

Action Plan

Grantee: Oregon

Grant: B-09-CN-OR-0056

LOCCS Authorized Amount:	\$ 6,829,635.00
Grant Award Amount:	\$ 6,829,635.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 790,242.38
Total Budget:	\$ 7,619,877.38

Funding Sources

No Funding Sources Found

Narratives

Executive Summary:

This grant application for approximately \$26.2 million would fund activities within portions of seven counties in Oregon, including Clackamas, Crook, Deschutes, Jefferson, Jackson, Marion and Washington Counties. Consortium members include the Oregon Housing and Community Services Department, Clackamas County, City of Bend, City of Salem, City of Medford and Washington County.

As a result of the competitive process, Oregon Housing and Community Services (OHCS) and its Consortium Members were awarded, \$6,829,635. The respective activities and budgets are listed above. The program will include three of the NSP eligible activities, A-Financing Mechanisms; B-Purchase Rehabilitation; E-Redevelopment. With a target of 104 housing units the goal is to provide 45 or 43% of the NSP assisted units to low income households. The remaining 59 units will be predominately Activity A assisted units serving the LMMI population. Another key goal is to acquired and rehabilitated at least 10 units for homeless persons. Finally, 26 units are slated for low income rental housing to be constructed in foreclosed subdivisions in southern Oregon.

Target Geography:

The Oregon Housing and Community Services (OHCS) and other Consortium members have prepared an evaluation of all census tracts within their jurisdiction and identified those tracts that scored highest against the two threshold criteria for the NSP2 program. These target area census tracts fall within Clackamas, Crook, Deschutes, Jefferson, Jackson, Marion, and Washington counties. As background for the evaluation process used to select target areas, Oregon's unemployment rate was 12.0% in April 2009, the second highest in the country. The Oregon Office of Economic Analysis (OEA) forecasts employment losses to continue at a rate of 6.5% for the second quarter in 2009 and of 5.3% for the year on average. OEA reported that the year-over-year employment loss for the first quarter of 2009 was 4.5% whereas the year-over-year decline two quarters ago was only 0.4%. In early June 2009, the Federal Reserve Bank of San Francisco forecast unemployment in the country to continue to grow in coming months and to recede only gradually. Similarly, OEA analysis estimates statewide employment to continue to decline in 2009, followed by a weak start in 2010, and no appreciable job growth until the last half of 2010. According to the Oregon Employment Department (OED), most industries have experienced job losses in the last year. Manufacturing and high-tech businesses in Oregon, including some of the state's most robust businesses such as Xerox, Tyco Electronics, Nike, Cessna, Harry & David, Intel, Sun Microsystems, Autodesk, Oregon Health Sciences University, Hewlett Packard, Merix, Qualcomm, Tektronics, Innovation, Freightliner, and Precision Castparts, announced layoffs in 2009. Manufacturing employment has undergone double digit job losses. Construction employment in Oregon has been cut by 1,600 jobs in the last year and retail employment by at least 1,100 jobs. Transportation, warehousing, and utilities have suffered a 12% job loss (about 600 jobs). Not coincidentally Oregon is experiencing similarly high rates of foreclosures. In the first quarter of 2009, Oregon experienced a 31% increase in the number of homes in the foreclosure process, compared to just a 16%



increase nationally according to the Mortgage Bankers Association. These dramatic increases indicate that Oregon's foreclosure issue is continuing to worsen in 2009. The situation has, in many cases, been even more dire for the five regions in the state with identified NSP2 target areas than for the state as a whole. The NSP2 target areas included in this application have some of the greatest housing needs in the state. In Clackamas County, bank card payments that were 60 or more days delinquent increased by 0.3% to 1.8% in the first quarter of 2009. The average countywide foreclosure sales price has been about \$280,000; average sales prices have ranged from \$264,000 down to \$178,000 in the communities of Oregon City, Molalla, and Sandy, which include the target census tracts. Unemployment and loss of housing value have been staggering in the Central Oregon region of Deschutes, Crook, and Jefferson Counties, where nearly half of the targeted census tracts are located. Unemployment rates were 14.2% in Deschutes County, 15.0% in Jefferson County, and 17.8% in Crook County a loss of 3,050 jobs in the mector since May 2007. Corresponding to the high of unemployment in Central Oregon, Crook, Deschutes, and Jefferson Counties have the highest rates of bank card delinquency in Oregon with rates of 3.2%, 2.8%, and 3.4% respectively. Median home prices in the City of Bend in Deschutes County dropped about 29% between May 2008 and 2009, from \$305,000 to \$217,000. Building permits for new single-family detached homes in the Bend area, which ranged between 100 and 220 permits monthly from January 2005 to July 2006, have fallen to between 7 and 16 permits monthly in 2009, a signal that there is a significant im

