

# Grantee: Oklahoma

## Grant: B-08-DN-40-0001

### January 1, 2018 thru March 31, 2018 Performance Report

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<b>Grant Number:</b> B-08-DN-40-0001	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Oklahoma	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$21,758,198.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> Robin Slawson
<b>LOCCS Authorized Amount:</b> \$21,758,198.00	<b>Estimated PI/RL Funds:</b> \$21,752,198.62	
<b>Total Budget:</b> \$43,510,396.62		

### Disasters:

#### Declaration Number

No Disasters Found

### Narratives

#### Areas of Greatest Need:

Oklahoma as with many states, has suffered the ill effects of increased foreclosures. Neighborhood Stabilization Program funds are needed to provide targeted emergency assistance to local governments and non-profits to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their respective communities.

ODOC/CD has determined that under Qualified Areas of Greatest Need, any recipient of NSP funds must have within its geographic jurisdiction a Census block group with a HUD foreclosure and abandonment risk score of six (6) or higher. HUD has developed a foreclosure and abandonment risk score to assist grantees in targeting the areas of greatest need within their jurisdictions. Census block groups listed as a primarily residential area in which at least 51% of the residents have incomes at or below 120% of area median income were further used as a threshold for qualifying as an Area of Greatest Need. Approximately 1,900 individual block groups met this threshold out of 5,535 statewide. While determining Areas of Greatest Need, ODOC/CD identified two distinct areas of need (CDBG Entitlement & Balance of State). The CDBG Entitlements identified under this were: Edmond, Enid, Lawton, Midwest City, Norman, Oklahoma City, Shawnee, Tulsa, and Tulsa County. The remaining universe of communities eligible for assistance was identified under 'Balance of State'.

#### Distribution and and Uses of Funds:

Utilize Neighborhood Stabilization Program funds in high priority areas having high foreclosure risks for the purpose of neighborhood stabilization and benefit of low/moderate and middle income areas, households, and individuals. Based on Oklahoma's Neighborhood Stabilization Plan as submitted to HUD, the State will allocate fifty percent (50%)(\$14,634,730) of the total funds to the NSP Entitlements, thirty percent (30%)(\$8,780,838) to the Balance of State. The remaining twenty percent (20%)(\$5,853,892) of NSP funds will be held for later distribution to eligible NSP Entitlements and Balance of State applicants who have demonstrated the capacity to effectively use all additional requested funds within the remaining NSP timeframe for completion. Eligible Applicants: ODOC/CD has determined that under Qualified Areas of Greatest Need, any recipient of NSP funds must have within its geographic jurisdiction a Census block group with a HUD foreclosure and abandonment risk score of six (6) or higher. HUD has developed a foreclosure and abandonment risk score to assist grantees in targeting the areas of greatest need within their jurisdictions. Census block groups listed as a primarily residential area in which at least 51% of the residents have incomes at or below 120% of area median income were further used as a threshold for qualifying as an Area of Greatest Need. Approximately 1,900 individual block groups met this threshold out of 5,535 statewide. While determining Areas of Greatest Need, ODOC/CD identified two distinct areas of need (CDBG Entitlement & Balance of State). The CDBG Entitlements identified under this were: Edmond, Enid, Lawton, Midwest City, Norman, Oklahoma City, Shawnee, Tulsa, and Tulsa County. The remaining universe of communities eligible for assistance was identified under 'Balance of State'.

#### Definitions and Descriptions:

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

Response:

Oklahoma Statute (11 O.S. § 40-113), under the Neighborhood Redevelopment Act, provides guidance regarding the definition of blighted structures for the State of Oklahoma. Consistent with this statute, ODOC/CD defines blighted structures as:

"Blighted conditions" means conditions which, because of the presence of a majority of the following factors, substantially impair or arrest the sound development and growth of the municipality or constitute an economic or social liability or are a menace to the public health, safety, morals or welfare in its present condition and use:

- a. a substantial number of deteriorated or deteriorating structures,
- b. predominance of defective or inadequate street layout,



- c. unsanitary or unsafe conditions,
  - d. deterioration of site improvements,
  - e. absentee ownership,
  - f. tax or special assessment delinquency exceeding the fair value of the land,
  - g. defective or unusual conditions of title,
  - h. improper subdivision or obsolete platting or land uses,
  - i. the existence of other conditions which endanger life or property by fire and other causes, or
  - j. conditions which create economic obsolescence, or areas containing obsolete, nonfunctioning or inappropriately developed structures;
- (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.

Response:

"Affordable" means that maximum rents, less an allowance for tenant-paid utilities, will not exceed the lesser of (a) "High Home Rent", thirty percent (30%) of the monthly income of a household earning sixty-five percent (65%) of area median income adjusted for the number of bedrooms in the unit, or (b) the HUD Fair Market Rent.

### Low Income Targeting:

ODOC/CD has determined that under Qualified Areas of Greatest Need, any recipient of NSP funds must have within its geographic jurisdiction a Census block group with a HUD foreclosure and abandonment risk score of six (6) or higher. HUD has developed a foreclosure and abandonment risk score to assist grantees in targeting the areas of greatest need within their jurisdictions. Census block groups listed as a primarily residential area in which at least 51% of the residents have incomes at or below 120% of area median income were further used as a threshold for qualifying as an Area of Greatest Need. Approximately 1,900 individual block groups met this threshold out of 5,535 statewide. While determining Areas of Greatest Need, ODOC/CD identified two distinct areas of need (CDBG Entitlement & Balance of State). The CDBG Entitlements identified under this were: Edmond, Enid, Lawton, Midwest City, Norman, Oklahoma City, Shawnee, Tulsa, and Tulsa County. The remaining universe of communities eligible for assistance was identified under 'Balance of State'.

### Public Comment:

strong>B-08-DN-40-0001 AP#3 05/22/2012 - No Public Comments Received  
 B-08-DN-40-0001 AP#4 06/25/2012 - No Public Comments Received  
 B-08-DN-40-0001 AP#5 03/19/2013 - No Public Comments Received

### Acquisition and Relocation:

(1) Activity Name:Purchase and Rehabilitate Homes and Residential Properties (2) Activity Type: (include NSP eligible use & CDBG eligible activity) (B) Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties. • 24 CFR 570.201(a) Acquisition (b) Disposition, (i) Relocation, and (n) Direct homeownership assistance • 570.202 eligible rehabilitation and preservation activities for homes and other residential properties (HUD notes that rehabilitation may include counseling for those seeking to take part in the activity). (3) National Objective: (Must be a national objective benefiting low, moderate and middle income persons, as defined in the NSP Notice—i.e., 120% of area median income). Provides or improves residential structures that will be occupied by a household whose income is at or below 120% of area median income. (4) Activity Description: Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income. ODOC/CD will coordinate with the earlier identified nine (9) CDBG Entitlements and highest need communities (Attachment 'A') and invite proposals for the use of an allocation of NSP funds. ODOC/CD will require the communities to submit similar information about the use of the NSP funds that HUD requires of states. In addition, the cities and towns will have to provide timelines and expected results of their activities, which will be reviewed periodically by ODOC/CD for compliance and progress. Information on housing related activities will include rental or homeownership, duration or term of assistance, a description of how the design of the activity will ensure continued affordability consistent with the standards established in this Plan. For acquisition activities, required information will include the discount rate; and for financial activities, the submission will describe the range of interest rates. Units created will remain affordable for up to 15 years using HOME program affordability provisions. Both rental and homeownership unit production is possible although rental production is more likely to meet income level goals. (5) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.) Entitlement- The following CDBG Entitlements determined a local need for this activity:Norman,Enid,Midwest City,Lawton,Edmond, &OklahomaCity. Balance of State -To be determined once local proposals are collected and approved. (6) Performance Measures(e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):  
 RELOCATION: State has no intention of using the relocation NSP activity. Should it become necessary, the State will follow the regulatory URA requirements.

