

Grantee: State of Oregon

Grant: B-08-DN-41-0001

January 1, 2011 thru March 31, 2011 Performance Report

Grant Number:

B-08-DN-41-0001

Obligation Date:**Grantee Name:**

State of Oregon

Award Date:**Grant Amount:**

\$19,600,000.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

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. 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	\$484,757.97	\$17,749,231.98
Program Funds Obligated	(\$377.04)	\$19,599,622.96
Program Funds Expended	\$17,421,744.66	\$17,839,036.62
Match Contributed	\$0.00	\$0.00
Program Income Received	\$585,609.59	\$793,652.26
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	\$1,689,760.91
Limit on State Admin	\$0.00	\$1,689,760.91

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 January 1, to March 31, 2010

Introduction

By the end of the 1st quarter of 2011 Oregon Housing and Community Services (OHCS) and its nine Subrecipients (i.e. Entitlement Jurisdictions) and seven Subgrantees (i.e. Non-Profit CDCs and Housing Authorities) have expended 91% of NSP1 funds. The remaining 9% of funds are obligated to rehabilitation and new construction projects. Most of these projects were anticipated to be completed in the first two quarters of 2011, however due limitations on staff capacity and an anemic housing market most of these rehabilitation projects may not be completed until the end of the 2011 calendar year. OHCS is addressing this issue by providing technical assistance to Subgrantees to help accelerate the program progress.

Summary by Activity Type

As reported last quarter, OHCS's original target for housing 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 sometime in 2012 or 2013. About 170 units, a majority of the units were or will be assisted by Activity A, Financing Mechanisms. OHCS expects its Subgrantees to complete about 50 units under Activity B, Purchase Rehabilitation and 60 multi-family rental units and 67 single family new construction units by Habitat for Humanity under Activity E, redevelopment.

Summary of Progress by Subrecipients

The Oregon NSP-1 program includes nine Subrecipients that include a combination of Entitlement Cities and Urban

Counties. All nine Subrecipients successfully obligated NSP funds prior to the September 16, 2010 deadline. Subrecipients including the Cities of Salem, Bend and Springfield have expended all of their program funds and have closed out their programs. The Cities of Eugene, Gresham and Medford have expended about 80% of their funds and are anticipated to close out their programs by the end of the 2011 calendar year. The City of Medford is anticipating completing its last three down payment assistance loans by the end of the second quarter of 2011. The City of Eugene has one acquisition rehabilitation project to complete that will provide low income rental housing. The City of Gresham has one low income owner occupied unit that will be completed by Habitat for Humanity by the end of the 2011 calendar year.

The City of Portland which has the largest program has expended all of its program funds except for about \$220,000 that are obligated to rehabilitation projects for a community land trust. The land trust has purchased five homes with three completed and listed for sale and four more still undergoing rehabilitation. The community land trust will sell these homes and use the program income to purchase and rehabilitate additional homes. The City has also awarded funds to Habitat for Humanity that has acquired a large redevelopment site to build 45 new homes of which 22 of these homes will benefit low income households. The City has expended the balance of its Activity A down payment assistance loan funds in this quarter for a prgra total of 17 loans for low modera middle income (LMMI) households.

The last two Subrecipients include Clackamas and Washington Counties. Washington County has expended all of its funds and has effectively completed its program. Clackamas County has been generated over \$400,000 in program income and as a result still has a balance of \$223,000 in NSP funds. It is anticipated that sometime this year that Clackamas County will eventually drawdown all of its funds however, generating program income through the sale of properties is encouraged to generate the completion of more units so it may take until sometime in 2012 to expend all of their NSP funds.

Overall, these Subrecipients which have been allocated over \$11,500,000 have largely completed expenditure of NSP funds by the end of the 1st quarter of 2011 and will expend the remainder of the funds by the end of the 2011 calendar year. Note however that because of new construction and rehabilitation projects, program activities will continue into the next two years.

Summary of Progress by Non-Profit Subgrantees

The Oregon NSP-1 Non-Profit Subgrantees have all completed their first round of purchasing properties. This group has a balance of \$695,000 obligated in their NSP accounts for rehabilitation or new construction projects. We were anticipating most of this rehabilitation work will be completed in the first and second quarters of 2011 however progress has been slow due to lack of staff resources or capacity and stagnate home buying market. In some markets it has been difficult to sell properties and Subgrantees are being forced reduce sale prices or rent the units instead of selling them. One Subgrantee in this group, Community Services Consortium has expended their entire NSP allocation of \$600,000 and is anticipated to close out their program in the 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. HAYC has experienced difficulty with staff capacity and as a result is still working on rehabilitation of these four units. OHCS expects that HAYC should complete these units this calendar year, sell them and purchase at least two more homes using program income.

Umpqua CDC (UCDC) has purchased 6 single family homes and one three unit home that was converted to apartments. UCDC has sold one home and is completing the rehabilitation work on the remaining homes which will either be sold to homebuyers or retained in UCDC's rental housing portfolio and rented t lw income persons. UCDC has generated program income and has invested this income into its current rehab projects.

eta rgon Regional Housing Authority d.b.a. Housing Works has purchased 4 homes, sold two and hopes to sell the other two in the second quarter of 2011. Originally, Housing Works was using a land trust model however, because of the large number of single family housing units are available on the market Housing Works si considering dropping the land trust model and attempt to sell the homes without any restrictions other than the NSP required 120% of area median income threshold. Housing Works intents purchase additional homes with program income. Currently, Housing Works has about \$21,000 in NSP funds unexpended because they have been utilizing program income from the sale of their first two homes.