Program Approach:

Entitlement agencies representing these counties, along with the Oregon Housing and Community Services Department (OHCS) (hereafter referred to as the Consortium) would use the funds for two primary activities: establishing financing mechanisms to assist low- and moderate-income families in the purchase of a foreclosed-upon homes (Activity A), and acquisition and rehabilitation of abandoned or foreclosed homes in order to sell, rent or redevelop them (Activity B). Activity A financing mechanisms to be employed include assistance with down payments, mortgage buy-downs, and closing costs for the purchase of homes, as well as low- or zero-interest mortgage loans, financial assistance with rehabilitation and repair costs, and financial training and education. Activities under Category B will include acquisition and rehabilitation or redevelopment of single-family homes, townhomes, and apartment complexes to make them available for rent or purchase by low-income families. In some cases, Consortium members propose to solicit non-profit organizations to undertake the purchase and rehabilitation of such properties. A portion of funds received by the Consortium will be used to expand existing efforts and programs. For example, Clackamas County proposes to use a portion of funding to expand its existing Homebuyer Program for foreclosed homes. This program provides down payment, closing cost, and rehabilitation assistance to home buyers with incomes below 120% of the Area Median Income (AMI). In addition, the county will partner with the Hacienda Community Development Corporation in order to expand homeownership opportunities to Latino families and other recent immigrants. The City of Bend proposes to use the majority of funding to partner with and expand existing organizations such as HousingWorks, NeighborImpact, Central Oregon Builders Association, and various Habitat for Humanity affiliates. In addition, they plan to partner with various non-profit organizations in the target areas to purchase foreclosed properties and develop rental housing for tenants whose incomes do not exceed 80% of the median income for that area. The City of Medford intends to partner with the Jackson County Housing Authority to acquire and redevelop a subdivision of foreclosed townhomes to provide rental and ownership options for families at or below 50% of the median income. The Consortium's lead agency, Oregon Housing and Community Services Department (OHCS), proposes to use \$5 million of grant funds to support Governor Kulongoski's ten-year initiative to end homelessness in Oregon. OHCS will partner with the Oregon Department of Human Services (DHS) and work with organizations in the target areas to acquire and rehabilitate foreclosed homes (Activity B) in order to provide housing for homeless individuals and families. There are state funds available for this activity stemming from the state's recently passed Document Recording Fee; approximately 10% of the revenue generated by the fee is available for activities that address homelessness. OHCS anticipates that a portion of the state funds will be available to cover the projects' operating costs and NSP2 grant funds will be used for acquisition and rehabilitation activities. Proposis: • Result in acquisition or rehabilitation and subsequent occupation of foreclosed and abandoned homes within the target areas, with a projected impact on approximately 340 – 360 homes. • Occupation of these homes will help reduce vacancy rates and stabilize occupancy rates in the target areas. • Target acquisition and rehabilitation to very low-, low-, and moderate-income residents. Assisting these residents will help improve their overall economic and social stability by providing them with safe, affordable housing opportunities and reducing their overall costs of living. These actions will help stabilize the economic and social fabric of the target areas. • Address home

Consortium Members:

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

How to Get Additional Information:

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Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
5-RDV	Redevelopment for New	5-RDV-BEND-LH	Redevelopment	
		5-RDV-BEND-LMMI		

