

**Grantee: State of Oregon**

**Grant: B-08-DN-41-0001**

**April 1, 2011 thru June 30, 2011 Performance Report**

**Grant Number:**

B-08-DN-41-0001

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

State of Oregon

**Award Date:****Grant Amount:**

\$19,600,000.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

No QPR Contact Found

## Disasters:

### Declaration Number

NSP

## Narratives

### Areas of Greatest Need:

**AREAS OF GREATEST NEED:** The map of the area of greatest needs is located on the Oregon Housing and Community Services website at: [http://o.hcs.state.or.us/reser/NSP/googlemaps/5plus\\_3perplus.html](http://o.hcs.state.or.us/reser/NSP/googlemaps/5plus_3perplus.html). It is incorporated into the Substantial Amendment on page 4. In order to focus Neighborhood Stabilization Program funding in the areas of greatest need, OHCS established target block groups where the NSP funds are eligible to be spent. These target areas were determined by using the following two items: 1. the HUD calculated foreclosure abandonment risk score: The estimated foreclosure abandonment risk score incorporates the following three elements which are shown to be significant predictors of foreclosure: The Federal Reserve Home Mortgage Disclosure Act (HMDA) data on high cost loans, Office of Federal Housing Enterprise Oversight Data on rates of home prices decline, and the Bureau of Labor Statistics data on rates of unemployment; in addition to United States Postal Service local 90-day vacancy rates. 2. the 18 month foreclosure rate: The 18 month estimated foreclosure rate was calculated using the following three data elements which are shown to be significant predictors of foreclosure: The Federal Reserves Home Mortgage Disclosure Act (HMDA) Data on high cost loans, Office of Federal Housing Enterprise Oversight Data on rates of home prices decline, and the Bureau of Labor Statistics data on rates of unemployment. These two measures described above were taken into consideration to identify the areas where the NSP funds should be targeted. The selected NSP target block groups (based on U.S. Census block groups) in Oregon covers approximately one-third of the block groups and population in Oregon (35% and 34% respectively). This was accomplished by including in the targeted block groups those where the foreclosure abandonment risk score is five (5) or greater (which accounts for 27.4% of the block groups in Oregon) as well as those with an 18 month foreclosure rate estimate of 3.0% and higher (which accounts 24.7% of the block groups in Oregon). Twenty-nine of the thirty-six counties in Oregon have NSP target areas within them using this method for target area identification. Within each county the targeted block groups are those which according to the loan, home price, unemployment, and vacancy data indicate both high rates of foreclosure and potential for abandonment in Oregon.

Amendment # 1 to this Action Plan: Oregon Housing and Community Services (OHCS) published the following amendment to this Action Plan on April 7, 2010. OHCS did not receive any comments and the amendment went into effect on or about April 23rd, 2010. The text of the amendment is listed immediately below.

1. Proposed expansion to the NSP 1 targeted areas

The areas initially targeted in the Neighborhood Stabilization Program 1 for funding assistance were determined using the NSP1 HUD calculated foreclosure abandonment risk score and the 18th month foreclosure rate. The original NSP1 "target block groups" in Oregon covered approximately one-third of the population in Oregon (35% and 34% respectively). This was accomplished by including target block groups where the foreclosure abandonment risk score is 5 or greater and those with an 18 month foreclosure rate estimate of 3.0% and higher. Twenty-nine of the thirty-six Oregon counties had NSP target areas within them using this selection method. In order to update and expand the NSP1 Target Blog Groups, OHCS used data provided by HUD in conjunction with the NSP2 program at the Census Tract level. By including those tracts with a Foreclosure or a Vacancy and Foreclosure Risk Score greater than 11, thirty percent of the Census Tracts in the state are indicated as having high foreclosure and abandonment activity. The initial 1,660 block groups targeted by the program are within 241 Census Tracts. Of those 241 tracts, 126 were not covered by the areas targeted through the updated dataset; emphasizing the shifting in locations with the most significant foreclosure issues throughout Oregon. This proposed expansion of the NSP targeted areas includes both the areas initially targeted, as Census Tracts, as well as the top third scoring (greater than 11) tracts in the updated NSP2 data. Together these represent 353 Oregon Census Tracts. These tracts are forty-seven percent of those in the state, which are home to fifty-five percent of the population, and has areas targeted in thirty of the thirty-six counties.

2. Proposed change to language under Activity 2, Purchase / Rehabilitation.

Under Activity #2 eliminate the statement that funds to Purchase and Rehabilitate eligible homes will be in the form of a "soft second" loan. The new language states: "Funds will be provided in a form deferred loan or any financing mechanism that meets NSP regulations and affordability period requirements."

## Distribution and and Uses of Funds:

Oregon Housing and Community Services will allocate at a minimum, \$4,900,000 (25%) of NSP funds to benefit individuals or families at or below 50% of Area Median Income (AMI). These funds will be set aside for the purchase and redevelopment of properties that have been foreclosed or abandoned that will provide housing to individuals and families whose incomes do not exceed 50% of area median income. OHCS will pass along the 25% set-aside requirement to each of the CDBG entitlement subrecipients receiving an allocation of NSP funds from OHCS as well as all other subrecipients that may receive an allocation of NSP resources. OHCS anticipates a variety of NSP eligible housing activities may be undertaken to meet this goal. Units assisted under this set-aside must provide permanent housing and cannot be shelter or transitional housing units, or group homes, as these activities are considered public facility activities under the CDBG program and part of the NSP requirements. Eligible Housing Activities: • Use of NSP funds as low or no interest loans, or shared appreciation loans that will assist home buyers with the purchase and rehabilitation of foreclosed homes or residential properties. Loans may be used for: o up to 50% of a bank required down payment; o loan buy-down; o closing costs; and o rehabilitation of the home to assure safety, quality, and habitability. • Acquisition and rehabilitation of foreclosed or abandoned residential properties that may be used for rental housing. Models likely to be undertaken include rental housing units for special needs populations such as homeless, chronically mentally ill, developmentally disabled, and released offenders. Permanent supportive housing is eligible as well as units for low income families. Shared housing models can be considered if each tenant has an individual lease. • Acquisition and rehabilitation of foreclosed or abandoned residential properties that will subsequently be sold to very low- income home buyers. This can include a community land trust model or self-help housing projects, etc. • Landbanking, demolition of blighted structures and redevelopment of demolished sites into affordable rental units or homeownership opportunities may also be accomplished as long as the properties have been abandoned or foreclosed. The project must meet an eligible CDBG housing activity and provide housing for very low income individuals and families under 50% of area median income.

NSP-1 Amendment # 2: Oregon Housing and Community Services (OHCS) published the second amendment to the NSP-1 Action Plan on April 28, 2010. No public comments were received. The amendment took effect on or about April 13, 2010.

OHCS is proposing to amend the Allocation Strategy in The NSP Substantial Amendment to assure that all Neighborhood Stabilization Program (NSP) 1 Funds are obligated before the September 15, 2010 deadline. The U.S. Department of Housing & Urban Development will recapture any funds not obligated by that deadline.

The NSP Substantial Amendment explicitly stated that the progress of all recipients would be reviewed nine months after the grant contract is executed and that any recipient not on target to obligate all resources will risk having their NSP funds recaptured and redistributed to other subrecipients by OHCS.

As of April 19, 2010, only 36% of the total funds awarded to CDBG Entitlement Communities and 37% of the total funds retained for State Set Aside have been obligated. While some subrecipients have obligated all of their funds, there are other subrecipients that have not obligated any funds. To assure that the funds are not recaptured, OHCS is proposing to redistribute unobligated funds for ready-to-proceed projects that meet NSP requirements and definitions, as follows:

- OHCS will review the performance and obligation levels of all subrecipients. Subrecipients and subgrantees will be notified in writing of their performance and the steps they need to take to avoid a recapture of their grant funds.
- Subrecipients and subgrantees with lesser than appropriate levels of obligation, and no indication of capably fully obligating funds will have until June 1, 2010 to substantially and or completely obligate allocated funds.
- Unobligated or returned funds, after June 1st, will be placed in an NSP Reallocation Pool. OHCS will make the Reallocation Pool funds available to existing subrecipients, subgrantees, and to qualified applicants on a wait list, who previously submitted an NSP request to OHCS. Funds will need to be obligated immediately upon award.
- Applications for the Reallocation Pool will be reviewed and approved on a first- come ready to proceed basis, with a clear indication for the use of funds before September 15, 2010. OHCS Finance Committee will review and approve recommendations for funding.
- Applicants for the Reallocation Pool must meet certain threshold criteria to receive new and additional funds. Such threshold includes, but it is not limited to, eligible use under the NSP-1 program, and readiness-to-proceed.
- Priority will be given to applicants that have projects that will benefit households with incomes below 50% of the average median income for their area.

The proposed redistribution of recaptured funds may result in guaranteed subrecipients having higher or lower allocated amounts as outlined in the original NSP Substantial Amendment. It may also result in different amounts of resources targeted to the NSP eligible activities as outlined in the original NSP Substantial Amendment.

OHCS is also proposing to add a provision to the NSP Substantial Amendment under Activity 1: Financing Mechanisms item (4) second paragraph "Assistance to homebuyers that have household incomes at or below 50% of the Area Median Income (AMI) may exceed the \$50,000 NSP assistance limit based on financial need to ensure housing affordability" And, item (4) third paragraph the provision stating, "Funds will be provided in the form of a soft second loan" shall be revised to state, "Funds will be provided in the form of a deferred loan" And, the third sentence of item (4) paragraph three, "A share of the appreciation will be due at transfer or Title" shall be deleted.

## Definitions and Descriptions:

HUD Requirement: (1) Definition of "blighted structure" in context of state or local law.

OHCS Response: Unless otherwise defined by local law, the definition of blighted structure shall confirm 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.

HUD Requirement: (2) Definition of "affordable rents" Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program -specific requirements such as continued affordability.

OHCS Response: Unless otherwise defined below, NSP-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. Households must have incomes that are less than or equal to 120% of area median income, adjusted for family size.

NSP assisted rental units must meet the following requirements to qualify as affordable housing:

1. For the NSP required 25% set aside to house individuals or families 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 unit receives Federal or State project-based rental subsidy and the very low-income family pays a contribution toward rent not more than 30 percent of the family's adjusted income, then the maximum rent (i.e., tenant contribution plus project-based rental subsidy) is the rent allowable under the Federal or State project-based rental subsidy program.

If other rental units created under the NSP 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 requirements.

HUD Requirement: (3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

OHCS Response: For each foreclosed-upon home or residential property which will have an investment of NSP funds, the home or residential property must be purchased at a discount of at least fifteen percent (15%) from the current market-appraised value of the home or property unless a smaller discount is approved by OHCS. The current market appraised value means the value of a foreclosed upon home or residential property that is established through an appraisal made in conformity with the appraisal requirements of the URA at 49CFR 24.103 and completed within 60 days prior to an offer made for the property by a grantee, subrecipient, developer, or individual homebuyer.

