

**Grantee: State of Oregon**

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

**October 1, 2010 thru December 31, 2010 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:**

Rich Malloy

## 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	\$19,600,000.00
Total CDBG Program Funds Budgeted	N/A	\$19,600,000.00
Program Funds Drawdown	\$3,489,841.71	\$17,264,474.01
Program Funds Obligated	\$0.00	\$19,600,000.00
Program Funds Expended	\$0.00	\$417,291.96
Match Contributed	\$0.00	\$0.00
Program Income Received	\$40,254.59	\$208,042.67
Program Income Drawdown	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$2,940,000.00	\$0.00
Limit on Admin/Planning	\$1,960,000.00	\$1,607,954.40
Limit on State Admin	\$0.00	\$1,607,954.40

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$4,900,000.00	\$6,676,687.58

## Overall Progress Narrative:

Oregon Housing and Community Services - NSP 1 QPR October 1, to December 31, 2010

NOTE: This QPR was revised on 5-23-11 per HUD Field Representative's authorization on 5-10-11. As the grantee Oregon Housing and Community Services (OHCS) is authorized to zero out expenditures and include in the total expenditure amount in the 2011 first quarter QPR to update DRGR.

By the end of the 4th quarter of 2010 Oregon Housing and Community Services (OHCS) and its nine Subrecipients and seven Subgrantees have expended 88% of NSP1 funds. The remaining 12% of funds are obligated to rehabilitation projects. Most of these projects will be completed in the first two quarters of 2011. In addition, two of the Subgrantees have sold homes, received program income and therefore have not drawn all of their original allocation of funds.

### Summary by Activity Type

As noted last quarter OHCS's original target for unit production was 307. To date, OHCS is on target to complete 351 units and with program income from the resale of single family homes could reach 380 units. About 170 units, a majority of the units were or will be assisted by Activity A, Financing Mechanisms. OHCS expects to complete about 50 units under Activity B, Purchase Rehab, 60 multi-family rental units, and 67 single family new construction units by Habitat for Humanity.

### 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 are ready to close out their program. The Cities of Eugene, Gresham and Medford have expended about 80% of their funds and will close out their programs in the third quarter. The City of Portland which has the largest program and several large redevelopment and acquisition rehab projects with Subgrantees has funded several activities and is now submitting requests for reimbursement. It is anticipated the Portland's program with the exception of the construction of 45 single family homes by Habitat For Humanity and the purchase rehab activities of a community land trust will be completed in 4th quarter of 2010. In effect, Portland will have expended all of their funds however, until the units by Habitat are constructed and occupied will not be considered complete. The last two Subrecipients, Clackamas and Washington Counties, have expended 75% of their funds and will expend the remaining balance of their funds in the 4th quarter of 2010. Overall, these Subrecipients which have been allocated over \$11,500,000 have largely completed expenditure of NSP funds by the end of the 3rd quarter and will expend the remainder of the funds by the end of 2010.

#### 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 \$460,000 obligated in their NSP accounts for rehabilitation work. We are anticipating most of this rehabilitation work will be completed in the first and second quarters of 2011. One Subgrantee, Community Services Consortium has expended their entire NSP allocation of \$600,000 and is anticipated to close out their program in the first 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 \$1,000,000 under Activity C, Land Banking and will build a 60 low and moderate income rental building using low income housing tax credits and tax exempt bonds or other debt financing instruments. 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. 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 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. Central Oregon Regional Housing Authority d.b.a. Housing Works has purchased 4 homes, sold two and hopes to sell the other two in the first quarter of 2011. Housing Works will purchase additional homes with program income. 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. Habitat for Humanity has purchased 8 homes with \$500,000 of NSP funds and is in the process for rehabilitating these homes. Habitat for Humanity 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 Habitat for Humanity has produced the most units per NSP dollar expended. Finally Community Connections of Northeast Oregon (CCNO) has purchased two units has one rehabbed and ready for sale and is working on rehab for another unit. Net proceeds will be used to purchase additional units.

#### Problems or Issues Encountered

Although all OHCS Subrecipients and Subgrantees successfully obligated their NSP funds by the September 16, 2010 deadline and have expended 88% of the funds by the end of 2010, some activities have stalled due to market conditions. For example, 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 low 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 good quality home for less. OHCS NPS staff has recommended these Subgrantees consider either selling 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 home.

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.

