

Grantee: Oregon

Grant: B-08-DN-41-0001

October 1, 2021 thru December 31, 2021

Grant Number:

B-08-DN-41-0001

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

Oregon

Contract End Date:

03/16/2013

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$19,600,000.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$19,600,000.00

Estimated PI/RL Funds:

\$4,391,823.14

Total Budget:

\$23,991,823.14

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

AREAS OF GREATEST NEED: The map of the area of greatest needs is located on the Oregon Housing and Community Services website at: http://o.hcs.state.or.us/reser/NSP/googlemaps/5plus_3perplus.html. It is incorporated into the Substantial Amendment on page 4. In order to focus Neighborhood Stabilization Program funding in the areas of greatest need, OHCS established target block groups where the NSP funds are eligible to be spent. These target areas were determined by using the following two items: 1. the HUD calculated foreclosure abandonment risk score: The estimated foreclosure abandonment risk score incorporates the following three elements which are shown to be significant predictors of foreclosure: The Federal Reserve Home Mortgage Disclosure Act (HMDA) data on high cost loans, Office of Federal Housing Enterprise Oversight Data on rates of home prices decline, and the Bureau of Labor Statistics data on rates of unemployment; in addition to United States Postal Service local 90-day vacancy rates. 2. the 18 month foreclosure rate: The 18 month estimated foreclosure rate was calculated using the following three data elements which are shown to be significant predictors of foreclosure: The Federal Reserves Home Mortgage Disclosure Act (HMDA) Data on high cost loans, Office of Federal Housing Enterprise Oversight Data on rates of home prices decline, and the Bureau of Labor Statistics data on rates of unemployment. These two measures described above were taken into consideration to identify the areas where the NSP funds should be targeted. The selected NSP target block groups (based on U.S. Census block groups) in Oregon covers approximately one-third of the block groups and population in Oregon (35% and 34% respectively). This was accomplished by including in the targeted block groups those where the foreclosure abandonment risk score is five (5) or greater (which accounts for 27.4% of the block groups in Oregon) as well as those with an 18 month foreclosure rate estimate of 3.0% and higher (which accounts 24.7% of the block groups in Oregon). Twenty-nine of the thirty-six counties in Oregon have NSP target areas within them using this method for target area identification. Within each county the targeted block groups are those which according to the loan, home price, unemployment, and vacancy data indicate both high rates of foreclosure and potential for abandonment in Oregon. Amendment # 1 to this Action Plan: Oregon Housing and Community Services (OHCS) published the following amendment to this Action Plan on April 7, 2010. OHCS did not receive any comments and the amendment went into effect on or about April 23rd, 2010. The text of the amendment is listed immediately below. 1. Proposed expansion to the NSP 1 targeted areas The areas initially targeted in the Neighborhood Stabilization Program 1 for funding assistance were determined using the NSP1 HUD calculated foreclosure abandonment risk score and the 18th month foreclosure rate. The original NSP1 "target block groups" in Oregon covered approximately one-third of the population in Oregon (35% and 34% respectively). This was accomplished by including target block groups where the foreclosure abandonment risk score is 5 or greater and those with an 18 month foreclosure rate estimate of 3.0% and higher. Twenty-nine of the thirty-six Oregon counties had NSP target areas within t

Areas of Greatest Need:

hem using this selection method. In order to update and expand the NSP1 Target Blog Groups, OHCS used data provided by HUD in conjunction with the NSP2 program at the Census Tract level. By including those tracts with a Foreclosure or a Vacancy and Foreclosure Risk Score greater than 11, thirty percent of the Census Tracts in the state are indicated as having high foreclosure and abandonment activity. The initial 1,660 block groups targeted by the program are within 241 Census Tracts.&am

Distribution and and Uses of Funds:

Oregon Housing and Community Services will allocate at a minimum, \$4,900,000 (25%) of NSP funds to benefit individuals or families at or below 50% of Area Median Income (AMI). These funds will be set aside for the purchase and redevelopment of properties that have been foreclosed or abandoned that will provide housing to individuals and families whose incomes do not exceed 50% of area median income. OHCS will pass along the 25% set-aside requirement to each of the CDBG entitlement subrecipients receiving an allocation of NSP funds from OHCS as well as all other subrecipients that may receive