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

Habitat for Humanity of Oregon (HFHO) through four different affiliates has purchased 8 homes with \$500,000 of

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

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

Problems or Issues Encountered

Although all OHCS Subrecipients and Subgrantees successfully obligated their NSP funds by the September 16, 2010 deadline and have expended 91% of the funds by the end of the first quarter of 2011, some activities have stalled due to market conditions. For example, as noted above, at least three Subgrantees have been unable to sell rehabilitated homes. We suspect that because there are so many homes on the market, NSP homes although rehabilitated and in excellent condition for sale cannot compete with the abundance of lower cost foreclosures. In addition, some of the Subgrantees are using a land trust model for home ownership and buyers have been reluctant to commit to the land trust model when again, they can buy a reasonably priced good quality home for less. As a result, these Subgrantees may be abandoning the land trust model due to the restrictions it imposes on homebuyers. OHCS NPS staff has recommended these Subgrantees consider either renting the these homes since there is strong demand in the rental market, or establish a lease to purchase program which would provide some flexibility for households that are reluctant to commit to a land trust om. <gt

Also as noted last month, another issue has been some of the Subgrantees have been overwhelmed with other stimulus funded projects such as CDBG-R or a new program in Oregon call the Oregon Homeowner Stabilization Initiative (OHSI). OHSI, a program to assist persons facing foreclosure is under a tight deadline therefore Subgrantees have had to shift staff resources to foreclosure counseling versus development of NSP assisted homes. OHCS NSP staff has been encouraging Subgrantees to be more aggressive in completing their rehabilitation work and subsequent sale or lease of properties. OHCS is planning to enforce more restrictive deadlines during the second quarter of 2011.

Another key issue to point out is that about 20% of properties being rehabilitated and sold under Activity B are being done by Habitat for Humanity. Because Habitat for Humanity relies heavily on volunteer labor and donations their timeframe from acquisition to occupancy tends to be longer. However the upside of the Habitat for Humanity model is that it's clearly the most successful at achieving low income home ownership.

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

Disaster Recovery Grant Reporting (DRGR) Problems Encountered

OHCS staff has experienced a significant amount of difficulty getting the demographic component of the quarterly reports module of DRGR to work correctly. For example, it appears DRGR may be changing data entries from previous quarters and attempts to correct these entries have often been unsuccessful. OHCS staff has been working with Community Connections and its local HUD Field Office to correct these problems however it appears it will take time during the second quarter to resolve these problems.

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

The OHCS State-Wide "Activity A" Loan Program with a budget of \$1,686,303 for low moderate and middle income (LMMI) borrowers and \$180,899 for low income (LH) borrowers has expended all of its funds. The program has a small residual amount of about \$2,000 remaining that will re-programmed into another activity. This residual amount is due to the fact that few transactions close on the exact amount obligated. For example a loan obligation of \$40,000 at 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 months 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.

Adjustments to Action Plan

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

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

During the fourth quarter of 2010, the HUD Office of the Inspector General (OIG) audited the Oregon NSP-1 program files. The OIG spent about one month in the OHCS office and about one month in the field reviewing Subrecipient and Subgrantee files. The results of the audit were generally good as the OIG determined that program funds have been expended appropriately. The OIG had one finding that was related to funding of a replacement reserve for a rental property. OHCS is currently working with the HUD Field Office to remedy this finding. The issue should be resolved in the second quarter of 2011.

Overall Summary

By the end of the 1st quarter of 2011 the Oregon NSP-1 program expended 91% of its funds. The remaining 9% of unexpended funds are obligated to rehabilitation and new construction projects. OHCS had anticipated expending nearly all of the program funds by the end of the second quarter of 2011 however due to delays in program progress due to issues of under staffing or inability to sell homes. 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 second quarter of 2011: 1) completing rehabilitation work and expenditure of all NSP funds; 2) completion of reporting and updating DRGR on occupancy thereby meeting the program's main national objective; 3) assisting Subgrantees with alternatives to properties that are remaining on the market for long periods of time and are not selling; 4) getting DRGR data entry problems fixed; and 5) 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	\$166,658.50	\$5,992,699.31	\$5,697,699.22
2, Purchase/Rehab	\$220,772.96	\$8,575,443.99	\$7,386,602.68
3, Land Banking	\$0.00	\$1,000,000.00	\$1,000,000.00
5, Redevelop demolished or vacant property	\$15,520.00	\$2,071,856.70	\$1,975,169.17
6, Administration	\$81,806.51	\$1,960,000.00	\$1,689,760.91

Activities

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

Activity Title: Financing Mechanisms Bend LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

1

Projected Start Date:

03/16/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Financing Mechanisms

Projected End Date:

03/16/2013

Completed Activity Actual End Date:

10/26/2010

Responsible Organization:

City of Bend

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$115,914.30
Total CDBG Program Funds Budgeted	N/A	\$115,914.30
Program Funds Drawdown	\$0.00	\$115,914.30
Program Funds Obligated	\$0.00	\$115,914.30
Program Funds Expended	\$115,914.30	\$115,914.30
City of Bend	\$115,914.30	\$115,914.30
City of Bend	\$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:

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.

Activity involved down payment assistance under NSP eligible Activity A. All program beneficiaries under this activity were low moderate middle income (LMMI) households or those earning less than 120% of the area median income (AMI). This activity was completed and the national objective was met in the fourth quarter of 2010.

Accomplishments Performance Measures

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

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	4/4	4/4	100.00
# Owner Households	0	3	3	0/0	4/4	4/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 1-FM-CLACKAMAS-LH

Activity Title: Financing Mechanisms

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

1

Projected Start Date:

01/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Financing Mechanisms

Projected End Date:

03/15/2013

Completed Activity Actual End Date:

03/21/2011

Responsible Organization:

CLACKAMAS COUNTY

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$133,753.42
Total CDBG Program Funds Budgeted	N/A	\$133,753.42
Program Funds Drawdown	\$88,466.33	\$133,753.42
Program Funds Obligated	\$0.00	\$133,753.42
Program Funds Expended	\$133,753.42	\$133,753.42
CLACKAMAS COUNTY	\$133,753.42	\$133,753.42
Clackamas County	\$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:

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.

This activity involves the delivery of two down payment assistance loans for low income households under NSP eligible Activity A. Low income households are those earning less than 50% of the area median income (AMI) and under NSP are defined as LH25 households. Clackamas County closed two loans for LH25 households to purchase single family homes in the 1st quarter 2011. Funds for this activity were fully expended on March 21, 2011 and this activity is complete.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

Address	City	State	Zip
1324 Homestead Place	Molalla	NA	97038
453 Shafford	Estacada	NA	97023

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

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

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$449,874.77
Total CDBG Program Funds Budgeted	N/A	\$449,874.77
Program Funds Drawdown	\$40,594.54	\$394,474.77
Program Funds Obligated	\$0.00	\$486,508.05
Program Funds Expended	\$394,474.77	\$394,474.77
Clackamas Co.	\$0.00	\$0.00
Clackamas County	\$394,474.77	\$394,474.77
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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.