Another key issue to point out 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 upside of the Habitat for Humanity model is that it's clearly the most successful at achieving low income home ownership.

Finally, 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. OHCS staff sent a reminder to all Subgrantees in early January of 2011 reminding them that reporting occupancy is a program requirement. Ultimately, this reporting is the means to document and finalize meeting the program's primary national objective.

#### Summary of Progress by OHCS State-Wide Loan Program

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 be reprogrammed 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 closing 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 month's final progress report on this component of the OHCS NSP program, 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.

#### Overall Summary

By the end of the 4th quarter of 2010 the Oregon NSP-1 program expended 88% of its funds. The remaining 12% of unexpended funds are obligated to rehabilitation projects. OHCS anticipates expending nearly all of the program funds by the end of the second quarter of 2011. 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. OHCS staff needs to work with Subgrantees on the following issues during the first 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; and 4) completing program income receipt and expenditure entries in DRGR.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Financing Mechanisms	\$698,259.11	\$5,992,699.31	\$5,531,040.72
2, Purchase/Rehab	\$1,264,375.42	\$8,575,443.99	\$7,165,829.72
3, Land Banking	\$0.00	\$1,000,000.00	\$1,000,000.00
5, Redevelop demolished or vacant property	\$1,444,698.30	\$2,071,856.70	\$1,959,649.17
6, Administration	\$82,508.88	\$1,960,000.00	\$1,607,954.40

## 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:**

**Responsible Organization:**

City of Bend

**Overall**

**Oct 1 thru Dec 31, 2010**

**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>	\$37,656.00	\$115,914.30
<b>Program Funds Obligated</b>	\$0.00	\$115,914.30
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Bend	\$0.00	\$0.00
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 QPR was revised on 5-23-11 per HUD Field Representative's authorization on 5-10-11. As the grantee Oregon Housing and Community Services (OHCS) is authorized to zero out expenditures and include in the total expenditure amount in the 2011 first quarter QPR to update DRGR.

The City of Bend closed one property under this Activity during 4th quarter. To date the City has provided down payment or closing cost assistance to four households under this Activity. All households were low moderate middle income (LMMI) households.

**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>	4	7/4
<b># of Singlefamily Units</b>	4	7/4

## 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	1/4	1/4	100.00
# Owner Households	0	1	1	0/0	1/4	1/4	100.00

## Activity Locations

Address	City	State	Zip
1162 SE Teakwood Dr	Bend	NA	97702

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

---

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

Under Way

**Project Title:**

Financing Mechanisms

**Projected End Date:**

03/15/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

CLACKAMAS COUNTY

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$133,753.42
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$133,753.42
<b>Program Funds Drawdown</b>	\$0.00	\$45,287.09
<b>Program Funds Obligated</b>	\$0.00	\$133,753.42
<b>Program Funds Expended</b>	\$0.00	\$0.00
Clackamas County	\$0.00	\$0.00
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 QPR was revised on 5-23-11 per HUD Field Representative's authorization on 5-10-11. As the grantee Oregon Housing and Community Services (OHCS) is authorized to zero out expenditures and include in the total expenditure amount in the 2011 first quarter QPR to update DRGR.

**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	0/2	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>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>Oct 1 thru Dec 31, 2010</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>	\$141,841.97	\$353,880.23
<b>Program Funds Obligated</b>	\$0.00	\$486,508.05
<b>Program Funds Expended</b>	\$0.00	\$0.00
Clackamas Co.	\$0.00	\$0.00
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

**Activity Progress Narrative:**

This QPR was revised on 5-23-11 per HUD Field Representative’s authorization on 5-10-11. As the grantee Oregon Housing and Community Services (OHCS) is authorized to zero out expenditures and include in the total expenditure amount in the 2011 first quarter QPR to update DRGR. Clackamas County the Subrecipient provided down payment or closing cost assistance to two low moderate and middle income (LMMI) households in the fourth quarter. To date Clackamas County has closed on a total of four down payment or closing cost assistance loans under this activity.

**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>	2	4/10
<b># of Singlefamily Units</b>	2	4/10

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	2	0/0	4/10	4/10	100.00
# Owner Households	0	2	2	0/0	4/10	4/10	100.00

## Activity Locations

Address	City	State	Zip
18350 Ross Ave	Sandy	NA	97055

## 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-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**

**Oct 1 thru Dec 31, 2010**

**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>	\$50,275.00	\$382,945.78
<b>Program Funds Obligated</b>	\$0.00	\$383,705.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Eugene	\$0.00	\$0.00
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 QPR was revised on 5-23-11 per HUD Field Representative's authorization on 5-10-11. As the grantee Oregon Housing and Community Services (OHCS) is authorized to zero out expenditures and include in the total expenditure amount in the 2011 first quarter QPR to update DRGR.

