

Grantee: Oklahoma State Program

Grant: B-08-DN-40-0001

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-DN-40-0001

Obligation Date:**Grantee Name:**

Oklahoma State Program

Award Date:**Grant Amount:**

\$29,969,459.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Submitted - Await for Review

Submitted By:

No Submitter Found

Disasters:**Declaration Number**

NSP

Plan Description:

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.

Recovery Needs:

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 Oklahomas 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.

Overall**This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$28,719,461.00

Total CDBG Program Funds Budgeted

N/A

\$28,719,461.00

Program Funds Drawdown

\$382,364.26

\$430,991.32

Obligated CDBG DR Funds

(\$253,907.68)

\$446,091.32

Expended CDBG DR Funds

\$390,109.33

\$438,736.39

Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$4,495,418.85	\$0.00
Limit on Admin/Planning	\$2,996,945.90	\$132,699.86
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Continued technical assistance sessions w/ subrecipients, began environmental review process on 5 projects. Properties have been acquired in 3 communities.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
13555, Oklahoma City, City of	\$0.00	\$0.00	\$5,790,849.00	\$0.00
13556, Enid, City of	\$0.00	\$0.00	\$503,781.00	\$0.00
13570, Norman, City of	\$0.00	\$0.00	\$326,856.00	\$0.00
13571, Shawnee, City of	\$0.00	\$0.00	\$394,792.00	\$0.00
13572, Tulsa County	\$0.00	\$0.00	\$1,293,832.00	\$0.00
13593, Midwest City, City of	\$0.00	\$190,278.80	\$788,455.00	\$190,278.80
13610, Edmond, City of	\$0.00	\$0.00	\$116,968.00	\$0.00
13611, Lawton, City of	\$0.00	\$0.00	\$1,072,800.00	\$0.00
13629, INCOG	\$0.00	\$0.00	\$2,000,000.00	\$0.00
13651, Northeast OK Comm Action Agency	\$0.00	\$0.00	\$666,000.00	\$0.00
13667, Native American Housing Services, Inc.	\$0.00	\$128,406.56	\$1,647,382.00	\$128,406.56
13669, Freedom West	\$0.00	\$0.00	\$1,019,638.00	\$0.00
13674, Ponca City, City of	\$0.00	\$0.00	\$1,075,000.00	\$0.00
13720, Muskogee Housing Authority	\$0.00	\$0.00	\$2,152,002.00	\$0.00

13814, CAPTC for Tulsa	\$3,585,326.00	\$0.00	\$4,346,397.00	\$0.00
14002, Delta CAF Rem20%	\$900,500.00	\$0.00	\$900,500.00	\$0.00
14003, Oklahoma City - Rem20%	\$3,924,210.00	\$0.00	\$3,924,210.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
ADMIN OK State, State of OK Admin	\$0.00	\$63,678.90	\$699,999.00	\$112,305.96

Activities

Grantee Activity Number: A-13 25% CAPTC for Tulsa

Activity Title: Finance Mechanisms

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

13814

Project Title:

CAPTC for Tulsa

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

CAPTC for Tulsa

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$338,000.00
Total CDBG Program Funds Budgeted	N/A	\$338,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Tulsa NSP Program will provide 26 soft second mortgages for homebuyers with incomes less than 120 percent area median income. Soft second financing will be available to homebuyers who purchase homes acquired and rehabilitated under the NSP program as well as other foreclosed upon homes purchased by income eligible homebuyers. Sixteen of the mortgages, or \$338,000, will be used to serve households earning less than 50 percent AMI. The NSP soft second mortgage program will require that homebuyers complete a HUD-approved homebuyer education course. The average second mortgage will be approximately \$14,000 for households earning less than 50 percent AMI and approximately \$9,000 for households earning more than 50 percent AMI. The program does not anticipate offering any second mortgages in excess of \$40,000. If the second mortgage is greater than \$15,000, continued affordability will be achieved through the recapture of the NSP funds if the property is sold within 10 years of issuance of the loan. If the second mortgage is less than \$15,000, continued affordability will be achieved through the recapture of the NSP funds if the property is sold within 5 years of issuance of the loan. In both cases, a presumed affordability test will be applied to determine if the funds need to be repaid. Kendall-Whittier Neighborhood The Kendall Whittier neighborhood is targeted to receive 60 percent of the NSP funds. The Kendall-Whittier Neighborhood is one of Tulsa's first suburban growth areas. In the 1920s, the growing neighborhood demarcated Tulsa's eastern edge. Anchored by the University of Tulsa and an early suburban shopping district known as Whittier Square, the neighborhood was growing and vibrant for 40 years. Starting in the 1960s, the Kendall Whittier Neighborhood entered a period of decline as newer suburban development supplanted the area as a neighborhood of choice. Construction of I-244 highway split the neighborhood at this time and is credited with contributing further to the decline. As property values fell relative to the rest of the housing market and aging housing stock deteriorated, small, "shoebox," apartments to house students and lower-income families replaced many of the original single-family detached homes. Residency became transient and relative income declined. Crime became widespread, further driving down property values and driving away more stable households. Currently, this neighborhood contains a mixture of housing types, including single family and multi-family, which serve a wide range of income brackets. The area median income for this neighborhood is \$24,400 (2000 Census). Because the neighborhood includes the University of

Tulsa, it is experiencing some level of privately funded, grass roots revitalization, especially in the housing stock to the south of the university. The city has concentrated public funding along the Lewis corridor, bringing about the revitalization of the Whittier Square area that is currently home to the non-profit Circle Cinema, Tulsa Girls Art School, and several emerging small businesses. Several new homes were recently built as a part of a Tulsa Development Authority project. In addition, CAP developed Educare, an early childhood education center adjacent to a newly constructed elementary school, both of which were supported by the George Kaiser Family Foundation. Despite these efforts, the west side of the neighborhood still contains many blighted structures and has a high percentage of rental occupancy. Latest HMDA data show the rental occupancy at 83%. Hawthorne Neighborhood The Hawthorne neighborhood lies in north Tulsa. It is also the site of a new Educare early childhood education center, supported by the George Kaiser Family Foundation, that is currently under construction and will open in January 2010. North Tulsa, including the Hawthorne neighborhood, has a long history of disinvestment and population loss. Under a recent school consolidation, several elementary schools were combined into the Hawthorne elementary school, making it a revitalization focal point for this portion of north Tulsa. Still, the Hawthorne neighborhood suffers from a high presence of dilapidated and vacant structures, many of which have been foreclosed upon. Like Kendall-Whittier, the neighborhood is a mix of residential, retail and industrial and is bounded on the north by Apache (36th Street North), on the south by the Gilcrease Expressway, on the east by North Peoria and on the west by North Cincinnati. Originally, the neighborhood's southern edge was Mohawk Boulevard before the Gilcrease Expressway was constructed. In addition to the single-family residences, the neighborhood is home to a large public housing development, Bradford Apartments (formerly known as Vernon Manor) and adjacent to the neighborhood is THA's Comanche Park public housing development. In addition to Hawthorne Elementary, the area has a fire station and swimming pool. There are several underutilized retail and commercial structures. Within a few blocks you will find the Department of Human Services north Tulsa satellite office, a Tulsa Technology Center branch, Neighbor For Neighbor Headquarters, the Westview Clinic and Saint Simion's. OU-Tulsa has identified a site adjacent to the Hawthorne neighborhood for its North Tulsa clinic. According to the Neighborhood Stabilization Program submittal from the City of Tulsa (submitted to HUD on 2-27-09) both the Kendall Whittier and Hawthorne neighborhoods: Are included in the highest areas of risk for foreclosure and abandonment. Have residential property conditions below average, fair, poor and minimum/unsound. The majority of the homes were built between 1940 and 1960. In addition, a majority of the residents report incomes well below the 2007 poverty levels. The NSP plan will focus approximately 20 percent of the NSP resources on the Hawthorne neighborhood. Approximately 80 percent of the funds allocated for demolition will be used to remove blighted structures from the neighborhood. In addition, funds will be targeted under the Redevelopment category to acquire and redevelop vacant and demolished properties. This activity will be focused to the immediate south of the Educare site. Eugene Field Neighborhood The Eugene Field area is located in Tulsa on the west side of the Arkansas River in a largely industrial and underserved area. According to the 2000 Census, approximately 148,148 children, ages 0-17, reside in Tulsa County. Almost 20% of that population, or nearly 29,630 children, live in poverty. Many of these same children live in the surrounding neighborhoods against a backdrop of years of economic turmoil and intergenerational poverty, illiteracy, unemployment, social isolation (Community Service Council of Tulsa). Adjusted median family income for Eugene Fields school census tract indicates that families in the area have a typical household income of around \$16,166, with 81.5% of the families subsisting on less than 130% of the federal poverty level (Bureau of Labor Statistics). 41% of the households are headed by a single parent and 80% are non-white. The Eugene Field neighborhood contains a high percentage of public housing. Three subsidized housing projects serve this neighborhood, including Brightwaters, a Tulsa Housing Authority project, and a privately owned property called Western Pines. The neighborhood also includes two single family developments. In 2007, CAP, in partnership with the Tulsa School District and the George Kaiser Family Foundation, constructed a new early childhood education center adjacent to the newly built Eugene Field elementary school. This school serves a population of 370 children. Because of the large child population in the neighborhood, the Tulsa NSP program will focus approximately 20 percent of the NSP resources in Eugene Field, specifically to acquire and rehabilitated single family homes that have been foreclosed upon.

Location Description:

Kendall-Whittier Neighborhood, Hawthorne Neighborhood, and Eugene Field Neighborhood. Neighborhood Census Tracts Kendall-Whittier 22.00, 20.00, 21.00, 19.00, 34.00, 35.00 Hawthorne 62.00 Eugene Field 46.00

Activity Progress Narrative:

CAPTC intends to use the NSP funds to secure a 240 unit foreclosed multi-family property located in East Tulsa. The Cimarron multi-family property is located in census track 73.12 at 13201 East 31st Street Tulsa, OK. It is located in an area that scores at 6 or higher in the estimated risk score. NSP funds would contribute towards the joint acquisition of the property by CAPTC and GHC to form a new single asset, Oklahoma LLC. Non-federal resources would be used towards renovation costs which include replacement of mechanical systems, roof, etc. Holding new public hearings in accordance to the city's citizen participation plan.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/16
# of Households benefitting	0	0	0	0/16	0/0	0/16

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:	A-13 25% NAHSI
Activity Title:	Finance Mechanisms

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

13667

Project Title:

Native American Housing Services, Inc.

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Native American Housing Services, Inc

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$30,000.00
Total CDBG Program Funds Budgeted	N/A	\$30,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NAHSI will provide direct homeownership assistance with NSP funding under Financial Mechanisms in Del City. It is NAHSI's philosophy that small amounts of down payment and closing cost assistance may help to place a buyer in a home; however, it will take a greater amount to help them sustain affordability while allowing them to build personal wealth. Families need to be able to purchase reliable transportation or save for their children's college while enjoying the benefits of homeownership. This is the reason that NAHSI is proposing to provide each income eligible buyer with a substantial assistance to cover down payment/closing costs and principal buy downs. This assistance will not exceed \$30,000 each per buyer. This assistance will be in the form of a soft second mortgage forgivable over a Period of Affordability which will range from five (5) years to ten (10) years. The Period of Affordability is based on the amount of assistance the homebuyer receives. NAHSI will place a recapture requirement on this soft second mortgage. It is anticipated that Program Income generated from the sale of the seven (7) homes and any possible recaptured funds will be approximately \$630,000. The program income will be reinvested into purchasing and rehabilitating additional foreclosed homes in the Epperly Heights neighborhood or other neighborhoods within the Del City limits; thus, setting up a type of revolving loan fund for the Del City area. Each buyer will be required to execute an Option to Purchase Real Estate, as well as NAHSI's Note and Subordinate Mortgage/Recapture Agreement. These documents will outline the requirements for the affordability period. This will be monitored on an on-going basis throughout the affordability period to ensure the homes remain the homebuyers permanent residence.

Location Description:

Epperly Heights Census tract 1078.04 and block groups 1, 2, 3, 4. NAHSI will purchase and rehabilitate these abandoned/foreclosed homes in Del City, Oklahoma. Del City has twenty-six (26) eligible block groups as listed in the NSP Balance of State Application. This city has a housing vacancy rate of 11.7% and 11.4% of the citizens in Del City are below the poverty level. After additional research, NAHSI has specifically targeted the Epperly Heights Addition of the City of Del City. Epperly Heights is located in census tract 1078.09, (Block Groups 3 and 4). This area has a HUD score 10 indicating high foreclosure rates and sub-prime lending. NAHSI's Housing Director has identified over fifteen (15) NSP eligible homes in this area. NAHSI has further identified an additional thirty (30) NSP eligible units within the Del City limits. NAHSI will focus on the Epperly Heights neighborhood with the first NSP funding and invest program income off the first seven (7) homes back into the Epperly Heights area or other areas of Del City as needed.

Activity Progress Narrative:

NAHSI has acquired two properties and are out for bid for rehab work. NAHSI are continuing search for foreclosed properties.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/1
# of Households benefitting	0	0	0	0/1	0/0	0/1

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: A-13 CAPTC for Tulsa

Activity Title: Finance Mechanisms

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

13814

Project Title:

CAPTC for Tulsa

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

CAPTC for Tulsa

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$99,092.00
Total CDBG Program Funds Budgeted	N/A	\$99,092.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Tulsa NSP Program will provide 26 soft second mortgages for homebuyers with incomes less than 120 percent area median income. Soft second financing will be available to homebuyers who purchase homes acquired and rehabilitated under the NSP program as well as other foreclosed upon homes purchased by income eligible homebuyers. Sixteen of the mortgages, or \$338,000, will be used to serve households earning less than 50 percent AMI. The NSP soft second mortgage program will require that homebuyers complete a HUD-approved homebuyer education course. The average second mortgage will be approximately \$14,000 for households earning less than 50 percent AMI and approximately \$9,000 for households earning more than 50 percent AMI. The program does not anticipate offering any second mortgages in excess of \$40,000. If the second mortgage is greater than \$15,000, continued affordability will be achieved through the recapture of the NSP funds if the property is sold within 10 years of issuance of the loan. If the second mortgage is less than \$15,000, continued affordability will be achieved through the recapture of the NSP funds if the property is sold within 5 years of issuance of the loan. In both cases, a presumed affordability test will be applied to determine if the funds need to be repaid. Kendall-Whittier Neighborhood The Kendall Whittier neighborhood is targeted to receive 60 percent of the NSP funds. The Kendall-Whittier Neighborhood is one of Tulsa's first suburban growth areas. In the 1920s, the growing neighborhood demarcated Tulsa's eastern edge. Anchored by the University of Tulsa and an early suburban shopping district known as Whittier Square, the neighborhood was growing and vibrant for 40 years. Starting in the 1960s, the Kendall Whittier Neighborhood entered a period of decline as newer suburban development supplanted the area as a neighborhood of choice. Construction of I-244 highway split the neighborhood at this time and is credited with contributing further to the decline. As property values fell relative to the rest of the housing market and aging housing stock deteriorated, small, "shoebox," apartments to house students and lower-income families replaced many of the original single-family detached homes. Residency became transient and relative income declined. Crime became widespread, further driving down property values and driving away more stable households. Currently, this neighborhood contains a mixture of housing types, including single family and multi-family, which serve a wide range of income brackets. The area median income for this neighborhood is \$24,400 (2000 Census). Because the neighborhood includes the University of Tulsa, it is experiencing some level of privately funded, grass roots revitalization, especially in the housing stock to the south of the university. The city has concentrated public funding along the Lewis corridor, bringing about the revitalization of the Whittier Square area that is currently home to the non-profit Circle Cinema, Tulsa Girls Art School, and several emerging small businesses. Several new homes were recently built as a part of a Tulsa Development Authority project. In addition, CAP developed Educare, an early childhood education center adjacent to a newly constructed elementary school, both of which were supported by the George Kaiser Family Foundation. Despite these efforts, the west side of the neighborhood still contains many blighted structures and has a high percentage of rental occupancy. Latest HMDA data show the rental occupancy at 83%. Hawthorne Neighborhood The Hawthorne neighborhood lies in north Tulsa. It is also the site of a new Educare early childhood education center, supported by the George Kaiser Family Foundation, that is currently under construction and will open in January 2010. North Tulsa, including the Hawthorne neighborhood, has a long history of disinvestment and population loss. Under a recent school consolidation, several elementary schools were combined into the Hawthorne elementary school, making it a revitalization focal point for this portion of north Tulsa. Still, the Hawthorne neighborhood suffers from a high presence of dilapidated and vacant structures, many of which have been foreclosed upon. Like Kendall-Whittier, the

neighborhood is a mix of residential, retail and industrial and is bounded on the north by Apache (36th Street North), on the south by the Gilcrease Expressway, on the east by North Peoria and on the west by North Cincinnati. Originally, the neighborhood's southern edge was Mohawk Boulevard before the Gilcrease Expressway was constructed. In addition to the single-family residences, the neighborhood is home to a large public housing development, Bradford Apartments (formerly known as Vernon Manor) and adjacent to the neighborhood is THA's Comanche Park public housing development. In addition to Hawthorne Elementary, the area has a fire station and swimming pool. There are several underutilized retail and commercial structures. Within a few blocks you will find the Department of Human Services north Tulsa satellite office, a Tulsa Technology Center branch, Neighbor For Neighbor Headquarters, the Westview Clinic and Saint Simion's. OU-Tulsa has identified a site adjacent to the Hawthorne neighborhood for its North Tulsa clinic. According to the Neighborhood Stabilization Program submittal from the City of Tulsa (submitted to HUD on 2-27-09) both the Kendall Whittier and Hawthorne neighborhoods: Are included in the highest areas of risk for foreclosure and abandonment. Have residential property conditions below average, fair, poor and minimum/unsound. The majority of the homes were built between 1940 and 1960. In addition, a majority of the residents report incomes well below the 2007 poverty levels. The NSP plan will focus approximately 20 percent of the NSP resources on the Hawthorne neighborhood. Approximately 80 percent of the funds allocated for demolition will be used to remove blighted structures from the neighborhood. In addition, funds will be targeted under the Redevelopment category to acquire and redevelop vacant and demolished properties. This activity will be focused to the immediate south of the Educare site. Eugene Field Neighborhood The Eugene Field area is located in Tulsa on the west side of the Arkansas River in a largely industrial and underserved area. According to the 2000 Census, approximately 148,148 children, ages 0-17, reside in Tulsa County. Almost 20% of that population, or nearly 29,630 children, live in poverty. Many of these same children live in the surrounding neighborhoods against a backdrop of years of economic turmoil and intergenerational poverty, illiteracy, unemployment, social isolation (Community Service Council of Tulsa). Adjusted median family income for Eugene Fields school census tract indicates that families in the area have a typical household income of around \$16,166, with 81.5% of the families subsisting on less than 130% of the federal poverty level (Bureau of Labor Statistics). 41% of the households are headed by a single parent and 80% are non-white. The Eugene Field neighborhood contains a high percentage of public housing. Three subsidized housing projects serve this neighborhood, including Brightwaters, a Tulsa Housing Authority project, and a privately owned property called Western Pines. The neighborhood also includes two single family developments. In 2007, CAP, in partnership with the Tulsa School District and the George Kaiser Family Foundation, constructed a new early childhood education center adjacent to the newly built Eugene Field elementary school. This school serves a population of 370 children. Because of the large child population in the neighborhood, the Tulsa NSP program will focus approximately 20 percent of the NSP resources in Eugene Field, specifically to acquire and rehabilitated single family homes that have been foreclosed upon.

Location Description:

Kendall-Whittier Neighborhood, Hawthorne Neighborhood, and Eugene Field Neighborhood. Neighborhood Census Tracts Kendall-Whittier 22.00, 20.00, 21.00, 19.00, 34.00, 35.00 Hawthorne 62.00 Eugene Field 46.00

Activity Progress Narrative:

CAPTC intends to use the NSP funds to secure a 240 unit foreclosed multi-family property located in East Tulsa. The Cimarron multi-family property is located in census track 73.12 at 13201 East 31st Street Tulsa, OK. It is located in an area that scores at 6 or higher in the estimated risk score. NSP funds would contribute towards the joint acquisition of the property by CAPTC and GHC to form a new single asset, Oklahoma LLC. Non-federal resources would be used towards renovation costs which include replacement of mechanical systems, roof, etc. Holding new public hearings in accordance to the city's citizen participation plan.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/10
# of Households benefitting	0	0	0	0/0	0/10	0/10

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: A-13 NAHSI

Activity Title: Finance Mechanisms

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

13667

Project Title:

Native American Housing Services, Inc.

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Native American Housing Services, Inc

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$180,000.00
Total CDBG Program Funds Budgeted	N/A	\$180,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NAHSI will provide direct homeownership assistance with NSP funding under Financial Mechanisms. It is NAHSI's philosophy that small amounts of down payment and closing cost assistance may help to place a buyer in a home; however, it will take a greater amount to help them sustain affordability while allowing them to build personal wealth. Families need to be able to purchase reliable transportation or save for their children's college while enjoying the benefits of homeownership. This is the reason that NAHSI is proposing to provide each income eligible buyer with a substantial assistance to cover down payment/closing costs and principal buy downs. This assistance will not exceed \$30,000 each per buyer. This assistance will be in the form of a soft second mortgage forgivable over a Period of Affordability which will range from five (5) years to ten (10) years. The Period of Affordability is based on the amount of assistance the homebuyer receives. NAHSI will place a recapture requirement on this soft second mortgage.

Location Description:

Epperly Heights Census tract 1078.04 and block groups 1, 2, 3, 4. NAHSI will purchase and rehabilitate these abandoned/foreclosed homes in Del City, Oklahoma. Del City has twenty-six (26) eligible block groups as listed in the NSP Balance of State Application. This city has a housing vacancy rate of 11.7% and 11.4% of the citizens in Del City are below the poverty level. After additional research, NAHSI has specifically targeted the Epperly Heights Addition of the City of Del City. Epperly Heights is located in census tract 1078.09, (Block Groups 3 and 4). This area has a HUD score 10 indicating high foreclosure rates and sub-prime lending. NAHSI's Housing Director has identified over fifteen (15) NSP eligible homes in this area. NAHSI has further identified an additional thirty (30) NSP eligible units within the Del City limits. NAHSI will focus on the Epperly Heights neighborhood with the first NSP funding and invest program income off the first seven (7) homes back into the Epperly Heights area or other areas of Del City as needed.

Activity Progress Narrative:

NAHSI has acquired two properties and are out for bid for rehab work. NAHSI are continuing search for foreclosed properties.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/6
# of Households benefitting	0	0	0	0/0	0/6	0/6

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:	A-13 Oklahoma City
Activity Title:	Direct Homeownership Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

13555

Project Title:

Oklahoma City, City of

Projected Start Date:

08/01/2009

Projected End Date:

07/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Oklahoma City

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$90,000.00
Total CDBG Program Funds Budgeted	N/A	\$90,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP Eligible Use: Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, to sell or rent the homes or redevelop the properties. CDBG Eligible Activities: • 24 CFR 570.201(a) Acquisition (b) Disposition, and (n) Direct homeownership assistance (as modified below); • 24 CFR 570.202 eligible rehabilitation and preservation activities for homes and other residential properties. The NSP Purchase and Rehabilitation program will expand Oklahoma City's current successful housing rehabilitation programs for whole house rehabilitation, exterior maintenance, and emergency home repairs that collectively return 200 housing units per year to habitable condition including lead paint removal or abatement and historic renovation. The current programs accept only owner-occupied housing units because allocated funds have been insufficient to cover the demand for rehabilitation of vacant, foreclosed or private rental property. NSP funds will allow for expansion to include whole house rehabilitation of abandoned and foreclosed properties. 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 either NSP funds allocated for DPA or through the City's ongoing HOME funded DPA program. The initial set-aside of NSP funds for this activity is proposed at \$3,234,185. This amount is divided into \$2,073,185 for acquisition, \$940,000 for rehabilitation and \$216,000 for disposition activities and \$90,000 for direct homebuyer assistance (DPA). DPA will target incomes between 80 to 120 percent of the AMI to complement and expand the City's current Down Payment Assistance program, which successfully serves incomes at or below 80 percent of 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 of the \$5.79 million in the amount of \$1,447,713 will target incomes at or below 50 percent of the area median income. This represents 25 percent of Oklahoma City's State NSP allocation and will be used to provide permanent housing for very-low income households under two eligible program elements: 1) homeownership opportunities for very low income families; 2) affordable rental housing for families displaced by homelessness or those who are homeless or at risk of homelessness. Oklahoma City's intentions are to use the very low-income subset to close the gap between housing costs and income and to establish a Housing First approach to solving homelessness.