Home ownership activities: For NSP assisted housing used for home ownership, resale or recapture provisions will be placed against the property in the form of a use restriction and/or Deeds of Trust and Promissory Notes.

NSP funds that are used to acquire or rehabilitate a foreclosed upon single family property will be recaptured upon transfer of title or a refinancing of said property. The recaptured NSP investment, including OHCS's portion of a shared appreciation loan, (Shared Appreciation deleted per HUD regulations) must be returned to OHCS. Oregon Housing and Community Services will use the recaptured funds for other approved NSP eligible activities or return to the United States Treasury as outlined in the NSP rules.

Rental Housing Activities: For all NSP assisted units in rental housing projects, rents as well as incomes of tenants will be restricted in accordance with the affordability requirements outlined in (C)(2) above for a minimum of 20 years. Affordability requirements will be maintained through a use restriction and/or Deeds of Trust and Promissory Notes. Requests for subordination of NSP affordability requirements for financing purposes will be reviewed on a case by case basis.

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.

HUD Requirement: (4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

OHCS Response:

A foreclosed-upon home or residential property shall be rehabilitated to the extent necessary to assure safety, quality, and habitability. OHCS will require a thorough assessment of all properties. The assessment must examine the major building components and describe the work necessary to bring each building component to the level of maximum expected life span. HUD's Housing Quality Standards (HQS) outlined in 24 CFR 982.401, will be the minimum standard for judging the actual physical condition of a property and determining the scope of work.

Rehabilitation of a residential property must be performed in compliance with applicable laws, codes, and other requirements relating to housing safety, quality, and habitability. If work requires building permits, all rehabilitation must be performed to current building code(s). A property inspection must be conducted by a disinterested third party to determine the scope of work needed prior to rehabilitation. The factors to be considered in the inspection include HQS, a pest and dry rot report, roof inspection if deemed appropriate, and a site specific review of environmental concerns including lead-based paint assessment if the property was built prior to 1978.

General property improvements, such as painting and replacement of cabinets and flooring may be completed only after all code deficiencies, health and safety items and lead-based paint hazards (if needed) have been cured. General improvements must have durable fit and finish with reasonable cost expectations.

All NSP recipients are encouraged to use green building techniques and make all NSP assisted properties more energy efficient. Providing visitability features which promote aging in place may also be considered.

## Low Income Targeting:

HUD Requirement: Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income: a minimum of \$4,900,000.

Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

OHCS Response:

The state will receive an NSP allocation of \$19,600,000. Of this amount a minimum of 25%, or \$4,900,000, will be set aside for the purchase and redevelopment of properties that have been foreclosed or abandoned that will provide housing to individuals and families whose incomes do not exceed 50% of area median income. OHCS will pass along the 25% set-aside requirement to each of the CDBG entitlement subrecipients receiving an allocation of NSP funds from OHCS as well as all other subrecipients that may receive an allocation of NSP resources.

OHCS anticipates a variety of NSP eligible housing activities may be undertaken to meet this goal. Units assisted under this set-aside must provide permanent housing and cannot be shelter or transitional housing units, or group homes, as these activities are considered public facility activities under the CDBG program and part of the NSP requirements.

Eligible Housing Activities:

- Use of NSP funds as low or no interest loans, or shared appreciation (Shared Appreciation deleted per HUD rules) loans that will assist home buyers with the purchase and rehabilitation of foreclosed homes or residential properties. Loans may be used for:

- o up to 50% of a bank required down payment;
- o loan buy-down;
- o closing costs; and
- o rehabilitation of the home to assure safety, quality, and habitability.

Acquisition and rehabilitation of foreclosed or abandoned residential properties that may be used for rental housing. Models likely to be undertaken include rental housing units for special needs populations such as homeless, chronically mentally ill, developmentally disabled, and released offenders. Permanent supportive housing is eligible as well as units for low income families. Shared housing models can be considered if each tenant has an individual lease.

Acquisition and rehabilitation of foreclosed or abandoned residential properties that will subsequently be sold to very low- income home buyers. This can include a community land trust model or self-help housing projects, etc.

Landbanking, demolition of blighted structures and redevelopment of demolished sites into affordable rental units or homeownership opportunities may also be accomplished as long as the properties have been abandoned or foreclosed. The project must meet an eligible CDBG housing activity and provide housing for very low income individuals and families under 50% of area median income.

## Acquisition and Relocation:

HUD Requirement: Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 120% of area median income).

If so, include:

- The number of low- and moderate-income dwelling units—i.e., ≤ 120% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.
- The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., ≤ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).
- The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

OHCS Response: No specific properties that would receive NSP resources have been identified at this time. It is therefore unknown whether demolition or conversion of low and moderate income dwelling units will occur. If NSP eligible activities result in demolition or conversion of low and moderate-income units, then the required information on the number of converted or demolished units and number of affordable units produced by activity and income level will be made available.

## Public Comment:

HUD Requirement: Provide a summary of public comments received to the proposed NSP Substantial Amendment.

Note: proposed NSP Substantial Amendment must be published via the usual methods and posted on the jurisdiction's website for no less than 15 calendar days for public comment.

OHCS Response:

Process: OHCS worked closely with the Portland HUD office to assure the citizen participation process was both appropriate and efficient. Two publications were used for the official notice; the state-wide Oregonian, and to reach Spanish speaking citizens, El Latino de Hoy newspaper. In addition, OHCS undertook a massive direct notification campaign to all city and county local governments, port and economic development authorities, public housing authorities and their state association, Community Development Corporations and CHDOs and their state association, tribes, ESG connected homeless service providers and shelters, DHS/HOPWA contacts and service providers, HOME tenant based rental assistance providers, and various other groups and individuals. Each of the nine entitlement participating jurisdictions acting as subrecipients has notified their individual internal mailing/contact lists of the comment period as well. Further, OHCS will send a press release to over 100 media outlets in the state, as well as posting to its own website. The comment period was from November 11th through and including November 26th.

A chart summarizing comments received during the 15 day comment period will be provided at submission of the application to HUD.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$19,599,959.00
Total CDBG Program Funds Budgeted	N/A	\$19,599,959.00
Program Funds Drawdown	\$310,150.68	\$18,059,382.66
Program Funds Obligated	(\$1,705.32)	\$19,597,917.64
Program Funds Expended	\$262,153.68	\$18,101,190.30
Match Contributed	\$0.00	\$0.00
Program Income Received	\$122,315.82	\$915,968.08
Program Income Drawdown	\$485,118.38	\$485,118.38

## 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	\$2,940,000.00	\$0.00
Limit on Admin/Planning	\$1,960,000.00	\$1,695,206.66
Limit on State Admin	\$0.00	\$1,695,206.66

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$4,900,000.00	\$6,676,646.58

## Overall Progress Narrative:

Oregon Housing and Community Services - NSP 1 QPR April 1, to June 30, 2011

### Introduction

By the end of the 2nd quarter of 2011 Oregon Housing and Community Services (OHCS) and its nine Subrecipients (i.e. Entitlement Jurisdictions) and seven Subgrantees (i.e. Non-Profit CDCs and Housing Authorities) have expended 92% of NSP1 funds. This only 1% more than last quarter however, the number of activities that are completed and ready to be closed out and the number of units that are completed has increased. Of the \$1,487,817 of funds that are not yet expended, \$1,042,846 or 70% are obligated to rehabilitation projects. As reported last month, most of these projects were anticipated to be completed in the first two quarters of 2011, however due limitations on staff capacity and an anemic housing market most of these rehabilitation projects may not be completed until the end of the 2011 calendar year. OHCS is addressing this issue by providing technical assistance to Subgrantees to help accelerate the program progress. In some cases OHCS may recapture funds from these projects and reallocate them to other activities where funds can be expended more expeditiously.

### Summary of Expenditures and Progress by Activity Type

The Oregon NSP-1 program has five different activity types including: 1) Activity A, Financing Mechanisms &ndash down payment & closing cost assistance to homebuyers; 2) Activity B, Purchase Rehabilitation &ndash financial assistance to developers to provide either for sale or rental housing; 3) Activity C, Land Banking &ndash purchasing land or property to be developed at a later date; 4) Activity E, Redevelopment &ndash acquisition of land for new construction; and 5) Administration &ndash program oversight, management and compliance. Each of these

activities are broken down by grant recipient and then by whether the activity will serve low moderate and middle income households (LMMI - households earning less than 120% of the area median income) or very low income households (LH25 &ndash households earning less than 50% of the area median income).

There are 15 separate Activity A budgets and 12 of these activities will be ready to close out in the third quarter of 2011. Close out means that all of the housing units funded by the activity are complete and the housing units are occupied by the income qualified household members. Overall 98% of Activity A budgets have been expended.

There are only just a few very small transactions to complete.

There are 19 separate Activity B budgets. Activity B type projects take longer to complete and reach occupancy than Activity A projects. Although 88% of Activity B funds have been expended only one to three of these activities will be ready for close out in third quarter of 2011.

There is one Activity C project that involves the acquisition of a foreclosed subdivision in Jackson County. The developer has submitted an application to receive low income housing tax credits to raise funding to build 60 units of affordable rental housing. The outcome of this funding application will be known in third quarter of 2011. If funded the housing units will be constructed in 2012 and 2013. This project is only bona-fide multi-family housing in Oregon's NSP-1 program.

There are five Activity E projects. These projects all involve the acquisition of vacant land for new construction of single family homes. Just over 95% of the NSP funds budgeted for this activity have been expended. Because the activity involves new construction, occupancy of the units is not anticipated be significant until later in 2012.

As noted above, the last Activity is administration which 87% expended. In many cases Subrecipients have expended all of their administrative funds.

#### Summary of Progress by Unit Completion

As reported last quarter, OHCS's original target for housing unit production was 307. To date, OHCS is on target to complete about 350 units. With program income from the resale of single completed projects the unit count could reach 380. About 170 units, a majority of the units were or will be assisted by Activity A, Financing Mechanisms.

OHCS expects its Subrecipients, Subgrantees and Developers to complete about 50 units under Activity B, Purchase Rehabilitation and 60 multi-family rental units and 67 single family new construction units by Habitat for Humanity under Activity E, redevelopment.

To date, 189 units have been completed and occupied by income qualified households. This is about 62% of the program goal of 307 units. This rate of occupancy is on par given at this point in time in the program about 70% of the units should be completed. OHCS expects to see a substantial number of completions under Activity B in the third and fourth quarters of 2011. Most of the completions for Activity E will happen towards the end of 2012 and in the first months of 2013.

#### Summary of Program on the Low Income Set Aside Requirement

NSP requires that 25% or \$4,900,000 of the grant budget must be expended on projects that benefit low income households (i.e. households earning less than 50% of the area median income). The low income set aside is referred to as "LH25". Currently, the program budget for LH25 is \$6,676,646 or 34% of the entire \$19,600,000 NSP-1 budget. To date the Oregon program has reached \$3,835,818 in LH25 occupied projects which is 78% of the HUD requirement. Given that several more Activity B projects are largely LH25 projects and should be completed in the coming two quarters and Activity E projects are planned for LH25 occupancy, Oregon should easily satisfy this program requirement sometime in the next three or four quarters. Overall, there are seven quarters remaining in the program timeline.