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

- Use of NSP funds as low or no interest loans, or shared appreciation loans that will assist home buyers with the purchase and rehabilitation of foreclosed homes or residential properties. Loans may be used for:
 - o up to 50% of a bank required down payment;
 - o loan buy-down;
 - o closing costs; and
 - o rehabilitation of the home to assure safety, quality, and habitability.
- Acquisition and rehabilitation of foreclosed or abandoned residential properties that may be used for rental housing. Models likely to be undertaken include rental housing units for special needs populations such as homeless, chronically mentally ill, developmentally disabled, and released offenders. Permanent supportive housing is eligible as well as units for low income families. Shared housing models can be considered if each tenant has an individual lease.
- Acquisition and rehabilitation of foreclosed or abandoned residential properties that will subsequently be sold to very low-income home buyers. This can include a community land trust model or self-help housing projects, etc.
- Landbanking, demolition of blighted structures and redevelopment of demolished sites into affordable rental units or homeownership opportunities may also be accomplished as long as the properties have been abandoned or foreclosed. The project must meet an eligible CDBG housing activity and provide housing for very low income individuals and families under 50% of area median income.

NSP-1 Amendment # 2: Oregon Housing and Community Services (OHCS) published the second amendment to the NSP-1 Action Plan on April 28, 2010. No public comments were received. The amendment took effect on or about April 13, 2010. OHCS is proposing to amend the Allocation Strategy in The NSP Substantial Amendment to assure that all Neighborhood Stabilization Program (NSP) 1 Funds are obligated before the September 15, 2010 deadline. The U.S. Department of Housing & Urban Development will recapture any funds not obligated by that deadline. The NSP Substantial Amendment explicitly stated that the progress of all recipients would be reviewed nine months after the grant contract is executed and that any recipient not on target to obligate all resources will risk having their NSP funds recaptured and redistributed to other subrecipients by OHCS. As of April 19, 2010, only 36% of the total funds awarded to CDBG Entitlement Communities and 37% of the total funds retained for S

Distribution and Uses of Funds:

tate Set Aside have been obligated. While some subrecipients have obligated all of their funds, there are other subrecipients that have not obligated any funds. To assure that the funds are not recaptured, OHCS is proposing to redistribute unobligated funds for ready-to-proceed projects that meet NSP requirements and definitions, as follows: OHCS will review the performance and obligation levels of all subrecipients.

Definitions and Descriptions:

HUD Requirement: (1) Definition of "blighted structure" in context of state or local law. OHCS Response: Unless otherwise defined by local law, the definition of blighted structure shall confirm with Oregon Revised Statute 457.010 Definitions. As used in this chapter, unless the context requires otherwise: (1) "Blighted areas" means areas that, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions: (a) The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, that are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions: (A) Defective design and quality of physical construction; (B) Faulty interior arrangement and exterior spacing; (C) Overcrowding and a high density of population; (D) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or (E) Obsolescence, deterioration, dilapidation, mixed character or shifting of uses.

HUD Requirement: (2) Definition of "affordable rents." Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program -specific requirements such as continued affordability. OHCS Response: Unless otherwise defined below, NSP-assisted rental units will carry rent and income restriction requirements. Rental units must be occupied only by households that are eligible as low-, moderate-, or middle-income families. Households must have incomes that are less than or equal to 120% of area median income, adjusted for family size. NSP assisted rental units must meet the following requirements to qualify as affordable housing:

1. For the NSP required 25% set aside to house individuals or families whose incomes do not exceed 50% of area median income, rents must be equal to or less than the Low Income Housing Tax Credit program rent level for 50% of area median income units. If the unit receives Federal or State project-based rental subsidy and the very low-income family pays as a contribution toward rent not more than 30 percent of the family's adjusted income, then the maximum rent (i.e., tenant contribution plus project-based rental subsidy) is the rent allowable under the Federal or State project-based rental subsidy program. I; "
- " The applicable fair market rents for the area, less all utility costs paid by the tenants; or "
- Thirty percent (30%) of the adjusted income of a family whose annual income equals eighty percent (80%) of the median income for the