Location Description:

TRACT BLKGRP FARSCORE
 106502 2,4 6 102000 1,2 7
 106601 2,3 7 102100 1,2,3 7
 107001 3 9 102200 1,2,3 8
 107002 1 10 102300 1,2,3,4 8
 107103 1,2 10 102400 1,2,3,4 10
 107104 1,2 10 102800 1,2,3,4,5 10
 107206 1 8 102900 1 10

107207 1,2 6 103000 1,2 10
 107209 1,2,3,4,5 8 103300 1,2 10
 107211 1 7 103400 1 8
 107212 1 8 103602 1 9
 107213 3,4,5,6 9 103700 1 9
 107214 1,2,3 8 103800 1,2,3 9
 107215 3,4,5 10 103900 1,2,3,4,5 10
 107216 1,2,3 10 104000 1 8
 107217 4,5 9 104100 1,2 10
 107218 1,5 9 104200 1,2,3 10
 107219 1,2 9 104300 1,2,3 10
 107220 1,2 9 104400 1,2,3 8
 107221 3,4 6 104500 1,2,3 8
 107222 1,2 7 104600 1 10
 107223 1,2,3 9 104700 1,2 9
 107302 1,2,3 8 104800 1,2,3 9
 107303 5,9 10 104900 1,2,3,4 9
 107306 1 10 105000 1,2 10
 100200 1,2,3,4,5,6,7 8 105100 1,2 6
 100400 1,2,3,4 10 105201 1,2 10
 100500 1,2,3 10 105202 1 10
 100700 1,2 9 105300 2,3,4,6 9
 100800 1,2,3 9 105400 1,2 10
 100900 1,2 6 105500 1,2,3,4 10
 101000 1,2,3,4 10 105600 1,2,3 9
 101200 1,2 8 105700 1,2 9
 101300 1,2,3,4,5,6 10 105800 1 10
 101400 1,2 10 105904 1,2,3,4 9
 101500 1,2,3 9 106100 1,2,3 10
 101600 1 8 106200 2 9
 101800 1,2 7 105700 1 9
 101900 1,2,3 7 107401 1,2,3,4 10

Activity Progress Narrative:

OKC is completing the Environmental Review process and has already begun to locate properties for acquisition.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/0	0/0	0/200

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:	B-01 25% CAPTC for Tulsa
Activity Title:	Purchase & Rehab - Acquisition

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Planned

Project Number:

13814

Project Title:

CAPTC for Tulsa

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

CAPTC for Tulsa

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$447,600.00
Total CDBG Program Funds Budgeted	N/A	\$447,600.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Tulsa NSP Purchase/Rehab program will acquire and rehabilitate 25 foreclosed upon or abandoned homes. NSP funds will be used to support the full acquisition and rehab costs and upon the sale of the home, recaptured NSP funds will be used rehab additional foreclosed homes under the NSP program. Seven of the homes will be sold to households with incomes less than 50 percent AMI Kendall-Whittier Neighborhood The Kendall Whittier neighborhood is targeted to receive 60 percent of the NSP funds. The Kendall-Whittier Neighborhood is one of Tulsa's first suburban growth areas. In the 1920s, the growing neighborhood demarcated Tulsa's eastern edge. Anchored by the University of Tulsa and an early suburban shopping district known as Whittier Square, the neighborhood was growing and vibrant for 40 years. Starting in the 1960s, the Kendall Whittier Neighborhood entered a period of decline as newer suburban development supplanted the area as a neighborhood of choice. Construction of I-244 highway split the neighborhood at this time and is credited with contributing further to the decline. As property values fell relative to the rest of the housing market and aging housing stock deteriorated, small, "shoebox," apartments to house students and lower-income families replaced many of the original single-family detached homes. Residency became transient and relative income declined. Crime became widespread, further driving down property values and driving away more stable households. Currently, this neighborhood contains a mixture of housing types, including single family and multi-family, which serve a wide range of income brackets. The area median income for this neighborhood is \$24,400 (2000 Census). Because the neighborhood includes the University of Tulsa, it is experiencing some level of privately funded, grass roots revitalization, especially in the housing stock to the south of the university. The city has concentrated public funding along the Lewis corridor, bringing about the revitalization of the Whittier Square area that is currently home to the non-profit Circle Cinema, Tulsa Girls Art School, and several emerging small businesses. Several new homes were recently built as a part of a Tulsa Development Authority project. In addition, CAP developed Educare, an early childhood education center adjacent to a newly constructed elementary school, both of which were supported by the George Kaiser Family Foundation. Despite these efforts, the west side of the neighborhood still contains many blighted structures and has a high percentage of rental occupancy. Latest HMDA data show the rental occupancy at 83%. Hawthorne Neighborhood The Hawthorne neighborhood lies in north Tulsa. It is also the site of a new Educare early childhood education center, supported by the George Kaiser Family Foundation, that is currently under construction and will open in January 2010. North Tulsa, including the Hawthorne neighborhood, has a long history of disinvestment and population loss. Under a recent school consolidation, several elementary schools were combined into the Hawthorne elementary school, making it a revitalization focal point for this portion of north Tulsa. Still, the Hawthorne neighborhood suffers from a high presence of dilapidated and vacant structures, many of which have been foreclosed upon. Like Kendall-Whittier, the neighborhood is a mix of residential, retail and industrial and is bounded on the north by Apahe (36th Street North), on the south by the Gilcrease Expressway, on the east by North Peoria and on the west by North Cincinnati. Originally, the neighborhood's southern edge was Mohawk Boulevard before the Gilcrease Expressway was constructed. In addition to the single-family residences, the neighborhood is home to a large public housing development, Bradford Apartments (formerly known as Vernon Manor) and adjacent to the neighborhood is THA's Comanche Park public housing development. In addition to Hawthorne Elementary, the area has a fire station and swimming pool. There are several underutilized retail and commercial structures. Within a few blocks you will find the Department of Human Services north Tulsa satellite office, a Tulsa Technology Center branch, Neighbor For Neighbor Headquarters, the Westview Clinic and

Saint Simion's. OU-Tulsa has identified a site adjacent to the Hawthorne neighborhood for its North Tulsa clinic. According to the Neighborhood Stabilization Program submittal from the City of Tulsa (submitted to HUD on 2-27-09) both the Kendall Whittier and Hawthorne neighborhoods: Are included in the highest areas of risk for foreclosure and abandonment. Have residential property conditions below average, fair, poor and minimum/unsound. The majority of the homes were built between 1940 and 1960. In addition, a majority of the residents report incomes well below the 2007 poverty levels. The NSP plan will focus approximately 20 percent of the NSP resources on the Hawthorne neighborhood. Approximately 80 percent of the funds allocated for demolition will be used to remove blighted structures from the neighborhood. In addition, funds will be targeted under the Redevelopment category to acquire and redevelop vacant and demolished properties. This activity will be focused to the immediate south of the Educare site. Eugene Field Neighborhood The Eugene Field area is located in Tulsa on the west side of the Arkansas River in a largely industrial and underserved area. According to the 2000 Census, approximately 148,148 children, ages 0-17, reside in Tulsa County. Almost 20% of that population, or nearly 29,630 children, live in poverty. Many of these same children live in the surrounding neighborhoods against a backdrop of years of economic turmoil and intergenerational poverty, illiteracy, unemployment, social isolation (Community Service Council of Tulsa). Adjusted median family income for Eugene Fields school census tract indicates that families in the area have a typical household income of around \$16,166, with 81.5% of the families subsisting on less than 130% of the federal poverty level (Bureau of Labor Statistics). 41% of the households are headed by a single parent and 80% are non-white. The Eugene Field neighborhood contains a high percentage of public housing. Three subsidized housing projects serve this neighborhood, including Brightwaters, a Tulsa Housing Authority project, and a privately owned property called Western Pines. The neighborhood also includes two single family developments. In 2007, CAP, in partnership with the Tulsa School District and the George Kaiser Family Foundation, constructed a new early childhood education center adjacent to the newly built Eugene Field elementary school. This school serves a population of 370 children. Because of the large child population in the neighborhood, the Tulsa NSP program will focus approximately 20 percent of the NSP resources in Eugene Field, specifically to acquire and rehabilitated single family homes that have been foreclosed upon.

Location Description:

Eugene Field Neighborhood, Kendall Whittier, Hawthorne Neighborhood Census Tracts Kendall-Whittier 22.00, 20.00, 21.00, 19.00, 34.00, 35.00 Hawthorne 62.00 Eugene Field 46.00

Activity Progress Narrative:

CAPTC intends to use the NSP funds to secure a 240 unit foreclosed multi-family property located in East Tulsa. The Cimarron multi-family property is located in census track 73.12 at 13201 East 31st Street Tulsa, OK. It is located in an area that scores at 6 or higher in the estimated risk score. NSP funds would contribute towards the joint acquisition of the property by CAPTC and GHC to form a new single asset, Oklahoma LLC. Non-federal resources would be used towards renovation costs which include replacement of mechanical systems, roof, etc. Holding new public hearings in accordance to the city's citizen participation plan.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/7
# of housing units	0	0	0	0/0	0/0	0/7
# of Households benefitting	0	0	0	0/7	0/0	0/7

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: B-01 25% Delta CAF
Activity Title: Purchase & Rehab - Acquisition

Activity Category:
 Acquisition - buyout of residential properties
Project Number:
 14002
Projected Start Date:
 03/20/2009
National Objective:
 NSP Only - LH - 25% Set-Aside

Activity Status:
 Planned
Project Title:
 Delta CAF Rem20%
Projected End Date:
 03/20/2013
Responsible Organization:
 Delta CAF

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$156,000.00
Total CDBG Program Funds Budgeted	N/A	\$156,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The 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:

In contract approval process. Will conduct TAs next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/3
# of housing units	0	0	0	0/0	0/0	0/3
# of Households benefitting	0	0	0	0/3	0/0	0/3

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: B-01 25% Freedom West

Activity Title: Purchase & Rehab - Acquisition

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Planned

Project Number:

13669

Project Title:

Freedom West

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Freedom West

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$123,750.00
Total CDBG Program Funds Budgeted	N/A	\$123,750.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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:

Freedom West CDC has received release of funds for three properties, (2) in Alva and (1) in Waynoka and are in the process of acquiring. They are continuing to receive approval for acquiring properties in Cherokee.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/6
# of housing units	0	0	0	0/0	0/0	0/6
# of Households benefitting	0	0	0	0/6	0/0	0/6

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:	B-01 25% INCOG
Activity Title:	Purchase & Rehab - Acquisition

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Planned

Project Number:

13629

Project Title:

INCOG

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Indian Nations Council of Governments

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$420,000.00
Total CDBG Program Funds Budgeted	N/A	\$420,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase of seven (7) vacant abandoned or foreclosed upon residential properties located within designated target areas in the Cities of Bristow, Claremore, Coweta and Drumright. Structures suitable for rehabilitation will be repaired to meeting building codes and sold to homebuyers at or below 50% of median income. Direct homeownership assistance may be provided. Vacant structures not suitable for rehabilitation may be demolished under activity F. 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.

Location Description:

Community Census Tract Block Group Risk Score Coweta 306.02 1,2,3,4,5 7 Claremore 502.02 1,2 9 501.04 1,2 8 501.03 1 7 501-01 1,2, 8 Drumright 208.00 1,2,3 10 113.00 1 9 Bristow 210.00 1,2,3 10 209.00 1,2 10

Activity Progress Narrative:

INCOG staff has submitted initial Tier I Environmental Clearance information to ODOC to get clearance and begin the property acquisition.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/8
# of housing units	0	0	0	0/0	0/0	0/8
# of Households benefitting	0	0	0	0/8	0/0	0/8

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:	B-01 25% MHA
Activity Title:	Purchase & Rehab - Acquisition

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Planned

Project Number:

13720

Project Title:

Muskogee Housing Authority

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Muskogee Housing Authority

Overall

Jul 1 thru Sep 30, 2009

To Date

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$392,237.00
Total CDBG Program Funds Budgeted	N/A	\$392,237.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

MHA will purchase and rehabilitate fourteen (14) 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.

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:

Muskogee Housing Authority is about to complete the Environmental Review Tiering process. They are awaiting one additional response letter and will then submit to ODOC.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/5
# of housing units	0	0	0	0/0	0/0	0/5
# of Households benefitting	0	0	0	0/5	0/0	0/5

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:	B-01 25% NAHSI
Activity Title:	Purchase & Rehab - Acquisition

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Planned

Project Number:

13667

Project Title:

Native American Housing Services, Inc.

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Native American Housing Services, Inc

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$320,564.00
Total CDBG Program Funds Budgeted	N/A	\$320,564.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NAHSI will pursue foreclosed and abandoned homes in the target area of Epperly Heights Addition. NAHSI will purchase and rehabilitate ten (10) single-family foreclosed homes in this neighborhood. Seven (7) of the homes will be for homeownership and three (3) of the homes will be 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 Oklahoma County Sheriff sales, through the tax sales held by the Oklahoma County Treasurers Office, through a local Realtor that handles all REO and government own properties in Oklahoma, 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. NAHSI's 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 1400 square feet. It is anticipated based on the current available foreclosure listing that the sale prices for the larger homes will range from \$50,000 to \$70,000.

Location Description:

Epperly Heights Census tract 1078.04 and block groups 1, 2, 3, 4. NAHSI will purchase and rehabilitate these abandon/foreclosed homes in Del City, Oklahoma. Del City has twenty-six (26) eligible block groups as listed in the NSP Balance of State Application. This city has a housing vacancy rate of 11.7% and 11.4% of the citizens in Del City are below the poverty level. After additional research, NAHSI has specifically targeted the Epperly Heights Addition of the City of Del City. Epperly Heights is located in census tract 1078.09, (Block Groups 3 and 4). This area has a HUD score 10 indicating high foreclosure rates and sub-prime lending. NAHSI's Housing Director has identified over fifteen (15) NSP eligible homes in this area. NAHSI has further identified an additional thirty (30) NSP eligible units within the Del City limits. NAHSI will focus on the Epperly Heights neighborhood with the first NSP funding and invest program income off the first seven (7) homes back into the Epperly Heights area or other areas of Del City as needed.

Activity Progress Narrative:

NAHSI has acquired two properties and are out for bid for rehab work. NAHSI are continuing search for foreclosed properties.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/4

# of housing units	0	0	0	0/0	0/0	0/4
# of Households benefitting	0	0	0	0/4	0/0	0/4

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:	B-01 25% NEOCAA
Activity Title:	Purchase & Rehab - Acquisition

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Planned

Project Number:

13651

Project Title:

Northeast OK Comm Action Agency

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Northeast OK Comm Action Agency

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$302,550.00
Total CDBG Program Funds Budgeted	N/A	\$302,550.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Under Acquisition, NEOCAA intends to purchase eight (8) total units. It is anticipated that five (5) units will be acquired to be used as rental housing which will serve those under 50% area median income and three (3) units will be acquired to be used as homeownership units for purchase by NSP eligible homebuyers.

Location Description:

Miami, Oklahoma - Census tracts and blocks included in this project include: 1) Tract 974300, Blocks 1 and 3; 2) Tract 974400, Blocks 1, 2 and 3; 3) Tract 974500, Blocks 1, 2 and 3; 4) Tract 974600, Block 3.

Activity Progress Narrative:

NEOCAA has recently hired a staff member to concentrate on acquiring properties for NSP and is continuing their search in finding properties from realtors and lending institutions.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/5
# of housing units	0	0	0	0/0	0/0	0/5
# of Households benefitting	0	0	0	0/5	0/0	0/5

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:	B-01 25% Norman
Activity Title:	Purchase & Rehab - Acquisition

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Planned

Project Number:

13570

Project Title:

Norman, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Norman

Overall**Jul 1 thru Sep 30, 2009****To Date**

Total Projected Budget from All Sources	N/A	\$225,000.00
Total CDBG Program Funds Budgeted	N/A	\$225,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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:

Norman completed the environmental review for a tiered process, but need to publish; have been monitoring for foreclosed properties within target areas (but non have become available); and are working through the city process to gain permission to hire a realtor to help find properties.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/3
# of housing units	0	0	0	0/0	0/0	0/3
# of Households benefitting	0	0	0	0/3	0/0	0/3

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:	B-01 25% OKC Rem20%
Activity Title:	Purchase & Rehab - Acquisition

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Planned

Project Number:

14003

Project Title:

Oklahoma City - Rem20%

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Oklahoma City

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$414,410.00
Total CDBG Program Funds Budgeted	N/A	\$414,410.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

The City of Oklahoma City (The City) has been notified by the State Department of Commerce (ODOC) of a \$3,924,210 award of NSP funds to acquire a foreclosed multifamily property under NSP Eligible Use B, demolish the acquired property as blighted under Eligible Use D, then redevelop the cleared site as lower-density multifamily rental property under Eligible Use E. The City considers the project a single undertaking which will meet the National Objective of Low, Moderate, Middle Income households. All funds utilized for the project will be fully obligated (under contract) by June 30, 2010.

The City, on July 17, 2009 requested from ODOC \$5,853,892 of NSP funds for the above stated purpose. The announced award of \$3,924,210 will reduce the City's capacity to redevelop the property, lowering the projected number of redeveloped units from 40 to 20.

The City's project budget has been modified to reflect the actual award. The City now proposes to utilize \$1,429,000 or 37%, of the requested funds to purchase blighted, foreclosed multifamily rental property in an area(s) identified by HUD as having high risk for housing foreclosure or abandonment. Approximately 13% of the units are currently occupied. Relocation has been budgeted at an estimated \$180,000, which includes costs for rental assistance payments, moving expenses, contingency for last resort housing and professional contract services.

The Purchase and Rehabilitation budget will allow The City to acquire 112 units of blighted, multifamily rental housing with the proposed funds, of which 29%, or approximately \$414,410 and thus a proportional percentage of the acquired units, or 32 units, will be attributed to the deep income-targeting requirement to provide housing to individuals and families at or below 50% of AMI. The remaining 71% of activity costs and thus 71% of the acquired units, or 80 units, will be attributed to housing individual families at or below 120% of Area Median Income (AMI). The activity will meet the National Objective of Low, Moderate, Middle Income households throughout the required period of affordability.

Location Description:

The City has identified two properties in the target geography that qualify for NSP assistance: One is located at 7550 NW 10th in tract 1069.12, block group 2 (FARscore 8); another is located at 1209 W. Hefner in HUD-Eligible census tract 1083.10, block group 2 (FARscore 10).

Activity Progress Narrative:

In contract approval process. Will conduct TAs next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/32
# of Households benefitting	0	0	0	0/32	0/0	0/32

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: B-01 25% Oklahoma City
Activity Title: Pur & Rehab - Acquisition

Activity Category:

Acquisition - buyout of residential properties

Project Number:

13555

Projected Start Date:

08/01/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Oklahoma City, City of

Projected End Date:

07/30/2013

Responsible Organization:

City of Oklahoma City

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$934,713.00
Total CDBG Program Funds Budgeted	N/A	\$934,713.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

ACTIVITY DESCRIPTION (Including discount rates): Purchase and Rehabilitation Program NSP Eligible Use: Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, to sell or rent the homes or redevelop the properties. CDBG Eligible Activities: • 24 CFR 570.201(a) Acquisition (b) Disposition, and (n) Direct homeownership assistance (as modified below); • 24 CFR 570.202 eligible rehabilitation and preservation activities for homes and other residential properties. The NSP Purchase and Rehabilitation program will expand Oklahoma City's current successful housing rehabilitation programs for whole house rehabilitation, exterior maintenance, and emergency home repairs that collectively return 200 housing units per year to habitable condition including lead paint removal or abatement and historic renovation. The current programs accept only owner-occupied housing units because allocated funds have been insufficient to cover the demand for rehabilitation of vacant, foreclosed or private rental property. NSP funds will allow for expansion to include whole house rehabilitation of abandoned and foreclosed properties. 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 either NSP funds allocated for DPA or through the City's ongoing HOME funded DPA program. The initial set-aside of NSP funds for this activity is proposed at \$3,234,185. This amount is divided into \$2,073,185 for acquisition, \$940,000 for rehabilitation and \$216,000 for disposition activities and \$90,000 for direct homebuyer assistance (DPA). DPA will target incomes between 80 to 120 percent of the AMI to complement and expand the City's current Down Payment Assistance program, which successfully serves incomes at or below 80 percent of 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 of the \$5.79 million in the amount of \$1,447,713 will target incomes at or below 50 percent of the area median income. This represents 25 percent of Oklahoma City's State NSP allocation and will be used to provide permanent housing for very-low income households under two eligible program elements: 1) homeownership opportunities for very low income families; 2) affordable rental housing for families displaced by homelessness or those who are homeless or at risk of homelessness. Oklahoma City's intentions are to use the very low-income subset to close the gap between housing costs and income and to establish a Housing First approach to solving homelessness.

Location Description:

TRACT BLKGRP FARSCORE TRACT BLKGRP FARSCORE
 106502 2,4 6 102000 1,2 7
 106601 2,3 7 102100 1,2,3 7
 107001 3 9 102200 1,2,3 8
 107002 1 10 102300 1,2,3,4 8
 107103 1,2 10 102400 1,2,3,4 10
 107104 1,2 10 102800 1,2,3,4,5 10
 107206 1 8 102900 1 10

107207 1,2 6 103000 1,2 10
 107209 1,2,3,4,5 8 103300 1,2 10
 107211 1 7 103400 1 8
 107212 1 8 103602 1 9
 107213 3,4,5,6 9 103700 1 9
 107214 1,2,3 8 103800 1,2,3 9
 107215 3,4,5 10 103900 1,2,3,4,5 10
 107216 1,2,3 10 104000 1 8
 107217 4,5 9 104100 1,2 10
 107218 1,5 9 104200 1,2,3 10
 107219 1,2 9 104300 1,2,3 10
 107220 1,2 9 104400 1,2,3 8
 107221 3,4 6 104500 1,2,3 8
 107222 1,2 7 104600 1 10
 107223 1,2,3 9 104700 1,2 9
 107302 1,2,3 8 104800 1,2,3 9
 107303 5,9 10 104900 1,2,3,4 9
 107306 1 10 105000 1,2 10
 100200 1,2,3,4,5,6,7 8 105100 1,2 6
 100400 1,2,3,4 10 105201 1,2 10
 100500 1,2,3 10 105202 1 10
 100700 1,2 9 105300 2,3,4,6 9
 100800 1,2,3 9 105400 1,2 10
 100900 1,2 6 105500 1,2,3,4 10
 101000 1,2,3,4 10 105600 1,2,3 9
 101200 1,2 8 105700 1,2 9
 101300 1,2,3,4,5,6 10 105800 1 10
 101400 1,2 10 105904 1,2,3,4 9
 101500 1,2,3 9 106100 1,2,3 10
 101600 1 8 106200 2 9
 101800 1,2 7 105700 1 9
 101900 1,2,3 7 107401 1,2,3,4 10

Activity Progress Narrative:

OKC is completing the Environmental Review process and has already begun to locate properties for acquisition.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/25
# of Households benefitting	0	0	0	0/25	0/0	0/25

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:	B-01 25% Ponca City
Activity Title:	Purchase & Rehab - Acquisition

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Planned

Project Number:

13674

Project Title:

Ponca City, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Ponca City, City of

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase and rehabilitate 7 10 residential properties that have been abandoned or foreclosed upon, in order to rehabilitate and rent to families whose incomes are at or below 50% of the median family income for Ponca City.

Location Description:

Qualified Areas of Greatest Need determined by HUD. In Ponca City those areas are Census Tract 00100, Block Groups 1-5; Census Tract 00201, Block Groups 3-5; Census Tract 00202, Block Group 2, Census Tract 00400, Block Groups 2,4,5; Census Tract 00500, Block Groups 2-4, specifically known properties to date: 744 N. 1st, 314 S. 12th, 2137 Mary, 1709 Richway, 1613 Princeton, 819 N. 7th, 833 N. 2nd, 832 N. Osage, 1933 N. 4th, 305 N. Peachtree, 715 N. Osage, 1101 Princeton, 1000 Brentwood, 1101 S. 5th, 320 N. Birch, 317 Warwick, 700 S. 6th.