### Public Comment:

B-08-DN-40-0001 AP#1 06/22/2010 -

Comment: The City of Shawnee is requesting that the Oklahoma Department of Commerce reconsider its present formula allocation and reinstate the initial plan for a 70/30 formula allocation. Seventy percent (70%) for the Entitlements and thirty percent (30%) for Balance of State.

Oklahoma Entitlements make up approximately forty percent (40%) of the states population. In these more populated cities property values are higher than in the rural areas, resulting in higher cost for acquisitions and rehabilitation. It would seem that the thirty percent (30%) allocation for the Entitlements is too low. In addition, the majority of foreclosures are in metropolitan areas.

Response: Upon analyzing wage, employment, housing, and mortgage/foreclosure data, it has been identified that citizens living within HUD defined entitlement communities encompass approximately fifty-percent (50%) of the current Oklahoma housing crisis. Whereas, 48.3% of Oklahoma's housing units and 55.4% of the aggregate value of owner occupied housing units with mortgages are located within entitlement communities. ODOC has allocated 50% of NSP funds for direct distribution to HUD recognized entitlement communities. Within that amount, a simple distribution curve utilizing HUD income qualifications allocated funds among entitlement communities according to each community's eligible population. ODOC is ensuring that thirty-percent (30%) of the NSP funds are available to Balance of State entities. However, as capacity to quickly and properly administer the grants, as well as, the possible need for addressing future foreclosure trends must be considered, twenty-percent (20%) of NSP funds are available to both entitlement and balance of state entities.

Comment: Distribution of Funding CDBG Entitlement Communities: Recommend that the CDBG recognized 70/30 split between entitlements and the Balance of State be considered in determining the distribution of NSP funding, rather than the 50/30/20 split being currently proposed.



Response: Upon analyzing wage, employment, housing, and mortgage/foreclosure data, it has been identified that citizens living within HUD defined entitlement communities encompass approximately fifty-percent (50%) of the current Oklahoma housing crisis. Whereas, 48.3% of Oklahoma's housing units and 55.4% of the aggregate value of owner occupied housing units with mortgages are located within entitlement communities. ODOC has allocated 50% of NSP funds for direct distribution to HUD recognized entitlement communities. Within that amount, a simple distribution curve utilizing HUD income qualifications allocated funds among entitlement communities according to each community's eligible population. ODOC is ensuring that thirty-percent (30%) of the NSP funds are available to Balance of State entities. However, as capacity to quickly and properly administer the grants, as well as, the possible need for addressing future foreclosure trends must be considered, twenty-percent (20%) of NSP funds are available to both entitlement and balance of state entities.

B-08-DN-40-0001 AP#2 08/17/2011 – No PublicComments Received

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$23,676,974.28
<b>Total Budget</b>	\$0.00	\$23,676,974.28
<b>Total Obligated</b>	\$0.00	\$23,693,570.78
<b>Total Funds Drawdown</b>	\$0.00	\$23,676,973.78
<b>Program Funds Drawdown</b>	\$0.00	\$21,752,198.62
<b>Program Income Drawdown</b>	\$0.00	\$1,924,775.16
<b>Program Income Received</b>	\$0.00	\$1,960,742.56
<b>Total Funds Expended</b>	\$0.00	\$23,660,157.05
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$412,756.94

## Progress Toward Required Numeric Targets

Requirement	Target	Actual
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$412,756.94
<b>Limit on Public Services</b>	\$3,263,729.70	\$0.00
<b>Limit on Admin/Planning</b>	\$2,175,819.80	\$2,002,773.72
<b>Limit on Admin</b>	\$0.00	\$2,002,773.72
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$10,877,599.16	\$11,087,559.17

## Overall Progress Narrative:

9/19/19 - There are 13 late QPR reports remaining for submission with the latest QPR submission being 3/19/2013. There is a QPR Plan submitted to the OKC HUD Field office to bring the QPR status to the current QPR ending 9/30/2019.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
13555, Oklahoma City, City of	\$0.00	\$7,868,427.28	\$7,119,226.04
13570, Norman, City of	\$0.00	\$134,505.74	\$134,505.74
13571, Shawnee, City of	\$0.00	\$384,601.17	\$383,771.07
13572, Tulsa County	\$0.00	\$158,873.00	\$158,873.00



13593, Midwest City, City of	\$0.00	\$788,455.00	\$788,455.00
13610, Edmond, City of	\$0.00	\$116,968.00	\$116,968.00
13611, Lawton, City of	\$0.00	\$901,839.12	\$876,380.73
13629, INCOG	\$0.00	\$1,146,109.57	\$1,129,513.07
13667, Native American Housing Services, Inc.	\$0.00	\$2,055,279.53	\$1,620,275.09
13669, Freedom West	\$0.00	\$1,006,663.44	\$974,144.28
13674, Ponca City, City of	\$0.00	\$1,048,602.80	\$1,048,602.80
13720, Muskogee Housing Authority	\$0.00	\$2,894,593.33	\$2,650,042.39
14002, Delta CAF Rem20%	\$0.00	\$312,387.79	\$297,440.79
14003, Oklahoma City - Rem20%	\$0.00	\$4,357,857.94	\$3,924,210.00
ADMIN OK State, State of OK Admin	\$0.00	\$519,643.00	\$519,643.00
G-01 HUD, Unobligated Balance	\$0.00	\$8,664,099.26	\$10,147.62



# Activities

**Project # /** 13555 / Oklahoma City, City of

**Grantee Activity Number:** D-04 Oklahoma City 13555  
**Activity Title:** Demolition

**Activity Category:**  
Clearance and Demolition

**Activity Status:**  
Under Way

**Project Number:**  
13555

**Project Title:**  
Oklahoma City, City of

**Projected Start Date:**  
10/01/2009

**Projected End Date:**  
09/30/2012

**Benefit Type:**  
Area ( )

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
City of Oklahoma City1

**Program Income Account:**  
Oklahoma City 13555 Program Income Account

Overall	Jan 1 thru Mar 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$267,828.00
Total Budget	\$0.00	\$267,828.00
Total Obligated	\$0.00	\$267,828.00
Total Funds Drawdown	\$0.00	\$267,828.00
Program Funds Drawdown	\$0.00	\$267,828.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$267,828.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

## Activity Description:

(1) Activity Name: Demolition

Demolition of Blighted Single Family Housing

(2) Activity Description: (This will include the applicable eligible use(s) to be undertaken by the applicant under the activity specified in #(1) above.

Eligible Use D: Sec. 2301(c)(3)(D): Demolish blighted structures; 24 CFR 570.201 (d): Clearance, for blighted structures only.

The City proposes to utilize demolition as a last resort. Currently, only two properties since NSP inception have been identified as requiring demolition. The estimated cost for the demolition of these two (2) properties is \$8,000. The demolition activity will result in new construction of single family housing that conforms to the style of the preexisting and neighboring homes. This activity is associated with ??



