

Grantee: Clayton County, GA

Grant: B-08-UN-13-0001

April 1, 2012 thru June 30, 2012 Performance Report



Grant Number:

B-08-UN-13-0001

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

Clayton County, GA

Contract End Date:

03/05/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$9,732,126.00

Grant Status:

Active

QPR Contact:

Carol Seaton

Estimated P/RL Funds:

\$9,000,000.00

Total Budget:

\$18,732,126.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

Clayton County will focus on Census Tracts which were identified by HUD as having a high risk for foreclosure or abandonment, having scores of eight or higher.

Distribution and and Uses of Funds:**Definitions and Descriptions:****Low Income Targeting:**

Clayton County NSP has set aside 2,435,000 (slightly over 25% of the grant) to serve families at or below 50% AMI. Southern Crescent Habitat for Humanity is one of the Asset Managers, and all of they buyers will met this income qualification. The other three Asset Management Teams are also reaching out to this income range, purchasing homes at good discounts and being able to re-sell at a price affordable to lower income families. We have also included higher amounts of mortgage assistance, if needed, for buyers in this income range.

Acquisition and Relocation:

All homes acquired by Clayton County NSP will be vacant, so there will be no relocation activities.

Public Comment:**Overall****Total Projected Budget from All Sources****This Report Period**

N/A

To Date

\$18,605,962.50

Total Budget

\$2,635,773.00

\$18,605,962.50

Total Obligated

\$3,886,496.89

\$17,771,940.00

Total Funds Drawdown

\$892,181.41

\$13,837,214.62

Program Funds Drawdown

\$0.00

\$8,187,510.32

Program Income Drawdown

\$892,181.41

\$5,649,704.30



Program Income Received	\$1,187,903.27	\$8,604,663.62
Total Funds Expended	\$0.00	\$8,187,510.32
Match Contributed	\$85,000.00	\$755,621.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$755,621.00
Limit on Public Services	\$1,459,818.90	\$0.00
Limit on Admin/Planning	\$973,212.60	\$811,095.14
Limit on State Admin	\$0.00	\$811,095.14

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,433,031.50	\$5,682,170.18

Overall Progress Narrative:

NSP continued with the monthly meetings with the Asset Management Teams, sharing concerns and issues that are affecting sales and acquisitions. We are doing well with the sales, except for many final appraisals continue to come in below our expectations based on our market analysis. We had one appraisal after rehab that was \$20,000 below our sales price, and the value given by our appraisal review, but the appraiser would not change his value.

We had two houses in the same subdivision, almost identical in size and same basic floor plan. One appraisal was for \$65,000, and the house sold for \$62,500. The other house had an appraisal of \$55,000, and even after the first house closed, the second appraiser would not increase the value of the second home. He said he could not use that first appraisal and closing because it was also an NSP home, and that NSP contracts are not arms-length transactions. We are continuing to try to address this issue with our lenders and with others in the HUD office.

We held a training event for our lenders to re-certify as NSP lenders, and to review our process and documents. Some small revisions were made to the forms used and to the process of transmitting information to the NSP office. We will hold another session for those unable to attend the first training.

We are in the process of acquiring more houses under the NSP1 program. We have several contracts that will close early next quarter. Our goal is to always be looking for homes, and acquiring 3-4 per AMT each month, with an equal number of sales with buyers.

Project Summary

Project #, Project Title

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
288-ADMIN, Administration Fees	\$0.00	\$1,578,330.00	\$530,932.17
288-NSP-3FIN, Clayton County NSP Financial Mechanisms	\$0.00	\$35,861.50	\$8,041.50
288-NSP-ACQ/REH, Clayton County NSP Foreclosure Acquisition	\$0.00	\$16,200,000.00	\$7,648,536.65



Activities

Grantee Activity Number:	288-1ACQ-120 -NPI
Activity Title:	Clayton County NSP Acquisition <120%

Activity Category:

Acquisition - general

Project Number:

288-NSP-ACQ/REH

Projected Start Date:

01/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Community Development

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$4,000,000.00
Total Budget	\$462,300.00	\$4,000,000.00
Total Obligated	\$800,000.00	\$3,800,000.00
Total Funds Drawdown	\$226,132.63	\$3,321,931.66
Program Funds Drawdown	\$0.00	\$2,310,024.78
Program Income Drawdown	\$226,132.63	\$1,011,906.88
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,310,024.78
Clayton County Community Development	\$0.00	\$2,310,024.78
Match Contributed	\$0.00	\$0.00

Activity Description:

The Clayton County designated "areas of greatest need" represent the Census Tracts/Block Groups with the high number of foreclosures, with the highest numbers of subprime loans, and which have the greatest risk of foreclosure and abandonment.

All homes assisted with NSP funds or NSP Program Income will be offered for sale to NSP-eligible households at affordable purchase prices with affordable fixed rate primary mortgages, with potential NSP financed "soft second" loans, and with potential Downpayment assistance provided from grant or Program Income funds from NSP, or from the HOME Program, or from the American Dream Downpayment Initiative [as determined by the household incomes of the homebuyers].

Through its grants management and oversight processes, Clayton County will ensure that at least 25% of the NSP funds expended will provide homeownership opportunities to homebuyers with incomes <50% AMI.

Location Description:

Clayton County will focus the activity in Census Tracts/Block Groups which were identified by HUD as possessing a high risk for foreclosure or abandonment., having scores of eight or higher.

Activity Progress Narrative:

NPI did not purchase any homes in NSP1 during this quarter, but was actively looking for homes and bidding. They have eight contracts scheduled to close next quarter, and we will continue to purchase homes as we sell homes in our inventory. The funds drawn this quarter were for acquisitions in the last quarter.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/0	
Total acquisition compensation to	0		0/0	

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 288-1ACQ-120-SH

Activity Title: acquisition <120%

Activity Category:

Acquisition - general

Project Number:

288-NSP-ACQ/REH

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Community Development

Overall

	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$3,000,000.00
Total Budget	\$527,147.00	\$3,000,000.00
Total Obligated	\$1,000,000.00	\$3,000,000.00
Total Funds Drawdown	\$299,720.68	\$2,272,442.07
Program Funds Drawdown	\$0.00	\$684,994.22
Program Income Drawdown	\$299,720.68	\$1,587,447.85
Program Income Received	\$0.00	\$598.00
Total Funds Expended	\$0.00	\$897,952.52
Clayton County Community Development	\$0.00	\$897,952.52
Match Contributed	\$0.00	\$0.00

Activity Description:

Clayton County designated "areas of greatest need" represent the Census Tracts/Block Groups with the high number of foreclosures, with the highest numbers of subprime loans, and which have the greatest risk of foreclosure and abandonment.

All homes assisted with NSP funds or NSP Program Income will be offered for sale to NSP-eligible households at affordable purchase prices with affordable fixed rate primary mortgages, with potential NSP financed "Soft Second" loans and with potential Down Payment assistance provide from grant or program income funds from NSP or from HOME program or from the American Dream Downpayment Initiative.

Through its grant management and oversight processes, Clayton County will ensure that at least 25% of the NSP funds expended will provide homeownership opportunities to homebuyers with incomes <50% AMI.

Location Description:

Clayton County will focus the activity in the Census Tracts/Block Groups which were identified by HUD as possessing a high risk for foreclosure or abandonment, having scores of eight or higher.

Activity Progress Narrative:

Strategic Holdings did not purchase any homes in NSP1 during this quarter, but were very active in purchasing homes in the NSP3 target areas. They have several contracts to purchase homes in the next quarter. The funds drawn in this quarter were for acquisitions last quarter.