Definitions and Descriptions:

p; area, as determined by HUD, with adjustments for number of bedrooms in the unit or family size. On a case-by-case basis, OHCS may grant rent exceptions as necessary to assure long term viability of rental housing projects as long as the rents meet NSP requirements. HUD Requirement: (3) Describe how the grantee will ensure continued affordability for NSP assisted housing. OHCS Response: For each foreclosed-upon home or resident

Low Income Targeting:

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

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

OHCS Response:

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

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

Eligible Housing Activities:

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

- o up to 50% of a bank required down payment;
- o loan buy-down;



- o closing costs; and
- o rehabilitation of the home to assure safety, quality, and habitability.
- “ Acquisition and rehabilitation of foreclosed or abandoned residential properties that may be used for rental housing. Models likely to be undertaken include rental housing units for special needs populations such as homeless, chronically mentally ill, developmentally disabled, and released offenders. Permanent supportive housing is eligible as well as units for low income families. Shared housing models can be considered if each tenant has an individual lease.
- “ Acquisition and rehabilitation of foreclosed or abandoned residential properties that will subsequently be sold to very low-income home buyers. This can include a community land trust model or self-help housing projects, etc.
- “ Landbanking, demolition of blighted structures and redevelopment of demolished sites into affordable rental units or homeownership opportunities may also be accomplished as long as the properties have been abandoned or foreclosed. The project must meet an eligible CDBG housing activity and provide housing for very low income individuals and families under 50% of area

Low Income Targeting:

median income.

Acquisition and Relocation:

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

If so, include:

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

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

Public Comment:

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

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

OHCS Response:

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

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

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$23,991,823.14
Total Budget	\$0.00	\$23,991,823.14
Total Obligated	\$0.00	\$23,417,459.65
Total Funds Drawdown	\$1,116.85	\$22,417,881.98
Program Funds Drawdown	\$0.00	\$19,084,566.15
Program Income Drawdown	\$1,116.85	\$3,333,315.83
Program Income Received	\$0.00	\$4,391,823.14
Total Funds Expended	\$1,116.85	\$22,417,881.98
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
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CITY OF BEND	\$ 0.00	\$ 0.00
City of Eugene2	\$ 0.00	\$ 382,945.78
City of Gresham1	\$ 0.00	\$ 426,680.78
City of Gresham2	\$ 0.00	\$ 153,449.18
City of Medford	\$ 0.00	\$ 694,291.38
City of Portland1	\$ 0.00	\$ 2,213,917.82
City of Portland2	\$ 0.00	\$ 783,180.45
City of Salem1	\$ 0.00	\$ 48,229.56
City of Salem2	\$ 0.00	\$ 602,220.39
City of Springfield1	\$ 0.00	\$ 226,740.54
City of Springfield2	\$ 0.00	\$ 100,378.46
CITY OF MEDFORD1	\$ 0.00	\$ 0.00
Clackamas Co.	\$ 0.00	\$ 784,687.91
Clackamas County	\$ 0.00	\$ 1,389,762.58
Community Connections of NE Oregon	\$ 0.00	\$ 376,012.64
Community Services Consortium2	\$ 0.00	\$ 652,057.00
Habitat for Humanity of Oregon (Portland)	\$ 0.00	\$ 899,539.80
Housing Authority of Jackson County	\$ 0.00	\$ 1,000,000.00
Housing Authority of Yamhill Co (HAYC)	\$ 0.00	\$ 733,388.83
OREGON HOUSING & COMMUNITY SERVICES	\$ 0.00	\$ 808,554.65
Oregon Housing and Community Services	\$ 0.00	\$ 0.00
State of Oregon	\$ 1,116.85	\$ 3,831,689.59
CITY OF SALEM	\$ 0.00	\$ 0.00
The City of Portland	\$ 0.00	\$ 884,554.00
Umpqua CDC	\$ 0.00	\$ 1,188,461.82
Washington County1	\$ 0.00	\$ 2,151,559.56
Washington County2	\$ 0.00	\$ 284,564.25
CLACKAMAS COUNTY	\$ 0.00	\$ 133,753.42
Central Oregon Regional Housing Authority	\$ 0.00	\$ 36,434.94
Central Oregon Regional Housing Authority dba Housing	\$ 0.00	\$ 895,358.94
City of Bend1	\$ 0.00	\$ 0.00
City of Bend2	\$ 0.00	\$ 555,749.28
City of Eugene1	\$ 0.00	\$ 179,718.43