		5-RDV-MEDFORD-LMMI	
		5-RDV-State-LMMI	
9999	Restricted Balance		<i>No activities in this project</i>
NSP-2 State Pool	NSP-2 State Pool	NSP-2 State Pool	NSP-2 State Pool
NSP2-ADMIN	NSP2 ADMIN FUNDS	6-Admin-Housing Works	Housing Works Admin
		6-BEND-ADMIN	Administration
		6-CLACKAMAS-ADMIN	
		6-MEDFORD-ADMIN	
		6-OREGON-ADMIN	
		6-WASHINGTON-ADMIN	
NSP2-FM	NSP2 FINANCE MECHANISMS	1-FM-BEND-LH	Financing Mechanism
		1-FM-BEND-LMMI	
		1-FM-CLACKAMAS-LMMI	
		1-FM-MEDFORD-LMMI	
		1-FM-WASHINGTON-LMMI	
NSP2-PR	NSP2 PURCHASE REHAB	2-PR-BEND-LH	Purchase Rehab
		2-PR-BEND-LMMI	
		2-PR-CLACKAMAS-LMMI	PURCHASE / REHAB
		2-PR-MEDFORD-LH	Purchase Rehab
		2-PR-OREGON-LH	
		2-PR-WASHINGTON-LH	
		2-PR-WASHINGTON-LMMI	NSP2 PURCHASE REHAB



Activities

Project # / 5-RDV / Redevelopment for New Construction

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

Activity Type:
 Construction of new housing

Project Number:
 5-RDV

Projected Start Date:
 04/09/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way
Project Title:
 Redevelopment for New Construction
Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 213,700.50
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 213,700.50

Program Income Account:
 Bend PI

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	9	9		100.00
# of Households	9	9		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	9
# of Housing Units	9
# ELI Households (0-30% AMI)	

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
CITY OF BEND	Local Government	\$ 213,700.50

Location Description:

Activity Description:

5-RDV-BEND-LH
Juniper Lane Subdivision, Redmond Habitat - 4 lots
Timber Creek II Subdivision, Sisters Habitat - 5 lots

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



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

Activity Type:
 Construction of new housing

Project Number:
 5-RDV

Projected Start Date:
 04/08/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Redevelopment for New Construction

Projected End Date:
 02/10/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 252,678.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 252,678.00

Program Income Account:
 Bend PI

Proposed Beneficiaries

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

Proposed Accomplishments

	Total
# of Singlefamily Units	10
# of Housing Units	10

Proposed budgets for organizations carrying out Activity:

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

Location Description:

Activity Description:

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



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



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

Activity Type:
 Construction of new housing

Project Number:
 5-RDV

Projected Start Date:
 04/09/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Redevelopment for New Construction

Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 180,000.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 180,000.00

Proposed Beneficiaries

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

Proposed Accomplishments

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

Proposed budgets for organizations carrying out Activity:

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

Location Description:
 Medford, OR

Activity Description:



5-RDV-MEDFORD-LMMI

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

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



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

Activity Type:
 Construction of new housing

Project Number:
 5-RDV

Projected Start Date:
 04/10/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Redevelopment for New Construction

Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
OREGON HOUSING & COMMUNITY SERVICES	State Agency	\$ 0.00

Location Description:
 5-RDV-State-LMMI

Activity Description:
 to hold funds for redistribution

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP-2 State Pool / NSP-2 State Pool



Grantee Activity Number: NSP-2 State Pool
Activity Title: NSP-2 State Pool

Activity Type:

Administration

Project Number:

NSP-2 State Pool

Projected Start Date:

06/20/2013

Project Draw Block by HUD:

Blocked by Alycia Howell

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

NA

Activity Status:

Planned

Project Title:

NSP-2 State Pool

Projected End Date:

03/09/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 35,349.52

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 35,349.52

Proposed budgets for organizations carrying out Activity:

Responsible Organization

OREGON HOUSING & COMMUNITY SERVICES

Organization Type

State Agency

Proposed Budget

\$ 35,349.52

Location Description:

Oregon Housing and Community Services - Salem, OR

Activity Description:

This account is being set up for funds being returned from Sub Recipients for future reallocation

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 6-Admin-Housing Works
Activity Title: Housing Works Admin

Activity Type:

Administration

Project Number:

NSP2-ADMIN

Projected Start Date:

12/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

NSP2 ADMIN FUNDS

Projected End Date:

03/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,482.62
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 2,482.62

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Central Oregon Regional Housing Authority dba Housing Works

Organization Type

Unknown

Proposed Budget

\$ 2,482.62

Location Description:

City of Redmond, OR

Activity Description:

General Administrative Activities to be conducted by Houing Works

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None



Environmental Reviews: None

Activity Supporting Documents: None



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

Activity Type:

Administration

Project Number:

NSP2-ADMIN

Projected Start Date:

04/09/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

NSP2 ADMIN FUNDS

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 193,129.99

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 193,129.99

Program Income Account:

Bend PI

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CITY OF BEND

City of Bend2

Organization Type

Local Government

Local Government

Proposed Budget

\$ 0.00

\$ 191,384.57

Location Description:

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

Activity Description:

Oregon Housing and Community Services staff will provide policy and program guidance to the City of Bend who will administer the program for Deschutes, Jefferson and Crook Counties. Administrative activities will include standard Subrecipient type tasks such as ensuring program compliance, monitoring, reporting and financial management duties.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None



Environmental Reviews: None

Activity Supporting Documents: None



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

Activity Type:

Administration

Project Number:

NSP2-ADMIN

Projected Start Date:

04/09/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

NSP2 ADMIN FUNDS

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 81,201.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 81,201.00

Program Income Account:

Clackamas PI

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CLACKAMAS COUNTY

Oregon Housing and Community Services

Organization Type

Local Government

State

Proposed Budget

\$ 81,201.00

\$ 0.00

Location Description:

Clackamas County Oregon.

Activity Description:

Oregon Housing and Community Services staff will provide policy and program guidance to the Clackamas County who will administer the program for Clackama County. Administrative activities will include standard Subrecipient type tasks such as ensuring program compliance, monitoring, reporting and financial management duties.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None



Environmental Reviews: None

Activity Supporting Documents: None



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

Activity Type:

Administration

Project Number:

NSP2-ADMIN

Projected Start Date:

04/09/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

NSP2 ADMIN FUNDS

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 17,373.95

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 17,373.95

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Medford

Organization Type

Local Government

Proposed Budget

\$ 17,373.95

Location Description:

Jackson County Oregon.

Activity Description:

Oregon Housing and Community Services staff will provide policy and program guidance to the City of Medford who will administer the program for Jackson County. Much of the activity in Jackson County will be carried out by the Housing Authority of Jackson County and the City of Medford will assist OHCS in overseeing compliance for these activities. Administrative activities will include standard Subrecipient type tasks such as ensuring program compliance, monitoring, reporting and financial management duties.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None



Environmental Reviews: None

Activity Supporting Documents: None



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

Activity Type:

Administration

Project Number:

NSP2-ADMIN

Projected Start Date:

04/08/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

NSP2 ADMIN FUNDS

Projected End Date:

02/10/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 338,743.14

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 338,743.14

Program Income Account:

OHCS Admin PI

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
OREGON HOUSING & COMMUNITY SERVICES	State Agency	\$ 338,743.14

Location Description:

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

Activity Description:

Oregon Housing and Community Services (OHCS) staff will administer the program state wide. Administrative activities will include standard Subrecipient type tasks such as ensuring program compliance, monitoring, reporting and financial management duties. OHCS will be the primary user and administrator of DRGR. As the lead member of consortium the bulk of administrative activities will be carried out by OHCS.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents:



Environmental Reviews: None

Document Oregon NSP 2 PI Transfer Approval Letters Signed.pdf



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

Activity Type:

Administration

Project Number:

NSP2-ADMIN

Projected Start Date:

04/09/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

NSP2 ADMIN FUNDS

Projected End Date:

06/20/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 59,478.86

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 59,478.86

Program Income Account:

Washington County NSP-2 PI

Proposed budgets for organizations carrying out Activity:

Responsible Organization

WASHINGTON COUNTY

Organization Type

Local Government

Proposed Budget

\$ 59,478.86

Location Description:

Washington County Oregon.

Activity Description:

Oregon Housing and Community Services staff will provide policy and program guidance to the Washington County who will administer the program for Washington County. Administrative activities will include standard Subrecipient type tasks such as ensuring program compliance, monitoring, reporting and financial management duties.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Environmental Reviews: None

Project # / NSP2-FM / NSP2 FINANCE MECHANISMS



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

Activity Type:
 Acquisition - general

Project Number:
 NSP2-FM

Projected Start Date:
 04/08/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 NSP2 FINANCE MECHANISMS

Projected End Date:
 02/10/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 158,672.14

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 158,672.14

Program Income Account:
 Bend PI

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	6	6		100.00
# of Households	6	6		100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments

	Total
# of Singlefamily Units	6
# of Housing Units	6
# of Properties	6

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
CITY OF BEND	Local Government	\$ 158,672.14