The City of Eugene closed on two Low-to-Moderate-Middle (LMMI) single family home purchases and subsequent occupancy during the 4th quarter. To date, the City has closed on nine LMMI single family units acquisitions and occupancies. The City will officially close out this Activity in the first 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>	9	16/9
<b># of Singlefamily Units</b>	9	16/9

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	2	0/0	9/9	9/9	100.00
# Owner Households	0	2	2	0/0	9/9	9/9	100.00

## Activity Locations

Address	City	State	Zip
2056 N Park Way	Eugene	NA	97404
740 Greg Way	Eugene	NA	97404

## 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-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>Oct 1 thru Dec 31, 2010</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	\$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:**

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

**Location Description:**

Gresham

**Activity Progress Narrative:**

The City of Gresham did not close any properties under this Activity during the fourth quarter. To date the City has provided down payment or closing cost assistance to 18 households under this Activity. All households under this Activity are low moderate middle income (LMMI) households.

**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>	18	36/20
<b># of Singlefamily Units</b>	18	36/20

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	18/20	18/20	100.00
# Owner Households	0	0	0	0/0	18/20	18/20	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-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:**

10/25/2010

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Medford

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$118,167.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$118,167.00
<b>Program Funds Drawdown</b>	\$36,782.00	\$84,582.00
<b>Program Funds Obligated</b>	\$0.00	\$84,582.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
CITY OF MEDFORD	\$0.00	\$0.00
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:**

The City of Medford has closed on one Low-Income single family unit closed during the 4th quarter of 2010. To date, the City has closed two single family units under this Activity. The funds for this Activity are fully expended and the Activity will close out the first 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>	2	3/3
<b># of Singlefamily Units</b>	2	3/3

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/3	0/0	1/3	100.00
# Owner Households	0	0	0	1/3	0/0	1/3	100.00

## Activity Locations

Address	City	State	Zip
695 Berrydale 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	

---

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

**Activity Title:** MEDFORD FINANCING MECH LMMI

**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:**

City of Medford

**Overall**

**Oct 1 thru Dec 31, 2010**

**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>	\$100,174.80	\$178,085.89
<b>Program Funds Obligated</b>	\$0.00	\$341,870.89
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Medford	\$0.00	\$0.00
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:**

DOWNPAYMENT ASSISTANCE

**Location Description:**

MEDFORD

**Activity Progress Narrative:**

5-10-11 pe Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR

The City of Medford closed on three Low-to-Moderate-Middle Income (LMMI) single family units during the 4th quarter of 2010. To date, the City has closed on five LMMI isingle family units. The City did have one closing fall through and has reprogrammed the funds to another property.

**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>	3	5/9
<b># of Singlefamily Units</b>	5	7/9

## 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	5/9	5/9	100.00
# Owner Households	0	3	3	0/0	5/9	5/9	100.00

## Activity Locations

Address	City	State	Zip
1434 Andrew Dr	Medford	NA	97501
649 Ivy	Medford	NA	97501
1669 Roberts Rd	Medford	NA	97504

## 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:**

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:**

City of Portland

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$722,306.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$722,306.00
<b>Program Funds Drawdown</b>	\$280,696.34	\$708,666.37
<b>Program Funds Obligated</b>	(\$665.00)	\$722,306.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Portland	\$0.00	\$0.00
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:**

Portland Multnomah County Financing Mechanism for 50-120% AMI

**Location Description:**

Portland/Multnomah County

**Activity Progress Narrative:**

This QPR was revised on 5-23-11 per HUD Field Representative's authorization on 5-10-11. As the grantee Oregon Housing and Community Services (OHCS) is authorized to zero out expenditures and include in the total expenditure amount in the 2011 first quarter QPR to update DRGR.