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	288-1ACQ-50-HH
Activity Title:	Clayton County NSP Acquisition for <50%

Activity Category:

Acquisition - general

Project Number:

288-NSP-ACQ/REH

Projected Start Date:

01/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Community Development

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$2,000,000.00
Total Budget	\$746,208.00	\$2,000,000.00
Total Obligated	\$800,000.00	\$2,000,000.00
Total Funds Drawdown	\$0.00	\$1,198,646.07
Program Funds Drawdown	\$0.00	\$1,152,000.00
Program Income Drawdown	\$0.00	\$46,646.07
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,152,000.00
Clayton County Community Development	\$0.00	\$1,152,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The Clayton County designated "areas of greatest need" represent the Census Tracts/Block Groups with the high number of foreclosures, with the highest numbers of subprime loans, and which have the greatest risk of foreclosure and abandonment. All homes assisted with NSP funds or NSP Program Income will be offered for sale to NSP-eligible households at affordable purchase prices with affordable fixed rate primary mortgages, with potential NSP financed "soft second" loans, and with potential Downpayment assistance provided from grant or Program Income funds from NSP, or from the HOME Program, or from the American Dream Downpayment Initiative [as determined by the household incomes of the homebuyers]. Through its grants management and oversight processes, Clayton County will ensure that at least 25% of the NSP funds expended will provide homeownership opportunities to homebuyers with incomes <50% AMI.

Location Description:

Clayton County will focus the activity in Census Tracts/Block Groups which were identified by HUD as possessing a high risk for foreclosure or abandonment., having scores of eight or higher.

Activity Progress Narrative:

Habitat for Humanity acquired one home through a donation from a bank during this quarter. They are in active negotiations with two different banks for donations of appropriate properties for the NSP program. They also have contracts to purchase some homes in the next quarter.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/0	
Total acquisition compensation to	0		0/0	

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 288-1ACQ-50-OTH
Activity Title: Other acquisitions for <50%

Activity Category:

Acquisition - general

Project Number:

288-NSP-ACQ/REH

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Community Development

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$2,000,000.00
Total Budget	\$0.00	\$2,000,000.00
Total Obligated	\$0.00	\$2,000,000.00
Total Funds Drawdown	\$0.00	\$1,478,097.58
Program Funds Drawdown	\$0.00	\$1,027,040.75
Program Income Drawdown	\$0.00	\$451,056.83
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$701,879.86
Clayton County Community Development	\$0.00	\$701,879.86
Match Contributed	\$0.00	\$0.00

Activity Description:

All homes assisted with NSP funds or NSP Program Income will be offered for sale to NSP-eligible households at affordable purchase prices with affordable fixed rate mortgages, with potential NSP financed "soft second" loans for mortgage assistance or funds from the HOME Program. Homes in this activity are for Asset Management Teams, other than Southern Crescent Habitat for Humanity, to acquire homes to be sold to buyers at or below 50% AMI.

Location Description:

Clayton County will focus the activity in Census tracts which were identified by HUD as possessing a high risk factor for foreclosure or abandonment, having scores of eight or higher.

Activity Progress Narrative:

We did not purchase any homes for this activity during this quarter. Some homes that have been purchased will probably sell to buyers below 50% AMI, and vouchers will be revised to show the acquisition under this activity.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	288-2REH-120-NPI
Activity Title:	Clayton County NSP Rehab for <120%

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

288-NSP-ACQ/REH

Projected Start Date:

01/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Community Development

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,295,000.00
Total Budget	(\$100,000.00)	\$1,295,000.00
Total Obligated	\$200,000.00	\$1,000,000.00
Total Funds Drawdown	\$153,218.63	\$932,364.10
Program Funds Drawdown	\$0.00	\$474,710.32
Program Income Drawdown	\$153,218.63	\$457,653.78
Program Income Received	\$421,581.93	\$2,770,677.31
Total Funds Expended	\$0.00	\$497,465.37
Clayton County Community Development	\$0.00	\$497,465.37
Match Contributed	\$20,000.00	\$125,400.00

Activity Description:

The Clayton County designated "areas of greatest need" represent the Census Tracts/Block Groups with the high number of foreclosures, with the highest numbers of subprime loans, and which have the greatest risk of foreclosure and abandonment. All homes assisted with NSP funds or NSP Program Income will be offered for sale to NSP-eligible households at affordable purchase prices with affordable fixed rate primary mortgages, with potential NSP financed "soft second" loans, and with potential Downpayment assistance provided from grant or Program Income funds from NSP, or from the HOME Program, or from the American Dream Downpayment Initiative [as determined by the household incomes of the homebuyers]. Through its grants management and oversight processes, Clayton County will ensure that at least 25% of the NSP funds expended will provide homeownership opportunities to homebuyers with incomes <50% AMI.

