other Funds Total:

\$ 0.00

Environmental Assessment:

UNDERWAY

Total Funds Amount:

\$ 229,700.50

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
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10	10		100.00
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of Households

10	10		100.00
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Proposed Accomplishments

of Singlefamily Units

Total

10

of Housing Units

10

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CITY OF BEND

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CITY OF BEND

Organization Type

Local Government

Proposed

\$ 229,700.50

Location Description:

Activity Description:

5-RDV-BEND-LH

Juniper Lane Subdivision, Redmond Habitat - 5 lots

Timber Creek II Subdivision, Sisters Habitat - 5 lots

Grantee Activity Number: 5-RDV-BEND-LMMI
Activity Title: Redevelopment

Activity Type:
Construction of new housing

Activity Status:
Under Way

Project Number:
5-RDV

Project Title:
Redevelopment for New Construction

Projected Start Date:
04/09/2010

Projected End Date:
02/11/2013

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds: \$ 252,678.00

Other Funds Total: \$ 0.00

Environmental Assessment:
UNDERWAY

Total Funds Amount: \$ 252,678.00

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	10		10	100.00
# of Households	10		10	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	10
# of Housing Units	10

Activity is being carried out by Grantee:
No

Activity is being carried out through:

Organization carrying out Activity:
CITY OF BEND

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
CITY OF BEND	Local Government	\$ 252,678.00

Location Description:

Activity Description:
5-RDV-BEND-LMMI
Shady Pines Subdivision - 10 lots - Building Partners for Affordable Housing

Grantee Activity Number: 5-RDV-MEDFORD-LMMI
Activity Title: Redevelopment

Activity Type:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 5-RDV

Project Title:
 Redevelopment for New Construction

Projected Start Date:
 04/09/2010

Projected End Date:
 02/11/2013

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds: \$ 180,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 180,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# Owner Households	6		6	100.00
# of Households	6		6	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	6
# of Multifamily Units	
# of Housing Units	6

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of Medford

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Medford	Local Government	\$ 180,000.00

Location Description:
 Medford, OR

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

Grantee Activity Number: 6-BEND-ADMIN
Activity Title: Administration

Activity Type:

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

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Total Budget, Program Funds:

\$ 181,548.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

UNDERWAY

Total Funds Amount:

\$ 181,548.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CITY OF BEND

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CITY OF BEND

City of Bend

Organization Type

Local Government

Local Government

Proposed

\$ 0.00

\$ 181,548.00

Location Description:

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

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.

Grantee Activity Number: 6-CLACKAMAS-ADMIN
Activity Title: NSP2 ADMIN CLACKAMAS

Activity Type:

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

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Total Budget, Program Funds:

\$ 69,201.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

UNDERWAY

Total Funds Amount:

\$ 69,201.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Clackamas County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Clackamas County

Oregon Housing and Community Services

Organization Type

Local Government

State

Proposed

\$ 69,201.00

\$ 0.00

Location Description:

Clackamas County Oregon.

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.

Grantee Activity Number: 6-MEDFORD-ADMIN
Activity Title: Administration

Activity Type: 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

National Objective: Not Applicable - (for Planning/Administration or Unprogrammed Funds only)
Total Budget, Program Funds: \$ 59,130.74

Environmental Assessment: UNDERWAY
Other Funds Total: \$ 0.00

Benefit Report Type: NA
Total Funds Amount: \$ 59,130.74

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 City of Medford

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Medford	Local Government	\$ 5,913.74

Location Description:
 Jackson County Oregon.

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.

Grantee Activity Number: 6-OREGON-ADMIN
Activity Title: Administration

Activity Type:

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

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Total Budget, Program Funds:

\$ 304,806.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 304,806.00

Environmental Assessment:

UNDERWAY

Benefit Report Type:

NA

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

OREGON HOUSING & COMMUNITY SERVICES

Proposed budgets for organizations carrying out Activity:

Responsible Organization

OREGON HOUSING & COMMUNITY SERVICES

Organization Type

State Agency

Proposed

\$ 304,806.00

Location Description:

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

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.