#### Summary of Progress by Subrecipients

The Oregon NSP-1 program includes nine Subrecipients that include a combination of Entitlement Cities and Urban Counties. All nine Subrecipients successfully obligated NSP funds prior to the September 16, 2010 deadline.

Subrecipients including the Cities of Salem, Bend and Springfield have expended all of their program funds and have closed out their programs. The Cities of Eugene, Gresham and Medford have expended about 90% of their funds and are anticipated to close out their programs by the end of the 2011 calendar year. The City of Dodds expended almost all of its funds for Activity A and should close out their program in the third or fourth quarter of 2011. The City of Eugene has one acquisition rehabilitation project to complete that will provide low income rental housing. The City of Gresham has one low income owner occupied unit that will be completed by Habitat for Humanity by the end of the 2011 calendar year.

The City of Portland which has the largest program has expended all of its program funds except for about \$107,000 that are obligated to rehabilitation projects for a community land trust. The land trust has purchased and completed the rehabilitation of five homes that are all marketed for sale to homebuyers at or below 80% of the area median income. The community land trust will use the program income from the sale of these homes to purchase and rehabilitate additional homes. The City has also awarded funds to Habitat for Humanity that has acquired a large redevelopment site to build 45 new homes of which 22 of these homes will benefit low income households. The City has expended the balance of its Activity A down payment assistance loan funds in the previous quarter for a

program total of 17 loans for low moderate middle income (LMMI) households.

The last two Subrecipients include Clackamas and Washington Counties. Washington County has expended all of its funds and has effectively completed its program. Clackamas County has been generated \$427,000 in program income and as a result still has a balance of \$223,000 in NSP funds. It is anticipated that sometime this year that Clackamas County will eventually drawdown all of its funds however, generating program income through the sale of properties is encouraged to generate the completion of more units so it may take until sometime in 2012 to expend all of their NSP funds.

Overall, these Subrecipients which have been allocated over \$11,500,000 have largely completed expenditure of NSP funds by the end of the 2nd quarter of 2011 and will expend the remainder of the funds by the end of the 2011 calendar year. Note however that because of new construction and rehabilitation projects, program activities will continue into the next two years.

#### Summary of Progress by Non-Profit Subgrantees

The Oregon NSP-1 Non-Profit Subgrantees have all completed their first round of purchasing properties. This group has a balance of \$695,000 obligated in their NSP accounts for rehabilitation or new construction projects. We were anticipating most of this rehabilitation work will be completed in the first and second quarters of 2011 however progress has been slow due to lack of staff resources or capacity and a stagnate home buying market. In some markets it has been difficult to sell properties and Subgrantees are being forced reduce sale prices or rent the units instead of selling them. One Subgrantee in this group, Community Services Consortium has expended their entire NSP allocation of \$600,000 and is anticipated to close out their program in the third quarter of 2011.

This component of the OHCS NSP-1 program has allocated approximately \$5,000,000 to non-profit developers and housing authorities in small cities of the state. To date, the Housing Authority of Jackson County purchased a 3.5 acre foreclosed subdivision for \$100,000 under Activity C, Land Banking and as noted above has submitted a low income housing tax credit funding application for 60 low and moderate income rental units.

The Housing Authority of Yamhill County (HAYC) has purchased 4 homes that need substantial rehabilitation and will sell these homes and use program income to purchase additional homes. HAYC intends to target homebuyers who want to convert their Section 8 Housing Choice Vouchers from rental subsidies to homebuyer subsidies. HAYC has experienced difficulty with staff capacity and as a result is still working on rehabilitation of these four units. HAYC has reported that one substantial rehabilitation project is nearly complete and rehabilitation of the other three units is underway. OHCS expects that HAYC should complete these units this calendar year, sell them and purchase at least two more homes using program income.

Umpqua CDC (UCDC) has purchased 6 single family homes and one three unit home that was converted to apartments. UCDC has sold one home and is completing the rehabilitation work on the remaining homes which will either be sold to homebuyers or retained in UCDC's rental housing portfolio and rented to low income persons. UCDC has generated program income and has invested this income into its current rehab projects.

The Central Oregon Regional Housing Authority d.b.a. Housing Works has purchased 5 homes, sold two and had intended to sell the other two in the second quarter of 2011 however, due to an anemic housing market is choosing to rent the units until market conditions are more amenable to sale of the homes. The fifth housing unit was purchased recently using program income. The home will undergo rehabilitation in the third quarter of 2011. Currently, Housing Works has about \$21,000 in NSP funds unexpended because they have been utilizing program income from the sale of their first two homes.

Community Services Consortium (CSC) has purchased three housing units for transfer to the Albany Housing Partnership that will provide affordable housing for low income homeless persons. CSC has also purchased on property for sale under the community land trust model that is still on the market.

Habitat for Humanity of Oregon (HFHO) through four different affiliates has purchased 8 homes with \$500,000 of NSP funds and is in the process of rehabilitating these homes. HFHO also purchased 12 foreclosed lots for \$223,000 in the City of La Pine and has completed construction on three units with another three under construction. This project will use another \$177,000 in NSP funds for construction. Because of the volunteer and donation model for development, HFHO has produced the most units per NSP dollar expended. Also, HFHO targets primarily low income households for all of its housing units.

Finally Community Connections of Northeast Oregon (CCNO) has purchased two single family housing units, has one rehabilitated and ready for sale and is working on rehabilitation on the other unit. CCNO is in very depressed housing market and is having difficulty selling their one home because of variety of factors including, high unemployment and a lack of qualified buyers. If CCNO can get either of these houses sold, net proceeds will be used to purchase additional units.

#### Problems or Issues Encountered

(Similar issues to last quarter &ndash; edited from last quarter for updates)

Although all OHCS Subrecipients and Subgrantees successfully obligated their NSP funds by the September 16, 2010 deadline and have expended 92% of the funds by the end of the second quarter of 2011, some activities have stalled due to market conditions. For example, as noted above, at least three Subgrantees have been unable to sell

rehabilitated homes. We suspect that because there are so many homes on the market, NSP homes although rehabilitated and in excellent condition for sale cannot compete with the abundance of lower cost foreclosures. In addition, some of the Subgrantees are using a land trust model for home ownership and buyers have been reluctant to commit to the land trust model when again, they can buy a reasonably priced good quality home for less. As a result, these Subgrantees may be abandoning the land trust model due to the restrictions it imposes on homebuyers. OHCS NSP staff has recommended these Subgrantees consider either renting the these homes since there is strong demand in the rental market, or establish a lease to purchase program which would provide some flexibility for households that are reluctant to commit to a land trust model.

Also as noted last month, another issue has been some of the Subgrantees have been overwhelmed with other stimulus funded projects such as CDBG-R or a new program in Oregon call the Oregon Homeowner Stabilization Initiative (OHSI). OHSI, a program to assist persons facing foreclosure is under a tight deadline therefore Subgrantees have had to shift staff resources to foreclosure counseling versus development of NSP assisted homes. OHCS NSP staff has been encouraging Subgrantees to be more aggressive in completing their rehabilitation work and subsequent sale or lease of properties. OHCS is planning to enforce more restrictive deadlines during the third quarter of 2011 to ensure funds are expended before the end of the grant contract period. Another key issue to point out is that about 20% of properties being rehabilitated and sold under Activity B are being done by Habitat for Humanity. Because Habitat for Humanity relies heavily on volunteer labor and donations their timeframe from acquisition to occupancy tends to be longer. However, the benefit of the Habitat for Humanity model is that it's clearly the most successful at achieving low income home ownership.

As noted last quarter, OHCS has provided procedures and required reporting forms to Subgrantees to report occupancy of their projects. To date, most Subgrantees have been negligent on this reporting requirement however recently, these reports are starting to come in. OHCS will initiate a communication effort increasing the pressure on Subgrantees to focus on getting housing units completed and sold or rented in a more timely manner. OHCS staff sent a reminder to all Subgrantees in early January of 2011 reminding them that reporting occupancy is a program requirement. OHCS will repeat this action step in the second quarter of 2011. Ultimately, this reporting is the means to document and finalize meeting the program's primary national objective.

#### Disastr Rcey rant Reporting (DRGR) Updating

OHCS staff spent a substantial amount of time in second quarter of 2011 updating quarterly reports from previous reporting periods to ensure that correct addresses for completions were entered in the quarter the projects were officially occupied by income qualified households. The DRGR system now reflects the actual number of units completed for each activity.

#### Summary of Progress by OHCS State-Wide Loan Program (repeated from last quarter)

The OHCS State-Wide "Activity A" Loan Program with a budget of \$1,686,303 for low moderate and middle income (LMMI) borrowers and \$180,899 for low income (LH) borrowers has expended all of its funds. The program has a small residual amount of about \$2,000 remaining that will re-programmed into another activity. This residual amount is due to the fact that few transactions close on the exact amount obligated. For example a loan obligation of \$40,000 at cling may only need \$39,600. As a result a few hundred dollars here and there may add up. Some of this residual may be reallocated to obligations that need additional funds at closing.

To update last months final progress report on this component of the OHCSNSPprmm,56 households were served with down payment, closing costs or minor rehabilitation financial assistance. All assistance packages were structured as soft second no interest loans repayable upon sale or transfer or ownership of the property. The program has been very successful in Josephine, Jackson, Linn, Marion, Yamhill and Deschutes Counties where a substantial number of small cities have experienced high foreclosure rates. Although a complete analysis has not been completed, it is reasonable to estimate that the program has leveraged roughly \$6,500,000 in first mortgage funds across the state.

#### Adjustments to Action Plan

OHCS Staff made some minor changes to the NSP-1 Action Plan during the first quarter of 2011. These changes primarily involved reallocating funds between activities as the result of budget shortfalls or overages. For example, a few Subrecipients closed Activity A down payment assistance loans where not all of the funds obligated were needed so funds were reprogrammed to other activities. OHCS is also starting to work on cleaning up residual amounts of unexpended funds for activities that are complete. OCHS will reallocate these funds through the application process established in the first amendment to the NSP-1 Action Plan to reallocate funds from non-performing Subrecipients to those with immediately obligate and expend the funds more quickly. Overall, the residual funds are less than \$5,000 overall.

#### Results of HUD Office of the Inspector General (OIG) Audit

In this quarter OHCS received final confirmation on the action to take to remedy an NSP-1 audit finding from OIG Audit report dated March 1, 2011. The finding involved the appropriation of funding to a replacement reserve. The OIG determined such an appropriation was not eligible program expenditure. OHCS is currently working on recapturing the misappropriated funds and will reallocated them to an eligible use sometime in the third or fourth quarter of 2011.