**Location Description:**

Neighborhoods within Oklahoma City that have the highest concentration of foreclosures and the greatest need for stabilization are concentrated within the City's expressway loop bounded by I-44 to the north and west, I-35 to the east and I-240 to the south and within a one-square mile area bounded by Sunnyslope to the east, SE 44th Street to the north, Bryant Avenue to the west and SE 59th Street to the south. This target area represents the area of greatest need within the City and the area where funds under grant 13555 NSP 08 shall be utilized. State NSP funds will be expended within the target area only in NSP eligible census tracts having a Foreclosure Area Risk score of six (6) or higher.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

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

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

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
<b># of Households</b>	0	0	0	0/0	0/0	0/0	0

<b>LMI%:</b>	
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**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:** E-12b 25% Oklahoma City 13555  
**Activity Title:** Redevelop Demo Prop - New Construction - Rental

**Activity Category:**

Construction of new housing

**Project Number:**

13555

**Projected Start Date:**

08/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Program Income Account:**

Oklahoma City 13555 Program Income Account

**Activity Status:**

Completed

**Project Title:**

Oklahoma City, City of

**Projected End Date:**

03/20/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Oklahoma City1

Overall	Jan 1 thru Mar 31, 2018	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$170,260.00
<b>Total Budget</b>	\$0.00	\$170,260.00
<b>Total Obligated</b>	\$0.00	\$170,260.00
<b>Total Funds Drawdown</b>	\$0.00	\$170,260.00
<b>Program Funds Drawdown</b>	\$0.00	\$170,260.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$170,260.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

(1) Activity Name: Redevelop Demolished or Vacant Properties

(2) Activity Description: (This will include the applicable eligible use(s) to be undertaken by the applicant under the activity specified in #(1) above.

Eligible Use E: Redevelop demolished or vacant properties  
 • 24 CFR 570.201

Two distinct activities shall be under taken under eligible use E. These are: 1) single family housing redevelopment on sites where single family homes have previously been acquired and demolished using NSP funds; and 2) Vacant building redevelopment as a public facility. Descriptions of each activity follows:

1) Redevelop vacant single family property that is acquired and demolished with NSP funds: The acquired property will have been foreclosed; the demolished property will have been blighted. The City proposes to demolish two blighted foreclosed single family homes that were acquired with these NSP funds. The City will redevelop the properties as new construction of two single family homes at an estimated total cost of \$183,000. Each of the newly constructed homes will be marketed to income qualifying families.

**Location Description:**

Neighborhoods within Oklahoma City that have the highest concentration of foreclosures and the greatest need



for stabilization are concentrated within the City's expressway loop bounded by I-44 to the north and west, I-35 to the east and I-240 to the south and within a one-square mile area bounded by Sunnyslane to the east, SE 44th Street to the north, Bryant Avenue to the west and SE 59th Street to the south. This target area represents the area of greatest need within the City and the area where funds under grant 13555 NSP 08 shall be utilized. State NSP funds will be expended within the target area only in NSP eligible census tracts having a Foreclosure Area Risk score of six (6) or higher.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

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

**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	0/19	0/31	0

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

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





<b>Grantee Activity Number:</b>	<b>E-12b Oklahoma City 13555</b>
<b>Activity Title:</b>	<b>Redevelop demo prop new const multi-family rental</b>

**Activity Category:**

Construction of new housing

**Project Number:**

13555

**Projected Start Date:**

03/20/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Oklahoma City, City of

**Projected End Date:**

03/20/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Oklahoma City2

**Overall**

	<b>Jan 1 thru Mar 31, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$402,333.04
<b>Total Budget</b>	\$0.00	\$402,333.04
<b>Total Obligated</b>	\$0.00	\$402,333.04
<b>Total Funds Drawdown</b>	\$0.00	\$402,333.04
<b>Program Funds Drawdown</b>	\$0.00	\$402,333.04
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$385,736.54
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

**Location Description:**

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Project # /** 13570 / Norman, City of

**Grantee Activity Number:** B-01 25% Norman

**Activity Title:** Purchase & Rehab - Acquisition

**Activity Category:**

Acquisition - general

**Project Number:**

13570

**Projected Start Date:**

03/20/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Completed

**Project Title:**

Norman, City of

**Projected End Date:**

03/20/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Norman

### Overall

**Total Projected Budget from All Sources**

**Jan 1 thru Mar 31, 2018**

**To Date**

**Total Budget**

N/A

\$99,180.54

**Total Obligated**

\$0.00

\$99,180.54

**Total Funds Drawdown**

\$0.00

\$99,180.54

**Program Funds Drawdown**

\$0.00

\$99,180.54

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$99,180.54

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

## Activity Description:

Acquisition of Property will be performed in conjunction with the proposed activity "Rehabilitation of Property". The City of Norman will acquire single family properties (3 units) that are determined to be suitable for the Neighborhood Stabilization Program. Utilizing focus groups including Norman Oklahoma Affordable Housing, the Continuum of Care Steering Committee, as well as the interaction with the Norman Housing Authority and local social service providers, the City of Norman Revitalization staff is involved in several avenues that monitor the housing availability to low-, moderate, and middle-income (LMMH) households in Norman. Evaluating gaps in the availability of affordable housing that could be assisted utilizing the funding available from NSP demonstrates the potential for expanding the inventory of housing for Permanent Supportive Housing (PSH). The most recent Continuum of Care Application submitted to HUD in October 2008 determined that there is an unmet need of 132 family beds (approximately 37 units) and 150 individual beds for PSH for Cleveland County. Utilizing NSP funding to acquire properties for this use is an eligible activity and would allow PSH providers to expand their housing inventory without incurring substantial debt. Permanent Supportive Housing is a solution to a problem rather than a band-aid fix (such as a shelter.) While many of those who stay in the shelter system remain in or return to the system for extended periods of time, a much higher percentage of those who are placed in permanent supportive housing remain housed. Studies show supportive housing is a cost-effective solution for the problems of several populations; it is substantially less costly than most alternatives used to address the problems of homeless and disabled people, including shelters, institutions and hospitals. Permanent Supportive Housing often reduces the cost of emergency services for health care provided by governmental and non-profit agencies. Utilizing RealtyTrac and public notifications by the Cleveland County Sheriff, the City of Norman has been monitoring foreclosure activity including the different types of properties (single-family and multi-family) and the three basic stages of foreclosure, including notice-of-default (NOD or pre-foreclosure), notice of trustee sale (NTS or auction), and real-estate-owned REO. The data gathered indicates that there are no concentrations of foreclosure activity in Norman with properties fairly evenly distributed throughout the city limits. Likewise, the age and price ranges for these properties are also wide ranging. Properties that are located in eligible areas as defined below, have been identified as ranging in price from \$49,000 to \$90,000 with most properties falling in the \$80,000 to \$90,000 range. Since November there have been twelve properties identified and are being monitored. Purchase price will be balanced against the estimated cost of rehabilitation to achieve approximate cost of acquisition and rehabilitation to be approximately \$100,000 per unit. It may be possible depending on the properties available to acquire and rehabilitate more than three units with the allowable funding. In reviewing the foreclosure and abandonment risk scores assigned for Norman, there are five areas that have a risk score of six or higher. These areas will be designated the Priority One level for purchase. Additionally there are two areas that received a risk score of four and five. These areas will be designated Priority Two. These areas will receive priority when evaluating potential purchases. In every instance a property will be purchased at a location where at least 51% of the population is below 120% of the area median income. Every effort will be made to acquire properties realizing a 15% reduction of the current market-appraised value for each property but no properties will be purchased with less than a 5% reduction utilizing this approach. The City of Norman reserves the right to negotiate the maximum reasonable discount from the mortgagee, taking into consideration likely "carrying costs" of the mortgagee if it were not to sell the property to the grantee. In this situation the average purchase discount in the aggregate shall be no less than 10% of the current market-appraised value. The City of Norman will purchase and acquire clear title to eligible properties and rehabilitate the single-family unit to meet adopted standards. City of Norman Housing Rehabilitation staff will develop a scope of work, utilizing other resources as needed, for each property and assist in the rehabilitation activity. All rehabilitation will be completed under the guidance and framework of the Housing Rehabilitation Handbook as adopted by the City of Norman. Estimated cost of rehabilitation is \$25,000 per unit. Environmental clearance will be completed utilizing a tiered approach. In coordination with the rehabilitation, a Request for Proposals will be released to eligible not-for-profit entities for utilization of the property as permanent supportive housing. This proposal will outline from the entity the end use for the property in regards to specific population to be served and services to be provided. Dependant on the proposals received, sale of the property will be negotiated to the selected entity at a reduced price. Any program income received shall be utilized only for NSP eligible activities. All rehabilitation activity will be completed prior to the transfer of title to the not-for-profit including issuance of Certificate of Occupancy. A Land Use Restriction Agreement (LURA) will be filed on each property defining the period of required use. Duration of this agreement will be based upon the period of affordability as defined by the guidelines for the amount of investment by the HOME Investment Partnerships Program. The affordability period will be dependant on the total cost invested by the City of Norman to acquire, rehabilitate, and dispose of the subject property. The selected not-for-profit will be required to provide documentation at regular intervals to the City of Norman insuring that all occupants are participants in the permanent supportive housing program meet the income threshold of <50% of median income during the entire period of affordability. Only in instances where the structure is not suitable for rehabilitation and located in a desirable location for redevelopment that will benefit the overall stabilization of the neighborhood will acquisition with the intent to demolish and redevelop be undertaken.