Activity Progress Narrative:

Ponca City is working on the environmental reviews for each demolition property (50) and are conducting administrative demolition hearings for each property. All properties are vacant. Ponca City is also working on environmental reviews for properties (8). City attorney is contacting law firms with banks on the properties for possible purchase.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/10
# of housing units	0	0	0	0/0	0/0	0/10
# of Households benefitting	0	0	0	0/10	0/0	0/10

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:	B-01 25% Tulsa County
Activity Title:	Purchase & Rehab - Acquisition

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Planned

Project Number:

13572

Project Title:

Tulsa County

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Tulsa County

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$225,000.00
Total CDBG Program Funds Budgeted	N/A	\$225,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase of (3) vacant abandoned or foreclosed upon residential properties. Structures suitable for rehabilitation will be repaired to meet building codes and sold to homebuyers whose incomes are at or below 50% of median income. Direct homeownership assistance may be provided. Vacant structures not suitable for rehabilitation will be demolished under Activity D. 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:

Tier 1 environmental review process initiated. Investigation of suitability of acquiring specific foreclosed property in Sapulpa in progress.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/3
# of housing units	0	0	0	0/0	0/0	0/3
# of Households benefitting	0	0	0	0/3	0/0	0/3

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:	B-01 CAPTC for Tulsa
Activity Title:	Purchase & Rehab - Acquisition

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Planned

Project Number:

13814

Project Title:

CAPTC for Tulsa

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

CAPTC for Tulsa

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,062,726.00
Total CDBG Program Funds Budgeted	N/A	\$1,062,726.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Tulsa NSP Purchase/Rehab program will acquire and rehabilitate 25 foreclosed upon or abandoned homes. NSP funds will be used to support the full acquisition and rehab costs and upon the sale of the home, recaptured NSP funds will be used rehab additional foreclosed homes under the NSP program. Seven of the homes will be sold to households with incomes less than 50 percent AMI Kendall-Whittier Neighborhood The Kendall Whittier neighborhood is targeted to receive 60 percent of the NSP funds. The Kendall-Whittier Neighborhood is one of Tulsa's first suburban growth areas. In the 1920s, the growing neighborhood demarcated Tulsa's eastern edge. Anchored by the University of Tulsa and an early suburban shopping district known as Whittier Square, the neighborhood was growing and vibrant for 40 years. Starting in the 1960s, the Kendall Whittier Neighborhood entered a period of decline as newer suburban development supplanted the area as a neighborhood of choice. Construction of I-244 highway split the neighborhood at this time and is credited with contributing further to the decline. As property values fell relative to the rest of the housing market and aging housing stock deteriorated, small, "shoebox," apartments to house students and lower-income families replaced many of the original single-family detached homes. Residency became transient and relative income declined. Crime became widespread, further driving down property values and driving away more stable households. Currently, this neighborhood contains a mixture of housing types, including single family and multi-family, which serve a wide range of income brackets. The area median income for this neighborhood is \$24,400 (2000 Census). Because the neighborhood includes the University of Tulsa, it is experiencing some level of privately funded, grass roots revitalization, especially in the housing stock to the south of the university. The city has concentrated public funding along the Lewis corridor, bringing about the revitalization of the Whittier Square area that is currently home to the non-profit Circle Cinema, Tulsa Girls Art School, and several emerging small businesses. Several new homes were recently built as a part of a Tulsa Development Authority project. In addition, CAP developed Educare, an early childhood education center adjacent to a newly constructed elementary school, both of which were supported by the George Kaiser Family Foundation. Despite these efforts, the west side of the neighborhood still contains many blighted structures and has a high percentage of rental occupancy. Latest HMDA data show the rental occupancy at 83%. Hawthorne Neighborhood The Hawthorne neighborhood lies in north Tulsa. It is also the site of a new Educare early childhood education center, supported by the George Kaiser Family Foundation, that is currently under construction and will open in January 2010. North Tulsa, including the Hawthorne neighborhood, has a long history of disinvestment and population loss. Under a recent school consolidation, several elementary schools were combined into the Hawthorne elementary school, making it a revitalization focal point for this portion of north Tulsa. Still, the Hawthorne neighborhood suffers from a high presence of dilapidated and vacant structures, many of which have been foreclosed upon. Like Kendall-Whittier, the neighborhood is a mix of residential, retail and industrial and is bounded on the north by Apahe (36th Street North), on the south by the Gilcrease Expressway, on the east by North Peoria and on the west by North Cincinnati. Originally, the neighborhood's southern edge was Mohawk Boulevard before the Gilcrease Expressway was constructed. In addition to the single-family residences, the neighborhood is home to a large public housing development, Bradford Apartments (formerly known as Vernon Manor) and adjacent to the neighborhood is THA's Comanche Park public housing development. In addition to Hawthorne Elementary, the area has a fire station and swimming pool. There are several underutilized retail and commercial structures. Within a few blocks you will find the Department of Human Services north Tulsa satellite office, a Tulsa Technology Center branch, Neighbor For Neighbor Headquarters, the Westview Clinic and

Saint Simion's. OU-Tulsa has identified a site adjacent to the Hawthorne neighborhood for its North Tulsa clinic. According to the Neighborhood Stabilization Program submittal from the City of Tulsa (submitted to HUD on 2-27-09) both the Kendall Whittier and Hawthorne neighborhoods: Are included in the highest areas of risk for foreclosure and abandonment. Have residential property conditions below average, fair, poor and minimum/unsound. The majority of the homes were built between 1940 and 1960. In addition, a majority of the residents report incomes well below the 2007 poverty levels. The NSP plan will focus approximately 20 percent of the NSP resources on the Hawthorne neighborhood. Approximately 80 percent of the funds allocated for demolition will be used to remove blighted structures from the neighborhood. In addition, funds will be targeted under the Redevelopment category to acquire and redevelop vacant and demolished properties. This activity will be focused to the immediate south of the Educare site. Eugene Field Neighborhood The Eugene Field area is located in Tulsa on the west side of the Arkansas River in a largely industrial and underserved area. According to the 2000 Census, approximately 148,148 children, ages 0-17, reside in Tulsa County. Almost 20% of that population, or nearly 29,630 children, live in poverty. Many of these same children live in the surrounding neighborhoods against a backdrop of years of economic turmoil and intergenerational poverty, illiteracy, unemployment, social isolation (Community Service Council of Tulsa). Adjusted median family income for Eugene Fields school census tract indicates that families in the area have a typical household income of around \$16,166, with 81.5% of the families subsisting on less than 130% of the federal poverty level (Bureau of Labor Statistics). 41% of the households are headed by a single parent and 80% are non-white. The Eugene Field neighborhood contains a high percentage of public housing. Three subsidized housing projects serve this neighborhood, including Brightwaters, a Tulsa Housing Authority project, and a privately owned property called Western Pines. The neighborhood also includes two single family developments. In 2007, CAP, in partnership with the Tulsa School District and the George Kaiser Family Foundation, constructed a new early childhood education center adjacent to the newly built Eugene Field elementary school. This school serves a population of 370 children. Because of the large child population in the neighborhood, the Tulsa NSP program will focus approximately 20 percent of the NSP resources in Eugene Field, specifically to acquire and rehabilitated single family homes that have been foreclosed upon.

Location Description:

Eugene Field Neighborhood, Kendall Whittier, Hawthorne Neighborhood Census Tracts Kendall-Whittier 22.00, 20.00, 21.00, 19.00, 34.00, 35.00 Hawthorne 62.00 Eugene Field 46.00

Activity Progress Narrative:

CAPTC intends to use the NSP funds to secure a 240 unit foreclosed multi-family property located in East Tulsa. The Cimarron multi-family property is located in census track 73.12 at 13201 East 31st Street Tulsa, OK. It is located in an area that scores at 6 or higher in the estimated risk score. NSP funds would contribute towards the joint acquisition of the property by CAPTC and GHC to form a new single asset, Oklahoma LLC. Non-federal resources would be used towards renovation costs which include replacement of mechanical systems, roof, etc. Holding new public hearings in accordance to the city's citizen participation plan.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/18
# of housing units	0	0	0	0/0	0/0	0/18
# of Households benefitting	0	0	0	0/0	0/18	0/18

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:	B-01 Delta CAF
Activity Title:	Purchase & Rehab - Acquisition

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Planned

Project Number:

14002

Project Title:

Delta CAF Rem20%

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Delta CAF

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$371,600.00
Total CDBG Program Funds Budgeted	N/A	\$371,600.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The 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:

In contract approval process. Will conduct TAs next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/8
# of housing units	0	0	0	0/0	0/0	0/8
# of Households benefitting	0	0	0	0/0	0/8	0/8

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:	B-01 Enid
Activity Title:	Pur & Rehab - Acquisition

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Planned

Project Number:

13556

Project Title:

Enid, City of

Projected Start Date:

05/01/2009

Projected End Date:

06/01/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Enid

Overall**Jul 1 thru Sep 30, 2009****To Date**

Total Projected Budget from All Sources	N/A	\$40,000.00
Total CDBG Program Funds Budgeted	N/A	\$40,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

When a property is purchased through a foreclosure, the purchased home will be rehabilitated as necessary to ensure the structures meet minimum property standards. If the cost to rehabilitate the unit exceeds 75% of the acquisition cost, and/or the cost of acquisition and rehabilitation exceeds one hundred percent (100%) loan-to-value, the city will assess the feasibility of demolition. For the property eligible for rehabilitation, the City of Enid will partner with a local CHDO to ensure all rehabilitation is complete to HUD standards. The rehabilitation will include standards that surpass the minimum code requirements and incorporate energy-efficiency for long-term sustainability. The City of Enid will also use leveraged funds to assist potential purchasers attend required homebuyer education workshops through the Community Development Support Association. Upon completion, a certificate will be awarded. Two purchasers will be chosen to receive homebuyer assistance. If the property is utilized as rental housing, the City of Enid will secure a deed restriction to ensure that all units are rented to households earning less than 50 percent of median area income. The deed restriction will remain in effect for no less than 20 years. The maximum Affordable Rents shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing and Urban Development: efficiency One-Bdrm Two Brdm Three-Bdrm Four-Bdrm \$455.00 \$479.00 \$576.00 \$798.00 \$821.00 In the event the unit is transferred to an owner(s) deemed ineligible for assistance under NSP guidelines before the affordability period expires, the assistance provided by the City will be subject to recapture. Recapture will not be sought if ownership is transferred to a NSP eligible applicant. The City will monitor assisted units at initial occupancy and every three years during the affordability period. The City will use the minimum affordability period of the federal HOME Investment Partnership Program, 24 CFR 92.252(a), (c), (e) and (f), and 92.254. The minimum affordability periods are as follows: Up to \$15,000 5 Years \$15,001 to \$40,000 10 Years Over \$40,000 15 years New Construction 20 years

Location Description:

Census Tract 7 will be the focus area of activities, followed by Census Tract 1 as funds are available. Census Tract 7 has the greatest need for assistance due to the high rate of foreclosure with 7.1% and high vacancy rate of 12.8%, both of which are the highest of all census tracts in the city limits of Enid. Census Tract 7 also has 85.5% of the population living below the 120% median income. Census Tract 1 has an estimated foreclosure rate of 5.0%, and a vacancy rate of 11.7%.

Activity Progress Narrative:

The City of Enid completed the environmental review and published a combined notice of finding of no significant impact and intent to request release of funds. No comments were received. The City of Enid Commissioners are to approve the request to release funds and after released the projects will commence.

Performance Measures

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

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:	B-01 Freedom West
Activity Title:	Purchase & Rehab - Acquisition

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Planned

Project Number:

13669

Project Title:

Freedom West

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Freedom West

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$264,750.00
Total CDBG Program Funds Budgeted	N/A	\$264,750.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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:

Freedom West has identified 5 properties in 2 communities and has submitted the information to ODOC for the environmental review. The activities for three of the properties were determined to be categorically excluded/exempt and release of funds was achieved on 9/1/09. The two remaining properties will be submitted to HUD for environmental review. The property on Nickerson had an incorrect street number on the previous QPR. The address was corrected by the subrecipient on their environmental review information. The legal description of the property did not change.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/8
# of housing units	0	0	0	0/0	0/0	0/8
# of Households benefitting	0	0	0	0/0	0/8	0/8

Activity Locations

Address	City	State	Zip
1228 Nickerson	Alva	NA	73860-
401 S. Pennsylvania	Cherokee	NA	73728-
225 Barnes St.	Alva	NA	73717-
711 S. Massachusetts	Cherokee	NA	73728-
1318 Maple St.	Alva	NA	73717-

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:	B-01 Lawton
Activity Title:	Purchase & Rehab - Acquisition

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Planned

Project Number:

13611

Project Title:

Lawton, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Lawton

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$443,096.00
Total CDBG Program Funds Budgeted	N/A	\$443,096.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

There are 12 properties that are under consideration. These properties are eligible for rehabilitation and exterior housing improvements such as new roofs, new windows and doors, new siding. The City's maximum purchase price for all of the eligible properties would be \$443,096. We plan to rehabilitate the structures using our regular contractors and subcontractors. We would then provide the homebuyers with first-time homebuyers assistance as necessary to sell all 12 homes to 120% and below area median income group.

Location Description:

LOCATION (S): 1713 NW Bell 6212 NW Ash 2306 NW 17th Street 4611 SW Cherokee 1117 NW Oak Avenue 4808 NW Pollard 2322 NW 32d Street 706 NW Dearborn 4549 SW G Avenue 2738 SW I Avenue 1508 SW Tennessee 1707 NW Euclid

Activity Progress Narrative:

Environmental review is underway. Interviewing and hiring an NSP coordinator to run the program.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/12
# of housing units	0	0	0	0/0	0/0	0/12
# of Households benefitting	0	0	0	0/0	0/12	0/12

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:	B-01 MHA
Activity Title:	Purchase & Rehab - Acquisition

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Planned

Project Number:

13720

Project Title:

Muskogee Housing Authority

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Muskogee Housing Authority

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$706,027.00
Total CDBG Program Funds Budgeted	N/A	\$706,027.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

MHA will purchase and rehabilitate fourteen (14) 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:

Muskogee Housing Authority is about to complete the Environmental Review Tiering process. They are awaiting one additional response letter and will then submit to ODOC.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/9
# of housing units	0	0	0	0/0	0/0	0/9
# of Households benefitting	0	0	0	0/0	0/9	0/9

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: B-01 NAHSI

Activity Title: Purchase & Rehab - Acquisition

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Planned

Project Number:

13667

Project Title:

Native American Housing Services, Inc.

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Native American Housing Services, Inc

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$480,846.00
Total CDBG Program Funds Budgeted	N/A	\$480,846.00
Program Funds Drawdown	\$115,757.73	\$115,757.73
Obligated CDBG DR Funds	\$115,757.73	\$115,757.73
Expended CDBG DR Funds	\$115,757.73	\$115,757.73
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NAHSI will pursue foreclosed and abandoned homes in the target area of Epperly Heights Addition. NAHSI will purchase and rehabilitate ten (10) single-family foreclosed homes in this neighborhood. Seven (7) of the homes will be for homeownership and three (3) of the homes will be 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 Oklahoma County Sheriff sales, through the tax sales held by the Oklahoma County Treasurers Office, through a local Realtor that handles all REO and government own properties in Oklahoma, 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. NAHSI's 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 1400 square feet. It is anticipated based on the current available foreclosure listing that the sale prices for the larger homes will range from \$50,000 to \$70,000.

Location Description:

Epperly Heights Census tract 1078.04 and block groups 1, 2, 3, 4. NAHSI will purchase and rehabilitate these abandon/foreclosed homes in Del City, Oklahoma. Del City has twenty-six (26) eligible block groups as listed in the NSP Balance of State Application. This city has a housing vacancy rate of 11.7% and 11.4% of the citizens in Del City are below the poverty level. After additional research, NAHSI has specifically targeted the Epperly Heights Addition of the City of Del City. Epperly Heights is located in census tract 1078.09, (Block Groups 3 and 4). This area has a HUD score 10 indicating high foreclosure rates and sub-prime lending. NAHSI's Housing Director has identified over fifteen (15) NSP eligible homes in this area. NAHSI has further identified an additional thirty (30) NSP eligible units within the Del City limits. NAHSI will focus on the Epperly Heights neighborhood with the first NSP funding and invest program income off the first seven (7) homes back into the Epperly Heights area or other areas of Del City as needed.

Activity Progress Narrative:

NAHSI has acquired two properties and are out for bid for rehab work. NAHSI are continuing search for foreclosed properties.

Performance Measures

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

# of housing units	0	0	0	0/0	0/0	0/6
# of Households benefitting	0	0	0	0/0	0/6	0/6

Activity Locations

Address	City	State	Zip
4012 Larkwood Dr	Del City	NA	73115-
4744 Newport	Del City	NA	73115-

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: B-01 NEOCAA

Activity Title: Purchase & Rehab. - Acquisition

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Planned

Project Number:

13651

Project Title:

Northeast OK Comm Action Agency

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Northeast OK Comm Action Agency

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$181,500.00
Total CDBG Program Funds Budgeted	N/A	\$181,500.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Under Acquisition, NEOCAA intends to purchase eight (8) total units. It is anticipated that five (5) units will be acquired to be used as rental housing which will serve those under 50% area median income and three (3) units will be acquired to be used as homeownership units for purchase by NSP eligible homebuyers.

Location Description:

Miami, Oklahoma - Census tracts and blocks included in this project include: 1) Tract 974300, Blocks 1 and 3; 2) Tract 974400, Blocks 1, 2 and 3; 3) Tract 974500, Blocks 1, 2 and 3; 4) Tract 974600, Block 3.

Activity Progress Narrative:

NEOCAA has recently hired a staff member to concentrate on acquiring properties for NSP and is continuing their search in finding properties from realtors and lending institutions.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/3
# of housing units	0	0	0	0/0	0/0	0/3
# of Households benefitting	0	0	0	0/0	0/3	0/3

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:	B-01 OKC Rem20%
Activity Title:	Purchase & Rehab - Acquisition

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Planned

Project Number:

14003

Project Title:

Oklahoma City - Rem20%

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Oklahoma City

Overall**Jul 1 thru Sep 30, 2009****To Date**

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,014,590.00
Total CDBG Program Funds Budgeted	N/A	\$1,014,590.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

The City of Oklahoma City (The City) has been notified by the State Department of Commerce (ODOC) of a \$3,924,210 award of NSP funds to acquire a foreclosed multifamily property under NSP Eligible Use B, demolish the acquired property as blighted under Eligible Use D, then redevelop the cleared site as lower-density multifamily rental property under Eligible Use E. The City considers the project a single undertaking which will meet the National Objective of Low, Moderate, Middle Income households. All funds utilized for the project will be fully obligated (under contract) by June 30, 2010.

The City, on July 17, 2009 requested from ODOC \$5,853,892 of NSP funds for the above stated purpose. The announced award of \$3,924,210 will reduce the City's capacity to redevelop the property, lowering the projected number of redeveloped units from 40 to 20.

The City's project budget has been modified to reflect the actual award. The City now proposes to utilize \$1,429,000 or 37%, of the requested funds to purchase blighted, foreclosed multifamily rental property in an area(s) identified by HUD as having high risk for housing foreclosure or abandonment. Approximately 13% of the units are currently occupied. Relocation has been budgeted at an estimated \$180,000, which includes costs for rental assistance payments, moving expenses, contingency for last resort housing and professional contract services.

The Purchase and Rehabilitation budget will allow The City to acquire 112 units of blighted, multifamily rental housing with the proposed funds, of which 29%, or approximately \$414,410 and thus a proportional percentage of the acquired units, or 32 units, will be attributed to the deep income-targeting requirement to provide housing to individuals and families at or below 50% of AMI. The remaining 71% of activity costs and thus 71% of the acquired units, or 80 units, will be attributed to housing individual families at or below 120% of Area Median Income (AMI). The activity will meet the National Objective of Low, Moderate, Middle Income households throughout the required period of affordability.

Location Description:

The City has identified two properties in the target geography that qualify for NSP assistance: One is located at 7550 NW 10th in tract 1069.12, block group 2 (FARscore 8); another is located at 1209 W. Hefner in HUD-Eligible census tract 1083.10, block group 2 (FARscore 10).

Activity Progress Narrative:

In contract approval process. Will conduct TAs next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/80
# of Households benefitting	0	0	0	0/0	0/80	0/80

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: B-01 Oklahoma City
Activity Title: Pur & Rehab - Acquisition

Activity Category:

Acquisition - buyout of residential properties

Project Number:

13555

Projected Start Date:

08/03/2009

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Oklahoma City, City of

Projected End Date:

07/30/2013

Responsible Organization:

City of Oklahoma City

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,138,472.00
Total CDBG Program Funds Budgeted	N/A	\$1,138,472.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase and Rehabilitation Program NSP Eligible Use: Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, to sell or rent the homes or redevelop the properties. CDBG Eligible Activities: • 24 CFR 570.201(a) Acquisition (b) Disposition, and (n) Direct homeownership assistance (as modified below); • 24 CFR 570.202 eligible rehabilitation and preservation activities for homes and other residential properties. The NSP Purchase and Rehabilitation program will expand Oklahoma City's current successful housing rehabilitation programs for whole house rehabilitation, exterior maintenance, and emergency home repairs that collectively return 200 housing units per year to habitable condition including lead paint removal or abatement and historic renovation. The current programs accept only owner-occupied housing units because allocated funds have been insufficient to cover the demand for rehabilitation of vacant, foreclosed or private rental property. NSP funds will allow for expansion to include whole house rehabilitation of abandoned and foreclosed properties. 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 either NSP funds allocated for DPA or through the City's ongoing HOME funded DPA program. The initial set-aside of NSP funds for this activity is proposed at \$3,234,185. This amount is divided into \$2,073,185 for acquisition, \$940,000 for rehabilitation and \$216,000 for disposition activities and \$90,000 for direct homebuyer assistance (DPA). DPA will target incomes between 80 to 120 percent of the AMI to complement and expand the City's current Down Payment Assistance program, which successfully serves incomes at or below 80 percent of 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 of the \$5.79 million in the amount of \$1,447,713 will target incomes at or below 50 percent of the area median income. This represents 25 percent of Oklahoma City's State NSP allocation and will be used to provide permanent housing for very-low income households under two eligible program elements: 1) homeownership opportunities for very low income families; 2) affordable rental housing for families displaced by homelessness or those who are homeless or at risk of homelessness. Oklahoma City's intentions are to use the very low-income subset to close the gap between housing costs and income and to establish a Housing First approach to solving homelessness.

Location Description:

TRACT BLKGRP FARSCORE
 106502 2,4 6 102000 1,2 7
 106601 2,3 7 102100 1,2,3 7
 107001 3 9 102200 1,2,3 8
 107002 1 10 102300 1,2,3,4 8
 107103 1,2 10 102400 1,2,3,4 10
 107104 1,2 10 102800 1,2,3,4,5 10

107206 1 8 102900 1 10
 107207 1,2 6 103000 1,2 10
 107209 1,2,3,4,5 8 103300 1,2 10
 107211 1 7 103400 1 8
 107212 1 8 103602 1 9
 107213 3,4,5,6 9 103700 1 9
 107214 1,2,3 8 103800 1,2,3 9
 107215 3,4,5 10 103900 1,2,3,4,5 10
 107216 1,2,3 10 104000 1 8
 107217 4,5 9 104100 1,2 10
 107218 1,5 9 104200 1,2,3 10
 107219 1,2 9 104300 1,2,3 10
 107220 1,2 9 104400 1,2,3 8
 107221 3,4 6 104500 1,2,3 8
 107222 1,2 7 104600 1 10
 107223 1,2,3 9 104700 1,2 9
 107302 1,2,3 8 104800 1,2,3 9
 107303 5,9 10 104900 1,2,3,4 9
 107306 1 10 105000 1,2 10
 100200 1,2,3,4,5,6,7 8 105100 1,2 6
 100400 1,2,3,4 10 105201 1,2 10
 100500 1,2,3 10 105202 1 10
 100700 1,2 9 105300 2,3,4,6 9
 100800 1,2,3 9 105400 1,2 10
 100900 1,2 6 105500 1,2,3,4 10
 101000 1,2,3,4 10 105600 1,2,3 9
 101200 1,2 8 105700 1,2 9
 101300 1,2,3,4,5,6 10 105800 1 10
 101400 1,2 10 105904 1,2,3,4 9
 101500 1,2,3 9 106100 1,2,3 10
 101600 1 8 106200 2 9
 101800 1,2 7 105700 1 9
 101900 1,2,3 7 107401 1,2,3,4 10

Activity Progress Narrative:

OKC is completing the Environmental Review process and has already begun to locate properties for acquisition.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/50

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: B-02 25% Oklahoma City
Activity Title: Pur & Rehab - Disposition

Activity Category:

Disposition

Activity Status:

Planned

Project Number:

13555

Project Title:

Oklahoma City, City of

Projected Start Date:

08/03/2009

Projected End Date:

07/30/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Oklahoma City

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$75,000.00
Total CDBG Program Funds Budgeted	N/A	\$75,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

ACTIVITY DESCRIPTION (Including discount rates): Purchase and Rehabilitation Program NSP Eligible Use: Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, to sell or rent the homes or redevelop the properties. CDBG Eligible Activities: • 24 CFR 570.201(a) Acquisition (b) Disposition, and (n) Direct homeownership assistance (as modified below); • 24 CFR 570.202 eligible rehabilitation and preservation activities for homes and other residential properties. The NSP Purchase and Rehabilitation program will expand Oklahoma City's current successful housing rehabilitation programs for whole house rehabilitation, exterior maintenance, and emergency home repairs that collectively return 200 housing units per year to habitable condition including lead paint removal or abatement and historic renovation. The current programs accept only owner-occupied housing units because allocated funds have been insufficient to cover the demand for rehabilitation of vacant, foreclosed or private rental property. NSP funds will allow for expansion to include whole house rehabilitation of abandoned and foreclosed properties. 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 either NSP funds allocated for DPA or through the City's ongoing HOME funded DPA program. The initial set-aside of NSP funds for this activity is proposed at \$3,234,185. This amount is divided into \$2,073,185 for acquisition, \$940,000 for rehabilitation and \$216,000 for disposition activities and \$90,000 for direct homebuyer assistance (DPA). DPA will target incomes between 80 to 120 percent of the AMI to complement and expand the City's current Down Payment Assistance program, which successfully serves incomes at or below 80 percent of 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 of the \$5.79 million in the amount of \$1,447,713 will target incomes at or below 50 percent of the area median income. This represents 25 percent of Oklahoma City's State NSP allocation and will be used to provide permanent housing for very-low income households under two eligible program elements: 1) homeownership opportunities for very low income families; 2) affordable rental housing for families displaced by homelessness or those who are homeless or at risk of homelessness. Oklahoma City's intentions are to use the very low-income subset to close the gap between housing costs and income and to establish a Housing First approach to solving homelessness.