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$20,049,790.68	\$.00	\$.00
Limit on Public Services	\$2,940,000.00	\$.00	\$.00
Limit on Admin/Planning	\$1,960,000.00	\$3,940,027.28	\$2,945,871.65
Limit on Admin	\$.00	\$2,175,080.58	\$2,137,317.00
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$5,997,955.79		\$6,922,118.88

Overall Progress Narrative:

There has been minimal activity during the 4th Quarter of 2021. OHCS has offered the available funds to one of the Sub-Grantees that is working with a developer interested in using the funds for purchase and rehab to add to the land trust model portfolio. To date there has been no activity for purchase, most likely due to the foreclosure moratorium imposed in Oregon that expired 12/31/2021. We are still hopeful the developer will have success in finding affordable properties to be able to use the funds OHCS has available. Additional program funds were returned to OHCS from a Habitat project sold 3 months prior to the end of the affordability period. OHCS shared sufficient information with the local Habitat to allow the original homebuyer to make the decision for either retaining or returning the NSP funds. They sold to an ineligible homebuyer as the local Habitat did not accept the first right to purchase to remain in their program. These funds will show in the next quarter report.



Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Financing Mechanisms	\$0.00	\$6,051,371.10	\$5,905,576.84
2, Purchase/Rehab	\$0.00	\$10,981,647.46	\$8,346,127.14
3, Land Banking	\$0.00	\$1,000,000.00	\$1,000,000.00
5, Redevelop demolished or vacant property	\$0.00	\$3,783,724.00	\$2,018,777.30
6, Administration	\$0.00	\$2,175,080.58	\$1,814,084.87
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
DELETED-ACTIVITIES, DELETED-ACTIVITIES (Temporary)	\$0.00	\$0.00	\$0.00

Activities

Project # / 6 / Administration



Grantee Activity Number: 6-AD-OR-NSP1

Activity Title: ADMIN FOR NSP1

Activity Type:

Administration

Project Number:

6

Projected Start Date:

09/29/2008

Benefit Type:

N/A

National Objective:

N/A

Program Income Account:

State Admin Program Income

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/16/2014

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

State of Oregon

Overall**Total Projected Budget from All Sources****Oct 1 thru Dec 31, 2021 To Date**

\$0.00 \$2,006,373.14

Total Budget

\$0.00 \$2,006,373.14

Total Obligated

\$0.00 \$2,002,623.14

Total Funds Drawdown

\$1,116.85 \$1,968,609.56

Program Funds Drawdown

\$0.00 \$1,795,531.92

Program Income Drawdown

\$1,116.85 \$173,077.64

Program Income Received

\$0.00 \$174,630.86

Total Funds Expended

\$1,116.85 \$1,968,609.56

State of Oregon

\$1,116.85 \$1,968,609.56

Most Impacted and Distressed Expended

\$0.00 \$0.00

Activity Description:

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

Location Description:

N/A

Activity Progress Narrative:

During the 4th Quarter of 2021, OHCS program staff continued to monitor the NSP program. There continues to be minimal activity in this program. One Habitat project was sold three months prior to the end of the affordability period and returned their funds back to OHCS. These funds will be reported in the next quarterly report. OHCS will show these funds as expended funds in the State Pool as in all of the other returned program funds.

Accomplishments Performance Measures**No Accomplishments Performance Measures**

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None