## Location Description:

Priority One Locations: CT200200 BG1; CT 200200 BG2; CT 200200 BG3; CT 200400 BG1; CT 200400 BG2; CT 201201 BG1; CT 201201 BG3; CT 200300 BG1; CT 200300 BG2; CT 200300 BG4; CT200601 BG1; CT 200601 BG2; CT200601 BG3;200601 BG4. Priority Two Locations: CT201301 BG1; CT 201301 BG2; CT200500 BG1; CT200500 BG2; CT 200500 BG3; 201000 BG4; 201000 BG5; 201000 BG6

## Activity Progress Narrative:

## Accomplishments Performance Measures

This Report Period  
Total

Cumulative Actual Total / Expected  
Total



# of Properties

0

0/3

This Report Period  
Total

Cumulative Actual Total / Expected  
Total

# of Housing Units

0

0/3

### Beneficiaries Performance Measures

This Report Period

Cumulative Actual Total / Expected

Low

Mod

Total

Low

Mod

Total

Low/Mod

# of Households

0

0

0

0/3

0/0

0/3

0

### 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

**Project # / 13572 / Tulsa County**

**Grantee Activity Number: B-14a 25% Tulsa County**

**Activity Title: Purchase & Rehab - Rehab Homeownership**

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Completed

**Project Number:**

13572

**Project Title:**

Tulsa County

**Projected Start Date:**

03/20/2009

**Projected End Date:**

03/20/2013

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Tulsa County

**Overall**

**Total Projected Budget from All Sources**

**Jan 1 thru Mar 31, 2018**

**To Date**

N/A

\$29,249.00

**Total Budget**

\$0.00

\$29,249.00

**Total Obligated**

\$0.00

\$29,249.00

**Total Funds Drawdown**

\$0.00

\$29,249.00

**Program Funds Drawdown**

\$0.00

\$29,249.00

**Program Income Drawdown**

\$0.00

\$0.00



<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$29,249.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

One (2) structures acquired that is suitable for rehabilitation will be repaired to meet building codes and sold to homebuyers whose incomes qualify at or below 50% of median income. Direct homeownership assistance may be provided. Actions under this activity will be used to meet the aggregate 25% benefit to 50% median income requirement. INCOG - INCOG administers the Tulsa County CDBG Urban County program and the Tulsa County HOME Consortium, and provides administration of numerous ODOC-funded CDBG programs in the region. The governmental entities of Broken Arrow, Sand Springs, Sapulpa and Tulsa County- all jurisdictions have extensive experience with the CDBG program.

**Location Description:**

Priority for redevelopment activities will be areas within Tulsa County CDBG Urban County jurisdictions that show the greatest need as evidenced by the HUD allocation formula criteria of estimated foreclosure and abandonment risk scores, estimated foreclosure rates, and estimated high cost loan rates, overlaid with areas evidencing the greatest concentrations of blighted structures. Local units of government will evaluate and identify those neighborhoods in which stabilization is most needed and final funding decisions will be based upon that information. The number of areas identified is currently broad and specific areas of focus will be narrowed down to a neighborhood level in these communities. INCOG staff will work closely with the local units of government to determine those neighborhoods in which stabilization efforts will have the most positive effect. Generally, the areas which will be given highest priority include census tracts in Broken Arrow, Sand Springs, Sapulpa, and an unincorporated area in north Tulsa County. Community Census Tract Block Group Risk Score Broken Arrow 74.02 1,2,3,4 8 74.08 1 8 75.03 1,2,3 8 75.11 1,2 8 Sand Springs 29.00 1 9 93.00 1,2,3 8 Sapulpa 206.02 1,2,3 9 212.02 3 8 213.00 1,2, 10 Turley uninc 91.01 2 10 91.04 1,2 10

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

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

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
<b># of Households</b>	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	

**Project # / 13593 / Midwest City, City of**

**Grantee Activity Number: C-02 Midwest City**

## Activity Title: Landbanking - Disposition

### Activity Category:

Land Banking - Disposition (NSP Only)

### Project Number:

13593

### Projected Start Date:

03/20/2009

### Benefit Type:

Area ( )

### National Objective:

NSP Only - LMMI

### Activity Status:

Under Way

### Project Title:

Midwest City, City of

### Projected End Date:

03/20/2013

### Completed Activity Actual End Date:

### Responsible Organization:

City of Midwest City

Overall	Jan 1 thru Mar 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$2,368.25
Total Budget	\$0.00	\$2,368.25
Total Obligated	\$0.00	\$2,368.25
Total Funds Drawdown	\$0.00	\$2,368.25
Program Funds Drawdown	\$0.00	\$2,368.25
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,368.25
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

### Activity Description:

Purchase and disposition of 3 to 4 foreclosed or abandoned properties located in low to middle income (<120% of median family income) areas. Midwest City has a history of land banking activities as properties come into the city's possession. At this time, it is not known if staff will implement the program or a sub-recipient. It is anticipated that properties land banked may be used in a variety of programs, to include rehab/resale, transitional housing, rent-to-own or urban homesteading type activities. Acquisition will include a minimum of a 15% discount off of market value, on property acquired.

### Location Description:

Low to middle income areas < 120% of median family income with Risk Factor, as follows: CT 1076.01 RF8 CT 1076.04 RF9 CT 1076.05 RF8 CT 1076.06 RF8 CT 1076.07 RF8 CT 1077.04 BG 2, 3 RF9 CT 1076.06 RF8 CT 1077.07 RF10 CT 1077.03 BG 2, 3 RF5 CT 1087.06 BG 1 RF5 CT 1080.08 RF10 CT 1080.09 BG 1, 2 RF8 CT 1088.01 BG 4, 5 RF6 CT 1080.03 RF10 CT 1080.11 RF10 CT 1080.10

### Activity Progress Narrative:

### Accomplishments Performance Measures

This Report Period  
Total

Cumulative Actual Total / Expected  
Total

# of Properties 0 0/4

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

**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	

**Project # / 13610 / Edmond, City of**

<b>Grantee Activity Number:</b>	<b>E-03 25% Edmond</b>
<b>Activity Title:</b>	<b>Public Infrastructure</b>