The above referenced amount to date is reflecting expenditures through May 12, 2011 and will be updated in the 2011 second quarter QPR.

This activity involves down payment assistance to homebuyers under NSP Activity A. Program beneficiaries for this activity are low moderate and middle income households or those earning less than 120% of the area median income. During the first quarter of 2011 Clackamas County closed six single family loans under this activity. Clackamas County closed four loans under this activity in previous quarter for a total of ten loans to date. This activity is now complete unless the County reprograms program income from other activities (e.g. Activity B Purchase-Rehab) to this activity.

2 SF units closed 4th quarter 2010 / Glen Ct, Portland Ave, Brittany Terrace
10 SF units closed total

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	6	10/10
# of Singlefamily Units	6	10/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	6	6	0/0	10/10	10/10	100.00
# Owner Households	0	6	6	0/0	10/10	10/10	100.00

Activity Locations

Address	City	State	Zip
14206 Brittany Terrace	Oregon City	NA	97045
995 Glen Ct	Estacada	NA	97023
1136 Meadow Dr	Molalla	NA	97038
14469 Frontier Ave	Clackamas	NA	97015
13096 Caremelita Place	Oregon City	NA	97045
18065 SE Portland Ave	Milwaukie	NA	97027
15002 SE Webster Rd	Milwaukie	NA	97267

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:

10/11/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Eugene

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$383,705.00
Total CDBG Program Funds Budgeted	N/A	\$383,705.00
Program Funds Drawdown	\$0.00	\$382,945.78
Program Funds Obligated	\$0.00	\$383,705.00
Program Funds Expended	\$382,945.78	\$382,945.78
City of Eugene	\$0.00	\$0.00
City of Eugene	\$382,945.78	\$382,945.78
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Provide down payment, 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.

This activity involves down payment assistance to homebuyers under NSP Activity A. Program beneficiaries for this activity are low moderate and middle income households or those earning less than 120% of the area median income. The City of Eugene has closed nine loans under this activity in previous quarters. The activity is complete and funds are fully expended as of October 11, 2010. Closing detail by quarter (SF=single family): 4 SF units closed 2nd quarter 2010 / 3 SF units closed 3rd quarter 2010 / 2 SF units closed 4th quarter 2010.

Accomplishments Performance Measures

# of Housing Units	This Report Period	Cumulative Actual Total / Expected
	Total	Total
	-7	9/9

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

03/16/2016

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Gresham

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$426,875.00
Total CDBG Program Funds Budgeted	N/A	\$426,875.00
Program Funds Drawdown	\$0.00	\$401,055.78
Program Funds Obligated	\$0.00	\$426,875.00
Program Funds Expended	\$401,055.78	\$401,055.78
City of Gresham	\$0.00	\$0.00
City of Gresham	\$401,055.78	\$401,055.78
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

Gresham

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.

This activity involves down payment assistance to homebuyers under NSP Activity A. Program beneficiaries for this activity are low moderate and middle income households or those earning less than 120% of the area median income. The City of Gresham has closed 18 loans under this activity in previous quarters. To date, these loans total \$401,055.78 expended on or before September 2010 to close 18 single family units. The City has one more loan obligated and scheduled to close in the second quarter of 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-18	18/20

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	

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

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

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$118,167.00
Total CDBG Program Funds Budgeted	N/A	\$118,167.00
Program Funds Drawdown	\$0.00	\$84,582.00
Program Funds Obligated	\$0.00	\$84,582.00
Program Funds Expended	\$84,582.00	\$84,582.00
CITY OF MEDFORD	\$0.00	\$0.00
City of Medford	\$84,582.00	\$84,582.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

MEDFORD 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 total amount expended through 2011 first quarter was \$84,582.00. An additional draw was processed after March 31st, which will be reflected in 2011 second quarter QPR.

This activity involves down payment assistance to homebuyers under NSP Activity A. Program beneficiaries for this activity are low income households or those earning less than 50% of the area median income. The City of Medford two loans under this activity in previous quarters. The activity is complete and funds were fully expended as of October 25, 2010.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/3

of Singlefamily Units

0

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
1744 Louise Ave	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

Project Number:

1

Projected Start Date:

03/16/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms

Projected End Date:

03/16/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Medford

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$308,285.89
Total CDBG Program Funds Budgeted	N/A	\$308,285.89
Program Funds Drawdown	\$23,958.00	\$202,043.89
Program Funds Obligated	\$0.00	\$341,870.89
Program Funds Expended	\$305,440.89	\$305,440.89
CITY OF MEDFORD	\$305,440.89	\$305,440.89
City of Medford	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

DOWNPAYMENT ASSISTANCE

Location Description:

MEDFORD

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 total amount expended through 2011 first quarter was \$202,043.89. An additional draw was processed after March 31st, which will be reflected in 2011 second quarter QPR.

This activity involves down payment assistance to homebuyers under NSP Activity A. Program beneficiaries for this activity are low moderate and middle income households or those earning less than 120% of the area median income. The City of Medford has closed five loans under this activity in previous quarters. The City has closed one loan during the first quarter of 2011. The activity is expected to be completed in the second quarter of 2011.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total

# of Housing Units	1	6/9
# of Singlefamily Units	-1	6/9

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	6/9	6/9	100.00
# Owner Households	0	1	1	0/0	6/9	6/9	100.00

Activity Locations

Address	City	State	Zip
2712 Merriman 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-PORTLAND-LMMI (50-120%)
Activity Title:	PORTLAND FINANCING MECHANISMS (50-120%)

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:

01/18/2011

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Portland

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$722,306.00
Total CDBG Program Funds Budgeted	N/A	\$722,306.00
Program Funds Drawdown	\$13,639.63	\$722,306.00
Program Funds Obligated	\$0.00	\$722,306.00
Program Funds Expended	\$722,306.00	\$722,306.00
City of Portland	\$0.00	\$0.00
City of Portland	\$722,306.00	\$722,306.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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.