Location Description:

Activity Description:



1-FM-BEND-LH

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



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

Activity Type:

Acquisition - general

Project Number:

NSP2-FM

Projected Start Date:

04/08/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

NSP2 FINANCE MECHANISMS

Projected End Date:

02/10/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,275,046.99

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,275,046.99

Program Income Account:

Bend PI

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
49		49	100.00
49		49	100.00
			0.0
Proposed Accomplishments			
	Total		
# of Singlefamily Units	49		
# of Housing Units	49		
# of Properties	49		

of Households

of Permanent Jobs Created

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CITY OF BEND

Organization Type

Local Government

Proposed Budget

\$ 1,275,046.99

Location Description:

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

Activity Description:



City of Bend housing staff will administer Activity A, Financing Mechanisms throughout Deschutes, Jefferson & Crook Counties in central Oregon. City staff will: 1) design program guidelines for down payment, closing cost and mortgage reduction assistance; 2) recruit and train first mortgage lenders; 3) market the program; 4) accept applications for NSP assistance; and 5) work with local lenders to process NSP assisted loans. The project plans to serve 40 households.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



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

Activity Type:

Acquisition - general

Project Number:

NSP2-FM

Projected Start Date:

04/08/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

NSP2 FINANCE MECHANISMS

Projected End Date:

02/10/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 595,979.60

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 595,979.60

Program Income Account:

Clackamas PI

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
12		12	100.00
12		12	100.00
			0.0
Proposed Accomplishments			
	Total		
# of Singlefamily Units	12		
# of Housing Units	12		
# of Properties	12		

of Households

of Permanent Jobs Created

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CLACKAMAS COUNTY

Organization Type

Local Government

Proposed Budget

\$ 595,979.60

Location Description:

Clackamas County, Oregon.

Activity Description:



Clackamas County housing staff will administer Activity A, Financing Mechanisms throughout cities in Clackamas County. City staff will: 1) design program guidelines for down payment, closing cost and mortgage reduction assistance; 2) recruit and train first mortgage lenders; 3) market the program; 4) accept applications for NSP assistance; and 5) work with local lenders to process NSP assisted loans. The project plans to serve 8 LMMI households.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



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

Activity Type:
 Acquisition - general

Project Number:
 NSP2-FM

Projected Start Date:
 04/08/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 NSP2 FINANCE MECHANISMS

Projected End Date:
 02/10/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 97,142.58

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 97,142.58

Proposed Beneficiaries

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

Proposed Accomplishments

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

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Medford	Local Government	\$ 97,142.58

Location Description:
 Jackson County Oregon.

Activity Description:



City of Medford housing staff will administer Activity A, Financing Mechanisms in eligible NSP 2 census tracts in Jackson County. City staff with the assistance of Oregon Housing and Community Services (OHCS) will: 1) design program guidelines for down payment, closing cost and mortgage reduction assistance; 2) recruit and train first mortgage lenders; 3) market the program; 4) accept applications for NSP assistance; and 5) work with local lenders to process NSP assisted loans. The project plans to serve 6 LMMI households. 1-FM-MEDFORD-LMMI

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

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

Activity Type:
 Acquisition - general

Project Number:
 NSP2-FM

Projected Start Date:
 04/08/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 NSP2 FINANCE MECHANISMS

Projected End Date:
 03/21/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 201,364.24

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 201,364.24

Program Income Account:
 Washington County NSP-2 PI

Proposed Beneficiaries

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

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4
# of Parcels acquired voluntarily	4
# of Properties	4

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
WASHINGTON COUNTY	Local Government	\$ 201,364.24

Location Description:
 Washington County Oregon.