## Overall Summary

By the end of the second quarter of 2011 the Oregon NSP-1 program expended 92% of its funds. The remaining 8% of unexpended funds are obligated to rehabilitation and new construction projects. The program is on track to meet expenditure deadlines and its low income set requirement noted above. The program is projected to exceed its target for unit production of 307 units and could produce about 380 units assuming sale of purchase rehab properties. Currently program funds have either been expended or obligated for about 350 units. As noted last quarter, OHCS staff needs to work with Subgrantees on the following issues during the second quarter of 2011: 1) completing rehabilitation work and expenditure of all NSP funds; 2) completion of reporting and updating DRGR on occupancy thereby meeting the program's main national objective; 3) assisting Subgrantees with alternatives to properties that are remaining on the market for long periods of time and are not selling; 4) getting DRGR data entry problems fixed; 5) completing program income receipt and expenditure entries in DRGR; and 6) resolving the OIG finding noted above.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Financing Mechanisms	\$160,043.95	\$5,954,401.29	\$5,857,743.17
2, Purchase/Rehab	\$144,660.98	\$8,611,700.65	\$7,531,263.66
3, Land Banking	\$0.00	\$1,000,000.00	\$1,000,000.00
5, Redevelop demolished or vacant property	\$0.00	\$2,073,898.06	\$1,975,169.17
6, Administration	\$5,445.75	\$1,960,000.00	\$1,695,206.66

## Activities

**Grantee Activity Number:** 1-FM-BEND-LMMI-(50%-120%)

**Activity Title:** Financing Mechanisms Bend LMMI

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

1

**Projected Start Date:**

03/16/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Financing Mechanisms

**Projected End Date:**

03/16/2013

**Completed Activity Actual End Date:**

10/26/2010

**Responsible Organization:**

City of Bend

**Overall**

**Apr 1 thru Jun 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$115,914.30
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$115,914.30
<b>Program Funds Drawdown</b>	\$0.00	\$115,914.30
<b>Program Funds Obligated</b>	\$0.00	\$115,914.30
<b>Program Funds Expended</b>	\$0.00	\$115,914.30
City of Bend	\$0.00	\$115,914.30
City of Bend	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Down Payment Assistance

**Location Description:**

Bend, OR

**Activity Progress Narrative:**

This activity administered by the City of Bend (the "City") involves the provision of down payment and closing cost assistance to low moderate and middle income homebuyers (LMMI - households less than 120% of the area median income). To date, the City has closed and drawn funds for 4 housing units. This Activity was completed 10/26/2010.

**Accomplishments Performance Measures**

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

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

**Activity Title:** Financing Mechanisms

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

1

**Projected Start Date:**

01/01/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Completed

**Project Title:**

Financing Mechanisms

**Projected End Date:**

03/15/2013

**Completed Activity Actual End Date:**

03/21/2011

**Responsible Organization:**

CLACKAMAS COUNTY

**Overall**

**Apr 1 thru Jun 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$133,753.42
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$133,753.42
<b>Program Funds Drawdown</b>	\$0.00	\$133,753.42
<b>Program Funds Obligated</b>	\$0.00	\$133,753.42
<b>Program Funds Expended</b>	\$0.00	\$133,753.42
CLACKAMAS COUNTY	\$0.00	\$133,753.42
Clackamas County	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Down payment assistance

**Location Description:**

Clackamas County Oregon

**Activity Progress Narrative:**

This activity administered by the Clackamas County (the "County") involves the provision of down payment and closing cost assistance to very low income homebuyers (LMMI - households less than 50% of the area median income). To date, the City has closed and drawn funds for 2 housing units. This Activity was completed 3/21/11.

**Accomplishments Performance Measures**

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

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/2	0/0	2/2	100.00
# Owner Households	0	0	0	2/2	0/0	2/2	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

<b>Grantee Activity Number:</b>	<b>1-FM-CLACKAMAS-LMMI (50-120%)</b>
<b>Activity Title:</b>	<b>CLACKAMAS CO FINANCING MECH 50-120%</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

1

**Project Title:**

Financing Mechanisms

**Projected Start Date:**

03/16/2009

**Projected End Date:**

03/16/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Clackamas County

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$449,874.77
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$449,874.77
<b>Program Funds Drawdown</b>	\$0.00	\$394,474.77
<b>Program Funds Obligated</b>	(\$36,633.28)	\$449,874.77
<b>Program Funds Expended</b>	\$0.00	\$394,474.77
Clackamas Co.	\$394,474.77	\$394,474.77
Clackamas County	(\$394,474.77)	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$91,975.57	\$91,975.57

**Activity Description:**

Down payment assistance

**Location Description:**

CLACKAMAS COUNTY

**Activity Progress Narrative:**

This activity administered by Clackamas County (the "County") involves the provision of down payment and closing cost assistance to low moderate and middle income homebuyers (LMMI - households less than 120% of the area median income). To date, the county has closed and drawn funds for 10 housing units. The County has balance of \$55,130 in this activity because it has been funding the down payment assistance with program income from another activity. Until all program income is expended the County cannot draw or disburse the balance of funds for this activity. Funds in the amount of \$33,585 was deobligated and moved to 2-PR-Clackamas-LH \$15,000 and 2-PR-Clackamas-LMMI \$21,633.28  
Zero expenditures during 2011 second quarter

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	10/10

# of Singlefamily Units

0

10/10

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 1-FM-EUGENE-LMMI-(50-120%)

**Activity Title:** EUGENE FINANCING MECHANISMS

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

1

**Project Title:**

Financing Mechanisms

**Projected Start Date:**

03/20/2009

**Projected End Date:**

03/20/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Eugene

**Overall**

**Apr 1 thru Jun 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$383,705.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$383,705.00
<b>Program Funds Drawdown</b>	\$0.00	\$382,945.78
<b>Program Funds Obligated</b>	\$0.00	\$383,705.00
<b>Program Funds Expended</b>	\$0.00	\$382,945.78
City of Eugene	\$0.00	\$382,945.78
City of Eugene	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Provide down payment, closing cost and mortgage reduction assistance to homebuyers.

**Location Description:**

City of Eugene

**Activity Progress Narrative:**

This activity involves down payment and closing cost assistance to low moderate and middle income households (i.e. LMMI - households earning less than 120% of the area median income). To date, the Subrecipient, the City of Eugene has funded 9 homebuyers under this activity. The activity has a balance of \$759 that may be reallocated to another City of Eugene activity. If the funds are not allocated they will be forfeited to the Grantee to reprogram for another Subrecipient or Subgrantee. There were no expenditures for this activity during the second quarter of 2011. The activity is scheduled to be closed out in the third quarter of 2011.

**Accomplishments Performance Measures**

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

## 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	9/9	9/9	100.00
# Owner Households	0	0	0	0/0	9/9	9/9	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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<b>Grantee Activity Number:</b>	<b>1-FM-GRESHAM-LMMI-(50-120%)</b>
<b>Activity Title:</b>	<b>GRESHAM FINANCING MECHANISMS LMMI</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

1

**Project Title:**

Financing Mechanisms

**Projected Start Date:**

03/16/2009

**Projected End Date:**

03/16/2016

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Gresham

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$426,875.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$426,875.00
<b>Program Funds Drawdown</b>	\$0.00	\$401,055.78
<b>Program Funds Obligated</b>	\$0.00	\$426,875.00
<b>Program Funds Expended</b>	\$0.00	\$401,055.78
City of Gresham	\$0.00	\$0.00
City of Gresham	\$0.00	\$401,055.78
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Provide down payment, closing cost and mortgage reduction assistance to homebuyers.

**Location Description:**

Gresham

**Activity Progress Narrative:**

This activity administered by the City of Gresham (the "City") involves the provision of down payment and closing cost assistance to low moderate and middle income homebuyers (LMMI - households less than 120% of the area median income). To date, the City has closed and drawn funds for 19 housing units. The City has a balance of \$25,819 in this activity budget which is obligated to one more homebuyer for down payment assistance. Also note that one property address was added to this quarter for closing, however, this property was fully expended and occupied in the second quarter of 2010 but was not reported due to a data entry error.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	1	19/20
<b># of Singlefamily Units</b>	1	19/20

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	19/20	19/20	100.00
# Owner Households	0	1	1	0/0	19/20	19/20	100.00

## Activity Locations

Address	City	State	Zip
1150 NE 5th St	Gresham	NA	97030

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

<b>Grantee Activity Number:</b>	<b>1-FM-MEDFORD-LH (BELOW 50%)</b>
<b>Activity Title:</b>	<b>MEDFORD FINANCE MECHANISMS BELOW 50%</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

1

**Project Title:**

Financing Mechanisms

**Projected Start Date:**

03/16/2009

**Projected End Date:**

03/16/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Medford

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$118,167.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$118,167.00
<b>Program Funds Drawdown</b>	\$33,585.00	\$118,167.00
<b>Program Funds Obligated</b>	\$33,585.00	\$118,167.00
<b>Program Funds Expended</b>	\$33,585.00	\$118,167.00
City of Medford	\$33,585.00	\$118,167.00
CITY OF MEDFORD	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

MEDFORD FINANCE MECHANISMS/DOWN PAYMENT ASSISTANCE- BELOW 50% AMI

**Location Description:**

MEDFORD OR

**Activity Progress Narrative:**

This activity administered by the City of Medford (the "City") involves the provision of down payment and closing cost assistance to low income homebuyers (H25 - households less than 50% of the area median income). Note that one property was erroneously reported in the first quarter of 2011 but was actually funded and completed in the second quarter of 2011. The City of Medford has closed 3 properties for low income homebuyers as follows: 2nd quarter 2010, 4th quarter 2010 and 2nd quarter 2011. Prior to this QPR, all three property addresses were entered into DRGR, but the total number of homes had not been entered. This activity will be closed out in the third quarter of 2011.