This activity involves down payment assistance to homebuyers under NSP Activity A. Program beneficiaries for this activity are low moderate and middle income households or those earning less than 120% of the area median income. During the first quarter of 2011 the Portland Housing Bureau (PHB) completed the last three projects budgeted for this activity. To date, PHB has completed 17 single family units under this activity. This activity is completed.

Accomplishments Performance Measures

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

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	17/17	17/17	100.00
# Owner Households	0	3	3	0/0	17/17	17/17	100.00

Activity Locations

Address	City	State	Zip
5904 SE 85th Ave	Portland	NA	97266
848 N Russet St	Portland	NA	97217
3200 SE 147th	Portland	NA	97230

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-LH (BELOW 50%)
Activity Title:	SALEM FINANCING MECHANISMS BELOW 50%

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

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$48,229.56
Total CDBG Program Funds Budgeted	N/A	\$48,229.56
Program Funds Drawdown	\$0.00	\$48,229.56
Program Funds Obligated	\$0.00	\$48,229.56
Program Funds Expended	\$48,229.56	\$48,229.56
City of Salem	\$48,229.56	\$48,229.56
City of Salem	\$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:

SALEM FINANCING MECHANISMS BELOW 50%

Location Description:

SALEM 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.

This activity involves down payment assistance to homebuyers under NSP Activity A. Program beneficiaries for this activity are low income households or those earning less than 50% of the area median income. The City of Salem closed one single family loan under this activity. The activity was completed in the third quarter of 2010.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-9	1/1
# of Singlefamily Units	-9	1/1

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

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:

08/11/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Salem

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$602,486.41
Total CDBG Program Funds Budgeted	N/A	\$602,486.41
Program Funds Drawdown	\$0.00	\$602,486.41
Program Funds Obligated	(\$0.42)	\$602,486.41
Program Funds Expended	\$602,486.41	\$602,486.41
City of Salem	\$602,486.41	\$602,486.41
CITY OF SALEM	\$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:

SALEM FINANCING MECHANISMS 50-120%

Location Description:

SALEM 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.

This activity involves down payment assistance to homebuyers under NSP Activity A. Program beneficiaries for this activity are low moderate and middle income households or those earning less than 120% of the area median income. The City of Salem closed 15 single family units under this activity. The activity has been completed since August 11, 2010.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	15/15	15/15	100.00
# Owner Households	0	0	0	0/0	15/15	15/15	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	1-FM-SPRINGFIELD-LH-BELOW 50%
Activity Title:	SPRINGFIELD FINANCING MECH BELOW 50%

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 - LH - 25% Set-Aside

Responsible Organization:

City of Springfield

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$100,378.46
Total CDBG Program Funds Budgeted	N/A	\$100,378.46
Program Funds Drawdown	\$0.00	\$100,378.46
Program Funds Obligated	\$0.00	\$100,378.46
Program Funds Expended	\$100,378.46	\$100,378.46
City of Springfield	\$0.00	\$0.00
City of Springfield	\$100,378.46	\$100,378.46
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

SPRINGFIELD FINANCING MECHANISMS BELOW 50%

Location Description:

SPRINGFIELD 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.

This activity involves down payment assistance to homebuyers under NSP Activity A. Program beneficiaries for this activity are low income households or those earning less than 50% of the area median income. A total of four single family housing units were assisted under this activity. The City of Springfield completed this activity on August 30, 2010.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	1-FM-SPRINGFIELD-LMMI 50-120%
Activity Title:	SPRINGFIELD FINANCING MECHANISMS LMMI

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

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$226,740.54
Total CDBG Program Funds Budgeted	N/A	\$226,740.54
Program Funds Drawdown	\$0.00	\$226,740.54
Program Funds Obligated	\$0.00	\$226,740.54
Program Funds Expended	\$226,740.54	\$226,740.54
City of Springfield	\$0.00	\$0.00
City of Springfield	\$226,740.54	\$226,740.54
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

SPRINGFIELD 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.

This activity involves down payment assistance to homebuyers under NSP Activity A. Program beneficiaries for this activity are low moderate and middle income (LMMI) households or those earning less than 120% of the area median income. The City of Springfield closed 11 loans under this activity in previous quarters. The activity is complete and funds were fully expended as of the end of the fourth quarter of 2010.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	11/11
# of Singlefamily Units	-11	11/11

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

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:

Under Way

Project Title:

Financing Mechanisms

Projected End Date:

03/16/2013

Completed Activity Actual End Date:

Responsible Organization:

State of Oregon

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$304,924.10
Total CDBG Program Funds Budgeted	N/A	\$304,924.10
Program Funds Drawdown	\$0.00	\$304,883.10
Program Funds Obligated	\$0.00	\$180,899.10
Program Funds Expended	\$304,883.10	\$304,883.10
State of Oregon	\$304,883.10	\$304,883.10
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

This 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.

This activity involves down payment assistance to homebuyers under NSP Activity A. Program beneficiaries for this activity are low income households or those earning less than 50% of the area median income. The State, Oregon Housing and Community Services closed seven loans under this activity in previous quarters. The activity is complete and funds were fully expended as of the end of the fourth quarter 2010.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	8/8
# of Singlefamily Units	3	8/8

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Title: State Financing Mechanisms LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

1

Projected Start Date:

03/16/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Financing Mechanisms

Projected End Date:

03/16/2013

Completed Activity Actual End Date:

Responsible Organization:

State of Oregon

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,560,613.25
Total CDBG Program Funds Budgeted	N/A	\$1,560,613.25
Program Funds Drawdown	\$0.00	\$1,560,613.25
Program Funds Obligated	\$0.00	\$1,686,302.57
Program Funds Expended	\$1,560,613.25	\$1,560,613.25
State of Oregon	\$1,560,613.25	\$1,560,613.25
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Second mortgages provided to homebuyers.