**Activity Category:**  
Rehabilitation/reconstruction of a public improvement

**Project Number:**  
13610

**Projected Start Date:**  
03/20/2009

**Benefit Type:**  
Area ( )

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

**Activity Status:**  
Completed

**Project Title:**  
Edmond, City of

**Projected End Date:**  
03/20/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Edmond, City of

Overall	Jan 1 thru Mar 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$19,242.00
Total Budget	\$0.00	\$19,242.00
Total Obligated	\$0.00	\$19,242.00
Total Funds Drawdown	\$0.00	\$19,242.00
Program Funds Drawdown	\$0.00	\$19,242.00
Program Income Drawdown	\$0.00	\$0.00

<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$19,242.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The City of Edmond will utilize NSP funds to replace and extend water and sewer lines and install an interior drive to facilitate the construction of 13 owner-occupied homes in partnership with the Central Oklahoma Habitat for Humanity (COHH) and Turning Point Ministries (TPM). Approximately 500 feet of existing 2 inch water lines will be replaced with 8 inch water lines. Existing clay sewer lines will be replaced. Fire hydrants will be installed. Approximately 700 feet of paving surface will be installed in the interior of the property to provide access for residents and emergency vehicles. The vacant land has been purchased with donations to TPM, an Edmond non-profit whose focus is affordable and transitional housing for low-income individuals and families in Edmond. Additional CDBG funds, in the amount of \$58,032, will be allocated to help complete the redevelopment project. The homes will be built by COHH and TPM volunteers and the prospective buyers. Every home will be LEED certified to maximize energy efficiency and long-term affordability. Careful consideration is being given to the exterior and interior design to ensure neighborhood compatibility and homeowner accessibility. The NSP direct beneficiaries will be buyers who have completed the application and education requirements of the COHH and TPM. AMOUNT BENEFITING 50% MEDIAN INCOME: \$19,242 (16.5% of NSP budget) The City will isolate and itemize the cost of the demolition and infrastructure improvements for the south end of the project to reflect compliance with the HERA requirement which states that 25% of NSP funds must serve lower income persons (50% of median) and be abandoned or foreclosed. The property at 30 W. Edwards Street has been abandoned since June 2007.

**Location Description:**

The NSP activity is located in a recognized high-risk area, just west of Broadway Avenue, between Thatcher and Edwards Streets.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Linear feet of Public</b>	0	0/1200

**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	





<b>Grantee Activity Number:</b>	<b>E-03 Edmond</b>
<b>Activity Title:</b>	<b>Public Infrastructure</b>

**Activity Category:**

Rehabilitation/reconstruction of a public improvement

**Project Number:**

13610

**Projected Start Date:**

03/20/2009

**Benefit Type:**

Area ( )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Edmond, City of

**Projected End Date:**

03/20/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Edmond

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$93,226.00
<b>Total Budget</b>	\$0.00	\$93,226.00
<b>Total Obligated</b>	\$0.00	\$93,226.00
<b>Total Funds Drawdown</b>	\$0.00	\$93,226.00
<b>Program Funds Drawdown</b>	\$0.00	\$93,226.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$93,226.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$78,756.94

**Activity Description:**

The City of Edmond will utilize NSP funds to replace and extend water and sewer lines and install an interior drive to facilitate the construction of 13 owner-occupied homes in partnership with the Central Oklahoma Habitat for Humanity (COHH) and Turning Point Ministries (TPM). Approximately 500 feet of existing 2 inch water lines will be replaced with 8 inch water lines. Existing clay sewer lines will be replaced. Fire hydrants will be installed. Approximately 700 feet of paving surface will be installed in the interior of the property to provide access for residents and emergency vehicles. The vacant land has been purchased with donations to TPM, an Edmond non-profit whose focus is affordable and transitional housing for low-income individuals and families in Edmond. Additional CDBG funds, in the amount of \$58,032, will be allocated to help complete the redevelopment project. The homes will be built by COHH and TPM volunteers and the prospective buyers. Every home will be LEED certified to maximize energy efficiency and long-term affordability. Careful consideration is being given to the exterior and interior design to ensure neighborhood compatibility and homeowner accessibility. The NSP direct beneficiaries will be buyers who have completed the application and education requirements of the COHH and TPM.

**Location Description:**

The NSP activity is located in a recognized high-risk area, just west of Broadway Avenue, between Thatcher and Edwards Streets.

**Activity Progress Narrative:**



## Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Linear feet of Public	0	0/1200

## 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	

## Project # / 13611 / Lawton, City of

<b>Grantee Activity Number:</b>	<b>E-01 25% Lawton</b>
<b>Activity Title:</b>	<b>Redevelop Demolished or Vacant Prop. - Acquisition</b>

### Activity Category:

Acquisition - general

### Project Number:

13611

### Projected Start Date:

03/20/2009

### Benefit Type:

Direct ( HouseHold )

### National Objective:

NSP Only - LH - 25% Set-Aside

### Program Income Account:

Lawton Program Income Account

### Activity Status:

Completed

### Project Title:

Lawton, City of

### Projected End Date:

03/20/2013

### Completed Activity Actual End Date:

### Responsible Organization:

City of Lawton

## Overall

	Jan 1 thru Mar 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$400.00
Total Budget	\$0.00	\$400.00
Total Obligated	\$0.00	\$400.00
Total Funds Drawdown	\$0.00	\$400.00
Program Funds Drawdown	\$0.00	\$400.00



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$400.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**Activity Description:**

There is current a duplex at 1912-1914 NW Williams available as a foreclosed property. Purchase of the property would be \$11,815. As shown above, demolition of the property would cost approximately \$10,000. Construction of a duplex would cost approximately \$190,000. In addition, there are two single family dwellings that can be purchased at 1313 NW Lincoln for \$9,350 and at 1302 NW Williams for 10,200. Rehabilitation of the structures will cost \$35,000 per structure totaling \$70,000. Once rehabilitation is complete, we will donate them to be used as housing for the 50% of the area median income or lower.

**Location Description:**

1313 NW Lincoln, 1302 NW Williams & 1912-1914 NW Williams

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

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

**Beneficiaries Performance Measures**

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

**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	

**Project # / 13629 / INCOG**

**Grantee Activity Number: B-14a 25% INCOG**

**Activity Title: Purchase & Rehab. - Homeownership**

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

**Activity Status:**  
Completed

**Project Number:**  
13629

**Project Title:**  
INCOG

**Projected Start Date:**

**Projected End Date:**

03/20/2009

03/20/2013

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Indian Nations Council of Governments

Overall	Jan 1 thru Mar 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$24,999.00
Total Budget	\$0.00	\$24,999.00
Total Obligated	\$0.00	\$24,999.00
Total Funds Drawdown	\$0.00	\$24,999.00
Program Funds Drawdown	\$0.00	\$24,999.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$24,999.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**Activity Description:**

One (1) structure acquired that is suitable for rehabilitation will be repaired to meet building codes and sold to homebuyers at or below 50% of median income. Under a subrecipient agreement, a housing non-profit organization (CARD) will be responsible for rehabilitation activities. Other resources and activities, including HOME funds, housing and credit counseling and other homeowner assistance programs will be utilized by CARD insure continued affordability. In addition, every attempt will be made to assure that rehabilitation construction activities will meet national standards for Green Building, such as Leadership in Energy and Environmental Design (LEED). Direct LEED counseling and assistance has been offered for this proposal by the current USGBC Oklahoma Chair. Rehabilitation activity is expected to occur on 1 property that is acquired at a cost of \$25,000