Location Description:

TRACT BLKGRP FARSCORE

- 106502 2,4 6 102000 1,2 7
- 106601 2,3 7 102100 1,2,3 7
- 107001 3 9 102200 1,2,3 8
- 107002 1 10 102300 1,2,3,4 8
- 107103 1,2 10 102400 1,2,3,4 10
- 107104 1,2 10 102800 1,2,3,4,5 10

107206 1 8 102900 1 10
 107207 1,2 6 103000 1,2 10
 107209 1,2,3,4,5 8 103300 1,2 10
 107211 1 7 103400 1 8
 107212 1 8 103602 1 9
 107213 3,4,5,6 9 103700 1 9
 107214 1,2,3 8 103800 1,2,3 9
 107215 3,4,5 10 103900 1,2,3,4,5 10
 107216 1,2,3 10 104000 1 8
 107217 4,5 9 104100 1,2 10
 107218 1,5 9 104200 1,2,3 10
 107219 1,2 9 104300 1,2,3 10
 107220 1,2 9 104400 1,2,3 8
 107221 3,4 6 104500 1,2,3 8
 107222 1,2 7 104600 1 10
 107223 1,2,3 9 104700 1,2 9
 107302 1,2,3 8 104800 1,2,3 9
 107303 5,9 10 104900 1,2,3,4 9
 107306 1 10 105000 1,2 10
 100200 1,2,3,4,5,6,7 8 105100 1,2 6
 100400 1,2,3,4 10 105201 1,2 10
 100500 1,2,3 10 105202 1 10
 100700 1,2 9 105300 2,3,4,6 9
 100800 1,2,3 9 105400 1,2 10
 100900 1,2 6 105500 1,2,3,4 10
 101000 1,2,3,4 10 105600 1,2,3 9
 101200 1,2 8 105700 1,2 9
 101300 1,2,3,4,5,6 10 105800 1 10
 101400 1,2 10 105904 1,2,3,4 9
 101500 1,2,3 9 106100 1,2,3 10
 101600 1 8 106200 2 9
 101800 1,2 7 105700 1 9
 101900 1,2,3 7 107401 1,2,3,4 10

Activity Progress Narrative:

OKC is completing the Environmental Review process and has already begun to locate properties for acquisition.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/25
# of Households benefitting	0	0	0	0/25	0/0	0/25

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: B-02 Oklahoma City
Activity Title: Pur & Rehab - Disposition

Activity Category:

Disposition

Activity Status:

Planned

Project Number:

13555

Project Title:

Oklahoma City, City of

Projected Start Date:

08/03/2009

Projected End Date:

07/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Oklahoma City

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$141,000.00
Total CDBG Program Funds Budgeted	N/A	\$141,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

ACTIVITY DESCRIPTION (Including discount rates): Purchase and Rehabilitation Program NSP Eligible Use: Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, to sell or rent the homes or redevelop the properties. CDBG Eligible Activities: • 24 CFR 570.201(a) Acquisition (b) Disposition, and (n) Direct homeownership assistance (as modified below); • 24 CFR 570.202 eligible rehabilitation and preservation activities for homes and other residential properties. The NSP Purchase and Rehabilitation program will expand Oklahoma City's current successful housing rehabilitation programs for whole house rehabilitation, exterior maintenance, and emergency home repairs that collectively return 200 housing units per year to habitable condition including lead paint removal or abatement and historic renovation. The current programs accept only owner-occupied housing units because allocated funds have been insufficient to cover the demand for rehabilitation of vacant, foreclosed or private rental property. NSP funds will allow for expansion to include whole house rehabilitation of abandoned and foreclosed properties. 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 either NSP funds allocated for DPA or through the City's ongoing HOME funded DPA program. The initial set-aside of NSP funds for this activity is proposed at \$3,234,185. This amount is divided into \$2,073,185 for acquisition, \$940,000 for rehabilitation and \$216,000 for disposition activities and \$90,000 for direct homebuyer assistance (DPA). DPA will target incomes between 80 to 120 percent of the AMI to complement and expand the City's current Down Payment Assistance program, which successfully serves incomes at or below 80 percent of 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 of the \$5.79 million in the amount of \$1,447,713 will target incomes at or below 50 percent of the area median income. This represents 25 percent of Oklahoma City's State NSP allocation and will be used to provide permanent housing for very-low income households under two eligible program elements: 1) homeownership opportunities for very low income families; 2) affordable rental housing for families displaced by homelessness or those who are homeless or at risk of homelessness. Oklahoma City's intentions are to use the very low-income subset to close the gap between housing costs and income and to establish a Housing First approach to solving homelessness.

Location Description:

TRACT BLKGRP FARSCORE

106502 2,4 6 102000 1,2 7
 106601 2,3 7 102100 1,2,3 7
 107001 3 9 102200 1,2,3 8
 107002 1 10 102300 1,2,3,4 8
 107103 1,2 10 102400 1,2,3,4 10
 107104 1,2 10 102800 1,2,3,4,5 10

107206 1 8 102900 1 10
 107207 1,2 6 103000 1,2 10
 107209 1,2,3,4,5 8 103300 1,2 10
 107211 1 7 103400 1 8
 107212 1 8 103602 1 9
 107213 3,4,5,6 9 103700 1 9
 107214 1,2,3 8 103800 1,2,3 9
 107215 3,4,5 10 103900 1,2,3,4,5 10
 107216 1,2,3 10 104000 1 8
 107217 4,5 9 104100 1,2 10
 107218 1,5 9 104200 1,2,3 10
 107219 1,2 9 104300 1,2,3 10
 107220 1,2 9 104400 1,2,3 8
 107221 3,4 6 104500 1,2,3 8
 107222 1,2 7 104600 1 10
 107223 1,2,3 9 104700 1,2 9
 107302 1,2,3 8 104800 1,2,3 9
 107303 5,9 10 104900 1,2,3,4 9
 107306 1 10 105000 1,2 10
 100200 1,2,3,4,5,6,7 8 105100 1,2 6
 100400 1,2,3,4 10 105201 1,2 10
 100500 1,2,3 10 105202 1 10
 100700 1,2 9 105300 2,3,4,6 9
 100800 1,2,3 9 105400 1,2 10
 100900 1,2 6 105500 1,2,3,4 10
 101000 1,2,3,4 10 105600 1,2,3 9
 101200 1,2 8 105700 1,2 9
 101300 1,2,3,4,5,6 10 105800 1 10
 101400 1,2 10 105904 1,2,3,4 9
 101500 1,2,3 9 106100 1,2,3 10
 101600 1 8 106200 2 9
 101800 1,2 7 105700 1 9
 101900 1,2,3 7 107401 1,2,3,4 10

Activity Progress Narrative:

OKC is completing the Environmental Review process and has already begun to locate properties for acquisition.

Performance Measures

	This Report Period		Total	Cumulative Actual Total / Expected		
	Low	Mod		Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/50

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:	B-05 25% NAHSI
Activity Title:	Purchase & Rehab - Homebuyer Counseling

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

13667

Project Title:

Native American Housing Services, Inc.

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Native American Housing Services, Inc

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$500.00
Total CDBG Program Funds Budgeted	N/A	\$500.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$500.00	\$500.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Home buyer counseling: NAHSI will pursue foreclosed and abandoned homes in the target area of Epperly Heights Addition. NAHSI will purchase and rehabilitate ten (10) single-family foreclosed homes in this neighborhood. Seven (7) of the homes will be for homeownership and three (3) of the homes will be 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 Oklahoma County Sheriff sales, through the tax sales held by the Oklahoma County Treasurers Office, through a local Realtor that handles all REO and government own properties in Oklahoma, 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. NAHSIs 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 1400 square feet. It is anticipated based on the current available foreclosure listing that the sale prices for the larger homes will range from \$50,000 to \$70,000.

Location Description:

Epperly Heights Census tract 1078.04 and block groups 1, 2, 3, 4. NAHSI will purchase and rehabilitate these abandon/foreclosed homes in Del City, Oklahoma. Del City has twenty-six (26) eligible block groups as listed in the NSP Balance of State Application. This city has a housing vacancy rate of 11.7% and 11.4% of the citizens in Del City are below the poverty level. After additional research, NAHSI has specifically targeted the Epperly Heights Addition of the City of Del City. Epperly Heights is located in census tract 1078.09, (Block Groups 3 and 4). This area has a HUD score 10 indicating high foreclosure rates and sub-prime lending. NAHSIs Housing Director has identified over fifteen (15) NSP eligible homes in this area. NAHSI has further identified an additional thirty (30) NSP eligible units within the Del City limits. NAHSI will focus on the Epperly Heights neighborhood with the first NSP funding and invest program income off the first seven (7) homes back into the Epperly Heights area or other areas of Del City as needed.

Activity Progress Narrative:

NAHSI has acquired two properties and are out for bid for rehab work. NAHSI are continuing search for foreclosed properties.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/1

# of Households benefitting	0	0	0	0/1	0/0	0/1
-----------------------------	---	---	---	-----	-----	-----

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: B-05 NAHSI

Activity Title: Purchase & Rehab - Homebuyer Counseling

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

13667

Project Title:

Native American Housing Services, Inc.

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Native American Housing Services, Inc

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$3,000.00
Total CDBG Program Funds Budgeted	N/A	\$3,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$3,000.00	\$3,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Homebuyer Counseling: NAHSI will purchase and rehabilitate these abandon/foreclosed homes in Del City, Oklahoma. Del City has twenty-six (26) eligible block groups as listed in the NSP Balance of State Application. This city has a housing vacancy rate of 11.7% and 11.4% of the citizens in Del City are below the poverty level. After additional research, NAHSI has specifically targeted the Epperly Heights Addition of the City of Del City. Epperly Heights is located in census tract 1078.09, (Block Groups 3 and 4). This area has a HUD score 10 indicating high foreclosure rates and sub-prime lending. NAHSI's Housing Director has identified over fifteen (15) NSP eligible homes in this area. NAHSI has further identified an additional thirty (30) NSP eligible units within the Del City limits. NAHSI will focus on the Epperly Heights neighborhood with the first NSP funding and invest program income off the first seven (7) homes back into the Epperly Heights area or other areas of Del City as needed.

Location Description:

Epperly Heights Census tract 1078.04 and block groups 1, 2, 3, 4. NAHSI will pursue foreclosed and abandoned homes in the target area of Epperly Heights Addition. NAHSI will purchase and rehabilitate ten (10) single-family foreclosed homes in this neighborhood. Seven (7) of the homes will be for homeownership and three (3) of the homes will be 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 Oklahoma County Sheriff sales, through the tax sales held by the Oklahoma County Treasurers Office, through a local Realtor that handles all REO and government own properties in Oklahoma, 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.

Activity Progress Narrative:

NAHSI has acquired two properties and are out for bid for rehab work. NAHSI are continuing search for foreclosed properties.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/6
# of Households benefitting	0	0	0	0/0	0/6	0/6

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:	B-08 OKC Rem20%
Activity Title:	Purchase & Rehab - Relocation

Activity Category:

Relocation payments and assistance

Activity Status:

Planned

Project Number:

14003

Project Title:

Oklahoma City - Rem20%

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Oklahoma City

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$180,000.00
Total CDBG Program Funds Budgeted	N/A	\$180,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

The City of Oklahoma City (The City) has been notified by the State Department of Commerce (ODOC) of a \$3,924,210 award of NSP funds to acquire a foreclosed multifamily property under NSP Eligible Use B, demolish the acquired property as blighted under Eligible Use D, then redevelop the cleared site as lower-density multifamily rental property under Eligible Use E. The City considers the project a single undertaking which will meet the National Objective of Low, Moderate, Middle Income households. All funds utilized for the project will be fully obligated (under contract) by June 30, 2010.

The City, on July 17, 2009 requested from ODOC \$5,853,892 of NSP funds for the above stated purpose. The announced award of \$3,924,210 will reduce the City's capacity to redevelop the property, lowering the projected number of redeveloped units from 40 to 20.

The City's project budget has been modified to reflect the actual award. The City now proposes to utilize \$1,429,000 or 37%, of the requested funds to purchase blighted, foreclosed multifamily rental property in an area(s) identified by HUD as having high risk for housing foreclosure or abandonment. Approximately 13% of the units are currently occupied. Relocation has been budgeted at an estimated \$180,000, which includes costs for rental assistance payments, moving expenses, contingency for last resort housing and professional contract services.

The Purchase and Rehabilitation budget will allow The City to acquire 112 units of blighted, multifamily rental housing with the proposed funds, of which 29%, or approximately \$414,410 and thus a proportional percentage of the acquired units, or 32 units, will be attributed to the deep income-targeting requirement to provide housing to individuals and families at or below 50% of AMI. The remaining 71% of activity costs and thus 71% of the acquired units, or 80 units, will be attributed to housing individual families at or below 120% of Area Median Income (AMI). The activity will meet the National Objective of Low, Moderate, Middle Income households throughout the required period of affordability.

Location Description:

The target geography consists of three NSP-eligible census tracts: 1069.12; 1069.13; 1083.10, each having a HUD Foreclosure and Abandonment Risk score (FARscore)[1] of eight or higher, indicating high risk for housing foreclosure or abandonment.

>

Activity Progress Narrative:

In contract approval process. Will conduct TAs next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/15
# of Households benefitting	0	0	0	0/0	0/15	0/15
# of Persons benefitting	0	0	0	0/0	0/60	0/60

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

No Other Funding Sources Found

Total Other Funding Sources

Amount

Grantee Activity Number: B-14a 25% CAPTC for Tulsa

Activity Title: Purchase & Rehab - Homeownership

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

13814

Project Title:

CAPTC for Tulsa

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

CAPTC for Tulsa

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$301,000.00
Total CDBG Program Funds Budgeted	N/A	\$301,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Tulsa NSP Purchase/Rehab program will acquire and rehabilitate 25 foreclosed upon or abandoned homes. NSP funds will be used to support the full acquisition and rehab costs and upon the sale of the home, recaptured NSP funds will be used rehab additional foreclosed homes under the NSP program. Seven of the homes will be sold to households with incomes less than 50 percent AMI Kendall-Whittier Neighborhood The Kendall Whittier neighborhood is targeted to receive 60 percent of the NSP funds. The Kendall-Whittier Neighborhood is one of Tulsa's first suburban growth areas. In the 1920s, the growing neighborhood demarcated Tulsa's eastern edge. Anchored by the University of Tulsa and an early suburban shopping district known as Whittier Square, the neighborhood was growing and vibrant for 40 years. Starting in the 1960s, the Kendall Whittier Neighborhood entered a period of decline as newer suburban development supplanted the area as a neighborhood of choice. Construction of I-244 highway split the neighborhood at this time and is credited with contributing further to the decline. As property values fell relative to the rest of the housing market and aging housing stock deteriorated, small, "shoebox," apartments to house students and lower-income families replaced many of the original single-family detached homes. Residency became transient and relative income declined. Crime became widespread, further driving down property values and driving away more stable households. Currently, this neighborhood contains a mixture of housing types, including single family and multi-family, which serve a wide range of income brackets. The area median income for this neighborhood is \$24,400 (2000 Census). Because the neighborhood includes the University of Tulsa, it is experiencing some level of privately funded, grass roots revitalization, especially in the housing stock to the south of the university. The city has concentrated public funding along the Lewis corridor, bringing about the revitalization of the Whittier Square area that is currently home to the non-profit Circle Cinema, Tulsa Girls Art School, and several emerging small businesses. Several new homes were recently built as a part of a Tulsa Development Authority project. In addition, CAP developed Educare, an early childhood education center adjacent to a newly constructed elementary school, both of which were supported by the George Kaiser Family Foundation. Despite these efforts, the west side of the neighborhood still contains many blighted structures and has a high percentage of rental occupancy. Latest HMDA data show the rental occupancy at 83%. Hawthorne Neighborhood The Hawthorne neighborhood lies in north Tulsa. It is also the site of a new Educare early childhood education center, supported by the George Kaiser Family Foundation, that is currently under construction and will open in January 2010. North Tulsa, including the Hawthorne neighborhood, has a long history of disinvestment and population loss. Under a recent school consolidation, several elementary schools were combined into the Hawthorne elementary school, making it a revitalization focal point for this portion of north Tulsa. Still, the Hawthorne neighborhood suffers from a high presence of dilapidated and vacant structures, many of which have been foreclosed upon. Like Kendall-Whittier, the neighborhood is a mix of residential, retail and industrial and is bounded on the north by Apache (36h Street North), on the south by the Gilcrease Expressway, on the east by North Peoria and on the west by North Cincinnati. Originally, the neighborhood's southern edge was Mohawk Boulevard before the Gilcrease Expressway was constructed. In addition to the single-family residences, the neighborhood is home to a large public housing development, Bradford Apartments (formerly known as Vernon Manor) and adjacent to the neighborhood is THA's Comanche Park public housing development. In addition to Hawthorne Elementary, the area has a fire station and swimming pool. There are several underutilized retail and commercial structures. Within a few blocks you will find the Department of Human Services north Tulsa satellite office, a Tulsa Technology Center branch, Neighbor For Neighbor Headquarters, the Westview Clinic and

Saint Simion's. OU-Tulsa has identified a site adjacent to the Hawthorne neighborhood for its North Tulsa clinic. According to the Neighborhood Stabilization Program submittal from the City of Tulsa (submitted to HUD on 2-27-09) both the Kendall Whittier and Hawthorne neighborhoods: Are included in the highest areas of risk for foreclosure and abandonment. Have residential property conditions below average, fair, poor and minimum/unsound. The majority of the homes were built between 1940 and 1960. In addition, a majority of the residents report incomes well below the 2007 poverty levels. The NSP plan will focus approximately 20 percent of the NSP resources on the Hawthorne neighborhood. Approximately 80 percent of the funds allocated for demolition will be used to remove blighted structures from the neighborhood. In addition, funds will be targeted under the Redevelopment category to acquire and redevelop vacant and demolished properties. This activity will be focused to the immediate south of the Educare site. Eugene Field Neighborhood The Eugene Field area is located in Tulsa on the west side of the Arkansas River in a largely industrial and underserved area. According to the 2000 Census, approximately 148,148 children, ages 0-17, reside in Tulsa County. Almost 20% of that population, or nearly 29,630 children, live in poverty. Many of these same children live in the surrounding neighborhoods against a backdrop of years of economic turmoil and intergenerational poverty, illiteracy, unemployment, social isolation (Community Service Council of Tulsa). Adjusted median family income for Eugene Fields school census tract indicates that families in the area have a typical household income of around \$16,166, with 81.5% of the families subsisting on less than 130% of the federal poverty level (Bureau of Labor Statistics). 41% of the households are headed by a single parent and 80% are non-white. The Eugene Field neighborhood contains a high percentage of public housing. Three subsidized housing projects serve this neighborhood, including Brightwaters, a Tulsa Housing Authority project, and a privately owned property called Western Pines. The neighborhood also includes two single family developments. In 2007, CAP, in partnership with the Tulsa School District and the George Kaiser Family Foundation, constructed a new early childhood education center adjacent to the newly built Eugene Field elementary school. The Tulsa NSP Purchase/Rehab program will acquire and rehabilitate 25 foreclosed upon or abandoned homes. NSP funds will be used to support the full acquisition and rehab costs and upon the sale of the home, recaptured NSP funds will be used rehab additional foreclosed homes under the NSP program. Fourteen of the homes will be sold to households with incomes less than 50 percent AMI. This school serves a population of 370 children. Because of the large child population in the neighborhood, the Tulsa NSP program will focus approximately 20 percent of the NSP resources in Eugene Field, specifically to acquire and rehabilitated single family homes that have been foreclosed upon.

Location Description:

ugene Field Neighborhood, Kendall Whittier Neighborhood, Hawthorne Neighborhood Neighborhood Census Tracts Kendall-Whittier 22.00, 20.00, 21.00, 19.00, 34.00, 35.00 Hawthorne 62.00 Eugene Field 46.00

Activity Progress Narrative:

CAPTC intends to use the NSP funds to secure a 240 unit foreclosed multi-family property located in East Tulsa. The Cimarron multi-family property is located in census track 73.12 at 13201 East 31st Street Tulsa, OK. It is located in an area that scores at 6 or higher in the estimated risk score. NSP funds would contribute towards the joint acquisition of the property by CAPTC and GHC to form a new single asset, Oklahoma LLC. Non-federal resources would be used towards renovation costs which include replacement of mechanical systems, roof, etc. Holding new public hearings in accordance to the city's citizen participation plan.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/7
# of housing units	0	0	0	0/0	0/0	0/7
# of Households benefitting	0	0	0	0/7	0/0	0/7

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: B-14a 25% INCOG

Activity Title: Purchase & Rehab. - Homeownership

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

13629

Project Title:

INCOG

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Indian Nations Council of Governments

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$25,000.00
Total CDBG Program Funds Budgeted	N/A	\$25,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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:

INCOG staff has submitted initial Tier I Environmental Clearance information to ODOC to get clearance and begin the property acquisition.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/1
# of Households benefitting	0	0	0	0/1	0/0	0/1

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:	B-14a 25% NAHSI
Activity Title:	Purchase & Rehab - Homeownerhsip

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

13667

Project Title:

Native American Housing Services, Inc.

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Native American Housing Services, Inc

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$51,754.00
Total CDBG Program Funds Budgeted	N/A	\$51,754.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NAHSI will pursue foreclosed and abandoned homes in the target area of Epperly Heights Addition. NAHSI will purchase and rehabilitate ten (10) single-family foreclosed homes in this neighborhood. Seven (7) of the homes will be for homeownership and three (3) of the homes will be 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 Oklahoma County Sheriff sales, through the tax sales held by the Oklahoma County Treasurers Office, through a local Realtor that handles all REO and government own properties in Oklahoma, 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.

Location Description:

Epperly Heights Census tract 1078.04 and block groups 1, 2, 3, 4. NAHSI will pursue foreclosed and abandoned homes in the target area of Epperly Heights Addition. NAHSI will purchase and rehabilitate ten (10) single-family foreclosed homes in this neighborhood. Seven (7) of the homes will be for homeownership and three (3) of the homes will be 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 Oklahoma County Sheriff sales, through the tax sales held by the Oklahoma County Treasurers Office, through a local Realtor that handles all REO and government own properties in Oklahoma, 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.