The City Portland has closed 11 Low-to-Moderate-Middle single family housing units for home owner occupancy during the 4th quarter of 2010. To date, the city has closed 14 LMMI single family owner occupied acquisitions during 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>	14	17/17
<b># of Singlefamily Units</b>	14	17/17

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	11	11	0/0	14/17	14/17	100.00
# Owner Households	0	11	11	0/0	14/17	14/17	100.00

## Activity Locations

Address	City	State	Zip
3239 SE 85th	Portland	NA	97266
3225 SE 153rd	Portland	NA	97236
9440 N Haven Ave	Portland	NA	97203
7715 N Fortune Ave	Portland	NA	97203
9203 N Exeter Ave	Portland	NA	97203
17423 SE Main	Portland	NA	97233
9447 N Macrum Ave	Portland	NA	97203
1334 NE 118th St	Portland	NA	97220

## 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:**

08/11/2010

**Responsible Organization:**

City of Salem

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$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	\$0.00
City of Salem	\$0.00	\$0.00
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:**

SALEM FINANCING MECHANISMS BELOW 50%

**Location Description:**

SALEM OR

**Activity Progress Narrative:**

The City of Salem completed this Activity in August of 2010. This Activity is completed.

**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>	5	10/1
<b># of Singlefamily Units</b>	0	10/1

## 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	

---

**Grantee Activity Number:** 1-FM-SALEM-LMMI 50%-120%

**Activity Title:** SALEM FINANCING MECH 50%-120%

**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:**

**Responsible Organization:**

City of Salem

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<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	\$602,486.83
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Salem	\$0.00	\$0.00
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:**

SALEM FINANCING MECHANISMS 50-120%

**Location Description:**

SALEM OR

**Activity Progress Narrative:**

The City of Salem completed this Activity in August of 2010.

**Accomplishments Performance Measures**

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	15		30/15	
# of Singlefamily Units	15		30/15	

**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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$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	\$0.00
City of Springfield	\$0.00	\$0.00
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:**

The City of Springfield completed this Activity in August of 2010.

**Accomplishments Performance Measures**

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		4/4	
# of Singlefamily Units	4		8/4	

**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>Oct 1 thru Dec 31, 2010</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	\$0.00
City of Springfield	\$0.00	\$0.00
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 (DOWN PAYMENT ASSISTANCE) 50-120% AMI

**Location Description:**

SPRINGFIELD OR

**Activity Progress Narrative:**

The City of Springfield completed this Activity in August of 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>	11	22/11

## 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

**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:**

State of Oregon

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$304,924.10
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$304,924.10
<b>Program Funds Drawdown</b>	\$50,000.00	\$304,883.10
<b>Program Funds Obligated</b>	\$0.00	\$180,899.10
<b>Program Funds Expended</b>	\$0.00	\$0.00
State of Oregon	\$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 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:**

The State, Oregon Housing and Community Services closed the last down payment and closing cost assistance loan for this Activity in the fourth quarter. This Activity is now complete.

**Accomplishments Performance Measures**

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		5/8	
# of Singlefamily Units	0		5/8	

**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

Address	City	State	Zip
530 Willis Ave	Glendale	NA	97442

## 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:**

**Responsible Organization:**

State of Oregon

**Overall**

**Oct 1 thru Dec 31, 2010**

**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>	\$833.00	\$1,560,613.25
<b>Program Funds Obligated</b>	\$0.00	\$1,686,302.57
<b>Program Funds Expended</b>	\$0.00	\$0.00
State of Oregon	\$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:**

Second mortgages provided to homebuyers.

**Location Description:**

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

**Activity Progress Narrative:**

The State, Oregon Housing and Community Services (OHCS) completed this Activity in fourth quarter. Forty-six low moderate and middle income households received down payment or closing cost assistance under this Activity.

**Accomplishments Performance Measures**

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		31/46	
# of Singlefamily Units	0		31/46	

**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	0/46	0/46	0
# Owner Households	0	0	0	0/0	0/46	0/46	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

**Grantee Activity Number:** 1-FM-WASHINGTON-LMMI (50-120%)  
**Activity Title:** WASHINGTON CO FINANCE 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:**  
 Under Way  
**Project Title:**  
 Financing Mechanisms  
**Projected End Date:**  
 03/16/2013  
**Completed Activity Actual End Date:**  
  