**Location Description:**

Claremore 502.02 1,2 9 501.04 1,2 8 501.03 1 7 501-01 1,2, 8

**Activity Progress Narrative:**

**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

**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

## Project # / 13669 / Freedom West

**Grantee Activity Number:** B-01 Freedom West

**Activity Title:** Purchase & Rehab - Acquisition

**Activity Category:**

Acquisition - general

**Project Number:**

13669

**Projected Start Date:**

03/20/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Freedom West

**Projected End Date:**

03/20/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Freedom West

### Overall

**Total Projected Budget from All Sources**

**Jan 1 thru Mar 31, 2018**

**To Date**

N/A

\$11,605.60

**Total Budget**

\$0.00

\$11,605.60

**Total Obligated**

\$0.00

\$11,605.60

**Total Funds Drawdown**

\$0.00

\$11,605.60

**Program Funds Drawdown**

\$0.00

\$11,605.60

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$11,605.60

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Acquisition and Rehabilitation of Abandoned and Foreclosed Properties for the purpose of leasing them to qualified low/moderate income households. Freedom West CDC will purchase, rehabilitate, and rent 14 single family homes (6 <50% AMI) in three communities (multi-jurisdictional) in northwest Oklahoma. Specific activities will be done as needed on each unit. Priority activities for each unit in rank order will include: Structural stabilization (foundation, roof, windows, exterior doors, porches/steps, railings) Energy efficiencies improvements (new HVAC, additional insulation for walls and attic spaces, low water flush toilets) Bring to Code (installation of new electrical and plumbing systems and other safety features) New fixtures (baths, kitchens, flooring) Interior and Exterior Paint (replace/paint trim, interior doors and cabinetry and paint both interior and exterior).

**Location Description:**

The specific addresses, blocks, census tracts identified at this time include: Units located in Census Tract 9557 and 9556 (Alfalfa County) MHI 120%=\$51,700 S. Massachusetts Avenue, Cherokee, REO Single Family Home Property listed at \$22,500 E. Main Street, Cherokee, REO Single Family Home Property listed at \$31,000. S. Grand Avenue, Cherokee, REO Single Family Home Property listed at \$40,000. S. Pennsylvania, Cherokee, REO Single Family Home Property listed at \$39,500. Units located in Census Tract 9543 and 9542 (Woods County) MHI 120%=\$57,720. Sherman Street, Alva, REO Single Family Home Property listed at \$53,000. E. Center Street, Alva, REO Single Family Home Property listed at \$40,000. Maple Street, Alva, REO Single Family Home Property listed at \$34,500. Barnes Street, Alva, REO Single Family Home Property listed at \$23,000. Maple Street, Alva, Abandoned Single Family Home Property listed at \$12,000. Maple Street, Alva, Abandoned Single Family Home Property est value at \$15,000. Units located in Census Tract 9544 (Woods County) MHI 120%=\$57,720. Nickerson Street, Waynoka, REO Single Family Home Property listed at \$21,000. High Street, Waynoka, Abandoned Single Family Home Property est value at \$21,000. Elm Street, Waynoka, Abandoned Single Family Home Property est value at \$22,000. Nickerson Street, Waynoka, REO Single Family Home Property listed at \$14,000.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

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

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

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
<b># of Households</b>	0	0	0	0/0	0/8	0/8	0
<b># Renter Households</b>	0	0	0	0/0	0/8	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	

**Project # / 13720 / Muskogee Housing Authority**

**Grantee Activity Number: B-01 MHA**  
**Activity Title: Purchase & Rehab - Acquisition**

**Activity Category:**

Acquisition - general

**Project Number:**

13720

**Projected Start Date:**

03/20/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

Muskogee PI

**Activity Status:**

Completed

**Project Title:**

Muskogee Housing Authority

**Projected End Date:**

03/20/2013

**Completed Activity Actual End Date:****Responsible Organization:**

Muskogee Housing Authority

Overall	Jan 1 thru Mar 31, 2018	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$500.00
<b>Total Budget</b>	\$0.00	\$500.00
<b>Total Obligated</b>	\$0.00	\$500.00
<b>Total Funds Drawdown</b>	\$0.00	\$500.00
<b>Program Funds Drawdown</b>	\$0.00	\$500.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$500.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

MHA will purchase and rehabilitate single-family homes. The homes will be utilized as rental units. The homes will be existing homes that have been through the complete foreclosure process. Properties will be pursued through foreclosure sales conducted by the Muskogee County Sheriff sales, through the tax sales held by the Muskogee County Treasurer's Office through local and regional lenders and national lenders as listed on Realty Trac. In following these requirements there will be no relocation costs involved with this project. MHA priority will be in the purchasing of homes with three (3) bedrooms, one (1) to two (2) baths ranging in size from 1,000 to 1600 square feet. MHA will also purchase a couple of smaller homes with two (2) bedrooms, one (1) bath in the 700 to 1000 square foot size range. It is anticipated based on the current available foreclosure listing that the sale prices for the larger homes will range from \$40,000 to \$70,000. The smaller two bedroom homes sales prices should range from \$15,000 to \$25,000. MHA will approach lenders that are holding the foreclosed properties to negotiate a reduction in price of, at least, five percent (5%) on each home. MHA in their negotiations with the lenders will also utilize the methodology of estimating holding period of the property which would include the carrying costs of taxes, insurance, maintenance, marketing, overhead and interest in order to secure a ten percent (10%) reduction in price in the aggregate of the portfolio. It is anticipated that the rehabilitation of the homes will be approximately \$55,614 per home depending on the size/age of the home, the need for LEB and asbestos testing and possible abatement. MHA will utilize aspects of the National Association of Home Builders (NAHB) green building in the rehabilitation of the homes. MHA will provide cellulose insulation, aluminum Low E glass windows, heavy duty screens, interior and exterior paint with low VOC rating, roofing (material and color), Energy Star appliances/HVAC, shower heads with restrictive flow, low water usage toilets, fluorescence lights, bamboo flooring in the kitchens and bathrooms, programmable thermostats, ceiling fans in the living rooms and all bedrooms. To maintain the affordability of this project, MHA will include in the total development cost (TDC) of the purchase and rehabilitation of the fourteen (14) properties only a developer fee equal to ten percent (10%) of the TDC and contractor's fee of sixteen percent (16%) of the hard construction and site preparation costs. The contractor's fees will be divided as follows: six

percent (6%) for general requirements, two percent (2%) for overhead and eight percent (8%) for profit which equates to a total of sixteen percent (16%). These fees represent reasonable and acceptable fees for the development of affordable housing in Oklahoma. These are the fees OHFA allows for developments utilizing HOME and tax credit funding. The homes will be rehabilitated to meet the City of Muskogee's building codes. The rehabilitation will bring all units to the applicable laws, codes and other requirements to ensure housing safety, quality, habitability and will improve energy efficiency. If there is Program Income after all operating expenses have been paid out of the rental income, MHA would prefer to reinvest the program income back into the properties. However, MHA will follow whatever restrictions ODOC decides to place on program income. The maximum affordable rents for these homes shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing & Urban Development (HUD). HUD's standard utility allowances for Muskogee County will be utilized. MHA will target Section 8 vouchers to all fourteen (14) homes to keep the rents affordable; thus, the tenants will never pay over thirty percent (30%) of their income for rent. The rents and utilities will be as follows: 2 bedroom - \$585 - \$161 (utilities) = \$424 3 bedroom - \$740 - \$183 (utilities) = \$557 4 bedroom - \$817 - \$205 (utilities) = \$612 The average value of a Section 8 voucher is \$346.35. Reducing the above rents with a Section 8 voucher will make these homes extremely affordable to low-income families. MHA will ensure that on each foreclosed property they purchase that there is a current appraised value made in conformity with the appraisal requirements of the URA at 49 CFR 24.103 and completed within sixty (60) days prior to an offer made for the property.