**Accomplishments Performance Measures**

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

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	3/3	0/0	3/3	100.00
# Owner Households	2	0	2	3/3	0/0	3/3	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

**Grantee Activity Number:** 1-FM-MEDFORD-LMMI-(50-120%)  
**Activity Title:** MEDFORD FINANCING MECH LMMI

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

1

**Projected Start Date:**

03/16/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Financing Mechanisms

**Projected End Date:**

03/16/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Medford

Overall	Apr 1 thru Jun 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$308,285.89
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$308,285.89
<b>Program Funds Drawdown</b>	\$103,397.00	\$305,440.89
<b>Program Funds Obligated</b>	(\$33,585.00)	\$308,285.89
<b>Program Funds Expended</b>	\$0.00	\$305,440.89
CITY OF MEDFORD	\$103,397.00	\$408,837.89
City of Medford	(\$103,397.00)	(\$103,397.00)
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

DOWNPAYMENT ASSISTANCE

**Location Description:**

MEDFORD

**Activity Progress Narrative:**

This activity administered by the City of Medford (the "City") involves the provision of down payment and closing cost assistance to low moderate and middle income homebuyers (LMMI - households less than 120% of the area median income). To date, the City has closed and drawn funds for 3 housing units under this activity. The City has a balance of \$2,485 in this activity budget which they are intending to make offers on several HUD FHA repossessed homes for a \$1.00. The Grantee, Oregon Housing and Community Services will determine in the third quarter of 2011 on how to proceed with this small balance of funds that was remaining after closing the three projects that were originally budgeted.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	9/9
# of Singlefamily Units	3	9/9

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	3	3	0/0	9/9	9/9	100.00
# Owner Households	0	3	3	0/0	9/9	9/9	100.00

## Activity Locations

Address	City	State	Zip
3009 Glengrove Ave	Medford	NA	97501
182 Dan Ave	Medford	NA	97501
2448 Alma Rd	Medford	NA	97501

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

<b>Grantee Activity Number:</b>	<b>1-FM-PORTLAND-LMMI (50-120%)</b>
<b>Activity Title:</b>	<b>PORTLAND FINANCING MECHANISMS (50-120%)</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Completed

**Project Number:**

1

**Project Title:**

Financing Mechanisms

**Projected Start Date:**

03/16/2009

**Projected End Date:**

03/16/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

01/18/2011

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Portland

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$722,306.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$722,306.00
<b>Program Funds Drawdown</b>	\$0.00	\$722,306.00
<b>Program Funds Obligated</b>	\$0.00	\$722,306.00
<b>Program Funds Expended</b>	\$0.00	\$722,306.00
City of Portland	\$0.00	\$0.00
City of Portland	\$0.00	\$722,306.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Portland Multnomah County Financing Mechanism for 50-120% AMI

**Location Description:**

Portland/Multnomah County

**Activity Progress Narrative:**

This activity administered by the City of Portland (the "City") involves the provision of down payment and closing cost assistance to low moderate and middle income homebuyers (LMMI - households less than 120% of the area median income). To date, the City has closed and drawn funds for 17 housing units. This Activity was completed as of 01/18/2011.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	17/17
<b># of Singlefamily Units</b>	0	17/17

## 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	17/17	17/17	100.00
# Owner Households	0	0	0	0/0	17/17	17/17	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

<b>Grantee Activity Number:</b>	<b>1-FM-SALEM-LH (BELOW 50%)</b>
<b>Activity Title:</b>	<b>SALEM FINANCING MECHANISMS BELOW 50%</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

1

**Projected Start Date:**

03/16/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Completed

**Project Title:**

Financing Mechanisms

**Projected End Date:**

03/16/2013

**Completed Activity Actual End Date:**

09/21/2010

**Responsible Organization:**

City of Salem

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$48,229.56
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$48,229.56
<b>Program Funds Drawdown</b>	\$0.00	\$48,229.56
<b>Program Funds Obligated</b>	\$0.00	\$48,229.56
<b>Program Funds Expended</b>	\$0.00	\$48,229.56
City of Salem	\$0.00	\$0.00
City of Salem	\$0.00	\$48,229.56
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

SALEM FINANCING MECHANISMS BELOW 50%

**Location Description:**

SALEM OR

**Activity Progress Narrative:**

This activity administered by the City of Salem (the "City") involves the provision of down payment and closing cost assistance to very low income homebuyers (LMMI - households less than 50% of the area median income). To date, the City has closed and drawn funds for 2 housing units. This Activity was completed as of 9/21/2010.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	1/1
<b># of Singlefamily Units</b>	0	1/1

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

<b>Grantee Activity Number:</b>	<b>1-FM-SALEM-LMMI 50%-120%</b>
<b>Activity Title:</b>	<b>SALEM FINANCING MECH 50%-120%</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Completed

**Project Number:**

1

**Project Title:**

Financing Mechanisms

**Projected Start Date:**

03/16/2009

**Projected End Date:**

03/16/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

08/16/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Salem

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$602,486.41
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$602,486.41
<b>Program Funds Drawdown</b>	\$0.00	\$602,486.41
<b>Program Funds Obligated</b>	\$0.00	\$602,486.41
<b>Program Funds Expended</b>	\$0.00	\$602,486.41
CITY OF SALEM	\$0.00	\$0.00
City of Salem	\$0.00	\$602,486.41
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

SALEM FINANCING MECHANISMS 50-120%

**Location Description:**

SALEM OR

**Activity Progress Narrative:**

This activity administered by the City of Salem (the "City") involves the provision of down payment and closing cost assistance to low moderate and middle income homebuyers (LMMI - households less than 120% of the area median income). To date, the City has closed and drawn funds for 15 housing units. This Activity was completed as of 08/16/2010.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	15/15
<b># of Singlefamily Units</b>	0	15/15

## 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	15/15	15/15	100.00
# Owner Households	0	0	0	0/0	15/15	15/15	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

<b>Grantee Activity Number:</b>	<b>1-FM-SPRINGFIELD-LH-BELOW 50%</b>
<b>Activity Title:</b>	<b>SPRINGFIELD FINANCING MECH BELOW 50%</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

1

**Projected Start Date:**

03/16/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Completed

**Project Title:**

Financing Mechanisms

**Projected End Date:**

03/16/2013

**Completed Activity Actual End Date:**

08/30/2010

**Responsible Organization:**

City of Springfield

Overall	Apr 1 thru Jun 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$100,378.46
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$100,378.46
<b>Program Funds Drawdown</b>	\$0.00	\$100,378.46
<b>Program Funds Obligated</b>	\$0.00	\$100,378.46
<b>Program Funds Expended</b>	\$0.00	\$100,378.46
City of Springfield	\$0.00	\$100,378.46
City of Springfield	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

SPRINGFIELD FINANCING MECHANISMS BELOW 50%

**Location Description:**

SPRINGFIELD OR

**Activity Progress Narrative:**

This activity administered by the City of Springfield (the "City") involves the provision of down payment and closing cost assistance to very low income homebuyers (LMMI - households less than 50% of the area median income). To date, the City has closed and drawn funds for 4 housing units. This Activity was completed as of 08/30/2010.

**Accomplishments Performance Measures**

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

<b>Grantee Activity Number:</b>	<b>1-FM-SPRINGFIELD-LMMI 50-120%</b>
<b>Activity Title:</b>	<b>SPRINGFILED FINANCING MECHANISMS LMMI</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Completed

**Project Number:**

1

**Project Title:**

Financing Mechanisms

**Projected Start Date:**

03/16/2009

**Projected End Date:**

03/16/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

08/30/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Springfield

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$226,740.54
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$226,740.54
<b>Program Funds Drawdown</b>	\$0.00	\$226,740.54
<b>Program Funds Obligated</b>	\$0.00	\$226,740.54
<b>Program Funds Expended</b>	\$0.00	\$226,740.54
City of Springfield	\$0.00	\$0.00
City of Springfield	\$0.00	\$226,740.54
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

SPRINGFIELD FINANCING MECHANISMS (DOWN PAYMENT ASSISTANCE) 50-120% AMI

**Location Description:**

SPRINGFIELD OR

**Activity Progress Narrative:**

This activity administered by the City of Springfield (the "City") involves the provision of down payment and closing cost assistance to low moderate and middle income homebuyers (LMMI - households less than 120% of the area median income). To date, the City has closed and drawn funds for 11 housing units. This Activity was completed as of 08/30/2010.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	11/11
<b># of Singlefamily Units</b>	0	11/11

## 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	11/11	11/11	100.00
# Owner Households	0	0	0	0/0	11/11	11/11	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

<b>Grantee Activity Number:</b>	<b>1-FM-State-LH-(below 50%)</b>
<b>Activity Title:</b>	<b>State Financing Mech - below 50%</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

1

**Projected Start Date:**

03/16/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Completed

**Project Title:**

Financing Mechanisms

**Projected End Date:**

03/16/2013

**Completed Activity Actual End Date:**

09/09/2010

**Responsible Organization:**

State of Oregon

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$304,883.10
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$304,883.10
<b>Program Funds Drawdown</b>	\$0.00	\$304,883.10
<b>Program Funds Obligated</b>	\$123,984.00	\$304,883.10
<b>Program Funds Expended</b>	\$0.00	\$304,883.10
State of Oregon	\$0.00	\$304,883.10
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Provide down payment assistance to homebuyers for the purchase of single family homes for low income (LH25) homeownership.

**Location Description:**

Throughout rural areas or small cities in the State of Oregon.

**Activity Progress Narrative:**

This activity administered by Oregon Housing and Community Services (OHCS) involves the provision of down payment and closing cost assistance to very low income homebuyers (LMMI - households less than 50% of the area median income). To date, the City has closed and drawn funds for 8 housing units. Activity complete as of 09/09/2010. Funds in the amount of \$125,689.32 was moved from 1-FM-State-LMMI, as three properties were incorrectly reported as LMMI in previous QPR's.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	8/8
<b># of Singlefamily Units</b>	0	8/8

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** 1-FM-State-LMMI-(50%-120%)

**Activity Title:** State Financing Mechanisms LMMI

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

1

**Projected Start Date:**

03/16/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Financing Mechanisms

**Projected End Date:**

03/16/2013

**Completed Activity Actual End Date:**

09/16/2010

**Responsible Organization:**

State of Oregon

**Overall**

**Apr 1 thru Jun 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,560,613.25
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,560,613.25
<b>Program Funds Drawdown</b>	\$0.00	\$1,560,613.25
<b>Program Funds Obligated</b>	(\$125,689.32)	\$1,560,613.25
<b>Program Funds Expended</b>	\$0.00	\$1,560,613.25
State of Oregon	\$0.00	\$1,560,613.25
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Second mortgages provided to homebuyers.

**Location Description:**

To be determined-in targeted block groups throughout the State.

**Activity Progress Narrative:**

This activity administered by Oregon Housing and Community Services (OHCS) involves the provision of down payment and closing cost assistance to low moderate and middle income homebuyers (LMMI - households less than 120% of the area median income). To date, the City has closed and drawn funds for 46 housing units. This Activity was completed as of 09/16/2010.

Funds in the amount of \$125,689.32 was moved to 1-FM-State-LH, as three properties were incorrectly reported as LMMI in previous QPR's.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	46/46
<b># of Singlefamily Units</b>	0	46/46

## 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	46/46	46/46	100.00
# Owner Households	0	0	0	0/0	46/46	46/46	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

<b>Grantee Activity Number:</b>	<b>1-FM-WASHINGTON-LMMI (50-120%)</b>
<b>Activity Title:</b>	<b>WASHINGTON CO FINANCE MECHANISMS LMMI</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

1

**Project Title:**

Financing Mechanisms

**Projected Start Date:**

03/16/2009

**Projected End Date:**

03/16/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Washington County

Overall	Apr 1 thru Jun 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$452,147.59
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$452,147.59
<b>Program Funds Drawdown</b>	\$23,061.95	\$440,353.91
<b>Program Funds Obligated</b>	\$0.00	\$452,147.59
<b>Program Funds Expended</b>	\$23,061.95	\$440,353.91
Washington County	\$23,061.95	\$440,353.91
Washington County	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Down Payment Assistance

**Location Description:**

WASHINGTON CO

**Activity Progress Narrative:**

This activity administered by the Washington County (the "Couy") involves the provision of down payment and closing cost assistance to low moderate and middle income homebuyers (LMMI - households less than 120% of the area median income). To date, the City has closed and drawn funds for 10 housing units. Washington County expended \$23,061.95 for rehabilitation on one property in this reporting period. This activity is scheduled to be completed in the third quarter of 2011.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	0/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	10/10

# of Singlefamily Units

0

10/10

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

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

**Activity Title:** Purchase Rehab

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2

**Project Title:**

Purchase/Rehab

**Projected Start Date:**

03/15/2009

**Projected End Date:**

01/15/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Community Connections of NE Oregon

**Overall**

**Apr 1 thru Jun 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$173,591.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$173,591.00
<b>Program Funds Drawdown</b>	\$0.00	\$133,410.55
<b>Program Funds Obligated</b>	\$0.00	\$173,591.00
<b>Program Funds Expended</b>	\$0.00	\$133,410.55
Community Connections of NE Oregon	\$0.00	\$133,410.55
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition and rehabilitation of single family home for sale to low income households (e.g. less than 50% of area median income).