Activity Progress Narrative:

NAHSI has acquired two properties and are out for bid for rehab work. NAHSI are continuing search for foreclosed properties.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/1
# of Households benefitting	0	0	0	0/1	0/0	0/1

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:	B-14a 25% Oklahoma City
Activity Title:	Pur & Rehab - Homeownership

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

13555

Project Title:

Oklahoma City, City of

Projected Start Date:

08/03/2009

Projected End Date:

07/30/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Oklahoma City

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$438,000.00
Total CDBG Program Funds Budgeted	N/A	\$438,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

ACTIVITY DESCRIPTION (Including discount rates): Purchase and Rehabilitation Program NSP Eligible Use: Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, to sell or rent the homes or redevelop the properties. CDBG Eligible Activities: • 24 CFR 570.201(a) Acquisition (b) Disposition, and (n) Direct homeownership assistance (as modified below); • 24 CFR 570.202 eligible rehabilitation and preservation activities for homes and other residential properties. The NSP Purchase and Rehabilitation program will expand Oklahoma City's current successful housing rehabilitation programs for whole house rehabilitation, exterior maintenance, and emergency home repairs that collectively return 200 housing units per year to habitable condition including lead paint removal or abatement and historic renovation. The current programs accept only owner-occupied housing units because allocated funds have been insufficient to cover the demand for rehabilitation of vacant, foreclosed or private rental property. NSP funds will allow for expansion to include whole house rehabilitation of abandoned and foreclosed properties. 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 either NSP funds allocated for DPA or through the City's ongoing HOME funded DPA program. The initial set-aside of NSP funds for this activity is proposed at \$3,234,185. This amount is divided into \$2,073,185 for acquisition, \$940,000 for rehabilitation and \$216,000 for disposition activities and \$90,000 for direct homebuyer assistance (DPA). DPA will target incomes between 80 to 120 percent of the AMI to complement and expand the City's current Down Payment Assistance program, which successfully serves incomes at or below 80 percent of 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 of the \$5.79 million in the amount of \$1,447,713 will target incomes at or below 50 percent of the area median income. This represents 25 percent of Oklahoma City's State NSP allocation and will be used to provide permanent housing for very-low income households under two eligible program elements: 1) homeownership opportunities for very low income families; 2) affordable rental housing for families displaced by homelessness or those who are homeless or at risk of homelessness. Oklahoma City's intentions are to use the very low-income subset to close the gap between housing costs and income and to establish a Housing First approach to solving homelessness.

Location Description:

TRACT BLKGRP FARSCORE

- 106502 2,4 6 102000 1,2 7
- 106601 2,3 7 102100 1,2,3 7
- 107001 3 9 102200 1,2,3 8
- 107002 1 10 102300 1,2,3,4 8
- 107103 1,2 10 102400 1,2,3,4 10
- 107104 1,2 10 102800 1,2,3,4,5 10

107206 1 8 102900 1 10
 107207 1,2 6 103000 1,2 10
 107209 1,2,3,4,5 8 103300 1,2 10
 107211 1 7 103400 1 8
 107212 1 8 103602 1 9
 107213 3,4,5,6 9 103700 1 9
 107214 1,2,3 8 103800 1,2,3 9
 107215 3,4,5 10 103900 1,2,3,4,5 10
 107216 1,2,3 10 104000 1 8
 107217 4,5 9 104100 1,2 10
 107218 1,5 9 104200 1,2,3 10
 107219 1,2 9 104300 1,2,3 10
 107220 1,2 9 104400 1,2,3 8
 107221 3,4 6 104500 1,2,3 8
 107222 1,2 7 104600 1 10
 107223 1,2,3 9 104700 1,2 9
 107302 1,2,3 8 104800 1,2,3 9
 107303 5,9 10 104900 1,2,3,4 9
 107306 1 10 105000 1,2 10
 100200 1,2,3,4,5,6,7 8 105100 1,2 6
 100400 1,2,3,4 10 105201 1,2 10
 100500 1,2,3 10 105202 1 10
 100700 1,2 9 105300 2,3,4,6 9
 100800 1,2,3 9 105400 1,2 10
 100900 1,2 6 105500 1,2,3,4 10
 101000 1,2,3,4 10 105600 1,2,3 9
 101200 1,2 8 105700 1,2 9
 101300 1,2,3,4,5,6 10 105800 1 10
 101400 1,2 10 105904 1,2,3,4 9
 101500 1,2,3 9 106100 1,2,3 10
 101600 1 8 106200 2 9
 101800 1,2 7 105700 1 9
 101900 1,2,3 7 107401 1,2,3,4 10

Activity Progress Narrative:

OKC is completing the Environmental Review process and has already begun to locate properties for acquisition.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/25
# of Households benefitting	0	0	0	0/25	0/0	0/25

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:	B-14a 25% Tulsa County
Activity Title:	Purchase & Rehab - Rehab Homeownership

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

13572

Project Title:

Tulsa County

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Tulsa County

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$25,000.00
Total CDBG Program Funds Budgeted	N/A	\$25,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

One (1) structure 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:

Tier 1 environmental review process initiated. Investigation of suitability of acquiring specific foreclosed property in Sapulpa in progress.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of Households benefitting	0	0	0	0/1	0/0	0/1

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: B-14a CAPTC for Tulsa

Activity Title: Purchase & Rehab - Homeownership

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

13814

Project Title:

CAPTC for Tulsa

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

CAPTC for Tulsa

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$774,000.00
Total CDBG Program Funds Budgeted	N/A	\$774,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Tulsa NSP Purchase/Rehab program will acquire and rehabilitate 25 foreclosed upon or abandoned homes. NSP funds will be used to support the full acquisition and rehab costs and upon the sale of the home, recaptured NSP funds will be used rehab additional foreclosed homes under the NSP program. Seven of the homes will be sold to households with incomes less than 50 percent AMI. Kendall-Whittier Neighborhood The Kendall Whittier neighborhood is targeted to receive 60 percent of the NSP funds. The Kendall-Whittier Neighborhood is one of Tulsa's first suburban growth areas. In the 1920s, the growing neighborhood demarcated Tulsa's eastern edge. Anchored by the University of Tulsa and an early suburban shopping district known as Whittier Square, the neighborhood was growing and vibrant for 40 years. Starting in the 1960s, the Kendall Whittier Neighborhood entered a period of decline as newer suburban development supplanted the area as a neighborhood of choice. Construction of I-244 highway split the neighborhood at this time and is credited with contributing further to the decline. As property values fell relative to the rest of the housing market and aging housing stock deteriorated, small, "shoebox," apartments to house students and lower-income families replaced many of the original single-family detached homes. Residency became transient and relative income declined. Crime became widespread, further driving down property values and driving away more stable households. Currently, this neighborhood contains a mixture of housing types, including single family and multi-family, which serve a wide range of income brackets. The area median income for this neighborhood is \$24,400 (2000 Census). Because the neighborhood includes the University of Tulsa, it is experiencing some level of privately funded, grass roots revitalization, especially in the housing stock to the south of the university. The city has concentrated public funding along the Lewis corridor, bringing about the revitalization of the Whittier Square area that is currently home to the non-profit Circle Cinema, Tulsa Girls Art School, and several emerging small businesses. Several new homes were recently built as a part of a Tulsa Development Authority project. In addition, CAP developed Educare, an early childhood education center adjacent to a newly constructed elementary school, both of which were supported by the George Kaiser Family Foundation. Despite these efforts, the west side of the neighborhood still contains many blighted structures and has a high percentage of rental occupancy. Latest HMDA data show the rental occupancy at 83%. Hawthorne Neighborhood The Hawthorne neighborhood lies in north Tulsa. It is also the site of a new Educare early childhood education center, supported by the George Kaiser Family Foundation, that is currently under construction and will open in January 2010. North Tulsa, including the Hawthorne neighborhood, has a long history of disinvestment and population loss. Under a recent school consolidation, several elementary schools were combined into the Hawthorne elementary school, making it a revitalization focal point for this portion of north Tulsa. Still, the Hawthorne neighborhood suffers from a high presence of dilapidated and vacant structures, many of which have been foreclosed upon. Like Kendall-Whittier, the neighborhood is a mix of residential, retail and industrial and is bounded on the north by Apace (36th Street North), on the south by the Gilcrease Expressway, on the east by North Peoria and on the west by North Cincinnati. Originally, the neighborhood's southern edge was Mohawk Boulevard before the Gilcrease Expressway was constructed. In addition to the single-family residences, the neighborhood is home to a large public housing development, Bradford Apartments (formerly known as Vernon Manor) and adjacent to the neighborhood is THA's Comanche Park public housing development. In addition to Hawthorne Elementary, the area has a fire station and swimming pool. There are several underutilized retail and commercial structures. Within a few blocks you will find the Department of Human Services north Tulsa satellite office, a Tulsa Technology Center branch, Neighbor For Neighbor Headquarters, the Westview Clinic and

Saint Simion's. OU-Tulsa has identified a site adjacent to the Hawthorne neighborhood for its North Tulsa clinic. According to the Neighborhood Stabilization Program submittal from the City of Tulsa (submitted to HUD on 2-27-09) both the Kendall Whittier and Hawthorne neighborhoods: Are included in the highest areas of risk for foreclosure and abandonment. Have residential property conditions below average, fair, poor and minimum/unsound. The majority of the homes were built between 1940 and 1960. In addition, a majority of the residents report incomes well below the 2007 poverty levels. The NSP plan will focus approximately 20 percent of the NSP resources on the Hawthorne neighborhood. Approximately 80 percent of the funds allocated for demolition will be used to remove blighted structures from the neighborhood. In addition, funds will be targeted under the Redevelopment category to acquire and redevelop vacant and demolished properties. This activity will be focused to the immediate south of the Educare site. Eugene Field Neighborhood The Eugene Field area is located in Tulsa on the west side of the Arkansas River in a largely industrial and underserved area. According to the 2000 Census, approximately 148,148 children, ages 0-17, reside in Tulsa County. Almost 20% of that population, or nearly 29,630 children, live in poverty. Many of these same children live in the surrounding neighborhoods against a backdrop of years of economic turmoil and intergenerational poverty, illiteracy, unemployment, social isolation (Community Service Council of Tulsa). Adjusted median family income for Eugene Fields school census tract indicates that families in the area have a typical household income of around \$16,166, with 81.5% of the families subsisting on less than 130% of the federal poverty level (Bureau of Labor Statistics). 41% of the households are headed by a single parent and 80% are non-white. The Eugene Field neighborhood contains a high percentage of public housing. Three subsidized housing projects serve this neighborhood, including Brightwaters, a Tulsa Housing Authority project, and a privately owned property called Western Pines. The neighborhood also includes two single family developments. In 2007, CAP, in partnership with the Tulsa School District and the George Kaiser Family Foundation, constructed a new early childhood education center adjacent to the newly built Eugene Field elementary school. This school serves a population of 370 children. Because of the large child population in the neighborhood, the Tulsa NSP program will focus approximately 20 percent of the NSP resources in Eugene Field, specifically to acquire and rehabilitated single family homes that have been foreclosed upon.

Location Description:

Eugene Field Neighborhood, Kendall Whittier Neighborhood, Hawthorne Neighborhood Neighborhood Census Tracts Kendall-Whittier 22.00, 20.00, 21.00, 19.00, 34.00, 35.00 Hawthorne 62.00 Eugene Field 46.00

Activity Progress Narrative:

CAPTC intends to use the NSP funds to secure a 240 unit foreclosed multi-family property located in East Tulsa. The Cimarron multi-family property is located in census track 73.12 at 13201 East 31st Street Tulsa, OK. It is located in an area that scores at 6 or higher in the estimated risk score. NSP funds would contribute towards the joint acquisition of the property by CAPTC and GHC to form a new single asset, Oklahoma LLC. Non-federal resources would be used towards renovation costs which include replacement of mechanical systems, roof, etc. Holding new public hearings in accordance to the city's citizen participation plan.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/18
# of housing units	0	0	0	0/0	0/0	0/18
# of Households benefitting	0	0	0	0/0	0/18	0/18

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: B-14a Enid

Activity Title: Pur & Rehab - Homeownership

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

13556

Project Title:

Enid, City of

Projected Start Date:

05/01/2009

Projected End Date:

06/01/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Enid

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$15,000.00
Total CDBG Program Funds Budgeted	N/A	\$15,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

When a property is purchased through a foreclosure, the purchased home will be rehabilitated as necessary to ensure the structures meet minimum property standards. If the cost to rehabilitate the unit exceeds 75% of the acquisition cost, and/or the cost of acquisition and rehabilitation exceeds one hundred percent (100%) loan-to-value, the city will assess the feasibility of demolition. For the property eligible for rehabilitation, the City of Enid will partner with a local CHDO to ensure all rehabilitation is complete to HUD standards. The rehabilitation will include standards that surpass the minimum code requirements and incorporate energy-efficiency for long-term sustainability. The City of Enid will also use leveraged funds to assist potential purchasers attend required homebuyer education workshops through the Community Development Support Association. Upon completion, a certificate will be awarded. Two purchasers will be chosen to receive homebuyer assistance. If the property is utilized as rental housing, the City of Enid will secure a deed restriction to ensure that all units are rented to households earning less than 50 percent of median area income. The deed restriction will remain in effect for no less than 20 years. The maximum Affordable Rents shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing and Urban Development: Efficiency One-Bdrm Two-Bdrm Three-Bdrm Four-Bdrm \$455.00 \$ 479.00 \$576.00 \$798.00 \$821.00 In the event the unit is transferred to an owner(s) deemed ineligible for assistance under NSP guidelines before the affordability period expires, the assistance provided by the City will be subject to recapture. Recapture will not be sought if ownership is transferred to a NSP eligible applicant. The City will monitor assisted units at initial occupancy and every three years during the affordability period. The City will use the minimum affordability period of the federal HOME Investment Partnership Program, 24 CFR 92.252(a), (c), (e) and (f), and 92.254. The minimum affordability periods are as follows: Up to \$15,000 5 Years \$15,001 to \$40,000 10 Years Over \$40,000 15 years New Construction 20 years

Location Description:

Census Tract 7 will be the focus area of activities, followed by Census Tract 1 as funds are available. Census Tract 7 has the greatest need for assistance due to the high rate of foreclosure with 7.1% and high vacancy rate of 12.8%, both of which are the highest of all census tracts in the city limits of Enid. Census Tract 7 also has 85.5% of the population living below the 120% median income. Census Tract 1 has an estimated foreclosure rate of 5.0%, and a vacancy rate of 11.7%.

Activity Progress Narrative:

The City of Enid completed the environmental review and published a combined notice of finding of no significant impact and intent to request release of funds. No comments were received. The City of Enid Commissioners are to approve the request to release funds and after released the projects will commence.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/1
# of Households benefitting	0	0	0	0/0	0/0	0/1

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: B-14a Lawton

Activity Title: Purchase & Rehab - Homeownership

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

13611

Project Title:

Lawton, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Lawton

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$247,879.00
Total CDBG Program Funds Budgeted	N/A	\$247,879.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

There are 12 properties that are under consideration. The market value of the properties is \$521,289. These properties are eligible for rehabilitation and exterior housing improvements such as new roofs, new windows and doors, new siding. The City's maximum purchase price for all of the eligible properties would be \$443,096. The rehabilitation of each property is not to exceed \$35,000, which includes a maximum of \$5,000 for an emergency repair, \$5,000 for an exterior housing improvement, and \$25,000 for a rehabilitation of the remainder of the structure. Our goal will be to complete all 12 potential rehabilitation projects for a maximum of \$247,879. If the cost of the process to complete these structures exceeds the available funds, we will submit a request for additional funding and, failing that, we will use regular CDBG Housing funds to complete as many of the projects as possible. We plan to rehabilitate the structures using our regular contractors and subcontractors. We would then provide the homebuyers with first-time homebuyers assistance as necessary to sell the homes to the 120% and below area median income group. (NOTE: Any properties that are considered to be in poor condition and failing the rehabilitation standards set may be considered for demolition. The City would purchase the property, demolish the structure, and provide the cleared property to a CHDO as a donation or at a very low cost, ensuring that any new construction would be affordable. The City, using its HOME First-time Homebuyer funds, would assist in the downpayment and closing costs. Thus, while we may not be able to rehabilitate the entire group of listed homes using NSP funds, we will still accomplish the mission of providing for the demolition and new construction or rehabilitation of the structures with the NSP funds and, as necessary, supplement them using entitlement funds or CHDO funds).

Location Description:

LOCATION: 1713 NW Bell 6212 NW Ash 2306 NW 17th Street 4611 SW Cherokee 1117 NW Oak Avenue 4808 NW Pollard 2322 NW 32d Street 706 NW Dearborn 4549 SW G Avenue 2738 SW I Avenue 1508 SW Tennessee 1707 NW Euclid

Activity Progress Narrative:

Environmental review is underway. Interviewing and hiring an NSP coordinator to run the program.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/12
# of housing units	0	0	0	0/0	0/0	0/12

# of Households benefitting	0	0	0	0/0	0/12	0/12
-----------------------------	---	---	---	-----	------	------

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: B-14a NAHSI

Activity Title: Purchase & Rehab - Homeownership

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

13667

Project Title:

Native American Housing Services, Inc.

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Native American Housing Services, Inc

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$310,524.00
Total CDBG Program Funds Budgeted	N/A	\$310,524.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NAHSI will pursue foreclosed and abandoned homes in the target area of Epperly Heights Addition. NAHSI will purchase and rehabilitate ten (10) single-family foreclosed homes in this neighborhood. Seven (7) of the homes will be for homeownership and three (3) of the homes will be 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 Oklahoma County Sheriff sales, through the tax sales held by the Oklahoma County Treasurers Office, through a local Realtor that handles all REO and government own properties in Oklahoma, 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.

Location Description:

Epperly Heights Census tract 1078.04 and block groups 1, 2, 3, 4. NAHSI will pursue foreclosed and abandoned homes in the target area of Epperly Heights Addition. NAHSI will purchase and rehabilitate ten (10) single-family foreclosed homes in this neighborhood. Seven (7) of the homes will be for homeownership and three (3) of the homes will be 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 Oklahoma County Sheriff sales, through the tax sales held by the Oklahoma County Treasurers Office, through a local Realtor that handles all REO and government own properties in Oklahoma, 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.

Activity Progress Narrative:

NAHSI has acquired two properties and are out for bid for rehab work. NAHSI are continuing search for foreclosed properties.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/6
# of housing units	0	0	0	0/0	0/0	0/6
# of Households benefitting	0	0	0	0/0	0/6	0/6

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:	B-14a Oklahoma City
Activity Title:	Pur & Rehab - Homeownership

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Planned

Project Number:
13555

Project Title:
Oklahoma City, City of

Projected Start Date:
08/03/2009

Projected End Date:
07/30/2013

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Oklahoma City

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$507,000.00
Total CDBG Program Funds Budgeted	N/A	\$507,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

ACTIVITY DESCRIPTION (Including discount rates): Purchase and Rehabilitation Program NSP Eligible Use: Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, to sell or rent the homes or redevelop the properties. CDBG Eligible Activities: • 24 CFR 570.201(a) Acquisition (b) Disposition, and (n) Direct homeownership assistance (as modified below); • 24 CFR 570.202 eligible rehabilitation and preservation activities for homes and other residential properties. The NSP Purchase and Rehabilitation program will expand Oklahoma City's current successful housing rehabilitation programs for whole house rehabilitation, exterior maintenance, and emergency home repairs that collectively return 200 housing units per year to habitable condition including lead paint removal or abatement and historic renovation. The current programs accept only owner-occupied housing units because allocated funds have been insufficient to cover the demand for rehabilitation of vacant, foreclosed or private rental property. NSP funds will allow for expansion to include whole house rehabilitation of abandoned and foreclosed properties. 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 either NSP funds allocated for DPA or through the City's ongoing HOME funded DPA program. The initial set-aside of NSP funds for this activity is proposed at \$3,234,185. This amount is divided into \$2,073,185 for acquisition, \$940,000 for rehabilitation and \$216,000 for disposition activities and \$90,000 for direct homebuyer assistance (DPA). DPA will target incomes between 80 to 120 percent of the AMI to complement and expand the City's current Down Payment Assistance program, which successfully serves incomes at or below 80 percent of 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 of the \$5.79 million in the amount of \$1,447,713 will target incomes at or below 50 percent of the area median income. This represents 25 percent of Oklahoma City's State NSP allocation and will be used to provide permanent housing for very-low income households under two eligible program elements: 1) homeownership opportunities for very low income families; 2) affordable rental housing for families displaced by homelessness or those who are homeless or at risk of homelessness. Oklahoma City's intentions are to use the very low-income subset to close the gap between housing costs and income and to establish a Housing First approach to solving homelessness.

Location Description:

TRACT BLKGRP FARSCORE

 106502 2,4 6 102000 1,2 7
 106601 2,3 7 102100 1,2,3 7
 107001 3 9 102200 1,2,3 8
 107002 1 10 102300 1,2,3,4 8
 107103 1,2 10 102400 1,2,3,4 10
 107104 1,2 10 102800 1,2,3,4,5 10

107206 1 8 102900 1 10
 107207 1,2 6 103000 1,2 10
 107209 1,2,3,4,5 8 103300 1,2 10
 107211 1 7 103400 1 8
 107212 1 8 103602 1 9
 107213 3,4,5,6 9 103700 1 9
 107214 1,2,3 8 103800 1,2,3 9
 107215 3,4,5 10 103900 1,2,3,4,5 10
 107216 1,2,3 10 104000 1 8
 107217 4,5 9 104100 1,2 10
 107218 1,5 9 104200 1,2,3 10
 107219 1,2 9 104300 1,2,3 10
 107220 1,2 9 104400 1,2,3 8
 107221 3,4 6 104500 1,2,3 8
 107222 1,2 7 104600 1 10
 107223 1,2,3 9 104700 1,2 9
 107302 1,2,3 8 104800 1,2,3 9
 107303 5,9 10 104900 1,2,3,4 9
 107306 1 10 105000 1,2 10
 100200 1,2,3,4,5,6,7 8 105100 1,2 6
 100400 1,2,3,4 10 105201 1,2 10
 100500 1,2,3 10 105202 1 10
 100700 1,2 9 105300 2,3,4,6 9
 100800 1,2,3 9 105400 1,2 10
 100900 1,2 6 105500 1,2,3,4 10
 101000 1,2,3,4 10 105600 1,2,3 9
 101200 1,2 8 105700 1,2 9
 101300 1,2,3,4,5,6 10 105800 1 10
 101400 1,2 10 105904 1,2,3,4 9
 101500 1,2,3 9 106100 1,2,3 10
 101600 1 8 106200 2 9
 101800 1,2 7 105700 1 9
 101900 1,2,3 7 107401 1,2,3,4 10

Activity Progress Narrative:

OKC is completing the Environmental Review process and has already begun to locate properties for acquisition.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/50

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:	B-14b 25% Delta CAF
Activity Title:	Purchase & Rehab - Rental Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

14002

Project Title:

Delta CAF Rem20%

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Delta CAF

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$77,500.00
Total CDBG Program Funds Budgeted	N/A	\$77,500.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The 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
- 210 N. 5th
- 1103 W. Chestnut

Activity Progress Narrative:

In contract approval process. Will conduct TAs next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/3
# of housing units	0	0	0	0/0	0/0	0/3
# of Households benefitting	0	0	0	0/3	0/0	0/3

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: B-14b 25% Freedom West

Activity Title: Purchase & Rehab - Rental Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

13669

Project Title:

Freedom West

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Freedom West

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$160,000.00
Total CDBG Program Funds Budgeted	N/A	\$160,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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 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:

Freedom West CDC has received release of funds for three properties, (2) in Alva and (1) in Waynoka and are in the process of acquiring. They are continuing to receive approval for acquiring properties in Cherokee.

Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total

# of Properties	0	0	0	0/0	0/0	0/6
# of housing units	0	0	0	0/0	0/0	0/6
# of Households benefitting	0	0	0	0/6	0/0	0/6

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: B-14b 25% Lawton

Activity Title: Purchase & Rehab - Rental Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

13611

Project Title:

Lawton, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Lawton

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$70,000.00
Total CDBG Program Funds Budgeted	N/A	\$70,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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:

Location - 1313 NW Lincoln & 1302 NW Williams

Activity Progress Narrative:

Environmental review is underway. Interviewing and hiring an NSP coordinator to run the program.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/2
# of housing units	0	0	0	0/0	0/0	0/2
# of Households benefitting	0	0	0	0/2	0/0	0/2

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: B-14b 25% MHA**Activity Title: Purchase & Rehab - Rental Housing****Activity Category:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

13720

Project Title:

Muskogee Housing Authority

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Muskogee Housing Authority

Overall**Jul 1 thru Sep 30, 2009****To Date****Total Projected Budget from All Sources**

N/A

\$278,070.00

Total CDBG Program Funds Budgeted

N/A

\$278,070.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

MHA will purchase and rehabilitate fourteen (14) 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. MHAC will provide cellulous 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, MHAC 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:

Muskogee Housing Authority is about to complete the Environmental Review Tiering process. They are awaiting one additional response letter and will then submit to ODOC.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/5
# of housing units	0	0	0	0/0	0/0	0/5
# of Households benefitting	0	0	0	0/5	0/0	0/5

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: B-14b 25% NAHSI

Activity Title: Purchase & Rehab - Rental Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

13667

Project Title:

Native American Housing Services, Inc.