**Responsible Organization:**  
 Washington County

Overall	Oct 1 thru Dec 31, 2010	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>	\$0.00	\$417,291.96
<b>Program Funds Obligated</b>	(\$216,662.00)	\$452,147.59
<b>Program Funds Expended</b>	\$0.00	\$417,291.96
Washington County	\$0.00	\$0.00
Washington County	\$0.00	\$417,291.96
<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 QPR was revised on 5-23-11 per HUD Field Representative’s authorization on 5-10-11. As the grantee Oregon Housing and Community Services (OHCS) is authorized to zero out expenditures and include in the total expenditure amount in the 2011 first quarter QPR to update DRGR. Washington County has completed this Activity in the fourth quarter. To date, nine low moderate middle income households (LMMI) have received down payment or closing cost assistance under this Activity.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	0/0
<b># of Housing Units</b>	8	16/10

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

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

Community Connections of NE Oregon

**Overall**

**Oct 1 thru Dec 31, 2010**

**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	\$0.00
Community Connections of NE Oregon	\$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:**

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) the subgrantee has purchased one home under this activity. The home is currently undergoing rehabilitation and will be completed in the first quarter of 2011. The home will be sold to a low income household (LH25) earning less than 25% of the area median income.

**Accomplishments Performance Measures**

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

  

	<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	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

---

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

Community Connections of NE Oregon

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$200,370.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$200,370.00
<b>Program Funds Drawdown</b>	\$0.00	\$116,163.58
<b>Program Funds Obligated</b>	\$0.00	\$200,370.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Community Connections of NE Oregon	\$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 one to two single family residential homes to be rehabilitated and sold to low moderate middle income household(s) (LMMI).

**Location Description:**

Baker City, Oregon

**Activity Progress Narrative:**

Community Connections of Eastern Oregon (CCNO) the subgrantee has purchased one home under this activity. The home is currently undergoing rehabilitation and will be completed in the first quarter of 2011. The home will be sold to a low moderate middle income household (LMMI).

**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	1/1

  

	<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	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>Oct 1 thru Dec 31, 2010</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	\$196,490.40
<b>Program Funds Obligated</b>	\$0.00	\$275,000.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Clackamas Co.	\$0.00	\$0.00
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:**

5-10-11 pe Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR

Clackamas County the Subrecipient provided funds to a Subgrantee, Edwards Center to purchase a property in second quarter for rental units to developmentally disabled adults. The Subgrantee is still working on completing the rehabilitation work to this housing unit. The Grantee Oregon Housing and Community Services is anticipating completion of this project in the first two quarters 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	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-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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$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>	\$0.00	\$952,285.37
<b>Program Funds Expended</b>	\$0.00	\$0.00
Clackamas Co.	\$0.00	\$0.00
Clackamas County	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$35,500.00	\$35,500.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

CLACKAMAS CO. PURCHASE/REHAB LMMI

**Location Description:**

CLACKAMAS CO.

**Activity Progress Narrative:**

5-10-11 Per Kristen Arnold at HUD CPD, we are allowed to zero out expenditure and include in the total expenditure amount for 2011 first quarter QPR.

Clackamas County didn't expend any funds for the Activity during the 4th quarter. To date, 3 low-to-moderate income (LMMI) single family units were purchased, rehabilitated and sold during the 2010 program years. The County also earned program income came from the sale of three homes during the 3rd and 4th quarters of 2010. The demographic information includes the new purchasers for these properties.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	3	6/0
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>

# of Housing Units	3	6/4
# of Singlefamily Units	3	6/4

## 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	3/4	3/4	100.00
# Owner Households	0	0	0	0/0	3/4	3/4	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	Oct 1 thru Dec 31, 2010	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	\$0.00
Central Oregon Regional Housing Authority dba Housing	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$84,425.76
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**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:**

Central Oregon Regional Housing Authority dba Housing Works has acquired and rehabilitated two single family housing units under this Activity. One housing unit was sold in this quarter and one in third quarter of 2010.

**Accomplishments Performance Measures**

	This Report Period Total	Cumulative Actual Total / Expected Total
<b># of Properties</b>	1	1/2
	This Report Period Total	Cumulative Actual Total / Expected Total
<b># of Housing Units</b>	1	2/2
<b># of Singlefamily Units</b>	1	2/2

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	State	Zip
2320 Antler Court	Redmond	NA	97756

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

<b>Grantee Activity Number:</b>	<b>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

**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 - LMMI

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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$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	\$0.00
Central Oregon Regional Housing Authority dba Housing	\$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

**Location Description:**

Deschutes County, Crook County and Jefferson County

**Activity Progress Narrative:**

Housing Works the subgrantee has purchased two single family residential housing units under this activity. Both units have been fully rehabilitated and listed for sale to qualified low moderate middle income (LMMI) households. If the units do not sell, the subgrantee will consider a lease purchase option or simple lease the units until owner occupied market improves.