### Location Description:

MHA will purchase and rehabilitate these abandon/foreclosed homes in Census Tracts 1, 2, 3, 4, 6, 7, 8, 9 and 10 of the City of Muskogee. These census tracts are located in zip codes 74401, 74402 and 74403. Census tracts 1, 2, 3, 4, 6, 7, 8, 9 and 10 are all Qualified Areas of Greatest Need under NSP with HUD score of ranging from 7 to 10 indicating a high level of foreclosures and sub-prime lending. Census Tract 1 has five eligible block groups which are block groups 1 through 5; Census Tract 2 has two eligible block groups which are blocks 1 and 2; Census Tract 3 has five block groups which are blocks 1 through 5; Census Tract 4 has two eligible block groups which are blocks 1 and 2; Census Tract 6 has two eligible block groups which are blocks 1 and 2; Census Tract 7 has seven eligible blocks groups which are blocks 1 through 7; Census Tract 8 has one eligible block group which is block 5; Census Tract 9 has five eligible block group which are block groups 1 through 5 and Census Tract 10 has one eligible block group which is block group 1.

### Activity Progress Narrative:

### 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

### 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

### 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:** D-04 MHA  
**Activity Title:** Demolition

**Activity Category:**  
 Clearance and Demolition

**Project Number:**  
 13720

**Projected Start Date:**  
 03/20/2009

**Benefit Type:**  
 Direct ( HouseHold )

**National Objective:**  
 NSP Only - LMMI

**Program Income Account:**  
 Muskogee PI

**Activity Status:**  
 Completed

**Project Title:**  
 Muskogee Housing Authority

**Projected End Date:**  
 03/20/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**  
 Muskogee Housing Authority

Overall	Jan 1 thru Mar 31, 2018	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$119,400.00
<b>Total Budget</b>	\$0.00	\$119,400.00
<b>Total Obligated</b>	\$0.00	\$119,400.00
<b>Total Funds Drawdown</b>	\$0.00	\$119,400.00
<b>Program Funds Drawdown</b>	\$0.00	\$119,400.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$119,400.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

MHA will partner with the City of Muskogee and the County of Muskogee to demolish approximately twenty-seven (27) abandoned and blighted structures. Based on past demolition projects, the city has determined the cost to demolish a blighted structure to be approximately \$5,000. Demolition cost will be utilized by MHA for the demolition portion of the budget. Once the demolition is completed, the city and county will donate all the lots they have ownership in to MHA's inventory of lots set aside for their future tax credit development or HOME developments. MHA and the City of Muskogee and the County of Muskogee consider a piece of property to be blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare. This is the same definition of "blighted structures" as outlined in NSP regulations.

**Location Description:**

Census Tracts 1, 2, 3, 4, 6, 7, 8, 9 and 10 of the City of Muskogee. These census tracts are located in zip codes 74401, 74402 and 74403. Census tracts 1, 2, 3, 4, 6, 7, 8, 9 and 10 are all Qualified Areas of Greatest Need under NSP with HUD score of ranging from 7 to 10 indicating a high level of foreclosures and sub-prime lending. Census Tract 1 has five eligible block groups which are block groups 1 through 5,; Census Tract 2 has two eligible block groups which are blocks 1 and 2; Census Tract 3 has five block groups which are blocks 1 through 5; Census Tract 4 has two eligible block groups which are blocks 1 and 2; Census Tract 6 has two eligible block groups which are blocks 1 and 2; Census Tract 7 has seven eligible blocks groups which are blocks 1 through 7; Census Tract 8 has one eligible block group which is block 5; Census Tract 9 has five eligible block group which are block groups 1 through 5 and Census Tract 10 has one eligible block group which is block group 1.



**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/27	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/27	

**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	0/27	0/27	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	

**Project # / 14002 / Delta CAF Rem20%**

<b>Grantee Activity Number:</b>	<b>B-01 25% Delta CAF</b>
<b>Activity Title:</b>	<b>Purchase &amp; Rehab - Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

14002

**Projected Start Date:**

03/20/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Program Income Account:**

Delta PI

**Activity Status:**

Completed

**Project Title:**

Delta CAF Rem20%

**Projected End Date:**

03/20/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Delta CAF

**Overall**

	Jan 1 thru Mar 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$32,842.78
Total Budget	\$0.00	\$32,842.78
Total Obligated	\$0.00	\$32,842.78



<b>Total Funds Drawdown</b>	\$0.00	\$32,842.78
<b>Program Funds Drawdown</b>	\$0.00	\$32,842.78
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$32,842.78
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The activity under this program will be Purchase and Rehabilitation for the express purpose of "Rental" to eligible families. The funds for this program will come from Oklahoma Department of Commerce and will be used to produce safe, decent and affordable rental property for eligible families during these challenging economic times we are currently faced with.

**Location Description:**

The City of Duncan has fourteen (14) block groups that are eligible under the NSP program. As you can see from the census breakdown for the City of Duncan, these block groups have an abandonment risk score ranging from a high of 10 to a low of 7. Based on the 2000 census, 76% of the people living in these areas are below 120% of the AMI – (approximately 7,600 people out of a population of 10,059).

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

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

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

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low/Mod</b>
<b># of Households</b>	0	0	0	0/3	0/0	0/3	0

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

<b>Other Funding Sources</b>	<b>Amount</b>
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>B-01 Delta CAF</b>
<b>Activity Title:</b>	<b>Purchase &amp; Rehab - Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

14002

**Projected Start Date:**

03/20/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

Delta PI

**Activity Status:**

Completed

**Project Title:**

Delta CAF Rem20%

**Projected End Date:**

03/20/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Delta CAF

Overall	Jan 1 thru Mar 31, 2018	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$66,449.01
<b>Total Budget</b>	\$0.00	\$66,449.01
<b>Total Obligated</b>	\$0.00	\$66,449.01
<b>Total Funds Drawdown</b>	\$0.00	\$66,449.01
<b>Program Funds Drawdown</b>	\$0.00	\$66,449.01
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$66,449.01
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The activity under this program will be Purchase and Rehabilitation for the express purpose of "Rental" to eligible families. The funds for this program will come from Oklahoma Department of Commerce and will be used to produce safe, decent and affordable rental property for eligible families during these challenging economic times we are currently faced with.

**Location Description:**

The City of Duncan has fourteen (14) block groups that are eligible under the NSP program. As you can see from the census breakdown for the City of Duncan, these block groups have an abandonment risk score ranging from a high of 10 to a low of 7. Based on the 2000 census, 76% of the people living in these areas are below 120% of the AMI – (approximately 7,600 people out of a population of 10,059).

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

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



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

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
<b># of Households</b>	0	0	0	0/0	0/8	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	

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<b>Grantee Activity Number:</b>	<b>B-14b 25% Delta CAF</b>
<b>Activity Title:</b>	<b>Purchase &amp; Rehab - Rental Housing</b>

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

**Activity Status:**  
Completed

**Project Number:**  
14002

**Project Title:**  
Delta CAF Rem20%

**Projected Start Date:**  
03/20/2009

**Projected End Date:**  
03/20/2013

**Benefit Type:**  
Direct ( HouseHold )

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
Delta CAF

**Program Income Account:**  
Delta PI

Overall	Jan 1 thru Mar 31, 2018	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$61,128.72
<b>Total Budget</b>	\$0.00	\$61,128.72
<b>Total Obligated</b>	\$0.00	\$61,128.72
<b>Total Funds Drawdown</b>	\$0.00	\$61,128.72
<b>Program Funds Drawdown</b>	\$0.00	\$47,470.00
<b>Program Income Drawdown</b>	\$0.00	\$13,658.72
<b>Program Income Received</b>	\$0.00	\$14,947.00
<b>Total Funds Expended</b>	\$0.00	\$61,128.72
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The activity under this program will be Purchase and Rehabilitation for the express purpose of "Rental" to eligible families. The funds for this program will come from Oklahoma Department of Commerce and will be used to produce safe, decent and affordable rental property for eligible families during these challenging economic times we are currently faced with.