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Native American Housing Services, Inc

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$155,262.00
Total CDBG Program Funds Budgeted	N/A	\$155,262.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NAHSI will pursue foreclosed and abandoned homes in the target area of Epperly Heights Addition. NAHSI will purchase and rehabilitate ten (10) single-family foreclosed homes in this neighborhood. Seven (7) of the homes will be for homeownership and three (3) of the homes will be 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 Oklahoma County Sheriff sales, through the tax sales held by the Oklahoma County Treasurers Office, through a local Realtor that handles all REO and government own properties in Oklahoma, 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.

Location Description:

Epperly Heights Addition - Census Tract 1078.04 and block grps 1 through 4.

Activity Progress Narrative:

NAHSI has acquired two properties and are out for bid for rehab work. NAHSI are continuing search for foreclosed properties.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/3
# of housing units	0	0	0	0/0	0/0	0/3
# of Households benefitting	0	0	0	0/3	0/0	0/3

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:	B-14b 25% NEOCAA
Activity Title:	Purchase & Rehab - Rental Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

13651

Project Title:

Northeast OK Comm Action Agency

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Northeast OK Comm Action Agency

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$82,500.00
Total CDBG Program Funds Budgeted	N/A	\$82,500.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Rental Housing Rehabilitation: \$82,500 NSP funds (\$75,000 actual rehabilitation costs and 10% developer fee for rental housing rehabilitation (\$7,500 developer fee). Housing rehabilitation costs were estimated between \$10,000- \$20,000 per unit, so an average cost of \$15,000 per unit was used, resulting in the total of \$75,000 in NSP funds for the five (5) rental units to be rehabilitated. Uses of the developer fee are described below.

Location Description:

Miami, Oklahoma - Census tracts and blocks included in this project include: 1) Tract 974300, Blocks 1 and 3; 2) Tract 974400, Blocks 1, 2 and 3; 3) Tract 974500, Blocks 1, 2 and 3; 4) Tract 974600, Block 3.

Activity Progress Narrative:

NEOCAA has recently hired a staff member to concentrate on acquiring properties for NSP and is continuing their search in finding properties from realtors and lending institutions.

Performance Measures

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

# of housing units	0	0	0	0/0	0/0	0/5
# of Households benefitting	0	0	0	0/5	0/0	0/5

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: B-14b 25% Norman

Activity Title: Purchase & Rehab - Rental Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

13570

Project Title:

Norman, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Norman

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$77,342.00
Total CDBG Program Funds Budgeted	N/A	\$77,342.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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:

Norman completed the environmental review for a tiered process, but need to publish; have been monitoring for foreclosed properties within target areas (but non have become available); and are working through the city process to gain permission to hire a realtor to help find properties.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/3
# of housing units	0	0	0	0/0	0/0	0/3
# of Households benefitting	0	0	0	0/3	0/0	0/3

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:	B-14b 25% Ponca City
Activity Title:	Purchase & Rehab - Rental Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

13674

Project Title:

Ponca City, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Ponca City, City of

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$250,000.00
Total CDBG Program Funds Budgeted	N/A	\$250,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase and rehabilitate 7-10 residential properties that have been abandoned or foreclosed upon, in order to rehabilitate and rent to families whose incomes are at or below 50% of the median family income for Ponca City. Once property acquisition has been complete, the Building Inspectors will proceed to do an inspection of each property and prepare a work write-up and cost estimate. Based on the age of the property, it will be determined if a Lead Based Paint test will be required. If a test is required, the City will contract with a certified LBP inspector to complete this requirement. When the work write-up and cost estimate are complete, the Building Inspectors in conjunction with Rhonda Skrapke, will develop bid packets to be sent to potential building contractors pursuant to all local, state and federal procurement procedures. (Lost of potential Building Contractors and The City of Ponca City's Standard Operating Procedure for Procurement is attached hereto as Exhibit C.) All specifications for rehabilitation of properties utilizing NSP funds will incorporate use of the 2009 International Building Code as well as the 2009 International Energy Conservation Codes (the NAHB Green Building Program was designed as a result of the International Energy Conservation Code). Therefore, all rehabilitation proposed under this project will meet the Green Building definition. Once bid packets are received we will analyze the packets and determine the best contractor to complete the project and contracts will be executed and a notice to proceed issued. The City Building Inspectors will oversee the day-to-day rehabilitation at each site and will perform all required building, mechanical, plumbing and electrical inspections. The Building Inspectors will be responsible for ensuring the selected building contractor is performing in a timely manner in accordance with the contract and will be the point of contact for all dispute resolution. Weekly meetings of Development Services staff will be held to chart the progress of each project so we can ensure the timely expenditure of funds.

Location Description:

Qualified Areas of Greatest Need determined by HUD. In Ponca City those areas are Census Tract 00100, Block Groups 1-5; Census Tract 00201, Block Groups 3-5; Census Tract 00202, Block Group 2, Census Tract 00400, Block Groups 2,4,5; Census Tract 00500, Block Groups 2-4, specifically known properties to date: 744 N. 1st, 314 S. 12th, 2137 Mary, 1709 Richway, 1613 Princeton, 819 N. 7th, 833 N. 2nd, 832 N. Osage, 1933 N. 4th, 305 N. Peachtree, 715 N. Osage, 1101 Princeton, 1000 Brentwood, 1101 S. 5th, 320 N. Birch, 317 Warwick, 700 S. 6th.

Activity Progress Narrative:

Ponca City is working on the environmental reviews for each demolition property (50) and are conducting administrative demolition hearings for each property. All properties are vacant. Ponca City is also working on environmental reviews for properties (8). City attorney is contacting law firms with banks on the properties for possible purchase.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/10
# of housing units	0	0	0	0/0	0/0	0/10
# of Households benefitting	0	0	0	0/10	0/0	0/10

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:	B-14b Delta CAF
Activity Title:	Purchase & Rehab - Rental Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

14002

Project Title:

Delta CAF Rem20%

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Delta CAF

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$232,500.00
Total CDBG Program Funds Budgeted	N/A	\$232,500.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The 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
- 210 N. 5th
- 1103 W. Chestnut

Activity Progress Narrative:

In contract approval process. Will conduct TAs next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/8
# of housing units	0	0	0	0/0	0/0	0/8
# of Households benefitting	0	0	0	0/0	0/8	0/8

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: B-14b Freedom West

Activity Title: Purchase & Rehab - Rental Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

13669

Project Title:

Freedom West

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Freedom West

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total CDBG Program Funds Budgeted	N/A	\$400,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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 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. In each of these aforementioned communities, these properties are grouped and are geographically contiguous or in close proximity. For example, in Alva there are two groups (the Maple Street group & and the Sherman Street group); Waynoka there is one group (Nickerson Street group); Cherokee there is one group (Grand Avenue group). In each group all locations are situated contiguously or in close proximity to each other.

Activity Progress Narrative:

Freedom West CDC has received release of funds for three properties, (2) in Alva and (1) in Waynoka and are in the process of acquiring. They are continuing to receive approval for acquiring properties in Cherokee.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/8
# of housing units	0	0	0	0/0	0/0	0/8
# of Households benefitting	0	0	0	0/0	0/8	0/8

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: B-14b MHA

Activity Title: Purchase & Rehab - Rental Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

13720

Project Title:

Muskogee Housing Authority

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Muskogee Housing Authority

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$500,528.00
Total CDBG Program Funds Budgeted	N/A	\$500,528.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

MHA will purchase and rehabilitate fourteen (14) 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, MHAC 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, MHAC would prefer to reinvest the program income back into the properties. However, MHAC 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:

Muskogee Housing Authority is about to complete the Environmental Review Tiering process. They are awaiting one additional response letter and will then submit to ODOC.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/9
# of housing units	0	0	0	0/0	0/0	0/9
# of Households benefitting	0	0	0	0/0	0/9	0/9

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: B-14b NEOCAA

Activity Title: Purchase & Rehab - Rental Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

13651

Project Title:

Northeast OK Comm Action Agency

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Northeast OK Comm Action Agency

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$49,500.00
Total CDBG Program Funds Budgeted	N/A	\$49,500.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NEOCAA intends to acquire and rehabilitate three (3) of the properties as rental units for those under 120% Median Area Income.

Location Description:

Census tracts and blocks included in this project include: 1) Tract 974300, Blocks 1 and 3; 2) Tract 974400, Blocks 1, 2 and 3; 3) Tract 974500, Blocks 1, 2 and 3; 4) Tract 974600, Block 3.

Activity Progress Narrative:

NEOCAA has recently hired a staff member to concentrate on acquiring properties for NSP and is continuing their search in finding properties from realtors and lending institutions.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/3
# of housing units	0	0	0	0/0	0/0	0/3
# of Households benefitting	0	0	0	0/0	0/3	0/3

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:	C-01 Enid
Activity Title:	Land Banking - Acquisition

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

13556

Projected Start Date:

05/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Enid, City of

Projected End Date:

12/01/2009

Responsible Organization:

City of Enid

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$5,998.00
Total CDBG Program Funds Budgeted	N/A	\$5,998.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Property owners who are contacted regarding demolition of blighted structures will be allowed to deed this property to the City of Enid and Community Development Support Association as part of their land bank activities. This activity may be combined with the NSP rehabilitation, demolition, and disposition activities, described in this equest. When land banked property is ready to sell, the City will ensure the continued affordability of the housing by either selling the land to a developer and recording a regulatory agreement requiring the minimum affordability period or by selling the foreclosed home directly to an income-qualified homebuyer at a below market rate price. If expenditure of funds does not commence at a rate appropriate for deadline expenditure, funds will be considered for other expenditure by City of Enid staff.

Location Description:

Census Tract 7 will be the target area for NSP funds. Census Tract 7 has the greatest need for assistance due to the high rate of foreclosure with 7.1% and high vacancy rate of 12.8%, both of which are the highest of all census tracts in the city limits of Enid. Census Tract 7 also has 85.5% of the population living below the 120% median income. Census Tract 1 has an estimated foreclosure rate of 5.0%, and a vacancy rate of 11.7%.

Activity Progress Narrative:

The City of Enid completed the environmental review and published a combined notice of finding of no significant impact and intent to request release of funds. No comments were received. The City of Enid Commissioners are to approve the request to release funds and after released the projects will commence.

Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total

# of Properties	0	0	0	0/0	0/0	0/2
# of housing units	0	0	0	0/0	0/0	0/2

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:	C-01 Midwest City
Activity Title:	Landbanking - Acquisition

Activity Category:

Land Banking - Acquisition (NSP Only)

Activity Status:

Planned

Project Number:

13593

Project Title:

Midwest City, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Midwest City

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$178,055.00
Total CDBG Program Funds Budgeted	N/A	\$178,055.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

MWC LAND BANK PROGRAM - 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 CT 1076.04 RF9 CT 1076.05 CT 1076.06 CT 1076.07 CT 1077.04 BG 2, 3 CT 1076.06 CT 1077.07 CT 1077.03 BG 2, 3 CT 1087.06 BG 1 CT 1080.08 CT 1080.09 BG 1, 2 RF8 CT 1088.01 BG 4, 5 CT 1080.03 CT 1080.11 CT 1080.10

Activity Progress Narrative:

MWC has acquired one property for permanent housing for the developmentally disabled and began renovation of fire station into a public facility. They are searching for additional property to acquire.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/4
# of housing units	0	0	0	0/0	0/0	0/4

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:	C-02 Midwest City
Activity Title:	Landbanking - Disposition

Activity Category:

Land Banking - Disposition (NSP Only)

Activity Status:

Planned

Project Number:

13593

Project Title:

Midwest City, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Midwest City

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$25,400.00
Total CDBG Program Funds Budgeted	N/A	\$25,400.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase and 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:

MWC has acquired one property for permanent housing for the developmentally disabled and began renovation of fire station into a public facility. They are searching for additional property to acquire.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/4
# of housing units	0	0	0	0/0	0/0	0/4

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 25% Edmond

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

13610

Project Title:

Edmond, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Edmond

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$10,000.00
Total CDBG Program Funds Budgeted	N/A	\$10,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City of Edmond will utilize approximately \$10,000 of NSP funds to remove a blighted structure that is vacant and abandoned. According to Oklahoma County records, the structure was abandoned and returned to the bank in June 2007. In its place, will be infrastructure, as well as one of the 13-owner-occupied homes to be built in partnership with the Central Oklahoma Habitat for Humanity (COHH) and Turning Point Ministries (TPM). The property was purchased with donations to TPM, an Edmond non-profit whose focus is affordable and transitional housing for low-income individuals and families in Edmond. The City will isolate and itemize the cost of the demolition and infrastructure improvements for this individual piece 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 upon.

Location Description:

The NSP activity is located in a recognized high-risk area, just west of Broadway Avenue, facing Edwards Street. The property address is 30 W. Edwards Street. It has been abandoned since June 2007. The project site map is attached.

Activity Progress Narrative:

Environmental review complete. Bid to be posted for infrastructure in October. Quotes for structure demolition being posted in Oct. to Dec. quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/1
# of Households benefitting	0	0	0	0/1	0/0	0/1

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 25% Lawton

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

13611

Project Title:

Lawton, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Lawton

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$10,000.00
Total CDBG Program Funds Budgeted	N/A	\$10,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

There is current a duplex at 1912-1914 NW Williams available as a foreclosed property. Purchase of the property would be \$11,815. Demolition of the property would cost approximately \$10,000. Once cleared, a new duplex will be constructed.

Location Description:

Duplex at 1912-1914 NW Williams

Activity Progress Narrative:

Environmental review is underway. Interviewing and hiring an NSP coordinator to run the program.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/2
# of Households benefitting	0	0	0	0/2	0/0	0/2

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 25% OKC Rem20%

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

14003

Project Title:

Oklahoma City - Rem20%

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Oklahoma City

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$145,000.00

Total CDBG Program Funds Budgeted

N/A

\$145,000.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

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 \$500,000, or 12.74%, of the requested \$3,924,210 NSP funds to demolish the blighted multifamily rental property that is to be acquired with NSP funds under the acquisition activity proposed by this grant application.

The apartments targeted for demolition were built in the 1970's and fell into disrepair during the oil bust of the late 1980's. Since that time, no substantial investment has gone into maintaining or rehabilitating the properties, which has had a destabilizing effect on surrounding residential neighborhoods and commercial areas.

The target properties are blighted and reasonably beyond rehabilitation or repair. The proposed demolition activity will complement the City's Consolidated Plan, which identifies housing vacancies and substandard housing units as the prevailing problems in the Oklahoma City housing market. The proposed activities are similar to those performed regularly by the City's Abandoned Housing remediation program, which successfully secures or demolishes approximately 200 dilapidated or blighted single-family housing units per year.

An estimated 29% of the funds for demolition, or approximately \$145,000 will go to house persons at or below 50% of Area Median Income throughout the required period of affordability. Of the households benefited by this activity, 100% will have incomes at or below 120% of area median income. The funded activity will meet the National Objective of Low, Moderate, Middle Income households.

The City expects to demolish 112 units of housing with the proposed funds, of which 29% of the activity costs, thus 29% of the demolished units, or 32 units, will be attributed to the deep income-targeting requirement to provide housing to individuals and families at or below 50% of AMI. The remaining 71% of activity costs and thus 71% of the demolished units, or 82 units, will be attributed to housing individual families at or below 120% of Area Median Income (AMI).

No demolition is contemplated for subsidized or low- and moderate-income dwelling units.

Location Description:

The target geography consists of three NSP-eligible census tracts: 1069.12; 1069.13; 1083.10, each having a HUD Foreclosure and Abandonment Risk score (FARscore)[1] of eight or higher, indicating high risk for housing foreclosure or abandonment.

>

Activity Progress Narrative:

In contract approval process. Will conduct TAs next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/32
# of Households benefitting	0	0	0	0/32	0/0	0/32

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

No Other Funding Sources Found

Total Other Funding Sources

Amount

Grantee Activity Number: D-04 CAPTC for Tulsa

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

13814

Project Title:

CAPTC for Tulsa

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

CAPTC for Tulsa

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$750,000.00
Total CDBG Program Funds Budgeted	N/A	\$750,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Tulsa NSP Demolition Program will demolish 25 blighted structures in the three target neighborhoods at an average cost of \$30,000 per unit. These properties will be purchased and land banked for future redevelopment. All structures acquired under this program will meet the States definition of blighted structures.

Location Description:

Eugene Field Neighborhood, Kendall Whittier Neighborhood, Hawthorne Neighborhood Neighborhood Census Tracts Kendall-Whittier 22.00, 20.00, 21.00, 19.00, 34.00, 35.00 Hawthorne 62.00 Eugene Field 46.00

Activity Progress Narrative:

CAPTC intends to use the NSP funds to secure a 240 unit foreclosed multi-family property located in East Tulsa. The Cimarron multi-family property is located in census track 73.12 at 13201 East 31st Street Tulsa, OK. It is located in an area that scores at 6 or higher in the estimated risk score. NSP funds would contribute towards the joint acquisition of the property by CAPTC and GHC to form a new single asset, Oklahoma LLC. Non-federal resources would be used towards renovation costs which include replacement of mechanical systems, roof, etc. Holding new public hearings in accordance to the city's citizen participation plan.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/25
# of housing units	0	0	0	0/0	0/0	0/25
# of Households benefitting	0	0	0	0/0	0/25	0/25

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 Enid
Activity Title:	Demolition

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

13556

Project Title:

Enid, City of

Projected Start Date:

05/01/2009

Projected End Date:

05/03/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Enid

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$135,000.00
Total CDBG Program Funds Budgeted	N/A	\$135,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Data shows that abandoned properties are affecting Enid at a higher rate than foreclosures. To address this issue, Enid will use Neighborhood Stabilization Program funds to purchase blighted structures and vacant lots for redevelopment. Based on information provided by the United States Census Bureau and data used by the Department of Housing and Urban Development, Census Tracts 7 appears to be the most in need and will be the focus area for the expenditure of NSP funds. This area has been the recent focus of an extensive cleanup effort by the City of Enid in an attempt to encourage redevelopment and increase assessed property values. Currently there are two tax credit projects being developed in Census Tract 7; one project will include 48 multi-family apartment complex, while the second project will include 30 single family units. By increasing the property values in this area, it will assist with the housing sales and assessed market values for these census tracts. The City of Enid plans to demolish blighted residences within the target area, Census Tract 7, that are abandoned or vacant residences. By removing the blighted structures, the city will be enhancing the safety of the neighborhood and increasing the property values within the neighborhood. Also, by covering the expense of demolition and disposal faced if the issues remains unaddressed, the city hopes to alleviate the financial restraint for the property owner. The cleared lots will encourage and be available for development purposes. The blighted residence will be identified by the City of Enid Code Department as hazards to the community. Once blighted structures have been identified, the property owner will be notified and informed of the city's intentions. The City of Enid will offer to purchase these lots and clear any structures. If the property owner wishes to retain ownership, the City of Enid will move forward with the demolition and place a lien on the property for the value of demolition. If the property changes ownership, any money realized from the sale of the property or payment of the lien received prior to July 30, 2013 will be returned to the City's NSP program income; after that date, the funds will be returned to ODOC. Currently, the City of Enid has a waiting list of 64 properties for demolition. From that list, 8 properties have been identified in the target area and will be pursued for demolition with NSP funding. The City of Enid will also pursue an addition 10 dilapidated structures for demolition.

Location Description:

Census Tract 7 will be the target area for NPS funds. Census Tract 7 has the greatest need for assistance due to the high rate of foreclosure with 7.1% and high vacancy rate of 12.8%, both of which are the highest of all census tracts in the city limits of Enid. Census Tract 7 also has 85.5% of the population living below the 120% median income. Census Tract 1 has an estimated foreclosure rate of 5.0%, and a vacancy rate of 11.7%.

Activity Progress Narrative:

The City of Enid completed the environmental review and published a combined notice of finding of no significant impact and intent to request release of funds. No comments were received. The City of Enid Commissioners are to approve the request to release funds and after released the projects will commence.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/64

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 INCOG

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

13629

Project Title:

INCOG

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Indian Nations Council of Governments

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$805,000.00
Total CDBG Program Funds Budgeted	N/A	\$805,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will consist of the voluntary demolition of vacant, blighted property under private ownership, or the demolition of vacant, foreclosed upon properties acquired through Purchase and Rehabilitation, in order to alleviate health and safety concerns and stabilize neighborhoods. In addition to homes and residential structures, commercial, industrial or other types of structures will also be considered for demolition if intended reuse activities warrant their consideration. Structures acquired and/or demolished will be vacant and blighted prior to acquisition and/or demolition. No condemnation or eminent domain activities will occur. No relocation activities will be undertaken. Demolition activities will occur on 80-90 properties, tentatively identified, that are located within the eligible Census Tract/Block Groups proposed for this application. The average demolition cost per property is \$8,944.44. The total anticipated cost for this activity is \$805,000.

Location Description:

Community Census Tract Block Group Risk Score Coweta 306.02 1,2,3,4,5 7 Claremore 502.02 1,2 9 501.04 1,2 8 501.03 1 7 501-01 1,2, 8 Drumright 208.00 1,2,3 10 113.00 1 9 Bristow 210.00 1,2,3 10 209.00 1,2 10

Activity Progress Narrative:

INCOG staff has submitted initial Tier I Environmental Clearance information to ODOC to get clearance and begin the property acquisition.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/90
# of housing units	0	0	0	0/0	0/0	0/90
# of Households benefitting	0	0	0	0/0	0/90	0/90

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

Activity Status:

Planned

Project Number:

13720

Project Title:

Muskogee Housing Authority

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Muskogee Housing Authority

Overall

Jul 1 thru Sep 30, 2009

To Date

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$125,000.00
Total CDBG Program Funds Budgeted	N/A	\$125,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

MHA will partner with the City of Muskogee and the County of Muskogee to demolish approximately twenty-five (25) 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. \$125,000 (\$5,000 x 25) 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:

Muskogee Housing Authority is about to complete the Environmental Review Tiering process. They are awaiting one additional response letter and will then submit to ODOC.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/25
# of housing units	0	0	0	0/0	0/0	0/25
# of Households benefitting	0	0	0	0/0	0/25	0/25

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 OKC Rem20%

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

14003

Project Title:

Oklahoma City - Rem20%

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Oklahoma City

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$355,000.00
Total CDBG Program Funds Budgeted	N/A	\$355,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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 \$500,000, or 12.74%, of the requested \$3,924,210 NSP funds to demolish the blighted multifamily rental property that is to be acquired with NSP funds under the acquisition activity proposed by this grant application.

The apartments targeted for demolition were built in the 1970's and fell into disrepair during the oil bust of the late 1980's. Since that time, no substantial investment has gone into maintaining or rehabilitating the properties, which has had a destabilizing effect on surrounding residential neighborhoods and commercial areas.

The target properties are blighted and reasonably beyond rehabilitation or repair. The proposed demolition activity will complement the City's Consolidated Plan, which identifies housing vacancies and substandard housing units as the prevailing problems in the Oklahoma City housing market. The proposed activities are similar to those performed regularly by the City's Abandoned Housing remediation program, which successfully secures or demolishes approximately 200 dilapidated or blighted single-family housing units per year.

An estimated 29% of the funds for demolition, or approximately \$145,000 will go to house persons at or below 50% of Area Median Income throughout the required period of affordability. Of the households benefited by this activity, 100% will have incomes at or below 120% of area median income. The funded activity will meet the National Objective of Low, Moderate, Middle Income households.

The City expects to demolish 112 units of housing with the proposed funds, of which 29% of the activity costs, thus 29% of the demolished units, or 32 units, will be attributed to the deep income-targeting requirement to provide housing to individuals and families at or below 50% of AMI. The remaining 71% of activity costs and thus 71% of the demolished units, or 82 units, will be attributed to housing individual families at or below 120% of Area Median Income (AMI).

No demolition is contemplated for subsidized or low- and moderate-income dwelling units.

Location Description:

The target geography consists of three NSP-eligible census tracts: 1069.12; 1069.13; 1083.10, each having a HUD Foreclosure and Abandonment Risk score (FARscore)[1] of eight or higher, indicating high risk for housing foreclosure or abandonment.