**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
# 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

**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:**

09/15/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Community Services Consortium

**Overall**

**Oct 1 thru Dec 31, 2010**

**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>	\$48,861.00	\$399,625.00
<b>Program Funds Obligated</b>	\$48,861.00	\$399,625.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Community Services Consortium	\$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:**

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

**Location Description:**

Corvallis Albany Area

**Activity Progress Narrative:**

This QPR was revised on 5-23-11 Per HUD Field Representative Kirsten Arnold's authorization on 5-10-11. As the grantee Oregon Housing and Community Services (OHCS) is authorized to zero out expenditures and include in the total expenditure amount in the 2011 first quarter QPR to update DRGR.

Community Services Consortium (CSC) the Subgrantee has purchased one single family home and one duplex and completed the rehabilitation work for all three properties. CSC plans to turn key the properties to a local non-profit who will operate the properties as permanent supportive housing for low income homeless persons. During this quarter one three bedroom property was completed and leased to three low income unrelated adult homeless persons.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	1	2/3
<b># of buildings (non-residential)</b>	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	2/3
# of Singlefamily Units	1	2/3

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	2/3	0/0	2/3	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Renter Households	1	0	1	2/3	0/0	2/3	100.00

## Activity Locations

Address	City	State	Zip
515 Geary Street SE	Albany	NA	97321

## 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

**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:**

Community Services Consortium

**Overall**

**Oct 1 thru Dec 31, 2010**

**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>	(\$48,861.00)	\$200,375.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Community Services Consortium	\$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:**

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:**

Community Services Consortium (CSC) plans to purchase one single family home for rehabilitation and sale to a low-moderate-middle-income (LMMI) household under the community land trust model of home ownership. It is expected this project will be completed and occupied by the end of the first 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	0/1
<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	

---

<b>Grantee Activity Number:</b>	<b>2-PR-DO NOT USE FURTHER</b>
<b>Activity Title:</b>	<b>2-PR OBLIGATED FUNDS NEED TO BE REALLOCATED</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

03/16/2009

**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:**

State of Oregon

Overall	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
State of Oregon	\$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 purchase and rehabilitation of foreclosed-upon single and multi-family homes by non-profit organizations and/or sub-recipients to be sold or rented to individuals or families at or below 120% AMI. Rental properties will have rent limitations on the units. Rehabilitation standards and limits will be outlined and agreed to by non-profit/sub-recipient.

**Location Description:**

Throughout the state in targeted block groups.

**Activity Progress Narrative:**

This Activity has been cancelled.

**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	0/0

## 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	0/0	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	

---

<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	Oct 1 thru Dec 31, 2010	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>	\$162,690.53	\$162,690.53
<b>Program Funds Obligated</b>	\$0.00	\$179,763.50
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Eugene	\$0.00	\$0.00
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:**

5-10-11 pe Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR

The City of Eugene, the Subrecipient, has awarded funds to a Subgrantee NEDCO to purchase a single family home for low income rental housing (i.e. households earning less than 50% of the area median income). NEDCO is in the process of rehabilitating the home which should be finished in the first quarter of 2001.

**Accomplishments Performance Measures**

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

---



# 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

---

<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

**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 - LH - 25% Set-Aside

**Responsible Organization:**  
Housing Authority of Yamhill Co (HAYC)

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$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:**

**Accomplishments Performance Measures**

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

# 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>Oct 1 thru Dec 31, 2010</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	\$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:**

PURCHASE & REHABILITATION

**Location Description:**

YAMHILL CO

**Activity Progress Narrative:**

The Housing Authority of Yamhill County (HAYC) has purchased two single family homes under this Activity. Both homes are undergoing rehabilitation. The homes will be sold to low moderate middle income (LMMI) homebuyers sometime in the first two quarters of 2011. The net proceeds from the sale of these homes will be used to purchase at least one more home under this activity.

**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**

**Oct 1 thru Dec 31, 2010**

**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	\$0.00
Habitat for Humanity of Oregon (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:**

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 has closed on 8 single family homes under this activity. All of the homes are under rehabilitation and the first occupancies are anticipated in the second quarter of 2011. It is anticipated that Habitat for Humanity will complete this activity in the 2011 calendar year serving 8 low income households predominately in the more rural areas of the state.