**Location Description:**

Baker City, Oregon

**Activity Progress Narrative:**

Community Connections of Eastern Oregon (CCNO) completed rehabilitation on one housing unit under this activity during the second quarter of 2011. CCNO has the home marketed for sale to a low income household (i.e. household earning less than 50% of the area median income). CCNO will combine the net proceeds of this project with another activity to assist additional NSP eligible units.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/1
<b># of Singlefamily Units</b>	0	0/1

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---



# of Singlefamily Units

0

0/1

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

<b>Grantee Activity Number:</b>	<b>2-PR-CLACKAMAS-LH BELOW 50%</b>
<b>Activity Title:</b>	<b>CLACKAMAS PURCHASE/REHAB BELOW 50%</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2

**Project Title:**

Purchase/Rehab

**Projected Start Date:**

03/16/2009

**Projected End Date:**

03/16/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Clackamas County

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$290,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$290,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$251,890.40
<b>Program Funds Obligated</b>	\$15,000.00	\$290,000.00
<b>Program Funds Expended</b>	\$55,400.00	\$251,890.40
Clackamas Co.	\$55,400.00	\$251,890.40
Clackamas County	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

PURCHASE AND REHABILITATION - BELOW 50%

**Location Description:**

CLACKAMAS COUNTY

**Activity Progress Narrative:**

Clackamas County requested \$55,400 for rehabilitation completed on one housing unit owned by a non-profit during the second quarter of 2011. The property is scheduled to be completed in the third quarter of 2011. When completed the property will be used to provide permanent housing for disabled adults.

Funds expended in the amount of \$55,400 was due to a draw correction that was completed on March 22, 2011 for a property in Activity 1-FM-Clackamas-LMMI. That draw was processed for property located at 2818 SE Oak Grove Blvd

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/1
<b># of Singlefamily Units</b>	0	0/1

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

<b>Grantee Activity Number:</b>	<b>2-PR-CLACKAMAS-LMMI (50-120%)</b>
<b>Activity Title:</b>	<b>CLACKAMAS CO PURCHASE/REHAB LMMI</b>

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Activity Status:**  
Under Way

**Project Number:**  
2

**Project Title:**  
Purchase/Rehab

**Projected Start Date:**  
03/16/2009

**Projected End Date:**  
03/16/2013

**Benefit Type:**  
Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
Clackamas County

Overall	Apr 1 thru Jun 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$973,918.65
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$973,918.65
<b>Program Funds Drawdown</b>	\$0.00	\$750,916.65
<b>Program Funds Obligated</b>	\$21,633.28	\$973,918.65
<b>Program Funds Expended</b>	\$0.00	\$750,916.65
Clackamas Co.	\$0.00	\$0.00
Clackamas County	\$0.00	\$750,916.65
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$475,000.00
<b>Program Income Drawdown</b>	\$227,524.43	\$227,524.43

**Activity Description:**  
CLACKAMAS CO. PURCHASE/REHAB LMMI

**Location Description:**  
CLACKAMAS CO.

**Activity Progress Narrative:**  
This activity administered by Clackamas County (the "County") included the acquisition and rehabilitation of homes to be sold to low moderate and middle income homebuyers (i.e. households earning less than 120% of the area median income). To date the County has completed 4 units under this activity via a community land trust. Clackamas County had no acquisition / rehabilitation expenditures activity during the second quarter of 2011. Note that the balance of NSP funds remains at around \$200,000. This is because the County is receipting program income from the sale of homes and funding additional acquisitions and rehabilitation without needing to access NSP funds from LOCCS.

**Accomplishments Performance Measures**

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

  

	This Report Period Total	Cumulative Actual Total / Expected Total

# of Housing Units	0	4/4
# of Singlefamily Units	0	4/4

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

<b>Grantee Activity Number:</b>	<b>2-PR-CORA-LH-BELOW 50%</b>
<b>Activity Title:</b>	<b>CENTRAL OR REG HSG PURCHASE/REHAB BELOW 50%</b>

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Activity Status:**  
Under Way

**Project Number:**  
2

**Project Title:**  
Purchase/Rehab

**Projected Start Date:**  
10/15/2009

**Projected End Date:**  
03/16/2013

**Benefit Type:**  
Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
Central Oregon Regional Housing Authority dba Housing

Overall	Apr 1 thru Jun 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$300,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$300,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$271,301.62
<b>Program Funds Obligated</b>	\$0.00	\$300,000.00
<b>Program Funds Expended</b>	\$0.00	\$271,301.62
Central Oregon Regional Housing Authority dba Housing	\$0.00	\$271,301.62
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$230,535.35
<b>Program Income Drawdown</b>	\$11,094.67	\$11,094.67

### Activity Description:

Acquisition and rehabilitation of single family homes for either sale or lease.

### Location Description:

Deschutes County, Crook County, Jefferson County

### Activity Progress Narrative:

This activity administered by the Central Oregon Regional Housing Authority dba Housing Works included the acquisition and rehabilitation of homes to be sold to very low income homebuyers (i.e. households earning less than 120% of the area median income). To date the County has completed 2 units under this activity and both units are sold to low income households. Housing Works had no expenditures under this activity during the second quarter of 2011.

### Accomplishments Performance Measures

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

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

# of Singlefamily Units

0

2/2

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/2	0/0	2/2	100.00
# Owner Households	0	0	0	2/2	0/0	2/2	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

<b>Grantee Activity Number:</b>	<b>2-PR-CORA-LMMI</b>
<b>Activity Title:</b>	<b>CENTRAL OR REG HSG AUTHORITY- PURCHASE/REHAB-LMMI</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

10/15/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase/Rehab

**Projected End Date:**

03/16/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Central Oregon Regional Housing Authority dba Housing

Overall	Apr 1 thru Jun 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$300,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$300,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$300,000.00
<b>Program Funds Obligated</b>	\$0.00	\$300,000.00
<b>Program Funds Expended</b>	\$0.00	\$300,000.00
Central Oregon Regional Housing Authority dba Housing	\$0.00	\$300,000.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$36,027.48	\$36,027.48

**Activity Description:**

Purchase and Rehabilitation

**Location Description:**

Deschutes County, Crook County and Jefferson County

**Activity Progress Narrative:**

This activity administered by the Central Oregon Regional Housing Authority dba Housing Works included the acquisition and rehabilitation of homes to be sold to very low income homebuyers (i.e. households earning less than 120% of the area median income). To date the County has acquired and completed rehabilitation of 2 units under this activity but has not sold the either unit. Housing Works may consider renting the units if they don't sell within a reasonable amount of time. Housing Works had no expenditures under this activity during the second quarter of 2011.

**Accomplishments Performance Measures**

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

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

**Activity Title:** Acquisition Rehab

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2

**Project Title:**

Purchase/Rehab

**Projected Start Date:**

03/15/2009

**Projected End Date:**

09/15/2010

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Community Services Consortium

**Overall**

**Apr 1 thru Jun 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$399,625.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$399,625.00
<b>Program Funds Drawdown</b>	\$0.00	\$399,625.00
<b>Program Funds Obligated</b>	\$0.00	\$399,625.00
<b>Program Funds Expended</b>	\$0.00	\$399,625.00
Community Services Consortium	\$0.00	\$399,625.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition Rehab and resale to non-profit entities for very low income housing.

**Location Description:**

Corvallis Albany Area

**Activity Progress Narrative:**

Community Services Consortium has acquired and completed the rehabilitation of three units under this activity. One of the units is leased up with three tenants who were formerly homeless. Two more units have been rehabilitated but not yet been leased.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	2/3
<b># of buildings (non-residential)</b>	0	0/0

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	2/3
<b># of Singlefamily Units</b>	0	2/3

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/3	0/0	2/3	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	2/3	0/0	2/3	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

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

**Activity Title:** Purchase Rehab

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2

**Project Title:**

Purchase/Rehab

**Projected Start Date:**

03/15/2009

**Projected End Date:**

01/15/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Community Services Consortium

**Overall**

**Apr 1 thru Jun 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$200,375.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$200,375.00
<b>Program Funds Drawdown</b>	\$0.00	\$200,375.00
<b>Program Funds Obligated</b>	\$0.00	\$200,375.00
<b>Program Funds Expended</b>	\$0.00	\$200,375.00
Community Services Consortium	\$0.00	\$200,375.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Community Services Consortium (CSC) the Subgrantee plans to purchase and sell at least one home to a community land trust for an owner occupied low-moderate-middle-income (LMMI) household.

**Location Description:**

In an NSP qualified census tract in Benton or Lincoln County.

**Activity Progress Narrative:**

This activity involves the acquisition and rehabilitation of single family housing units by Community Services Consortium (CSC) to sell to low moderate and middle income households (i.e. households earning less than 120% of the area median income. CSC has completed one housing unit under this activity. CSC has marketed the housing unit but has not yet sold it to an income qualified buyer. All NSP funds for this activity were expended in previous quarters

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/1
<b># of Singlefamily Units</b>	0	0/1

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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<b>Grantee Activity Number:</b>	<b>2-PR-Eugene-LH</b>
<b>Activity Title:</b>	<b>City of Eugene Purchase/Rehab</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2

**Project Title:**

Purchase/Rehab

**Projected Start Date:**

09/23/2009

**Projected End Date:**

03/16/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Eugene

Overall	Apr 1 thru Jun 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$179,763.50
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$179,763.50
<b>Program Funds Drawdown</b>	\$0.00	\$162,690.53
<b>Program Funds Obligated</b>	\$0.00	\$179,763.50
<b>Program Funds Expended</b>	\$0.00	\$162,690.53
City of Eugene	\$0.00	\$162,690.53
City of Eugene	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

City of Eugene the Subrecipient will award funds to NEDCO a non-profit affordable housing organization that will purchase, rehabilitate and own a single family home to be rented to low income persons.