**Location Description:**

The City of Duncan has fourteen (14) block groups that are eligible under the NSP program. As you can see from the census breakdown for the City of Duncan, these block groups have an abandonment risk score ranging from a high of 10 to a low of 7. Based on the 2000 census, 76% of the people living in these areas are below 120% of the AMI – (approximately 7,600 people out of a population of 10,059). Delta's NSP program will be for the incorporated limits of the City of Duncan. The identified properties that we are working on with the realtor and foreclosure attorney's are as listed below.

- 1028 Devonwood
- 402 N. 2nd
- 401 Eastland
- 907 W. Spruce
- 903 Devonwood
- 712 N. 2nd
- 1111 W. Oak
- 1804 N. 5th
- 501 N. J



**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period <b>Total</b>	Cumulative Actual Total / Expected <b>Total</b>
<b># of Properties</b>	0	0/3
<b># ELI Households (0-30% AMI)</b>	0	0/0

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

**Beneficiaries Performance Measures**

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

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

<b>Other Funding Sources</b>	<b>Amount</b>
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>B-14b Delta CAF</b>
<b>Activity Title:</b>	<b>Purchase &amp; Rehab - Rental Housing</b>

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

**Project Number:**  
14002

**Projected Start Date:**  
03/20/2009

**Benefit Type:**  
Direct ( HouseHold )

**National Objective:**  
NSP Only - LMMI

**Program Income Account:**  
Delta PI

**Activity Status:**  
Completed

**Project Title:**  
Delta CAF Rem20%

**Projected End Date:**  
03/20/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Delta CAF

Overall	Jan 1 thru Mar 31, 2018	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$126,882.07
<b>Total Budget</b>	\$0.00	\$126,882.07
<b>Total Obligated</b>	\$0.00	\$126,882.07
<b>Total Funds Drawdown</b>	\$0.00	\$126,882.07
<b>Program Funds Drawdown</b>	\$0.00	\$126,322.00
<b>Program Income Drawdown</b>	\$0.00	\$560.07
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$126,882.07
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The activity under this program will be Purchase and Rehabilitation for the express purpose of "Rental" to eligible families. The funds for this program will come from Oklahoma Department of Commerce and will be used to produce safe, decent and affordable rental property for eligible families during these challenging economic times we are currently faced with.

**Location Description:**

The City of Duncan has fourteen (14) block groups that are eligible under the NSP program. As you can see from the census breakdown for the City of Duncan, these block groups have an abandonment risk score ranging from a high of 10 to a low of 7. Based on the 2000 census, 76% of the people living in these areas are below 120% of the AMI – (approximately 7,600 people out of a population of 10,059). Delta's NSP program will be for the incorporated limits of the City of Duncan. The identified properties that we are working on with the realtor and foreclosure attorney's are as listed below.

- 1028 Devonwood
- 402 N. 2nd
- 401 Eastland
- 907 W. Spruce
- 903 Devonwood
- 712 N. 2nd
- 1111 W. Oak
- 1804 N. 5th
- 501 N. J





**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/8

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing 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	0/0	0/8	0/8	0
# Renter Households	0	0	0	0/0	0/8	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	

**Project # / 14003 / Oklahoma City - Rem20%**

<b>Grantee Activity Number:</b>	<b>B-14a OKC REM 20% 14003</b>
<b>Activity Title:</b>	<b>Purchase &amp; Rehab - Homeownership</b>

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

**Project Number:**  
14003

**Projected Start Date:**  
03/20/2009

**Benefit Type:**  
Direct ( HouseHold )

**National Objective:**  
NSP Only - LMMI

**Program Income Account:**  
Oklahoma City 14003 Program Income Account

**Activity Status:**  
Completed

**Project Title:**  
Oklahoma City - Rem20%

**Projected End Date:**  
03/20/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**  
City of Oklahoma City1

Overall	Jan 1 thru Mar 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$325,106.88



<b>Total Budget</b>	\$0.00	\$325,106.88
<b>Total Obligated</b>	\$0.00	\$325,106.88
<b>Total Funds Drawdown</b>	\$0.00	\$325,106.88
<b>Program Funds Drawdown</b>	\$0.00	\$55,170.00
<b>Program Income Drawdown</b>	\$0.00	\$269,936.88
<b>Program Income Received</b>	\$0.00	\$269,936.88
<b>Total Funds Expended</b>	\$0.00	\$325,106.88
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

(1) Activity Name: Purchase and Rehabilitate Homes and Residential Properties

Purchase and Rehabilitate Foreclosed Residential Property

(2) Activity Description: This will include the applicable eligible use(s) to be undertaken by the applicant under the activity specified in #(1) above.

NSP Eligible Use B; 24 CFR 570.201(a) Acquisition/Rehabilitation:

The City intends to expand its current successful NSP single family housing activities for acquisition and rehabilitation of foreclosed single-family homes.

These costs are subdivided into NSP funds for acquisition, at \$1,192,395, and rehabilitation at \$437,500. An anticipated twenty two (22) homes will be acquired with these funds, and seven (7) homes will be rehabilitated. Of the acquired homes, fifteen (15) will be scheduled for rehabilitation using HOME Investment Partnership Program (HOME) funds. An estimated twenty two (22) families and a total of fifty three (53) persons (based on 2000 census data showing 2.41 persons per household) will initially benefit from the activities as new owners of quality affordable, fully rehabilitated and energy efficient housing. Down payment and closing cost assistance (DPA) will be provided to all eligible households that purchase a home through the NSP grant program. Each eligible household will be entitled to \$6,000, funded either with City HOME Investment Partnership Program (HOME) funds or through NSP funds generated from sale proceeds. Initial sales will be to households with incomes at 50% of area median income (AMI) or lower. HOME fund DPA will be provided to all households with incomes of 80% or lower of AMI. NSP DPA will target incomes between 80% to 120% of the AMI. Recipients of DPA must occupy the home as their primary residence during the applicable affordability period as required by 24 CFR §92.254.

A "very low income" subset, otherwise referred to as deep target set aside will target housing for families with incomes at or below 50 percent of the area median income. The deep target budget for acquisition is \$706,645, and the deep target for rehabilitation is \$375,000. An estimated fourteen (14) of the twenty two (22) households and a total of thirty four (24) persons (based on 2000 census data showing 2.41 persons per household) will benefit from deep target housing acquisition activities.

These funds allocated for the deep target set aside represent greater than the 25% minimum expenditure requirement of Oklahoma City's State 14003 NSP 08 grant allocation and will be used to provide permanent housing for very-low income households. Direct homebuyer assistance for very-low income buyers of NSP houses will receive \$6,000 in DPA from the City's HOME program funds.

### Location Description:

Neighborhoods within Oklahoma City that have the highest concentration of foreclosures and the greatest need for stabilization based on a needs assessment originally completed in October 2008, and updated in July, 2009. These neighborhoods are concentrated within the City's expressway loop bounded by I-44 to the north and west, I-35 to the east and I-240 to the south and within a one-square mile area bounded by Sunnyslane to the east, SE 44th Street to the north, Bryant Avenue to the west and SE 59th Street to the south. This target area represents the area of greatest need within the City and the area where funds under grant 14003 08 shall be utilized. State NSP funds will be expended within the target area only in NSP eligible census tracts having a Foreclosure Area Risk score of six (6) or higher.

### Activity Progress Narrative:



## 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

## 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

## 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	