>

Activity Progress Narrative:

In contract approval process. Will conduct TAs next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/80
# of Households benefitting	0	0	0	0/0	0/80	0/80

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

No Other Funding Sources Found

Total Other Funding Sources

Amount

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

Activity Category:

Clearance and Demolition

Project Number:

13555

Projected Start Date:

10/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Oklahoma City, City of

Projected End Date:

09/30/2012

Responsible Organization:

City of Oklahoma City

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$30,000.00
Total CDBG Program Funds Budgeted	N/A	\$30,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP Eligible Use: Demolish blighted structures CDBG Eligible Activity: 24 CFR 570.201(d) Clearance for blighted structures only City of Oklahoma City has an ongoing abandoned housing program that demolishes dilapidated property under local and state law. The NSP demolition program will following the successful abandoned housing program model. Housing units in the target area that have been determined to qualify as blighted under the Housing and Economic Recovery Act of 2008 and Oklahoma state law will be demolished. The demolition activities will benefit low, moderate and middle-income areas. The activity will consist of land clearance of those properties acquired under Purchase/ Rehabilitation that are blighted and considered beyond saving. Cleared land will be sold or transferred to private for profit or nonprofit organizations for the purpose of redevelopment. Funding for the redevelopment is intended to come from private sources and/or City HOME funds.

Location Description:

TRACT BLKGRP FARSCORE

- 106502 2,4 6 102000 1,2 7
- 106601 2,3 7 102100 1,2,3 7
- 107001 3 9 102200 1,2,3 8
- 107002 1 10 102300 1,2,3,4 8
- 107103 1,2 10 102400 1,2,3,4 10
- 107104 1,2 10 102800 1,2,3,4,5 10
- 107206 1 8 102900 1 10
- 107207 1,2 6 103000 1,2 10
- 107209 1,2,3,4,5 8 103300 1,2 10
- 107211 1 7 103400 1 8
- 107212 1 8 103602 1 9
- 107213 3,4,5,6 9 103700 1 9
- 107214 1,2,3 8 103800 1,2,3 9
- 107215 3,4,5 10 103900 1,2,3,4,5 10
- 107216 1,2,3 10 104000 1 8
- 107217 4,5 9 104100 1,2 10
- 107218 1,5 9 104200 1,2,3 10
- 107219 1,2 9 104300 1,2,3 10
- 107220 1,2 9 104400 1,2,3 8
- 107221 3,4 6 104500 1,2,3 8
- 107222 1,2 7 104600 1 10

107223 1,2,3 9 104700 1,2 9
 107302 1,2,3 8 104800 1,2,3 9
 107303 5,9 10 104900 1,2,3,4 9
 107306 1 10 105000 1,2 10
 100200 1,2,3,4,5,6,7 8 105100 1,2 6
 100400 1,2,3,4 10 105201 1,2 10
 100500 1,2,3 10 105202 1 10
 100700 1,2 9 105300 2,3,4,6 9
 100800 1,2,3 9 105400 1,2 10
 100900 1,2 6 105500 1,2,3,4 10
 101000 1,2,3,4 10 105600 1,2,3 9
 101200 1,2 8 105700 1,2 9
 101300 1,2,3,4,5,6 10 105800 1 10
 101400 1,2 10 105904 1,2,3,4 9
 101500 1,2,3 9 106100 1,2,3 10
 101600 1 8 106200 2 9
 101800 1,2 7 105700 1 9
 101900 1,2,3 7 107401 1,2,3,4 10

Activity Progress Narrative:

OKC is completing the Environmental Review process and has already begun to locate properties for acquisition.

Performance Measures

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

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 Ponca City

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

13674

Project Title:

Ponca City, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Ponca City, City of

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$250,000.00
Total CDBG Program Funds Budgeted	N/A	\$250,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City of Ponca City is requesting the amount of \$250,000.00 to enhance its CDBG Property Demolition/Clearance Program. The City will be leveraging the amount of \$20,000.00 through its FY-08 CDBG Small Cities Set-Aside Demolition Allocation, \$20,000.00 Ponca City Community Development-General Fund Demolition match line item and the waiver of one-half (1/2) of landfill fills in the amount of \$75,000.00 for all properties that are cleared utilizing NSP funds. The City will comply with all State and Federal rules and regulations, including, but not limited to NEPA, Fair Housing and Equal Opportunity, Davis-Bacon (when applicable), Copeland (Anti-Kickback) Act, Contract Work Hours and Safety Standards Act, The City of Ponca City has successfully administered an ongoing abandoned demolition/clearance program that demolishes dilapidated properties under local and state law utilizing City General Funds and CDGB Small Cities Set Aside Funds. The NSP demolition program will follow the successful demolition/clearance model. Residential housing units and commercial structures located in the Qualified Areas of Greatest Need that have been determined to qualify as blighted under the Housing and Economic Recovery Act of 2008 and Oklahoma State Law will be cleared. At this time, the Bill Bridges, Property Inspector for the City Code Enforcement Department has identified approximately 80 properties located in the above described Census Tracts, Block Groups that meet the blight definition. Mr. Bridges is a certified State of Oklahoma Property Inspector (See Attached Exhibit K). Utilizing Courthouse USA for Kay County, Oklahoma, we will be able to determine the property owners of the blighted structures and provide them with application packets for the clearance program. All property owners will complete a Demolition Application providing their income information, along with income verification that they are below the 120% of the area median income which will be examined by Rhonda Skrapke, Grant Administrator and Certified CDBG Administrator for adherence to all NSP income guidelines, and execute a Voluntary Authorization and Release Form. The City of Ponca City upon submission of this application, will begin the environmental review pursuant to 24 CFR Part 58 of each property which has been identified as a potential candidate for the NSP program. Once it is determined that an Applicant is income-qualified and all environmental clearances are received the City will contract with local demolition contractors, (a list of available demolition contractors is attached hereto as Exhibit J) following approved local and state bidding procedures and following the City of Ponca Demolition Specifications (Attached hereto as Exhibits J) to perform clearance activities. The income qualified property owners will retain ownership of the lot after clearance but will be required to maintain the vacant lot in a standard in compliance with all City ordinances. If it is determined that a property owner does not voluntarily participate in the NSP program, the City of Ponca City will initiate, pursuant to Ponca City Municipal Code 10-9-1 and 11 O.S. 22-112, a Notice of Hearing to Determine the Necessity of Building Condemnation and Removal. Copies of these procedures are attached hereto as Exhibit J. The responsibility of following appropriate demolition procedures will be the Code Enforcement Department, namely, Gary Cohenour, Jeff Pameticky, Bill Bridges and Bob Miller. By removing the blighted structures, the City will enhance the safety of the neighborhoods and increase property values. Also, by subsidizing the expense of demolition with NSP funds and the City waiving landfill fees, we will be alleviating the financial restraint for the property owners. The City of Ponca Code Enforcement Department will monitor the sites after demolition and will ensure compliance with the City's Ordinances. Additionally, the City of Ponca City will encourage property owners to redevelop the vacant lots by either donation to Habitat for Humanity or facilitating partnerships with local building contractors, developers and others who might be interested in purchasing the lots.

Location Description:

Census Tract 00100, Block Groups 1-5; Census Tract 00201, Block Groups 3-5; Census Tract 00202, Block Group 2, Census Tract 00400, Block Groups 2,4,5; Census Tract 00500, Block Groups 2-4.

Activity Progress Narrative:

Ponca City is working on the environmental reviews for each demolition property (50) and are conducting administrative demolition hearings for each property. All properties are vacant. Ponca City is also working on environmental reviews for properties (8). City attorney is contacting law firms with banks on the properties for possible purchase.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/80
# of housing units	0	0	0	0/0	0/0	0/80
# of buildings (non-residential)	0	0	0	0/0	0/0	0/80
# of Households benefitting	0	0	0	0/0	0/80	0/80

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 Tulsa County

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

13572

Project Title:

Tulsa County

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Tulsa County

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$746,795.00
Total CDBG Program Funds Budgeted	N/A	\$746,795.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will consist of the voluntary demolition of (75) vacant, blighted properties under private ownership, or the demolition of vacant, foreclosed properties acquired through Activity B-Acquisition in order to alleviate health and safety concerns and stabilize neighborhoods. In addition to homes and residential structures, commercial, industrial or other types of structures will be considered for demolition. Structures acquired and/or demolished will be vacant and blighted prior to acquisition and/or demolition. No condemnation or eminent domain activities will occur. No relocation activities will be undertaken. 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:

Tier 1 environmental review process initiated. Investigation of suitability of acquiring specific foreclosed property in Sapulpa in progress.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/75

# of housing units	0	0	0	0/0	0/0	0/75
# of Households benefitting	0	0	0	0/0	0/0	0/0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Category: Acquisition of property for replacement housing	Activity Status: Planned
Project Number: 13611	Project Title: Lawton, City of
Projected Start Date: 03/20/2009	Projected End Date: 03/20/2013
National Objective: NSP Only - LH - 25% Set-Aside	Responsible Organization: City of Lawton

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$31,365.00
Total CDBG Program Funds Budgeted	N/A	\$31,365.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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:

Environmental review is underway. Interviewing and hiring an NSP coordinator to run the program.

Performance Measures

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

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-01 25% Midwest City
Activity Title:	Redevelop Demolished or Vacant Prop. - Acquisition

Activity Category:

Acquisition, construction, reconstruction of public facilities

Activity Status:

Planned

Project Number:

13593

Project Title:

Midwest City, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Midwest City

Overall**Jul 1 thru Sep 30, 2009****To Date**

Total Projected Budget from All Sources	N/A	\$195,000.00
Total CDBG Program Funds Budgeted	N/A	\$195,000.00
Program Funds Drawdown	\$190,278.80	\$190,278.80
Obligated CDBG DR Funds	\$190,278.80	\$190,278.80
Expended CDBG DR Funds	\$190,278.80	\$190,278.80
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

MID-DEL PERMANENT HOUSING FACILITY CONSTRUCTION: Midwest City is home to (4) permanent housing facilities providing supportive, permanent housing for developmentally disabled adults. The activity will consist of acquiring an eligible NSP property and redeveloping it as a permanent housing facility. This activity will satisfy the low income housing requirement by providing permanent, rental and supportive housing to (6) developmentally disabled adults. Location to be determined - redevelopment will be within Midwest City boundaries, as represented by the following census tracts: CT 1076.01 CT 1076.04 CT 1076.05 CT 1076.06 CT 1076.07 CT 1077.04 CT 1076.06 CT 1077.07 CT 1077.03 CT 1087.06 CT 1080.08 CT 1080.09 CT 1088.01 CT 1080.03 CT 1080.11 CT 1080.10 CT 1087.07 CT 1087.03 CT 1080.06 CT 1080.08

Location Description:

Location to be determined - redevelopment will be within Midwest City boundaries, as represented by the following census tracts: CT 1076.01 CT 1076.04 CT 1076.05 CT 1076.06 CT 1076.07 CT 1077.04 CT 1076.06 CT 1077.07 CT 1077.03 CT 1087.06 CT 1080.08 CT 1080.09 CT 1088.01 CT 1080.03 CT 1080.11 CT 1080.10 CT 1087.07 CT 1087.03 CT 1080.06 CT 1080.08

Activity Progress Narrative:

Property acquired. Property to be permanent housing for the developmentally disabled. Plans and work write-up being finalized.

Performance Measures

This Report Period		Total	Cumulative Actual Total / Expected		
Low	Mod		Low	Mod	Total

# of Properties	0	0	1	0/0	0/0	1/1
# of buildings (non-residential)	0	0	0	0/0	0/0	0/1
# of Public Facilities	0	0	0	0/0	0/0	0/1
# of Persons benefitting	0	0	0	0/6	0/0	0/6

Activity Locations

Address	City	State	Zip
314 King Avenue	Midwest City	NA	73130

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-01 CAPTC for Tulsa
Activity Title:	Redevelop Demolished or Vacant Prop - Acquisition

Activity Category:

Acquisition of property for replacement housing

Project Number:

13814

Projected Start Date:

03/20/2009

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

CAPTC for Tulsa

Projected End Date:

03/20/2013

Responsible Organization:

CAPTC for Tulsa

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$250,000.00
Total CDBG Program Funds Budgeted	N/A	\$250,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Tulsa NSP Redevelopment Program will use \$250,000 in NSP funds to acquire 10 demolished or vacant properties in the Hawthorne neighborhood. All properties purchased under this activity will be redeveloped within 1 year of acquisition, pending financing and other regulatory approvals. The redevelopment will likely use the Low Income Housing Tax Credit Program. HUD guidance has indicated that the 25 percent set aside is only accomplished through the redevelopment of foreclosed upon or abandoned homes. As such, activities under the Redevelopment activity will only count towards the set aside if the properties acquired are foreclosed upon or abandoned. The Tulsa NSP program is not able to determine how many of the properties targeted for acquisition under this activity will be foreclosed or abandoned, and thus, none of these funds are expected to meet the set aside requirements. However, the redevelopment activities planned for Hawthorne include single family housing that will likely be financed with low income housing tax credits. If the properties acquired for this purpose are foreclosed or abandoned, in addition to being demolish and/or vacant, the Tulsa Program will notify the state so that the redevelopment activity will count towards the 25 percent set aside requirement.

Location Description:

Hawthorne Neighborhood Hawthorne Neighborhood The Hawthorne neighborhood lies in north Tulsa.

Activity Progress Narrative:

CAPTC intends to use the NSP funds to secure a 240 unit foreclosed multi-family property located in East Tulsa. The Cimarron multi-family property is located in census tract 73.12 at 13201 East 31st Street Tulsa, OK. It is located in an area that scores at 6 or higher in the estimated risk score. NSP funds would contribute towards the joint acquisition of the property by CAPTC and GHC to form a new single asset, Oklahoma LLC. Non-federal resources would be used towards renovation costs which include replacement of mechanical systems, roof, etc. Holding new public hearings in accordance to the city's citizen participation plan.

Performance Measures

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

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-03 25% Edmond
Activity Title: Public Infrastructure

Activity Category:

Rehabilitation/reconstruction of a public improvement

Activity Status:

Planned

Project Number:

13610

Project Title:

Edmond, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Edmond

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$19,242.00
Total CDBG Program Funds Budgeted	N/A	\$19,242.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The 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:

Environmental review complete. Bid to be posted for infrastructure in October. Quotes for structure demolition being posted in Oct. to Dec. quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Persons benefitting	0	0	0	0/4	0/48	0/52
# of Linear feet of Public Improvement	0	0	0	0/0	0/0	0/1200

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-03 25% Midwest City

Activity Title: Public Facilities

Activity Category:

Acquisition, construction, reconstruction of public facilities

Activity Status:

Planned

Project Number:

13593

Project Title:

Midwest City, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Midwest City

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$180,000.00
Total CDBG Program Funds Budgeted	N/A	\$180,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

MID-DEL PERMANENT HOUSING FACILITY CONSTRUCTION: Midwest City is home to (4) permanent housing facilities providing supportive, permanent housing for developmentally disabled adults. The activity will consist of acquiring an eligible NSP property and redeveloping it as a permanent housing facility. This activity will satisfy the low income housing requirement by providing permanent, rental and supportive housing to (6) developmentally disabled adults. Location to be determined - redevelopment will be within Midwest City boundaries, as represented by the following census tracts: CT 1076.01 CT 1076.04 CT 1076.05 CT 1076.06 CT 1076.07 CT 1077.04 CT 1076.06 CT 1077.07 CT 1077.03 CT 1087.06 CT 1080.08 CT 1080.09 CT 1088.01 CT 1080.03 CT 1080.11 CT 1080.10 CT 1087.07 CT 1087.03 CT 1080.06 CT 1080.08

Location Description:

CT 1076.01 CT 1076.04 CT 1076.05 CT 1076.06 CT 1076.07 CT 1077.04 CT 1076.06 CT 1077.07 CT 1077.03 CT 1087.06 CT 1080.08 CT 1080.09 CT 1088.01 CT 1080.03 CT 1080.11 CT 1080.10 CT 1087.07 CT 1087.03 CT 1080.06 CT 1080.08

Activity Progress Narrative:

MWC has acquired one property for permanent housing for the developmentally disabled and began renovation of fire station into a public facility. They are searching for additional property to acquire.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of Public Facilities	0	0	0	0/0	0/0	0/1
# of Persons benefitting	0	0	0	0/6	0/0	0/6

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-03 Edmond
Activity Title:	Public Infrastructure

Activity Category:

Rehabilitation/reconstruction of a public improvement

Activity Status:

Planned

Project Number:

13610

Project Title:

Edmond, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Edmond

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$87,726.00
Total CDBG Program Funds Budgeted	N/A	\$87,726.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The 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:

Environmental review complete. Bid to be posted for infrastructure in October. Quotes for structure demolition being posted in Oct. to Dec. quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Persons benefitting	0	0	0	0/4	0/48	0/52
# of Linear feet of Public Improvement	0	0	0	0/0	0/0	0/1200

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-03 Midwest City
Activity Title:	Redevelop Demo. or Vac Prop - Public Facility

Activity Category:

Acquisition, construction, reconstruction of public facilities

Activity Status:

Planned

Project Number:

13593

Project Title:

Midwest City, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Midwest City

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$175,000.00
Total CDBG Program Funds Budgeted	N/A	\$175,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NEIGHBORHOODS IN ACTION CENTER (\$175,000.00): A vacant city fire station, located at 1124 N. Douglas Blvd., located in CT 1080.10, BG3, RF10, will be redeveloped as a neighborhood facility supporting the Department of Justice Weed and Seed Program, serving a 5-square mile target area (CT1077.03 BG 2,3, RF5; CT1080.08, RF10; CT1080.03, RF10; CT1080.11, RF10; CT1080.10, RF10). The Weed and Seed Program identifies Neighborhood Revitalization as one of its primary objectives. Activities at the site will support neighborhood stabilization program efforts. Redevelopment activities will include interior/exterior renovation, bathroom modifications, signage, new roof, parking and new approach.

Location Description:

A vacant city fire station, located at 1124 N. Douglas Blvd., located in CT 1080.10, BG3,

Activity Progress Narrative:

Renovation of Fire Station #4 (Neighborhoods in Action Center) - Utilities transferred, interior clean-up in progress, Oklahoma County District One to begin construction of parking lot.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of buildings (non-residential)	0	0	0	0/0	0/0	0/1
# of Public Facilities	0	0	1	0/0	0/0	1/1
# of Persons benefitting	0	0	0	0/0	0/50	0/50

Activity Locations

Address	City	State	Zip
1124 N. Douglas Blvd.	Midwest City	NA	73130

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-03 Oklahoma City
Activity Title:	Redevelop Demolished or Vacant Properties

Activity Category:

Rehabilitation/reconstruction of public facilities

Activity Status:

Planned

Project Number:

13555

Project Title:

Oklahoma City, City of

Projected Start Date:

10/01/2009

Projected End Date:

09/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Oklahoma City

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$2,002,350.00
Total CDBG Program Funds Budgeted	N/A	\$2,002,350.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP Eligible Use: Redevelop vacant properties CDBG Eligible Activity: 24 CFR 570.201(a): Public facilities and improvements
A vacant building at the north end of a property located at the northeast corner of NW 4th and Virginia will be redeveloped as a regional Resource Center for individuals and families in need of housing assistance and supportive services. The location is within both the target NSP target area and the City's Neighborhood Revitalization Strategy Area (NRSA). The resource center will be open to the general public providing comprehensive support services for families or individuals, especially individuals/families displaced by foreclosure and those who are homeless or at risk of homelessness. NSP funds will not pay for any support services. The requested State-allocated NSP funds will be matched with \$500,000 of City-allocated NSP funds to complete the project. A variety of agencies will locate and office at the center to provide services and coordinated case management in support of a Housing First methodology for a regional approach to solving homelessness. Services will include housing supports such as permanent housing referrals and rapid re-housing plans for families; government benefit program services or referrals; employment training and placement; medical/dental services or referrals; mental health and substance abuse services and treatment referrals; transportation assistance; legal assistance; financial counseling; and a host of other services to help individuals and families attain long-term sustainability.

Location Description:

LOCATION: 1729 NW 3rd St, Oklahoma City, OK 73109.

Activity Progress Narrative:

OKC is completing the Environmental Review process and has already begun to locate properties for acquisition.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Public Facilities	0	0	0	0/0	0/0	0/1

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-12a 25% INCOG
Activity Title:	Redevelop Demolished or Vacant Prop. - New Housing

Activity Category:

Construction of new housing

Activity Status:

Planned

Project Number:

13629

Project Title:

INCOG

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Indian Nations Council of Governments

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$600,000.00
Total CDBG Program Funds Budgeted	N/A	\$600,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will consist of the construction of 6 affordable housing units for sale to households who have incomes at or below 50% of area median income. This new housing construction will occur only on demolished or vacant land that is either abandoned or foreclosed upon, and was purchased under Activity B. Under a subrecipient agreement, a housing non-profit organization (CARD) will build market and sell the units to income-eligible clients. 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 new 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. Construction activities will occur on 6 properties that will be located within the eligible Census Tract/Block Groups proposed for this application. The average construction cost per property is \$100,000. The total anticipated cost for this activity is \$600,000.

Location Description:

Community Census Tract Block Group Risk Score Coweta 306.02 1,2,3,4,5 7 Claremore 502.02 1,2 9 501.04 1,2 8 501.03 1 7 501-01 1,2, 8 Drumright 208.00 1,2,3 10 113.00 1 9 Bristow 210.00 1,2,3 10 209.00 1,2 10

Activity Progress Narrative:

INCOG staff has submitted initial Tier I Environmental Clearance information to ODOC to get clearance and begin the property acquisition.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/6
# of Households benefitting	0	0	0	0/6	0/0	0/6

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-12a 25% Shawnee
Activity Title:	Redevelop Demo & Vac Prop - New Housing Constr

Activity Category:

Construction of new housing

Activity Status:

Planned

Project Number:

13571

Project Title:

Shawnee, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Shawnee

Overall

Jul 1 thru Sep 30, 2009

To Date

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$365,183.00
Total CDBG Program Funds Budgeted	N/A	\$365,183.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Shawnee's intent is to perform new single family construction and housing counseling utilizing the Shawnee Housing Authority. The homes will be sold to eligible homeowners. Each property will adhere to a 20 year period of affordability. The City of Shawnee will perform four (4) new construction units benefitting low-moderate or middle-income persons. Three (3) of the four (4) persons will be at or below 50% of the median income. The properties in which the new construction will be performed are vacant lots which have been abandoned or foreclosed upon. The NSP housing units will be located in areas which are greater than 120% of the area median income. The City's intentions are to construct two (2) new construction units located in CT 5002 BG .001, one (1) new construction unit located in CT 5004 BG .004 and one (1) new construction unit located in CT 5004 BG .004. All of the funds appropriated or otherwise made available under this section shall be used with respect to individuals and families whose income does not exceed 120% of area median income. Not less than 25% of the funds appropriated or otherwise made available will be used for redevelopment of abandoned or foreclosed properties. The new homeowner will sign a mortgage agreement with the Shawnee Urban Renewal Authority, agent for the City of Shawnee. The mortgage is designed to meet the required affordability period and the new homeowner agrees to pay as follows: The 50% portion of the construction amount. Fifty percent (50%) of the construction amount shall bear interest from loan date at three percent (3%) per annum, payable in 240 equal monthly installments of principal and interest, the first payment is due and payable on or before the first day of the month, and succeeding payments of like amount on the first day of each succeeding month until all of said 240 payments have been paid. Any installment not paid within fifteen (15) days of due date shall incur a late penalty of five percent (5%) of payment amount. Any one monthly late penalty shall not exceed fifteen dollars (\$15.00). The remaining 50% portion of the construction amount shall bear interest from loan date at Zero Percent (0%) per annum. In the event the real property and dwelling are further encumbered, sold, leased, rented, sold under contract, or if title or possession is otherwise transferred by the Owner, the remaining Fifty Percent (50%) portion of the new construction amount shall become immediately due and

payable to SURA. Marriage and divorce shall not constitute such an event of transfer. Owner shall also pay funds for escrow items to provide for payment of amounts due for taxes, assessments and other items which can attain priority over the Security instrument as a lien or encumbrance on the property and premiums for any and all insurance required by SURA. In the event the real property and dwelling are sold, leased, rented, sold under contract, or if title or possession is otherwise transferred by the Owner, any unpaid portion of the construction amount shall become immediately due and payable to SURA. Marriage and divorce shall not constitute such an event of transfer. The City of Shawnee will utilize tax defaulted properties donated by Pottawatomie County. In addition, Shawnee will use the City's Code Enforcement office to perform all inspections, issuance of occupancy permits and waive inspection permit fees. The City waives liens and County waives back taxes on foreclosed properties donated to SURA.