Location Description:

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

Activity Progress Narrative:

This 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.

Oregon Housing and Community Services (OHCS) closed 46 down payment assistance loans under NSP Activity A. All loans were closed prior to the end of the 2010 calendar year. All loans were to low moderate and middle income (LMMI) households or those earning less than 120% of the area median income. OHCS structured these loans to be recaptured upon resale so NSP funds can revolve into a fund to additional loans or other eligible uses in the future.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	15	46/46
# of Singlefamily Units	15	46/46

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	46	46	0/0	46/46	46/46	100.00
# Owner Households	0	46	46	0/0	46/46	46/46	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Status:

Under Way

Project Number:

1

Project Title:

Financing Mechanisms

Projected Start Date:

03/16/2009

Projected End Date:

03/16/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Washington County

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$452,147.59
Total CDBG Program Funds Budgeted	N/A	\$452,147.59
Program Funds Drawdown	\$0.00	\$417,291.96
Program Funds Obligated	\$0.00	\$452,147.59
Program Funds Expended	\$0.00	\$417,291.96
Washington County	\$0.00	\$417,291.96
Washington County	\$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:

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.

This activity involves down payment assistance to homebuyers under NSP Activity A. Program beneficiaries for this activity are low moderate and middle income (LMMI) households or those earning less than 120% of the area median income. Washington County has closed nine loans under this activity in previous quarters. The County has one more loan to close to complete this activity sometime during the second quarter of 2011.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-6	10/10
# of Singlefamily Units	-6	10/10

Beneficiaries Performance Measures

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

Activity Locations

Address	City	State	Zip
740 SE 18th Ave	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	

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

Jan 1 thru Mar 31, 2011

To Date

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

Activity Description:

Acquisition and rehabilitation of 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:

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.

Community Connections of Northeast Oregon (CCNO) has purchased one single family housing unit under this activity for purchase, rehabilitation and sale to a low income household (aka Activity B). Rehabilitation was completed in the second quarter of 2011. CCNO has had the property listed on the market for several months but is experiencing difficulty in getting it sold to an income qualified buyer. Oregon Housing and Community Services (OHCS) is recommending CCNO consider a lease purchase option to reduce the barriers to selling the property.

Accomplishments Performance Measures

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

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

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	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$200,370.00
Total CDBG Program Funds Budgeted	N/A	\$200,370.00
Program Funds Drawdown	\$0.00	\$116,163.58
Program Funds Obligated	\$0.00	\$200,370.00
Program Funds Expended	\$116,163.58	\$116,163.58
Community Connections of NE Oregon	\$116,163.58	\$116,163.58
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

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.

Community Connections of Northeast Oregon (CCNO) has purchased one single family housing unit under this activity for purchase, rehabilitation and sale to a low moderate and middle income household (aka Activity B). The home is currently undergoing rehabilitation and should be completed in the second quarter of 2011. CCNO will market the home for sale in second quarter. The net proceeds from the sale of this home and the home under activity 2-PR-CCNO-LH will be used to purchase at least one more NSP home.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

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

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$290,000.00
Total CDBG Program Funds Budgeted	N/A	\$290,000.00
Program Funds Drawdown	\$55,400.00	\$251,890.40
Program Funds Obligated	\$0.00	\$275,000.00
Program Funds Expended	\$196,490.40	\$196,490.40
Clackamas Co.	\$196,490.40	\$196,490.40
Clackamas County	\$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:

PURCHASE AND REHABILITATION - BELOW 50%

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 has purchased one single family home under this activity for purchase and rehabilitation by the Edwards Center, a non-profit that provides housing and supportive services to disabled persons. The home is currently undergoing rehabilitation and should be ready for leasing sometime in the second or third quarter of 2011.

Accomplishments Performance Measures

	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	

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2

Project Title:

Purchase/Rehab

Projected Start Date:

03/16/2009

Projected End Date:

03/16/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Clackamas County

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$973,918.65
Total CDBG Program Funds Budgeted	N/A	\$973,918.65
Program Funds Drawdown	\$0.00	\$750,916.65
Program Funds Obligated	\$0.00	\$952,285.37
Program Funds Expended	\$750,916.65	\$750,916.65
Clackamas Co.	\$0.00	\$0.00
Clackamas County	\$750,916.65	\$750,916.65
Match Contributed	\$0.00	\$0.00
Program Income Received	\$439,500.00	\$475,000.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

CLACKAMAS CO. PURCHASE/REHAB LMMI

Location Description:

CLACKAMAS 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.

This activity involves the acquisition and rehabilitation of single family homes under NSP Activity B. Clackamas County has subgranted funds to the Clackamas County Land Trust (CCLT) to purchase four homes. CCLT has completed the rehabilitation on all four homes and has sold three of the homes and received \$427,000 in Program Income which they pay back to the County. The County then makes additional funding awards to CCLT for additional homes. All beneficiaries are low moderate and middle income households or those earning less than 120% of the area median income. CCLT will continue to search for NSP eligible homes until Program Income has been expended.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-6	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-2	4/4
# of Singlefamily Units	-2	4/4

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

Activity Locations

Address	City	State	Zip
1206 Homestead Place	Molalla	NA	97038
9616 SE 77th St	Milwaukie	NA	97222
701 Mary Dr	Molalla	NA	97038

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-CORA-LH-BELOW 50%
Activity Title:	CENTRAL OR REG HSG PURCHASE/REHAB BELOW 50%

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

10/15/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase/Rehab

Projected End Date:

03/16/2013

Completed Activity Actual End Date:

Responsible Organization:

Central Oregon Regional Housing Authority dba Housing

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
Program Funds Drawdown	\$0.00	\$271,301.62
Program Funds Obligated	\$0.00	\$300,000.00
Program Funds Expended	\$271,301.62	\$271,301.62
Central Oregon Regional Housing Authority dba Housing	\$271,301.62	\$271,301.62
Match Contributed	\$0.00	\$0.00
Program Income Received	\$146,109.59	\$230,535.35
Program Income Drawdown	\$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:

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.