Grantee Activity Number: 6-WASHINGTON-ADMIN
Activity Title: Administration

Activity Type:

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

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Total Budget, Program Funds:

\$ 65,854.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

UNDERWAY

Total Funds Amount:

\$ 65,854.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Washington County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Washington County

Organization Type

Local Government

Proposed

\$ 65,854.00

Location Description:

Washington County Oregon.

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.

Action Plan History

Version

B-09-CN-OR-0056 AP#1

Date

05/06/2010

NOTICE OF PUBLIC COMMENT PERIOD

The State of Oregon is seeking public comment on the:

FIRST AMENDMENT
to the
2010-2013 Neighborhood Stabilization Program NSP-2 (NSP-2) ACTION PLAN
Date of Publication: December 1, 2010

PROPOSED REALLOCATION OF NEIGHBORHOOD STABILIZATION PROGRAM (NSP-2) FUNDS

Neighborhood Stabilization Program 2 (NSP-2) funds were awarded by the U.S. Department of Housing and Urban Development (HUD) to Oregon Housing and Community Services (OHCS) and five other communities including Clackamas County, Washington County, the City of Bend, the City of Medford and the City of Salem in January of 2010 (The "Consortium Members"). The execution date of the grant agreement between OHCS and HUD is February 11, 2010. The allocation and planned use of NSP-2 funds is described in the NSP-2 Action Plan. The current NSP-2 Action Plan may be viewed at the following web address:

http://www.ohcs.oregon.gov/OHCS/SFF_Neighborhood_Stabilization_NSP2_Oregon_Program.shtml NSP-2

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 an 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:

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

Oregon encourages comments from low, moderate, and middle income citizens (particularly those living in specific targeted areas where NSP funds are proposed to be used) as well as minorities and non-English speaking persons and persons with disabilities. Program information is available in alternative languages and formats upon request.

The draft Amendment to the Substantial Amendment can be viewed at: <http://go.usa.gov/iaY>. Written comments on the proposed 2010 NSP-2 Action Plan Substantial Amendment will be received until 5:00 pm on Friday December 16, 2010. Comments can be forwarded to Rich Malloy at OHCS, 725 Summer St. NE Suite "B", Salem, OR 97301 or by e-mail at Rich.malloy@hcs.state.or.us.

NOTICE OF PUBLIC COMMENT PERIOD

The State of Oregon is seeking public comment on the:

SECOND AMENDMENT

to the

2010-2013 Neighborhood Stabilization Program (NSP-2) ACTION PLAN

Date of Publication: January 26, 2010

PROPOSED MINOR EXPANSION OF NEIGHBORHOOD STABILIZATION PROGRAM (NSP-2) TARGET AREA

Neighborhood Stabilization Program 2 (NSP-2) funds were awarded by the U.S. Department of Housing and Urban Development (HUD) to Oregon Housing and Community Services (OHCS) and five other communities including Clackamas County, Washington County, the City of Bend, the City of Medford and the City of Salem in January of 2010 (The "Consortium Members"). The execution date of the grant agreement between OHCS and HUD is February 11, 2010. The allocation and planned use of NSP-2 funds is described in the NSP-2 Action Plan. The current NSP-2 Action Plan may be viewed at the following web address:

http://www.ohcs.oregon.gov/OHCS/SFF_Neighborhood_Stabilization_NSP2_Oregon_Program.shtml

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:

Project Description:

The Housing Authority of Jackson County (HAJC), Oregon is proposing to use NSP-2 funds to purchase two parcels of land in the City of Medford, Oregon. The first parcel is located at 820 West 11th Street, includes five (5) condominium units and is within the NSP-2 target area. The second parcel is located at 717 West 11th Street includes six (6) condominium units and is located just outside the target directly across the street to the south and about 400 feet east of the first parcel. Both parcels are owned by one bank. HAJC intends to purchase all eleven (11) condominiums for the purpose of providing low income rental housing. A map showing the location of both parcels may be viewed at: http://www.ohcs.oregon.gov/OHCS/SFF_Neighborhood_Stabilization_NSP_Oregon_Program.shtml. The green shaded area on the map represents the current eligible target area.