**Location Description:**

City of Eugene

**Activity Progress Narrative:**

This activity involves acquisition and rehabilitation of single family homes for rental to low income households (i.e LH25 - households earning less than 50% of the area median income). The Subrecipient, the City of Eugene has subwarded funds to a non-profit to acquire and rehabilitate one home to rent to a low income household. The project is currently undergoing rehabilitation and is scheduled to be completed in the third quarter of 2011.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1

# of Singlefamily Units

0

0/1

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

<b>Grantee Activity Number:</b>	<b>2-PR-GRESHAM-LH (BELOW 50%)</b>
<b>Activity Title:</b>	<b>GRESHAM PURCHASE/REHAB LH</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Planned

**Project Number:**

2

**Project Title:**

Purchase/Rehab

**Projected Start Date:**

03/16/2009

**Projected End Date:**

09/16/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Gresham

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$154,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$154,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$154,000.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Gresham	\$0.00	\$0.00
City of Gresham	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

GRESHAM PURCHASE/REHAB LH

**Location Description:**

GRESHAM OR

**Activity Progress Narrative:**

The City of Gresham entered into an agreement with a local chapter of Habitat for Humanity to purchase a foreclosed single family home for rehabilitation and resale to a low income household (e.g. household earning less than 50% of the area median income). The home was purchased in the second quarter of 2011 but Oregon Housing and Community Services (OHCS) had not received expenditure documentation by the end of this quarter. OHCS anticipates the City will request full reimbursement in the third quarter of 2011. The home should be occupied by the end of the fourth quarter of 2011 or early in 2012. Zero reimbursement activity during 2011 second quarter. (Per Louise Dix, Habitat has closed, reimbursement for acquisition will occur during 2011 third quarter)

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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<b>Grantee Activity Number:</b>	<b>2-PR-HAYC-LH (BELOW 50%)</b>
<b>Activity Title:</b>	<b>HOUSING AUTHORITY OF YAMHILL CO PURCHASE/REHAB LH</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

12/07/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Purchase/Rehab

**Projected End Date:**

03/16/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Housing Authority of Yamhill Co (HAYC)

Overall	Apr 1 thru Jun 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$150,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$150,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$150,000.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Housing Authority of Yamhill Co (HAYC)	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The Housing Authority of Yamhill County (HAYC) has purchases and two single family residential homes under this Activity. Both homes are under rehabilitation and will be sold to low income households (e.g. less than 50% of the area median income). HAYC intends to sell the homes to Section 8 voucher holders that will convert their vouchers from rental to home ownership vouchers. These two homes should be completed and sold within the first two quarters of 2011. Net proceeds from the sale of these homes will be used to purchase additional homes.

**Location Description:**

Yamhill County, Oregon. Cities include McMinneville and Willamina.

**Activity Progress Narrative:**

The Housing Authority of Yamhill County (HAYC) has purchased one home under this activity in September of 2011. Since then HAYC has been working on a gut rehabilitation of the property which is scheduled to be completed in the third quarter of 2011. The program goal is to sell the home to a low income household (i.e. household earning less than 50% of the area median income).

**Accomplishments Performance Measures**

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

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

<b>Grantee Activity Number:</b>	<b>2-PR-HAYC-LMMI (50-120%)</b>
<b>Activity Title:</b>	<b>HOUSING AUTHORITY OF YAMHILL CO</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2

**Project Title:**

Purchase/Rehab

**Projected Start Date:**

12/07/2009

**Projected End Date:**

03/16/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Housing Authority of Yamhill Co (HAYC)

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$350,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$350,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$254,805.53
<b>Program Funds Obligated</b>	\$0.00	\$350,000.00
<b>Program Funds Expended</b>	\$0.00	\$254,805.53
Housing Authority of Yamhill Co (HAYC)	\$0.00	\$254,805.53
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

PURCHASE & REHABILITATION

**Location Description:**

YAMHILL CO

**Activity Progress Narrative:**

The Housing Authority of Yamhill County (HAYC) purchased three homes under this activity in September of 2011. Since then HAYC has been working on rehabilitation of the properties which are scheduled to be completed in the third quarter of 2011. The program goal is to sell the home to a middle income households (i.e. household earning less than 120% of the area median income). There is some chance HAYC may be able to sell these homes to very low income households (i.e. households earning less than 50% of the area median income) if qualified buyers are available.

**Accomplishments Performance Measures**

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** 2-PR-HFH5-LH (BELOW 50%)

**Activity Title:** HABITAT FOR HUMANITY \$500K LH

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2

**Project Title:**

Purchase/Rehab

**Projected Start Date:**

09/23/2009

**Projected End Date:**

03/16/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Habitat for Humanity of Oregon (Portland)

**Overall**

**Apr 1 thru Jun 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$500,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$500,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$495,398.00
<b>Program Funds Obligated</b>	\$0.00	\$500,000.00
<b>Program Funds Expended</b>	\$0.00	\$495,398.00
Habitat for Humanity of Oregon (Portland)	\$0.00	\$495,398.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Purchase foreclosed single family homes, rehabilitate them and sell the homes to low income households (LH25).

**Location Description:**

Harrisburg, Lebanon and Newburg, Oregon

**Activity Progress Narrative:**

Habitat for Humanity of Oregon (HFHO) has one draw for \$4,602 to request under this activity. HFHO has purchased 8 homes under this activity. All 8 homes are currently undergoing rehabilitation. All homes will be sold to low income households (i.e. those households earning less than 50% of the area median income).

**Accomplishments Performance Measures**

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/8	
# of Singlefamily Units	0		0/8	

**Beneficiaries Performance Measures**

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

# of Households	0	0	0	0/8	0/0	0/8	0
# Owner Households	0	0	0	0/8	0/0	0/8	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	



<b>Grantee Activity Number:</b>	<b>2-PR-PORTLAND-LMMI (50-120%)</b>
<b>Activity Title:</b>	<b>PORTLAND PURCHASE/REHAB LMMI</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2

**Project Title:**

Purchase/Rehab

**Projected Start Date:**

03/16/2009

**Projected End Date:**

03/16/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Portland

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,152,933.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,152,933.00
<b>Program Funds Drawdown</b>	\$76,853.86	\$1,008,116.29
<b>Program Funds Obligated</b>	\$0.00	\$1,152,933.00
<b>Program Funds Expended</b>	\$76,853.86	\$1,008,116.29
City of Portland	\$76,853.86	\$1,008,116.29
City of Portland	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

PORTLAND PURCHASE/REHAB LMMI

**Location Description:**

PORTLAND AND MULTNOMAH CO.

**Activity Progress Narrative:**

This activity administered by the Portland Housing Bureau (PHB) the Subrecipient involves acquisition and rehabilitation of foreclosed homes by a local community land trust. In the second quarter of 2011, the land trust expended \$76,854 in NSP funds on rehabilitation of homes. To date the land trust has acquired and rehabilitated five homes which should be occupied by the end of the third or fourth quarter of 2011. When the homes are sold the program income is recycled back to the Subrecipient who then re-allocates funds to the land trust to purchase additional homes.

**Accomplishments Performance Measures**

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

# of Singlefamily Units

0

0/5

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** 2-PR-Salem-LH  
**Activity Title:** Purchase Rehab

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Completed

**Project Number:**  
 2

**Project Title:**  
 Purchase/Rehab

**Projected Start Date:**  
 03/15/2009

**Projected End Date:**  
 03/15/2013

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**  
 08/11/2010

**National Objective:**  
 NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
 City of Salem

Overall	Apr 1 thru Jun 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$423,784.09
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$423,784.09
<b>Program Funds Drawdown</b>	\$0.00	\$423,784.09
<b>Program Funds Obligated</b>	\$0.00	\$423,784.09
<b>Program Funds Expended</b>	\$0.00	\$423,784.09
City of Salem	\$0.00	\$423,784.09
CITY OF SALEM	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Purchase single family homes for the purpose of low income supportive housing.

**Location Description:**

In the city of Salem

**Activity Progress Narrative:**

This activity administered by the City of Salem (the "City") involves the acquisition and rehabilitation of single family homes by non-profits for rent to very low income households (i.e. those households earning less than 50% of the area median income). The City completed 2 housing units under this activity. This activity was completed in the third quarter of 2010.

**Accomplishments Performance Measures**

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

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/2	0/0	2/2	100.00
# Renter Households	0	0	0	2/2	0/0	2/2	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

**Grantee Activity Number:** 2-PR-UCDC-LH  
**Activity Title:** Purchase Rehab

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 2

**Project Title:**  
 Purchase/Rehab

**Projected Start Date:**  
 03/15/2009

**Projected End Date:**  
 01/15/2013

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
 Umpqua CDC

Overall	Apr 1 thru Jun 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$292,717.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$292,717.00
<b>Program Funds Drawdown</b>	\$61,973.66	\$257,128.66
<b>Program Funds Obligated</b>	\$0.00	\$292,717.00
<b>Program Funds Expended</b>	\$61,973.66	\$298,936.30
Umpqua CDC	\$61,973.66	\$298,936.30
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$83,362.32
<b>Program Income Drawdown</b>	\$71,284.40	\$71,284.40

**Activity Description:**

Purchase single family homes including duplexes and four-plexes, rehabilitate the units and rent them to low income households (LH25).

**Location Description:**

Roseburg, Oregon

**Activity Progress Narrative:**

Umpqua Community Development Corporation (UCDC) purchased three housing units under this activity. One of the units has been redeveloped and leased to a low income household (i.e. household earning less than 50% of the area median income). Rehabilitation was completed on the other two units during the second quarter of 2011 and the goal is to lease these units to low income households in the third quarter of 2011.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	2/3
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	2/3
<b># of Singlefamily Units</b>	0	2/3

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/3	0/0	2/3	100.00
# Renter Households	0	0	0	2/3	0/0	2/3	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

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

**Activity Title:** Purchase Rehab

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

03/15/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase/Rehab

**Projected End Date:**

01/15/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Umpqua CDC

**Overall**

**Apr 1 thru Jun 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$730,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$730,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$727,090.52
<b>Program Funds Obligated</b>	\$0.00	\$730,000.00
<b>Program Funds Expended</b>	\$0.00	\$727,090.52
Umpqua CDC	\$0.00	\$727,090.52
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$122,315.82	\$122,315.82
<b>Program Income Drawdown</b>	\$47,211.83	\$47,211.83

**Activity Description:**

Purchase foreclosed single family homes, rehabilitate and sell them to low moderate and middle income (LMMI) families.

**Location Description:**

Roseburg Oregon.

**Activity Progress Narrative:**

Umpqua Community Development Corporation (UCDC) purchased four housing units under this activity. All four units have been redeveloped and one unit was sold to a middle income household (i.e. household earning less than 50% of the area median income). UCDC has been unable to sell the other three units due to poor market conditions for housing sales therefore, UCDC is now going to rent the homes to income qualified households.