Central Oregon Regional Housing Authority dba Housing Works has purchased two single family homes under this activity for purchase and rehabilitation (Activity B). Both homes have been rehabilitated and sold to low income households or those earning less than 50% of the area median income (AMI). Housing will use the program income to fund other acquisitions or rehabilitation expenses for their other Activity B for low moderate and middle income (LMMI) households or those earning less than 120% of the area median income.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	2/2

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

Beneficiaries Performance Measures

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

Activity Locations

Address	City	State	Zip
1580 SW 22nd	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	

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

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

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
Program Funds Drawdown	\$0.00	\$300,000.00
Program Funds Obligated	\$0.00	\$300,000.00
Program Funds Expended	\$300,000.00	\$300,000.00
Central Oregon Regional Housing Authority dba Housing	\$300,000.00	\$300,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase and Rehabilitation

Location Description:

Deschutes County, Crook County and Jefferson 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. Central Oregon Regional Housing Authority dba Housing Works has purchased and rehabilitated two single family homes under this activity (Activity B). Both homes are on the market for sale of low moderate and middle income (LMMI) households or those earning less than 120% of the area median income.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 2-PR-CSC-LH

Activity Title: Acquisition Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

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	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$399,625.00
Total CDBG Program Funds Budgeted	N/A	\$399,625.00
Program Funds Drawdown	\$0.00	\$399,625.00
Program Funds Obligated	\$0.00	\$399,625.00
Program Funds Expended	\$399,625.00	\$399,625.00
Community Services Consortium	\$399,625.00	\$399,625.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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'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) has purchased three housing units under this activity, purchase/rehabilitation (Activity B). All three units are rehabilitated and ready for occupancy. One of the housing units is now leased up to three low income single homeless persons (those earning less than 50% of the area median income). The other two units are in a duplex where either unit has been leased as of March 31, 2011. It is anticipated the units will be leased to homeless persons in the second quarter of 2011. All three units have been conveyed to a non-profit who provides supportive housing for persons experiencing homelessness. All NSP funds for this activity have been expended.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 2-PR-CSC-LMMI

Activity Title: Purchase Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2

Project Title:

Purchase/Rehab

Projected Start Date:

03/15/2009

Projected End Date:

01/15/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Community Services Consortium

Overall

Jan 1 thru Mar 31, 2011

To Date

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

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.

Community Services Consortium (CSC) has purchased one single family home under this activity, purchase/rehabilitation (Activity B). The home is currently being marketed for sale to a low moderate and middle income household (LMMI) or those earning less than 120% of the area median income. CSC hopes to sell the home in the second quarter of 2011.

Accomplishments Performance Measures

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

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

of Singlefamily Units

0

0/1

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

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	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
State of Oregon	\$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:

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

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

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	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$179,763.50
Total CDBG Program Funds Budgeted	N/A	\$179,763.50
Program Funds Drawdown	\$0.00	\$162,690.53
Program Funds Obligated	\$0.00	\$179,763.50
Program Funds Expended	\$162,690.53	\$162,690.53
City of Eugene	\$162,690.53	\$162,690.53
City of Eugene	\$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:

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

Location Description:

City of Eugene

Activity Progress Narrative:

This 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 awarded \$179,763.50 or all of the funds under this activity for the purchase and rehabilitation of one single family home that will be rented to a low income household (household earning less than 50% of area median income). The home is currently under rehabilitation and should be completed by the end of the second quarter of 2011 and leased up in the third quarter of 2011.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Title: GRESHAM PURCHASE/REHAB LH

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

2

Project Title:

Purchase/Rehab

Projected Start Date:

03/16/2009

Projected End Date:

09/16/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Gresham

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$154,000.00
Total CDBG Program Funds Budgeted	N/A	\$154,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$154,000.00
Program Funds Expended	\$0.00	\$0.00
City of Gresham	\$0.00	\$0.00
City of Gresham	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

GRESHAM PURCHASE/REHAB LH

Location Description:

GRESHAM OR

Activity Progress Narrative:

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.

The City of Gresham has obligated \$154,00 to Habitat for Humanity (HFH) to purchase and rehabilitate one single family home under Activity B. Oregon Housing and Community Services has received a copy of the purchase and sales agreement dated March 18, 2011. Habitat had originally had an accepted purchase agreement for a three lot development prior to the September 16, 2010 NSP-1 obligation deadline but problems with land use approvals led to cancellation of the purchase agreement. Therefore, HFH chose another property which is expected to close in April of 2011. HFH will rehabilitate the home this spring and sell it to a low income household (household earning less than 50% of the area median income).

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

12/07/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase/Rehab

Projected End Date:

03/16/2013

Completed Activity Actual End Date:

Responsible Organization:

Housing Authority of Yamhill Co (HAYC)

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$150,000.00
Total CDBG Program Funds Budgeted	N/A	\$150,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$150,000.00
Program Funds Expended	\$0.00	\$0.00
Housing Authority of Yamhill Co (HAYC)	\$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:

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:

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.

In third quarter of 2010, the Housing Authority of Yamhill County (HAYC) purchased one home under this activity that involves the acquisition and rehabilitation of single family homes (i.e. NSP Activity B). The home will be sold to a low income household (e.g. household earning less than 50% of the area median income). The home is currently undergoing extensive rehabilitation and is scheduled to be completed in second or third quarter of 2011. HAYC intends to sell the home to a family participating in the Section 8 Family Self-Sufficiency (FSS) program.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

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)

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$350,000.00
Total CDBG Program Funds Budgeted	N/A	\$350,000.00
Program Funds Drawdown	\$0.00	\$254,805.53
Program Funds Obligated	\$0.00	\$350,000.00
Program Funds Expended	\$254,805.53	\$254,805.53
Housing Authority of Yamhill Co (HAYC)	\$254,805.53	\$254,805.53
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

PURCHASE & REHABILITATION

Location Description:

YAMHILL 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.

During the third quarter of 2010, the Housing Authority of Yamhill County (HAYC) purchased three homes under this activity that involves the acquisition and rehabilitation of single family homes (i.e. NSP Activity B). The home will be sold to a low moderate and middle income household (e.g. household earning less than 120% of the area median income). The homes are currently undergoing extensive rehabilitation and are scheduled to be completed in second or third quarter of 2011. HAYC intends to sell these homes to families participating in the Section 8 Family Self-Sufficiency (FSS) program. If successful, these projects will be reprogrammed to this low income activity (see 2-PR-HAYC-LH).