Activity Description:

Washington County housing staff will administer Activity A, Financing Mechanisms within eligible census tracts in Marion County. City staff with the assistance of Oregon Housing and Community Services will: 1) design program guidelines for down payment, closing cost and mortgage reduction assistance; 2) recruit and train first mortgage lenders; 3) market the program; 4) accept applications for NSP assistance; and 5) work with local lenders to process NSP assisted loans. The project plans to serve 3 LMMI households.
1-FM-Washington-LMMI

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP2-PR / NSP2 PURCHASE REHAB



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

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP2-PR

Projected Start Date:
 04/08/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 NSP2 PURCHASE REHAB

Projected End Date:
 02/10/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,001,099.61

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,001,099.61

Program Income Account:
 Bend PI

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	2	2		100.00
# Owner Households	2	2		100.00
# of Households	4	4		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
# ELI Households (0-30% AMI)	
#Units & other green	2
#Units exceeding Energy Star	2
#Units with bus/rail access	2
#Low flow showerheads	2
#Low flow toilets	2
#Refrigerators replaced	2
#Light fixtures (outdoors) replaced	2
#Replaced hot water heaters	2
#Replaced thermostats	2
#Additional Attic/Roof Insulation	2
#Energy Star Replacement Windows	8



of Properties

2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
CITY OF BEND	Local Government	\$ 1,001,099.61

Location Description:

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

Activity Description:

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

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



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

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP2-PR

Projected Start Date:
 04/09/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

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

Activity Status:
 Completed

Project Title:
 NSP2 PURCHASE REHAB

Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:
 Direct (Households)

Program Income Account:
 Bend PI

Proposed Beneficiaries

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

Proposed Accomplishments

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

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
CITY OF BEND	Local Government	\$ 0.00

Location Description:
 Bend (Prineville)

Activity Description:
 2-PR-Bend-LMMI



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



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

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP2-PR

Projected Start Date:
 04/09/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

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

Activity Status:
 Completed

Project Title:
 NSP2 PURCHASE REHAB

Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 401,367.31

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 401,367.31

Benefit Report Type:
 Direct (Households)

Program Income Account:
 Clackamas PI

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

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

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
CLACKAMAS COUNTY	Local Government	\$ 401,367.31

Location Description:

Activity Description:
 2-PR-CLACKAMAS-LMMI

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



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

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP2-PR

Projected Start Date:
 04/09/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 NSP2 PURCHASE REHAB

Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 516,320.66

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 516,320.66

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	9	9		100.00
# of Households	9	9		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	9
# of Housing Units	9
# ELI Households (0-30% AMI)	
# of Properties	9

Proposed budgets for organizations carrying out Activity:

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

Location Description:
 Jackson County Oregon.

Activity Description:



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

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

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

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP2-PR

Projected Start Date:
 04/09/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 NSP2 PURCHASE REHAB

Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,287,150.66

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,287,150.66

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	14	14		100.00
# of Households	14	14		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	14
# of Housing Units	14
# ELI Households (0-30% AMI)	
#Units < other green	14
#Units exceeding Energy Star	14
#Units with bus/rail access	14
#Low flow showerheads	14
#Low flow toilets	14
#Refrigerators replaced	14
#Light Fixtures (indoors) replaced	14
#Additional Attic/Roof Insulation	14
#Energy Star Replacement Windows	14
# of Properties	14



Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
OREGON HOUSING & COMMUNITY SERVICES	State Agency	\$ 1,287,150.66

Location Description:

Project could be located in any of the NSP 2 eligible areas within the State of Oregon including Washington, Clackamas, Jackson, Marion, Deschutes, Jefferson or Crook Counties. Location is dependent up on the outcome of the RFP described in Activity Description.

Activity Description:

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

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



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

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP2-PR

Projected Start Date:
 04/09/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 NSP2 PURCHASE REHAB

Projected End Date:
 08/29/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 684,178.01

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 684,178.01

Program Income Account:
 Washington County NSP-2 PI

Proposed Beneficiaries

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

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4
# ELI Households (0-30% AMI)	
#Units & other green	4
#Sites re-used	4
#Units exceeding Energy Star	4
#Units with bus/rail access	4
#Low flow showerheads	4
#Low flow toilets	4
#Refrigerators replaced	4
#Light fixtures (outdoors) replaced	4
#Light Fixtures (indoors) replaced	4
#Replaced thermostats	4
#Additional Attic/Roof Insulation	4



#Energy Star Replacement Windows 4
 # of Properties 4

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
WASHINGTON COUNTY	Local Government	\$ 684,178.01

Location Description:

Washington County Oregon:
 Habitat to sell 1 SF unit to Low-Income family
 Housing Authority of Washington County to rent 1 SF unit to Low-Income family
 Bienestar to rent 1 SF unit to Low-Income family
 Community Partners for Affordable housing to rent 1 SF unit to Low-Income family

Activity Description:

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

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 2-PR-WASHINGTON-LMMI
Activity Title: NSP2 PURCHASE REHAB

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP2-PR

Projected Start Date:
 10/31/2014

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

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

Activity Status:
 Under Way

Project Title:
 NSP2 PURCHASE REHAB

Projected End Date:
 12/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 27,040.70

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 27,040.70

Benefit Report Type:
 Direct (Households)

Program Income Account:
 Washington County NSP-2- PI

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

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

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
WASHINGTON COUNTY	Local Government	\$ 27,040.70

Location Description:
 PROJECTS IN THIS ACTIVITY WILL BE WITHIN WASHINGTON COUNTY

Activity Description:
 THIS ACTIVITY IS FOR PURCHASE/REHAB PROJECTS FOR LMMI HOUSEHOLDS

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Action Plan Comments:

- NANCY Awaiting review checklist from HQ. Once received FO will review Action Plan in greater detail. The Plan reflects activities, amounts, national objectives. Question on proposed budget amounts showing as zero. Field office is temporarily approving this plan so that QPR can be submitted for review in system.
- NANCY This Action Plan reflects the state's goals and activities and adheres to the requirements of the NSP2 program. The detailed description of OHCS's program is reviewed and approved by the Portland CPD Field Office. It includes Amendment 1 changes (approved by the Field Office), such as the reallocation of funds between activities, revised budgets and addition of new activities to the plan.
- Arnold, Budgets were amended in order to report accurate data in the next QPR. This Action Plan reflects the state's goals and activities and adheres to the requirements of the NSP2 program.
- Arnold, Action Plan was revised for submission of the QPR. No changes were made to project budgets amounts. Grantee increased obligations for activities:
NSP2 ADMIN FUNDS-increased by 5%
NSP2 FINANCE MECHANISMS-increased by 1%
NSP2 PURCHASE REHAB-increased by 21%
4-19-2011
- Arnold, Data updated to reflect accurate numbers and narrative updated to document amendments. 4-22-11
- Arnold, Consortium remains compliant with the 10% admin and LH25% requirements. No changes were made to the activity budgets. Obligations increased for the following eligible uses.
Redevelopment for New Construction-37%
NSP2 ADMIN FUNDS-54%
NSP2 FINANCE MECHANISMS-16%
NSP2 PURCHASE REHAB-35%
KMA 7-1-2011
- Arnold, No changes were made since last approval on 7-1-2011. 7-6-2011 KMA
- Arnold, No changes were made to budget. Grantee changed benefit type from rental to owner occupied status to a project administered under Activity 5-RDV-Bend-LMMI. The activity was set up as rental only but some of the units will now be owner occupied. KMA 10-3-11
- Arnold, Grantee made the following revisions to their budgets and obligations. Grantee still remains budgeted under the 10% admin cap and for the 25% set aside. Data was verified by running the PR07 financial report.

Reduced 1-FM-Bend-LMMI by \$36,379.97 and moved these \$14,300 of this amount of funds to 2-PR-Bend-LH and \$22,079.97 to 2-PR-Bend-LMMI. The purpose of this transfer was to move funds



that were going to be expended in 1-FM to 2-PR activities where funds could be expended more expeditiously.

Washington County forfeited \$162.75 from 2-PR-Washington-LH plus \$7,589.16 from 6-Washington-Admin to a new Activity 5-RDV-State-LMMI to hold funds for reallocation a later date.