To enable HAJC to purchase these two parcels with NSP-2 funds, Oregon Housing and Community Services (OHCS) is proposing to amend its NSP-2 Action Plan to add the parcel located at 717 West 11th Street to the NSP-2 eligible target area. OHCS has determined that this project serves several intended purposes of NSP-2 including, stabilization of the neighborhood through the acquisition of eleven foreclosed condominiums located in close proximity, affordable housing for low income households,

leveraging of other public funding for supportive housing services and meeting the requirement to utilize NSP funds for the purpose of serving low income households. The attached map shows the current NSP-2 eligible target area and proposed addition of the parcel located at 717 West 11th Street.

OHCS has also completed an analysis of this proposed amendment as it pertains to the original NSP-2 application and program requirements as specified by HUD in the funding notice published May 4, 2009 (FR-5321-N-01). This amendment is consistent with the application review criteria factors as follows:

Factor 1) Target Geography –The census tract where the parcel to be added is located, has a vacancy score of 16 and a foreclosure score of 14 and when added to the original target area, the overall score is 17.98 or within .02 of a score of 18 which is the threshold minimum score for meeting NSP target area. Note however that the intention of this amendment is to include only the parcel at 717 West 11th Street and not the entire census tract where it is located. Therefore, if the formula for calculating the target area did not require inclusion of the entire census tract, it is mathematically improbable that the average score would have changed from 18 and would have been reduced by any amount. As a result, this amendment of the NSP target area geography will not dilute the impact of the NSP investment. The market conditions and demand factors will remain the same as in the original target geography given that the additional parcel proposed in this amendment is across the street from the original target area. A map of the proposed minor expansion of the NSP-2 Target Area may be viewed at:

http://www.ohcs.oregon.gov/OHCS/SFF_Neighborhood_Stabilization_NSP2_Oregon_Program.shtml

Factor 2) Past Experience – This project will be administered by the City of Medford who is the original Consortium Member and has the capacity to administer the activity described in this amendment.

Factor 3) Soundness of Approach – The approach remains as proposed in the original application and is consistent with the goal of providing permanent supportive housing for low income households. The units to be acquired under this activity are newly constructed foreclosed and vacant condominiums that have never been occupied. By enabling the subrecipient to acquire all eleven units (e.g. five units inside the target area and six units across the street from the target area) as one package the cost per unit of the acquisition will be discounted by as much as 15%. As a result, the ability to purchase and subsequently lease up this many housing units under one project will significantly stabilize the neighborhood.

Factor 4) Leveraging – The proposed amendment is consistent with the original plan for leveraging local affordable housing resources.

Factor 5) Energy Efficiency - The proposed project will have several green or smart growth attributes including, within two to four blocks from transit stops, schools, a grocery store and ten blocks from downtown where employment and other services are

accessible. The housing units are newly constructed and conform to local building code standards.

Factor 6) Neighborhood Transformation – The project proposed in this amendment involves the acquisition of existing new rental housing units that will provide permanent supportive housing for low income households to become occupied thereby increasing the stability of the neighborhood.

Oregon encourages comments from low, moderate, and middle income citizens (particularly those living in specific targeted areas where NSP funds are proposed to be used) as well as minorities and non-English speaking persons and persons with disabilities. Program information is available in alternative languages and formats upon request.

Written comments on the proposed second amendment to the 2010 NSP-2 Action Plan will be received until 5:00 pm on Monday February 7, 2011. Comments can be forwarded to Rich Malloy, Oregon Housing and Community Services, 725 Summer St. NE Suite "B", Salem, OR 97301 or by e-mail at Rich.malloy@hcs.state.or.us.

AMENDMENT #3
To the
Neighborhood Stabilization Program 2 (NSP-2) Action Plan
Oregon Housing and Community Services (OHCS)

This is the third amendment to the NSP-2 Action Plan and it intended to clarify actions that will allow the retention of Program Income funds received by all Sub Recipients and Sub Grantees from the sale of NSP funded properties after NSP closeout occurs.

The proposed change to the NSP-2 Action Plan is as follows: All Program Income received by the Sub Recipients and Sub Grantees from the sale of NSP assisted properties shall be retained by said Sub Recipients and Sub Grantees to continue funding NSP activities within the NSP guidelines after NSP closeout occurs. All other provisions in the NSP-2 Action Plan remain the same.