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

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

Jan 1 thru Mar 31, 2011

To Date

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

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.

Habitat for Humanity of Oregon (HFHO) through three of its affiliate members has purchased eight homes under this activity that involves acquisition & rehabilitation (i.e. NSP Activity B). All acquisitions were completed in prior quarters and currently all homes are undergoing rehabilitation. It is the intent of HFHO to sell all eight homes to low income families (e.g. households earning less than 50% of the area median income). It is anticipated that all homes will be completed and sold during the 2011 calendar year.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

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

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,152,933.00
Total CDBG Program Funds Budgeted	N/A	\$1,152,933.00
Program Funds Drawdown	\$140,362.43	\$931,262.43
Program Funds Obligated	\$0.00	\$1,152,933.00
Program Funds Expended	\$931,262.43	\$931,262.43
City of Portland	\$931,262.43	\$931,262.43
City of Portland	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

PORTLAND PURCHASE/REHAB LMMI

Location Description:

PORTLAND AND MULTNOMAH 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.

The total amount expended through 2011 first quarter was \$931,262.43. An additional draw was processed after March 31st, which will be reflected in 2011 second quarter QPR.

This activity involves acquisition and rehabilitation of single family homes under NSP Activity B. The City of Portland has subgranted funds to Proud Ground a Community Land Trust who has purchased five homes that are currently undergoing rehabilitation. The homes will be sold to low moderate and middle income households (LMMI) or those earning less than 120% of the area median income.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# 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

Activity Status:
 Completed

Project Number:
 2

Project Title:
 Purchase/Rehab

Projected Start Date:
 03/15/2009

Projected End Date:
 03/15/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:
 09/21/2010

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

Responsible Organization:
 City of Salem

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$423,784.09
Total CDBG Program Funds Budgeted	N/A	\$423,784.09
Program Funds Drawdown	\$0.00	\$423,784.09
Program Funds Obligated	(\$376.62)	\$423,784.09
Program Funds Expended	\$423,784.09	\$423,784.09
CITY OF SALEM	\$0.00	\$0.00
City of Salem	\$423,784.09	\$423,784.09
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 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.

This activity involves acquisition and rehabilitation of single or multi-family residential property under NSP Activity B. The City of Salem provided two deferred loans a local non-profit housing development. The homes have been rehabilitated and leased low income persons. This activity was completed in a previous quarter.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

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:

Umpqua CDC

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$292,717.00
Total CDBG Program Funds Budgeted	N/A	\$292,717.00
Program Funds Drawdown	\$22,853.07	\$195,155.00
Program Funds Obligated	\$0.00	\$292,717.00
Program Funds Expended	\$236,962.64	\$236,962.64
Umpqua CDC	\$236,962.64	\$236,962.64
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$83,362.32
Program Income Drawdown	\$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:

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.

Umpqua Community Development Corporation (UCDC) has purchased three homes under this activity that involves acquisition and rehabilitation of single family homes (i.e. Activity B). Under this activity all sales or leasing of homes will be to low income households (i.e. those earning less than 50% of the area median income). All homes were purchased in previous quarters however, rehabilitation work was completed in the first quarter of 2011. UCDC is currently leasing the units which will be reported in the second quarter of 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	2/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	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	2	0	2	2/3	0/0	2/3	100.00
# Renter Households	2	0	2	2/3	0/0	2/3	100.00

Activity Locations

Address	City	State	Zip
1296 Rolling Hills	Roseburg	NA	97471

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

Activity Status:

Under Way

Project Number:

2

Project Title:

Purchase/Rehab

Projected Start Date:

03/15/2009

Projected End Date:

01/15/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Umpqua CDC

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$730,000.00
Total CDBG Program Funds Budgeted	N/A	\$730,000.00
Program Funds Drawdown	\$2,157.46	\$727,090.52
Program Funds Obligated	\$0.00	\$730,000.00
Program Funds Expended	\$727,090.52	\$727,090.52
Umpqua CDC	\$727,090.52	\$727,090.52
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

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.

Umpqua Community Development Corporation (UCDC) has purchased four homes under this activity that involves acquisition and rehabilitation of single family homes (i.e. Activity B). Under this activity all sales or leasing of homes will be to low moderate and middle income households (i.e. those earning less than 120% of the area median income - LMMI). All homes were purchased in previous quarters. Rehabilitation work was completed in the fourth quarter of 2010 and first quarter of 2011. All four homes are currently marketed for sale to LMMI households.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/6
# of Singlefamily Units	1	1/6

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 2-PR-WASHINGTON-LH

Activity Title: Purchase Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

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:

Washington County

Overall

Jan 1 thru Mar 31, 2011

To Date

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

Activity Description:

purchase / rehab

Location Description:

Hillsboro, 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.

This activity involves acquisition and rehabilitation of single family homes under NSP Activity B. All projects under this activity will benefit low income households or those earning less than 50% of the area median income. Washington County has entered into subgrantee agreements with four different developers as follows: 1) Bienstar a non-profit who has completed and leased two homes; 2) Community Partners for Affordable housing who has completed and leased two homes; 3) the county housing authority who has completed and leased two homes; and 4) Habitat for Humanity who has acquired one home for rehabilitation and sale. The County has funded seven single family housing units under this activity and it is now complete.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-2	7/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-2	7/7
# of Singlefamily Units	-2	7/7

Beneficiaries Performance Measures

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

Activity Locations

Address	City	State	Zip
942 SE 13th Ave	Hillsboro	NA	97123
958 SE 13th Ave	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	

Grantee Activity Number:	2-PR-WASHINGTON-LMMI
Activity Title:	WASHINGTON PURCHASE-REHAB LMMI

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	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$309,359.66
Total CDBG Program Funds Budgeted	N/A	\$309,359.66
Program Funds Drawdown	\$0.00	\$256,810.13
Program Funds Obligated	\$0.00	\$309,359.66
Program Funds Expended	\$256,810.13	\$256,810.13
Washington County	\$256,810.13	\$256,810.13
Washington County	\$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:

PURCHASE REHAB

Location Description:

WASHINGTON CO 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.