**Accomplishments Performance Measures**

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		8/8	
# 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>Oct 1 thru Dec 31, 2010</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>	\$790,900.00	\$790,900.00
<b>Program Funds Obligated</b>	\$0.00	\$1,152,933.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Portland	\$0.00	\$0.00
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:**

PORTLAND PURCHASE/REHAB LMMI

**Location Description:**

PORTLAND AND MULTNOMAH CO.

**Activity Progress Narrative:**

5-10-11 pe Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR

The City of Portland, the Subrecipient has awarded funds to Proud Ground, the Subgrantee to purchase five single family units during the 4th quarter. These homes are under rehabilitation and should be completed in the first two quarters of 2011. Proud Ground operates a community land trust model and typically sells their homes to households earning less than 80% of the area median income.

**Accomplishments Performance Measures**

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

# of Housing Units	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

**Project Number:**  
 2

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

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

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

**Activity Status:**  
 Completed

**Project Title:**  
 Purchase/Rehab

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

**Completed Activity Actual End Date:**  
 09/21/2010

**Responsible Organization:**  
 City of Salem

Overall	Oct 1 thru Dec 31, 2010	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	\$424,160.71
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Salem	\$0.00	\$0.00
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 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	Oct 1 thru Dec 31, 2010	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>	\$172,301.93	\$172,301.93
<b>Program Funds Obligated</b>	(\$30,000.00)	\$292,717.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Umpqua CDC	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$83,362.32
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**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:**

5-10-11 pe Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR  
 Umpqua Community Development Corporation (UCDC) has purchased three housing units under this Activity. UCDC's goal is to lease the properties to low income households. Rehabilitation work is completed on two of the homes and third one is in progress. Oregon Housing and Community Services (OHCS) is expecting UCDC to lease all three properties in the first quarter of 2011.

**Accomplishments Performance Measures**

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

# of Singlefamily Units

0

1/3

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

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

**Oct 1 thru Dec 31, 2010**

**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>	\$54,168.27	\$724,933.06
<b>Program Funds Obligated</b>	\$30,000.00	\$730,000.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Umpqua CDC	\$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 foreclosed single family homes, rehabilitate and sell them to low moderate and middle income (LMMI) families.

**Location Description:**

Roseburg Oregon.

**Activity Progress Narrative:**

5-10-11 pe Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR

Umpqua Community Development Corporation (UCDC) has purchased three single family homes under this Activity. All three homes have been rehabilitated and one home has been sold and the other two homes are being marketed for sale. Oregon Housing and Community Services is awaiting occupancy reporting on the home that is sold. This data should be entered in the first 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	0/6

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

# of Singlefamily Units

0

0/6

## Beneficiaries Performance Measures

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

**Oct 1 thru Dec 31, 2010**

**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>	\$28,143.92	\$1,515,923.65
<b>Program Funds Obligated</b>	\$216,662.00	\$1,531,263.75
<b>Program Funds Expended</b>	\$0.00	\$0.00
Washington County	\$0.00	\$0.00
Washington County	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$4,754.59	\$4,754.59
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

purchase / rehab

**Location Description:**

Hillsboro, OR

**Activity Progress Narrative:**

5-10-11 pe Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR

To date, Washington County has awarded funds to non-profits who have purchased five single family homes for rental and one home for sale to exclusively low income households. This Activity will be completed by the second 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>	6	9/7

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	6	9/7

### Beneficiaries Performance Measures

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

### Activity Locations

Address	City	State	Zip
628 SE Heathcliff Lane	Hillsboro	NA	97123
502 SE Bronte Way	Hillsboro	NA	97123

### 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	Oct 1 thru Dec 31, 2010	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>	\$7,309.77	\$256,810.13
<b>Program Funds Obligated</b>	\$0.00	\$309,359.66
<b>Program Funds Expended</b>	\$0.00	\$0.00
Washington County	\$0.00	\$0.00
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:**

5-10-11 pe Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR  
Washington County the Subrecipient has awarded NSP funds to Habitat for Humanity, the Subgrantee to purchase one single family home for sale to a low-moderate-middle-income (LMMI) household. The County has also awarded Habitat for Humanity another NSP grant to purchase one more single family to be rehabilitated and sold to an LMMI household.