Location Description:

The City's intentions are to construct two (2) new construction units located in CT 5002 BG .001, one (1) new construction unit located in CT 5004 BG .004 and one (1) new construction unit located in CT 5004 BG .004.

Activity Progress Narrative:

Four building lots have been selected and environmental clearance has been achieved on all four lots. Two homebuyers have been approved. Title has been cleared on all four properties and construction specifications and plans are complete. Shawnee has a pool of insured and qualified contractors available for construction and are in the selection process.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/4
# of Households benefitting	0	0	0	0/4	0/0	0/4

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-12a 25% Tulsa County
Activity Title:	Redevelop Demo & Vac Prop - New Housing Constr

Activity Category:

Construction of new housing

Project Number:

13572

Projected Start Date:

03/20/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Tulsa County

Projected End Date:

03/20/2013

Responsible Organization:

Tulsa County

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total CDBG Program Funds Budgeted	N/A	\$200,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will consist of the construction of (2) affordable housing units for sale to households who have incomes at or below 50% of area median. This new housing construction will occur only on demolished or vacant land that is either abandoned or foreclosed upon, and was purchased under Activity B. Under a subrecipient agreement, a housing non-profit organization (CARD) will build, market and sell the units to income-eligible clients. Actions under this activity will be used to meet the aggregate 25% benefit to 50% median income requirement Affordability Standards: The HOME program standards at 24 CFR 92.252(a), (c), (e), and (f) and 92.254 will be adopted. Affordability standards will be imposed for the amount of direct homeownership subsidy provided to the homeowner. 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. Community Action Resource and Development (CARD)- CARD has extensive experience with the development of affordable housing and has partnered with the HOME Consortium on numerous housing projects.

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:

Tier 1 environmental review process initiated. Investigation of suitability of acquiring specific foreclosed property in Sapulpa in progress.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/2
# of Households benefitting	0	0	0	0/2	0/0	0/2

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% Enid
Activity Title:	New Rental Housing Construction

Activity Category:

Construction of new housing

Activity Status:

Planned

Project Number:

13556

Project Title:

Enid, City of

Projected Start Date:

05/01/2009

Projected End Date:

06/01/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Enid

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$135,000.00
Total CDBG Program Funds Budgeted	N/A	\$135,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Once the City of Enid has purchased and cleared any structures, housing will then be purchased and erected in compliance with HUD standards. A percentage of these homes will be made available for purchase to income qualifying households. The other portion will be made available for housing opportunities to those living at or below 50% of the median income. To ensure these properties are available for 50% below the median income households, the City of Enid will pursue innovative and creative avenues to insure affordability. Vacant lots will be redeveloped to insure compliance with the 25% of funding for households living at/below 50% of the AMI. The City anticipates completing one multi-family rental property and one single family home ownership property with these funds. The homes will be sold to qualified homeowners as per NSP guidelines. Potential purchasers will be required to attend homebuyer education workshops through the Community Development Support Association. Upon completion, a certificate will be awarded which will qualify the purchaser for downpayment assistance. If a home acquired through this activity is not able to be sold to an eligible homebuyer within a reasonable time, the home may be considered for rental to an income qualified person. This will be determined by the City of Enid, CDBG Department, when necessary. If the property is utilized as rental housing, the City of Enid will secure a deed restriction to ensure that all units are rented to households earning less than 50 percent of median area income. The deed restriction will remain in effect for no less than 20 years. The maximum Affordable Rents shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing and Urban Development: Efficiency One-bdrm Two-Bdrm Three-Bdrm Four-Bdrm \$455.00 \$479.00 \$576.00 \$798.00 \$821.00 In the event the unit is transferred to an owner(s) eligible for assistance under NSP guidelines, the amount of assistance will remain in the subject property to provide continued affordability. In the event the unit is transferred to an owner(s) deemed ineligible for assistance under NSP guidelines before the affordability period expires, the assistance provided by the City will be subject to recapture. The City will monitor assisted units at initial occupancy and every three years during the affordability period. The City will use the minimum affordability period of the federal HOME Investment Partnership Program, 24 CFR 92.252(a), (c), (e) and (f), and 92.254. The minimum affordability periods are as follows: Up to \$15,000 5 Years \$15,001 to \$40,000 10 Years Over \$40,000 15 years New Construction 20 years

Location Description:

Census Tract 7 will be the target area for NSP activities. Census Tract 7 has the greatest need for assistance due to the high rate of foreclosure with 7.1% and high vacancy rate of 12.8%, both of which are the highest of all census tracts in the city limits of Enid. Census Tract 7 also has 85.5% of the population living below the 120% median income. Census Tract 1 has an estimated foreclosure rate of 5.0%, and a vacancy rate of 11.7%.

Activity Progress Narrative:

The City of Enid completed the environmental review and published a combined notice of finding of no significant impact and intent to request release of funds. No comments were received. The City of Enid Commissioners are to approve the request to

release funds and after released the projects will commence.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/20
# of Households benefitting	0	0	0	0/0	0/0	0/20

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% OKC Rem20%
Activity Title:	Dedvelop Demolished Prop - New Construction

Activity Category:

Construction of new replacement housing

Activity Status:

Planned

Project Number:

14003

Project Title:

Oklahoma City - Rem20%

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Oklahoma City

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$441,060.00
Total CDBG Program Funds Budgeted	N/A	\$441,060.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

The City proposes to redevelop property that is to be acquired and demolished with NSP funds. The acquired property will have been foreclosed; the demolished property will have been blighted. At the current funding award level, the City will be able to redevelop at approximately 18% of the current housing density level. This lower density approach is eligible due to HUD's waiver of the one-for-one unit replacement requirements under 42 U.S.C. 5304(d), as implemented at 24 CFR 42.375.

With the remaining funds provided by the State, The City proposes to redevelop 18 multifamily units at an estimated cost of \$1,520,895, or a per-unit cost of approximately \$85,000. The City will work to identify a leverage partner to act as developer/operator and bring additional capital to increase the number of units that can be redeveloped. The City hopes to meet its original goal to redevelop 40 multifamily units on the site.

The overall strategy is to solve two identified problems in the current multifamily residential market: 1) oversupply of substandard housing units; 2) high housing vacancy rates in the inner city. The undertaking will also conform to the City's Comprehensive Plan to identify alternatives to sprawl and make use of existing investments in infrastructure and facilities to minimize the need for additional investments and to revitalize residential areas of the central city.

An estimated 29% of the funds for redevelopment will go to house persons at or below 50% of Area Median Income throughout the required period of affordability. Of the households benefited by this activity, 100% of will have incomes at or below 120% of area median income. The funded activity will meet the National Objective of Low, Moderate, Middle Income Households.

With the present funding level provided by the State, The City expects to redevelop 18, two-bedroom units of multifamily rental housing with the proposed funds, of which 29% of the activity costs, thus 29% of the redeveloped units, or 5 units, will be attributed to the deep income-targeting requirement to provide housing to individuals and families at or below 50% of AMI. The remaining 71% of activity costs and thus 71% of the acquired units, or 13 units, will be attributed to housing individual families at or below 120% of Area Median Income (AMI).

Once redevelopment of the site is complete, The City intends to transfer ownership of the property to an agency responsible for operating/managing the project throughout the period of affordability. The organization will be selected through a sole source or request for proposal process.

Location Description:

The target geography consists of three NSP-eligible census tracts: 1069.12; 1069.13; 1083.10, each having a HUD Foreclosure and Abandonment Risk score (FARscore)[1] of eight or higher, indicating high risk for housing foreclosure or abandonment.

>

Activity Progress Narrative:

In contract approval process. Will conduct TAs next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/5
# of Households benefitting	0	0	0	0/5	0/0	0/5

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 Lawton
Activity Title: Rental Housing

Activity Category:
 Construction of new housing

Activity Status:
 Planned

Project Number:
 13611

Project Title:
 Lawton, City of

Projected Start Date:
 03/20/2009

Projected End Date:
 03/20/2013

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

Responsible Organization:
 City of Lawton

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$190,000.00
Total CDBG Program Funds Budgeted	N/A	\$190,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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.

Location Description:

Duplex at 1912-1914 NW Willi

Activity Progress Narrative:

Environmental review is underway. Interviewing and hiring an NSP coordinator to run the program.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/2
# of Households benefitting	0	0	0	0/2	0/0	0/2

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 OKC Rem20%
Activity Title:	Redevelop Demo Property - New Construction

Activity Category:

Construction of new replacement housing

Activity Status:

Planned

Project Number:

14003

Project Title:

Oklahoma City - Rem20%

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Oklahoma City

Overall**Jul 1 thru Sep 30, 2009****To Date**

Total Projected Budget from All Sources	N/A	\$1,079,835.00
Total CDBG Program Funds Budgeted	N/A	\$1,079,835.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

The City proposes to redevelop property that is to be acquired and demolished with NSP funds. The acquired property will have been foreclosed; the demolished property will have been blighted. At the current funding award level, the City will be able to redevelop at approximately 18% of the current housing density level. This lower density approach is eligible due to HUD's waiver of the one-for-one unit replacement requirements under 42 U.S.C. 5304(d), as implemented at 24 CFR 42.375.

With the remaining funds provided by the State, The City proposes to redevelop 18 multifamily units at an estimated cost of \$1,520,895, or a per-unit cost of approximately \$85,000. The City will work to identify a leverage partner to act as developer/operator and bring additional capital to increase the number of units that can be redeveloped. The City hopes to meet its original goal to redevelop 40 multifamily units on the site.

The overall strategy is to solve two identified problems in the current multifamily residential market: 1) oversupply of substandard housing units; 2) high housing vacancy rates in the inner city. The undertaking will also conform to the City's Comprehensive Plan to identify alternatives to sprawl and make use of existing investments in infrastructure and facilities to minimize the need for additional investments and to revitalize residential areas of the central city.

An estimated 29% of the funds for redevelopment will go to house persons at or below 50% of Area Median Income throughout the required period of affordability. Of the households benefited by this activity, 100% of will have incomes at or below 120% of area median income. The funded activity will meet the National Objective of Low, Moderate, Middle Income Households.

With the present funding level provided by the State, The City expects to redevelop 18, two-bedroom units of multifamily rental housing with the proposed funds, of which 29% of the activity costs, thus 29% of the redeveloped units, or 5 units, will be attributed to the deep income-targeting requirement to provide housing to individuals and families at or below 50% of AMI. The remaining 71% of activity costs and thus 71% of the acquired units, or 13 units, will be attributed to housing individual families

at or below 120% of Area Median Income (AMI).

Once redevelopment of the site is complete, The City intends to transfer ownership of the property to an agency responsible for operating/managing the project throughout the period of affordability. The organization will be selected through a sole source or request for proposal process.

Location Description:

The target geography consists of three NSP-eligible census tracts: 1069.12; 1069.13; 1083.10, each having a HUD Foreclosure and Abandonment Risk score (FARscore)[1] of eight or higher, indicating high risk for housing foreclosure or abandonment.

>

Activity Progress Narrative:

In contract approval process. Will conduct TAs next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/13
# of Households benefitting	0	0	0	0/0	0/13	0/13

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: E12a 25% Enid
Activity Title: New Housing Construction

Activity Category:

Construction of new housing

Activity Status:

Planned

Project Number:

13556

Project Title:

Enid, City of

Projected Start Date:

05/01/2009

Projected End Date:

06/01/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Enid

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$135,000.00
Total CDBG Program Funds Budgeted	N/A	\$135,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Once the City of Enid has purchased and cleared any structures, housing will then be purchased and erected in compliance with HUD standards. A percentage of these homes will be made available for purchase to income qualifying households. The other portion will be made available for housing opportunities to those living at or below 50% of the median income. To ensure these properties are available for 50% below the median income households, the City of Enid will pursue innovative and creative avenues to insure affordability. Vacant lots will be redeveloped to insure compliance with the 25% of funding for households living at/below 50% of the AMI. The City anticipates completing one multi-family rental property and one single family home ownership property with these funds. The homes will be sold to qualified homeowners as per NSP guidelines. Potential purchasers will be required to attend homebuyer education workshops through the Community Development Support Association. Upon completion, a certificate will be awarded which will qualify the purchaser for downpayment assistance. If a home acquired through this activity is not able to be sold to an eligible homebuyer within a reasonable time, the home may be considered for rental to an income qualified person. This will be determined by the City of Enid, CDBG Department, when necessary. If the property is utilized as rental housing, the City of Enid will secure a deed restriction to ensure that all units are rented to households earning less than 50 percent of median area income. The deed restriction will remain in effect for no less than 20 years. The maximum Affordable Rents shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing and Urban Development: Efficiency One-bdrm Two-Bdrm Three-Bdrm Four-Bdrm \$455.00 \$479.00 \$576.00 \$798.00 \$821.00 In the event the unit is transferred to an owner(s) eligible for assistance under NSP guidelines, the amount of assistance will remain in the subject property to provide continued affordability. In the event the unit is transferred to an owner(s) deemed ineligible for assistance under NSP guidelines before the affordability period expires, the assistance provided by the City will be subject to recapture. The City will monitor assisted units at initial occupancy and every three years during the affordability period. The City will use the minimum affordability period of the federal HOME Investment Partnership Program, 24 CFR 92.252(a), (c), (e) and (f), and 92.254. The minimum affordability periods are as follows: Up to \$15,000 5 Years \$15,001 to \$40,000 10 Years Over \$40,000 15 years New Construction 20 years

Location Description:

Census Tract 7 will be the target area for NSP activities. Census Tract 7 has the greatest need for assistance due to the high rate of foreclosure with 7.1% and high vacancy rate of 12.8%, both of which are the highest of all census tracts in the city limits of Enid. Census Tract 7 also has 85.5% of the population living below the 120% median income. Census Tract 1 has an estimated foreclosure rate of 5.0%, and a vacancy rate of 11.7%.

Activity Progress Narrative:

The City of Enid completed the environmental review and published a combined notice of finding of no significant impact and intent to request release of funds. No comments were received. The City of Enid Commissioners are to approve the request to

release funds and after released the projects will commence.

Performance Measures

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

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: F-01 CAPTC for Tulsa

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Planned

Project Number:

13814

Project Title:

CAPTC for Tulsa

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

N/A

Responsible Organization:

CAPTC for Tulsa

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$323,979.00

Total CDBG Program Funds Budgeted

N/A

\$323,979.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Administration

Location Description:

City of Tulsa

Activity Progress Narrative:

CAPTC intends to use the NSP funds to secure a 240 unit foreclosed multi-family property located in East Tulsa. The Cimarron multi-family property is located in census tract 73.12 at 13201 East 31st Street Tulsa, OK. It is located in an area that scores at 6 or higher in the estimated risk score. NSP funds would contribute towards the joint acquisition of the property by CAPTC and GHC to form a new single asset, Oklahoma LLC. Non-federal resources would be used towards renovation costs which include replacement of mechanical systems, roof, etc. Holding new public hearings in accordance to the city's citizen participation plan.

Performance Measures

No 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

Grantee Activity Number: F-01 Delta CAF

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Planned

Project Number:

14002

Project Title:

Delta CAF Rem20%

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

N/A

Responsible Organization:

Delta CAF

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$62,900.00

Total CDBG Program Funds Budgeted

N/A

\$62,900.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Administration

Location Description:

City of Duncan

Activity Progress Narrative:

In contract approval process. Will conduct TAs next quarter.

Performance Measures

No 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

Grantee Activity Number:	F-01 Enid
Activity Title:	Administration

Activity Category:

Administration

Activity Status:

Planned

Project Number:

13556

Project Title:

Enid, City of

Projected Start Date:

05/01/2009

Projected End Date:

05/01/2013

National Objective:

N/A

Responsible Organization:

City of Enid

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$37,783.00
Total CDBG Program Funds Budgeted	N/A	\$37,783.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration

Location Description:

City of Enid

Activity Progress Narrative:

The City of Enid completed the environmental review and published a combined notice of finding of no significant impact and intent to request release of funds. No comments were received. The City of Enid Commissioners are to approve the request to release funds and after released the projects will commence.

Performance Measures

No 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

Grantee Activity Number:	F-01 Freedom West
---------------------------------	--------------------------

Activity Title:	Administration
------------------------	-----------------------

Activity Category:

Administration

Activity Status:

Planned

Project Number:

13669

Project Title:

Freedom West

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

N/A

Responsible Organization:

Freedom West

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$71,138.00

Total CDBG Program Funds Budgeted

N/A

\$71,138.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Administration

Location Description:

Waynoka, Cherokee, Alva

Activity Progress Narrative:

Freedom West CDC has received release of funds for three properties, (2) in Alva and (1) in Waynoka and are in the process of acquiring. They are continuing to receive approval for acquiring properties in Cherokee.

Performance Measures

No 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

Grantee Activity Number: F-01 INCOG

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Planned

Project Number:

13629

Project Title:

INCOG

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

N/A

Responsible Organization:

Indian Nations Council of Governments

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$150,000.00

Total CDBG Program Funds Budgeted

N/A

\$150,000.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Administration

Location Description:

Claremore, Drumright, Coweta, Bristow

Activity Progress Narrative:

INCOG staff has submitted initial Tier I Environmental Clearance information to ODOC to get clearance and begin the property acquisition.

Performance Measures

No 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

Grantee Activity Number: F-01 Lawton

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Planned

Project Number:

13611

Project Title:

Lawton, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

N/A

Responsible Organization:

City of Lawton

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$80,460.00

Total CDBG Program Funds Budgeted

N/A

\$80,460.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Administration

Location Description:

City of Lawton

Activity Progress Narrative:

Environmental review is underway. Interviewing and hiring an NSP coordinator to run the program.

Performance Measures

No 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

Grantee Activity Number:	F-01 MHA
Activity Title:	Administration

Activity Category:

Administration

Activity Status:

Planned

Project Number:

13720

Project Title:

Muskogee Housing Authority

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

N/A

Responsible Organization:

Muskogee Housing Authority

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$150,140.00
Total CDBG Program Funds Budgeted	N/A	\$150,140.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration

Location Description:

Muskogee

Activity Progress Narrative:

Muskogee Housing Authority is about to complete the Environmental Review Tiering process. They are awaiting one additional response letter and will then submit to ODOC.

Performance Measures

No 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

Grantee Activity Number:	F-01 Midwest City
---------------------------------	--------------------------

Activity Title:	Admin
------------------------	--------------

Activity Category:

Administration

Activity Status:

Planned

Project Number:

13593

Project Title:

Midwest City, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

N/A

Responsible Organization:

City of Midwest City

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$35,000.00

Total CDBG Program Funds Budgeted

N/A

\$35,000.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Administration

Location Description:

Midwest City

Activity Progress Narrative:

MWC has acquired one property for permanent housing for the developmentally disabled and began renovation of fire station into a public facility. They are searching for additional property to acquire.

Performance Measures

No 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

Grantee Activity Number: F-01 NAHSI

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Planned

Project Number:

13667

Project Title:

Native American Housing Services, Inc.

Projected Start Date:

03/20/2009

Projected End Date:

06/20/2013

National Objective:

N/A

Responsible Organization:

Native American Housing Services, Inc

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$114,932.00

Total CDBG Program Funds Budgeted

N/A

\$114,932.00

Program Funds Drawdown

\$12,648.83

\$12,648.83

Obligated CDBG DR Funds

\$12,648.83

\$12,648.83

Expended CDBG DR Funds

\$12,648.83

\$12,648.83

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Administration

Location Description:

NAHSI, Activity for Del City

Activity Progress Narrative:

Salaries of staff working on environmental review process and identifying properties for acquisition; appraisal fees.

Performance Measures

No 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

Grantee Activity Number:	F-01 NEOCAA
Activity Title:	Administration

Activity Category:

Administration

Activity Status:

Planned

Project Number:

13651

Project Title:

Northeast OK Comm Action Agency

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

N/A

Responsible Organization:

Northeast OK Comm Action Agency

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$49,950.00

Total CDBG Program Funds Budgeted

N/A

\$49,950.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Administration

Location Description:

Miami, Oklahoma

Activity Progress Narrative:

NEOCAA has recently hired a staff member to concentrate on acquiring properties for NSP and is continuing their search in finding properties from realtors and lending institutions.

Performance Measures

No 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

Grantee Activity Number: F-01 Norman

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Planned

Project Number:

13570

Project Title:

Norman, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

N/A

Responsible Organization:

City of Norman

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$24,514.00

Total CDBG Program Funds Budgeted

N/A

\$24,514.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Administration

Location Description:

City of Norman

Activity Progress Narrative:

Norman completed the environmental review for a tiered process, but need to publish; have been monitoring for foreclosed properties within target areas (but non have become available); and are working through the city process to gain permission to hire a realtor to help find properties.

Performance Measures

No 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

Grantee Activity Number: F-01 OKC Rem20%

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Planned

Project Number:

14003

Project Title:

Oklahoma City - Rem20%

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

N/A

Responsible Organization:

City of Oklahoma City

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$294,315.00
Total CDBG Program Funds Budgeted	N/A	\$294,315.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration

Location Description:

City of Oklahoma City

Activity Progress Narrative:

In contract approval process. Will conduct TAs next quarter.

Performance Measures

No 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

Grantee Activity Number: F-01 Oklahoma City

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Planned

Project Number:

13555

Project Title:

Oklahoma City, City of

Projected Start Date:

04/01/2009

Projected End Date:

07/07/2009

National Objective:

N/A

Responsible Organization:

City of Oklahoma City

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$434,314.00

Total CDBG Program Funds Budgeted

N/A

\$434,314.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

General Administration

Location Description:

City of Oklahoma City

Activity Progress Narrative:

OKC is completing the Environmental Review process and has already begun to locate properties for acquisition.

Performance Measures

No 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

Grantee Activity Number: F-01 Ponca City

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Planned

Project Number:

13674

Project Title:

Ponca City, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

N/A

Responsible Organization:

Ponca City, City of

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$75,000.00

Total CDBG Program Funds Budgeted

N/A

\$75,000.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Administration

Location Description:

Ponca City

Activity Progress Narrative:

Ponca City is working on the environmental reviews for each demolition property (50) and are conducting administrative demolition hearings for each property. All properties are vacant. Ponca City is also working on environmental reviews for properties (8). City attorney is contacting law firms with banks on the properties for possible purchase.

Performance Measures

No 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

Grantee Activity Number:	F-01 Shawnee
Activity Title:	Administration

Activity Category:

Administration

Project Number:

13571

Projected Start Date:

03/20/2009

National Objective:

N/A

Activity Status:

Planned

Project Title:

Shawnee, City of

Projected End Date:

03/20/2013

Responsible Organization:

City of Shawnee

Overall**Jul 1 thru Sep 30, 2009****To Date**

Total Projected Budget from All Sources	N/A	\$29,609.00
Total CDBG Program Funds Budgeted	N/A	\$29,609.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration

Location Description:

City of Shawnee

Activity Progress Narrative:

Four building lots have been selected and environmental clearance has been achieved on all four lots. Two homebuyers have been approved. Title has been cleared on all four properties and construction specifications and plans are complete. Shawnee has a pool of insured and qualified contractors available for construction and are in the selection process.

Performance Measures**No 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

Grantee Activity Number: F-01 State of Oklahoma

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Planned

Project Number:

ADMIN OK State

Project Title:

State of OK Admin

Projected Start Date:

03/19/2009

Projected End Date:

03/19/2013

National Objective:

N/A

Responsible Organization:

State of Oklahoma

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$699,999.00
Total CDBG Program Funds Budgeted	N/A	\$699,999.00
Program Funds Drawdown	\$63,678.90	\$112,305.96
Obligated CDBG DR Funds	(\$576,093.04)	\$123,905.96
Expended CDBG DR Funds	\$71,423.97	\$120,051.03
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

General Administration

Location Description:

State of Oklahoma (ODOC)

Activity Progress Narrative:

There is a difference of \$7745.07 due to expenses incurred in September for which funds were drawn in October. Expenditures were towards salaries and fringe and travel expenses.

Performance Measures

No 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

Grantee Activity Number: F-01 Tulsa County

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Planned

Project Number:

13572

Project Title:

Tulsa County

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

N/A

Responsible Organization:

Tulsa County

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$97,037.00

Total CDBG Program Funds Budgeted

N/A

\$97,037.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Administration

Location Description:

County of Tulsa

Activity Progress Narrative:

Tier 1 environmental review process initiated. Investigation of suitability of acquiring specific foreclosed property in Sapulpa in progress.

Performance Measures

No 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