Zero reimbursement activity occurred during 2011 second quarter

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/6

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	1/6

# of Singlefamily Units

0

1/6

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

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

**Activity Title:** Purchase Rehab

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

03/15/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Purchase/Rehab

**Projected End Date:**

01/15/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Washington County

**Overall**

**Apr 1 thru Jun 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,531,263.75
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,531,263.75
<b>Program Funds Drawdown</b>	\$0.00	\$1,515,923.65
<b>Program Funds Obligated</b>	\$0.00	\$1,531,263.75
<b>Program Funds Expended</b>	\$0.00	\$1,515,923.65
Washington County	\$0.00	\$0.00
Washington County	\$0.00	\$1,515,923.65
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$4,754.59
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

purchase / rehab

**Location Description:**

Hillsboro, OR

**Activity Progress Narrative:**

This activity involves the acquisition and rehabilitation of single family housing units for either rental or sale to low income households (i.e. households earning less than 50% of the area median income). Washington County as the Subrecipient has completed 7 housing units under this activity. Six of the homes have been completed by non-profits and occupied by low income households. One of the homes has been completed by Habitat for Humanity and sold to a low income family.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	7/7

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	7/7

# of Singlefamily Units

0

7/7

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	7/7	0/0	7/7	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	100.00
# Renter Households	0	0	0	6/6	0/0	6/6	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

<b>Grantee Activity Number:</b>	<b>2-PR-WASHINGTON-LMMI</b>
<b>Activity Title:</b>	<b>WASHINGTON PURCHASE-REHAB LMMI</b>

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Activity Status:**  
Under Way

**Project Number:**  
2

**Project Title:**  
Purchase/Rehab

**Projected Start Date:**  
03/16/2009

**Projected End Date:**  
03/16/2013

**Benefit Type:**  
Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
Washington County

Overall	Apr 1 thru Jun 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$309,359.66
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$309,359.66
<b>Program Funds Drawdown</b>	\$5,833.46	\$262,643.59
<b>Program Funds Obligated</b>	\$0.00	\$309,359.66
<b>Program Funds Expended</b>	\$5,833.46	\$262,643.59
Washington County	\$5,833.46	\$262,643.59
Washington County	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

PURCHASE REHAB

**Location Description:**

WASHINGTON CO OR

**Activity Progress Narrative:**

This activity administered by the Washington County (the "County") involves the acquisition and rehabilitation of single family homes by non-profits for sale or rent to low moderate and middle income households (i.e. those households earning less than 120% of the area median income). The County has completed 1 housing units under this activity. The activity has a balance of \$46,716 available for rehabilitation.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/2
# of Singlefamily Units	0	1/2

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/2	1/2	100.00
# Owner Households	0	0	0	0/0	1/2	1/2	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** 3-LB-Jackson-LMMI

**Activity Title:** Land Banking HAJC

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Activity Status:**

Under Way

**Project Number:**

3

**Project Title:**

Land Banking

**Projected Start Date:**

06/01/2010

**Projected End Date:**

03/15/2013

**Benefit Type:**

Area Benefit (Survey)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Housing Authority of Jackson County

**Overall**

**Apr 1 thru Jun 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,000,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,000,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$1,000,000.00
<b>Program Funds Obligated</b>	\$0.00	\$1,000,000.00
<b>Program Funds Expended</b>	\$0.00	\$1,000,000.00
Housing Authority of Jackson County	\$0.00	\$1,000,000.00
Oregon Housing and Community Services	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Housing Authority of Jackson County (HAJC) will acquired a 3.5 acre subdivision to construct 60 units of new affordable rental housing. HAJC will attempt to make at least 30 of the units or 50% of NSP funds for low income households however, this is only a target may not be feasible. All units will affordable at 60% area median income.

**Location Description:**

City of Medford in Jackson County Oregon.

**Activity Progress Narrative:**

This is a land banking project by the Housing Authority of Jackson County (HAJC). The land was purchased in the third quarter or 2010. HAJC has recently submitted an application for multi-family low income housing tax credits (LIHTC) to build low to middle income rental housing on the site. HAJC should know the status of their funding award in the third quarter of 2011.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/60

# of Multifamily Units	0	0/60
# of Singlefamily Units	0	0/0

## Beneficiaries Performance Measures

### Beneficiaries - Area Benefit Survey Method

	Low	Mod	Total Low/Mod%
# of Persons	0	60	60 100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

**Grantee Activity Number:** 5-RDV-Bend-LH

**Activity Title:** City of Bend

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

5

**Projected Start Date:**

09/23/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Redevelop demolished or vacant property

**Projected End Date:**

03/16/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Bend

**Overall**

**Apr 1 thru Jun 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$291,936.70
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$291,936.70
<b>Program Funds Drawdown</b>	\$0.00	\$291,936.70
<b>Program Funds Obligated</b>	\$0.00	\$291,936.70
<b>Program Funds Expended</b>	\$0.00	\$291,936.70
City of Bend	\$0.00	\$291,936.70
CITY OF BEND	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

New construction of 10 homes on vacant lots for low income households.

**Location Description:**

Bend, OR

**Activity Progress Narrative:**

This activity administered by the City of Bend (the "City") involves land acquisition and new construction of single family homes for very low income households (i.e. those households earning less than 50% of the area median income). Habitat for Humanity has purchased the land with NSP funds and will build 10 single family homes on the site over the next two years. All NSP funds for this activity were expended on 05/25/2010.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/10

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/10

# of Singlefamily Units

0

0/10

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** 5-RDV-HFH4-LH

**Activity Title:** HABITAT FOR HUMANITY \$400K <50%

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

5

**Project Title:**

Redevelop demolished or vacant property

**Projected Start Date:**

09/23/2009

**Projected End Date:**

03/16/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Habitat for Humanity of Oregon (Portland)

**Overall**

**Apr 1 thru Jun 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$400,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$400,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$303,312.47
<b>Program Funds Obligated</b>	\$0.00	\$400,000.00
<b>Program Funds Expended</b>	\$0.00	\$303,312.47
Habitat for Humanity of Oregon (Portland)	\$0.00	\$303,312.47
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Construct new single family homes on foreclosed lots for sale to low income households (LH25).

**Location Description:**

La Pine, Oregon

**Activity Progress Narrative:**

This activity involves Habitat for Humanity as the developer facilitating the construction of 10 single family homes on foreclosed subdivision land. To date three homes have been constructed and one home is currently under construction. Oregon Housing and Community Services (OHCS) is working on obtaining occupancy and income verification for this project.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/12
<b># of Housing Units</b>	0	0/12
<b># of Singlefamily Units</b>	0	0/12

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

**Grantee Activity Number:** 5-RDV-Portland-LH

**Activity Title:** City of Portland

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

5

**Project Title:**

Redevelop demolished or vacant property

**Projected Start Date:**

09/23/2009

**Projected End Date:**

03/16/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Portland

**Overall**

**Apr 1 thru Jun 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$884,554.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$884,554.00
<b>Program Funds Drawdown</b>	\$0.00	\$884,554.00
<b>Program Funds Obligated</b>	\$0.00	\$884,554.00
<b>Program Funds Expended</b>	\$0.00	\$884,554.00
City of Portland	\$0.00	\$0.00
The City of Portland	\$0.00	\$884,554.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

5-RDV-Portland-LH

**Location Description:**

Portland, OR

**Activity Progress Narrative:**

This activity administered by the Portland Housing Bureau (PHB) involves the acquisition of land for new construction of 22 single family homes by Habitat For Humanity (HFH) for very low income households (i.e. households earning less than 50% of the area median income). HFH is in the process completing plans for construction and qualifying low income families for the proposed housing units. All NSP funds for this project were expended 12/21/2010. Completion of construction and occupancy is anticipated to be ongoing through the early part of 2013.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/22

  

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

# of Housing Units	0	0/22
# of Singlefamily Units	0	0/22

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/22	0/0	0/22	0
# Owner Households	0	0	0	0/22	0/0	0/22	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	

---

<b>Grantee Activity Number:</b>	<b>5-RDV-PORTLAND-LMMI</b>
<b>Activity Title:</b>	<b>PORTLAND REDEVELOPMENT LMMI</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

5

**Project Title:**

Redevelop demolished or vacant property

**Projected Start Date:**

03/16/2009

**Projected End Date:**

03/16/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Portland

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$495,366.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$495,366.00
<b>Program Funds Drawdown</b>	\$0.00	\$495,366.00
<b>Program Funds Obligated</b>	\$0.00	\$495,366.00
<b>Program Funds Expended</b>	\$0.00	\$495,366.00
City of Portland	\$0.00	\$495,366.00
City of Portland	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

REDEVELOPMENT

**Location Description:**

PORTLAND OR

**Activity Progress Narrative:**

This activity administered by the Portland Housing Bureau (PHB) involves the acquisition of land for new construction of 22 single family homes by Habitat For Humanity (HFH) for low moderate and middle income households (i.e. households earning less than 120% of the area median income). HFH is in the process completing plans for construction and qualifying low income families for the proposed housing units. All NSP funds for this project were expended 12/21/2010. Completion of construction and occupancy is anticipated to be ongoing through the early part of 2013.

All funds were expended 12/21/2010 for lot acquisition / Habitat to build 23 single family homes

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/23

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/23
# of Singlefamily Units	0	0/23

## 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	0/23	0/23	0
# Owner Households	0	0	0	0/0	0/23	0/23	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	

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**Grantee Activity Number:** 5-RDV-State-LMMI  
**Activity Title:** State Redevelopment

**Activity Category:**

Construction of new housing

**Project Number:**

5

**Projected Start Date:**

04/01/2011

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Redevelop demolished or vacant property

**Projected End Date:**

03/16/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

OREGON HOUSING & COMMUNITY SERVICES

**Overall**

**Apr 1 thru Jun 30, 2011**

**To Date**

	Apr 1 thru Jun 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,041.36
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,041.36
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
OREGON HOUSING & COMMUNITY SERVICES	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

These are residual funds that were not expended on another activity and will be reallocated to an activity sometime in the second quarter of 2011.

**Location Description:**

Unknown

**Activity Progress Narrative:**

This activity is a placeholder for recapture of unexpended NSP funds due to budget variations. For example, a project may have \$30,000 of funds obligated but only need \$29,500 at closing. The remaining \$500 would be put into this activity for reallocation sometime in the third or fourth quarter of 2011.

Funds in the amount of \$41.00 was moved to 1-FM-Medford-LMMI during 2nd Quarter 2011

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units exceeding Energy Star	0	0/1
#Units & other green	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1

# of Singlefamily Units

0

0/1

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 6-AD-OR-NSP1

**Activity Title:** ADMIN FOR NSP1

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

6

**Project Title:**

Administration

**Projected Start Date:**

09/29/2008

**Projected End Date:**

03/16/2013

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

State of Oregon

**Overall**

**Apr 1 thru Jun 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,960,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,960,000.00
<b>Program Funds Drawdown</b>	\$5,445.75	\$1,695,206.66
<b>Program Funds Obligated</b>	\$0.00	\$1,960,000.00
<b>Program Funds Expended</b>	\$5,445.75	\$1,695,206.66
State of Oregon	\$5,445.75	\$1,695,206.66
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Administration costs for the administering and monitoring of the NSP program.

**Location Description:**

N/A

**Activity Progress Narrative:**

This activity involves ongoing administration of NSP funds by the Grantee and Subrecipients. Administration involves oversight and implementation of program compliance including but not limited to fiscal management, environmental review, underwriting, management of the HUD's Disaster Recovery and Reporting System (DRGR), processing draw requests and disbursement of funds and verifying completion of projects by meeting the national objective of occupancy by income qualified households.

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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