**Accomplishments Performance Measures**

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

**Oct 1 thru Dec 31, 2010**

**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	\$0.00
Housing Authority of Jackson County	\$0.00	\$0.00
Oregon Housing and Community Services	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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:**

5-10-11 pe Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR

Because this Activity involves land banking by the Housing Authority of Jackson County (HAJC) no Activity is expected before sometime in the year 2013 or 2014.

**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>

# of Housing Units	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**

**Oct 1 thru Dec 31, 2010**

**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	\$0.00
City of Bend	\$0.00	\$0.00
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:**

The City of Bend the Subrecipient awarded NSP funds to Habitat for Humanity to purchase foreclosed subdivision lots to build new homes for low income households in third quarter of 2010. Habitat for Humanity will begin construction weather permitting sometime in the first or second 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	0/10

  

	<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
<b># of Singlefamily Units</b>	0	0/10

## Beneficiaries Performance Measures

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

---

<b>Grantee Activity Number:</b>	<b>5-RDV-HFH4-LH</b>
<b>Activity Title:</b>	<b>HABITAT FOR HUMANITY \$400K &lt;50%</b>

**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:**

Habitat for Humanity of Oregon (Portland)

Overall	Oct 1 thru Dec 31, 2010	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>	\$64,778.30	\$287,792.47
<b>Program Funds Obligated</b>	\$0.00	\$400,000.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Habitat for Humanity of Oregon (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:**

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

**Location Description:**

La Pine, Oregon

**Activity Progress Narrative:**

5-10-11 pe Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR

Newberry Habitat for Humanity in La Pine Oregon completed the construction of three new homes under this activity in December of 2010. Oregon Housing and Community Services (OHCS) is awaiting documentation of occupancy on these homes to enter into DRGR. Newberry Habitat is planning to start construction on two more homes weather permitting in March or April of 2011. It is anticipated that Newberry Habitat will complete the construction of at least 9 homes under this Activity by the end of the four year grant period ending March 16, 2013.

**Accomplishments Performance Measures**

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

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Housing Units	0	0/12
# of Singlefamily Units	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

**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 Portland

**Overall**

**Oct 1 thru Dec 31, 2010**

**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>	\$884,554.00	\$884,554.00
<b>Program Funds Obligated</b>	\$0.00	\$884,554.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
CITY OF BEND	\$0.00	\$0.00
City of Portland	\$0.00	\$0.00
The 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:**

5-RDV-Portland-LH

**Location Description:**

Portland, OR

**Activity Progress Narrative:**

5-10-11 pe Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR  
Portland Housing Bureau, the Subrecipient has awarded NSP funds to Habitat for Humanity, the Subgrantee to purchase land to build 22 single family homes for low income for low income households. Construction is expected to begin 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	0/22

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# 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>Oct 1 thru Dec 31, 2010</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>	\$495,366.00	\$495,366.00
<b>Program Funds Obligated</b>	\$665.00	\$495,366.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Portland	\$0.00	\$0.00
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:**

5-10-11 pe Kirsten Anderson, we are allowed to zero out expenditure and include in the total expenditure amount in the 2011 first quarter QPR  
 Portland Housing Bureau the Subrecipient has awarded NSP funds to Habitat for Humanity the Subgrantee to purchase land to build 23 single family homes for low-moderate-middle-income (LMMI) households. Habitat for Humanity plans to begin construction 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	0/23
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	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

---

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

**Activity Category:**  
 Construction of new housing

**Activity Status:**  
 Planned

**Project Number:**  
 5

**Project Title:**  
 Redevelop demolished or vacant property

**Projected Start Date:**  
 04/01/2011

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

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

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 OREGON HOUSING & COMMUNITY SERVICES

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,041.36
Total CDBG Program Funds Budgeted	N/A	\$2,041.36
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

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:**

**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**

**Oct 1 thru Dec 31, 2010**

**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>	\$82,508.88	\$1,607,954.40
<b>Program Funds Obligated</b>	\$0.00	\$1,960,000.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
State of Oregon	\$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:**

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

**Location Description:**

N/A

**Activity Progress Narrative:**

This Activity includes the general grant administration by Oregon Housing and Community Services (OHCS) and its nine Subrecipients. OHCS continues to manage the day to day administrative activities such as DRGR, draw requests and technical assistance to Subrecipients and Subgrantees. Subrecipients including the Cities of Springfield, Bend and Salem have expended all of their administrative funds. The other six Subrecipients have expended the bulk of their administrative funds but still have some project work to complete.

**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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