This activity involves acquisition and rehabilitation of single family homes under NSP Activity B. Washington County has subgranted funds to Habitat for Humanity to purchase at least two homes to sell to low moderate and middle income (LMMI) households or those earning less than 120% of area median income. Habitat completed and sold one home in the last quarter and is expected to complete and sell the second home within the next two quarters.

Accomplishments Performance Measures

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

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	1/2	1/2	100.00
# Owner Households	0	1	1	0/0	1/2	1/2	100.00

Activity Locations

Address	City	State	Zip
3122 SE Turner Creek Dr	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	

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

Jan 1 thru Mar 31, 2011

To Date

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

Activity Description:

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

Location Description:

City of Medford in Jackson County Oregon.

Activity Progress Narrative:

This 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 Housing Authority of Jackson County (HAJC) has purchased a multi-family housing development site under Activity C, Land Banking to build 60 units of affordable rental housing utilizing low income housing tax credits. It is anticipated that HAJC will obtain LIHTC funding approval sometime in the next two to five years.

Accomplishments Performance Measures

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

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

Jan 1 thru Mar 31, 2011

To Date

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

Activity Description:

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

Location Description:

Bend, OR

Activity Progress Narrative:

This 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.

This activity involves the acquisition of 10 foreclosed subdivision lots under NSP Activity E, Redevelopment. The City of Bend subgranted \$291,936.70 to a local chapter of Habitat for Humanity to purchase the lots. The funds were drawn in a previous quarter. Habitat for Humanity will build 10 single family homes over the next two years. The homes will be sold to low income households or those earning less than 50% of the area median income.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	5-RDV-HFH4-LH
Activity Title:	HABITAT FOR HUMANITY \$400K <50%

Activity Category:

Rehabilitation/reconstruction of residential structures

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	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total CDBG Program Funds Budgeted	N/A	\$400,000.00
Program Funds Drawdown	\$15,520.00	\$303,312.47
Program Funds Obligated	\$0.00	\$400,000.00
Program Funds Expended	\$303,312.47	\$303,312.47
Habitat for Humanity of Oregon (Portland)	\$303,312.47	\$303,312.47
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

La Pine, Oregon

Activity Progress Narrative:

This 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.

Habitat for Humanity of Oregon's (HFHO) affiliate member Newberry Habitat for Humanity has purchased 12 foreclosed subdivision lots under this activity to construct new homes (NSP Activity E). The intent is to construct 12 single family homes over the next two years. To date, three homes were completed in the third quarter of 2010 and a fourth home is under construction. All homes will be sold to low income families (i.e. those earning less than 50% of the area median income). Oregon Housing and Community Services is awaiting documentation of occupancy on two of the homes which is expected in April 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	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	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$884,554.00
Total CDBG Program Funds Budgeted	N/A	\$884,554.00
Program Funds Drawdown	\$0.00	\$884,554.00
Program Funds Obligated	\$0.00	\$884,554.00
Program Funds Expended	\$884,554.00	\$884,554.00
CITY OF BEND	\$0.00	\$0.00
City of Portland	\$0.00	\$0.00
The City of Portland	\$884,554.00	\$884,554.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

5-RDV-Portland-LH

Location Description:

Portland, 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.

This activity involves the acquisition of foreclosed lots under NSP Activity E, Redevelopment. The City of Portland subgranted funds to Habitat for Humanity to purchase 22 single family lots to build single family homes for low income households or those earning less than 50% of the area median income. This transaction closed in December or the fourth quarter of 2010. The housing units will be built over the next two years.

Accomplishments Performance Measures

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

Grantee Activity Number:	5-RDV-PORTLAND-LMMI
Activity Title:	PORTLAND REDEVELOPMENT LMMI

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

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$495,366.00
Total CDBG Program Funds Budgeted	N/A	\$495,366.00
Program Funds Drawdown	\$0.00	\$495,366.00
Program Funds Obligated	\$0.00	\$495,366.00
Program Funds Expended	\$495,366.00	\$495,366.00
City of Portland	\$0.00	\$0.00
City of Portland	\$495,366.00	\$495,366.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

REDEVELOPMENT

Location Description:

PORTLAND 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.

This activity involves the acquisition of foreclosed lots under NSP Activity E, Redevelopment. The City of Portland subgranted funds to Habitat for Humanity to purchase 23 single family lots to build single family homes for low moderate and middle income households or those earning less than 120% of the area median income. This transaction closed in December or the fourth quarter of 2010. The housing units will be built over the next two years.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/23	0/23	0
# Owner Households	0	0	0	0/0	0/23	0/23	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:

Construction of new housing

Project Number:

5

Projected Start Date:

04/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Redevelop demolished or vacant property

Projected End Date:

03/16/2013

Completed Activity Actual End Date:

Responsible Organization:

OREGON HOUSING & COMMUNITY SERVICES

Overall

Jan 1 thru Mar 31, 2011

To Date

	Jan 1 thru Mar 31, 2011	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
OREGON HOUSING & COMMUNITY SERVICES	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

Unknown

Activity Progress Narrative:

This activity is a place holder while the Grantee completes the process for reallocation of liquidated obligations.

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	

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

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,960,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,960,000.00
Program Funds Drawdown	\$81,806.51	\$1,689,760.91
Program Funds Obligated	\$0.00	\$1,960,000.00
Program Funds Expended	\$1,689,760.91	\$1,689,760.91
State of Oregon	\$1,689,760.91	\$1,689,760.91
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 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.

This activity involves the ongoing program administration by Oregon Housing and Community Services and nine of its Subrecipients. Administrative tasks are largely the same each quarter and include but are not limited to: 1) implementation of NSP acquisition and development activities; 2) financial management; 3) environmental reviews; 4) compliance monitoring; 5) verification of income and occupancy; 6) procurement of service and construction contracts; 7) project management; and 8) HUD reporting.

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