KMA 1-10-12

- Arnold, Grantee revised Action Plan to submit accurate QPR information. Grantee remains within the 10% admin cap, budgeted over the 25% low income set aside budget requirement, and has not created any new projects. KMA 4-10-12
- Arnold, Budgets have been updated by grantee to reflect accurate information. No new activities have been funded. kma6-19-12
- Arnold, The below Activities were closed out / Activities completed:
1-FM-Washington-LMMI
2-PR-Washington-LH
6-Washington-Admin
- Arnold, Changes made to revise program income budgets for draw down. KMA 7-31-12
- McLean, Reviewer Bree McLean- Program Income estimated amount reduced to actual amount received. 1.2.13
- McLean, Funds returned from Medford in the amount of \$42,000.023 reallocated to the City of Bend <> Funds returned from State of Oregon in the amount of \$5,256.34 and reallocated to the City of Bend <> Moved \$68,898.45 from 1-FM-Clackamas-LMMI to 2-PR-Clackamas-LMMI <> \$66,328.05 Program Income obligated to 2-PR-Clackamas-LMMI <> Added \$169,745.00 Program Income from the City of Bend
- McLean, Clackamas County received Program Income from the sale of a home, PI received
- McLean, Received City of Bend 1-FM-LMMI Program Income
- Arnold, Received Washington County PI for activity 1-FM-WASHINGTON-LMMI
- Arnold, Washington County received Program Income from the sale of an Activity A property
- McLean, The City of Medford returned \$98.79 Admin; funds were placed into State Pool BM 9.17.13
- McLean, Updated OHCS State Pool to reflect correct budget to include Medford returned Admin which was placed into State Pool for future reallocation. 9-24-13
- McLean, change of contact
- McLean, updated 5-RDV-Medford from "completed" to "underway" because occupancy on the Cherry Creek Project has not been reported. Grantee did not understand the need to report all occupancy data since the activity is no longer a Land Bank.
- McLean, City of Bend sold property located at 61171 Brosterhouse Rd, Bend on 2/18/2014. This was a FM-LMMI project. Added \$29,000 Program Income.
- McLean, updated contact info
- McLean, The City of Bend reported 4/2/2014 they had a property sell 61171 Brosterhouse Rd Bend (2/18/2014 sale date), PI received \$29,000, \$26,100 posted to 1-FM-LMMI with 10%, \$2,900 posted to ADMIN. Adjusted budget for 1-FM-LMMI and ADMIN PI received.



Action Plan History

Version	Date
B-09-CN-OR-0056 AP#44	04/05/2021
B-09-CN-OR-0056 AP#43	01/06/2021
B-09-CN-OR-0056 AP#42	07/08/2020
B-09-CN-OR-0056 AP#41	06/29/2020
B-09-CN-OR-0056 AP#40	12/12/2019
B-09-CN-OR-0056 AP#39	01/28/2019
B-09-CN-OR-0056 AP#38	11/27/2018
B-09-CN-OR-0056 AP#37	08/21/2018
B-09-CN-OR-0056 AP#36	07/09/2018
B-09-CN-OR-0056 AP#35	01/08/2018
B-09-CN-OR-0056 AP#34	07/18/2017
B-09-CN-OR-0056 AP#33	05/11/2017
B-09-CN-OR-0056 AP#32	01/09/2017
B-09-CN-OR-0056 AP#31	10/20/2016
B-09-CN-OR-0056 AP#30	09/19/2016
B-09-CN-OR-0056 AP#29	07/28/2016
B-09-CN-OR-0056 AP#28	06/28/2016
B-09-CN-OR-0056 AP#27	03/03/2016
B-09-CN-OR-0056 AP#26	01/11/2016
B-09-CN-OR-0056 AP#25	09/21/2015
B-09-CN-OR-0056 AP#24	09/03/2015
B-09-CN-OR-0056 AP#23	07/09/2015



B-09-CN-OR-0056 AP#22	03/26/2015
B-09-CN-OR-0056 AP#21	10/07/2014
B-09-CN-OR-0056 AP#20	06/23/2014
B-09-CN-OR-0056 AP#19	04/08/2014
B-09-CN-OR-0056 AP#18	04/07/2014
B-09-CN-OR-0056 AP#17	04/01/2014
B-09-CN-OR-0056 AP#16	03/13/2014
B-09-CN-OR-0056 AP#15	09/24/2013
B-09-CN-OR-0056 AP#14	09/17/2013
B-09-CN-OR-0056 AP#13	07/02/2013
B-09-CN-OR-0056 AP#12	07/01/2013
B-09-CN-OR-0056 AP#11	06/03/2013
B-09-CN-OR-0056 AP#10	03/28/2013
B-09-CN-OR-0056 AP#9	02/06/2013
B-09-CN-OR-0056 AP#8	01/02/2013
B-09-CN-OR-0056 AP#7	07/31/2012
B-09-CN-OR-0056 AP#6	06/25/2012
B-09-CN-OR-0056 AP#5	06/19/2012
B-09-CN-OR-0056 AP#4	04/10/2012
B-09-CN-OR-0056 AP#3	01/10/2012
B-09-CN-OR-0056 AP#2	10/03/2011
B-09-CN-OR-0056 AP#1	05/06/2010