Location Description:

Clayton County will focus the activity in Census Tracts/Block Groups which were identified by HUD as possessing a high risk for foreclosure or abandonment, having scores of eight or higher.

Activity Progress Narrative:

NPI closed on three homes with buyers below 80% AMI. 1900 Sandy Trail Dr, 11956 Markham Way, and 566 Vaughan Dr, all in Hampton. They received a total of \$20,000 in HOME funds for mortgage assistance.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	28/19

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	28/19
# of Singlefamily Units	3	28/19

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	3	3	2/0	22/7	28/19	85.71
# Owner Households	0	3	3	2/0	22/7	28/19	85.71

Activity Locations

Address	City	County	State	Zip	Status / Accept
566 Vaughan Dr	Hampton		Georgia	30228-5322	Match / Y
1900 Sandy Trail Dr	Hampton		Georgia	30228-5318	Match / Y
11956 Markham Way	Hampton		Georgia	30228-5329	Match / Y

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: 288-2REH-120-SH

Activity Title: Rehab <120

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

288-NSP-ACQ/REH

Projected Start Date:

03/04/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Community Development

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,200,000.00
Total Budget	\$195,000.00	\$1,200,000.00
Total Obligated	\$195,000.00	\$995,000.00
Total Funds Drawdown	\$133,768.77	\$751,488.08
Program Funds Drawdown	\$0.00	\$290,710.14
Program Income Drawdown	\$133,768.77	\$460,777.94
Program Income Received	\$453,800.42	\$2,605,492.78
Total Funds Expended	\$0.00	\$428,743.80
Clayton County Community Development	\$0.00	\$428,743.80
Match Contributed	\$10,000.00	\$128,060.00

Activity Description:

Clayton County designated "areas of greatest need" represent the Census Tracts/Block Groups with the high number of foreclosures, with the highest numbers of subprime loans, and which have the greatest risk of foreclosure and abandonment.

All homes assisted with NSP funds or NSP Program Income will be offered for sale to NSP-eligible households at affordable purchase prices with affordable fixed rate primary mortgages, with potential NSP financed "Soft Second" loans and with potential Down Payment assistance provide from grant or program income funds from NSP or from HOME program or from the American Dream Downpayment Initiative.

Through its grant management and oversight processes, Clayton County will ensure that at least 25% of the NSP funds expended will provide homeownership opportunities to homebuyers with incomes <50% AMI.

Location Description:

Clayton County will focus the activity in the Census Tracts/Block Groups which were identified by HUD as possessing a high risk for foreclosure or abandonment, having scores of eight or higher.

Activity Progress Narrative:

SH closed with five buyers in this category. 2313 Sugarleaf Trail and 1763 Sandy Trail, Hampton, and 517 Brenston Ct, Ellenwood, and 1909 Emerald Dr and 1795 Spivey Village, Jonesboro. Two buyers received \$5000 each in HOME funds as mortgage assistance. The other three buyers received mortgage assistance from NSP funds.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	5	33/19

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	5	33/19
# of Singlefamily Units	5	33/19

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	3	5	7/0	17/10	33/19	72.73
# Owner Households	0	3	5	7/0	17/10	33/19	72.73

Activity Locations

Address	City	County	State	Zip	Status / Accept
2313 Sugarleaf Trl	Hampton		Georgia	30228-6252	Match / Y
517 Brenston Ct	Ellenwood		Georgia	30294-4903	Match / Y
1763 Sandy Trail Dr	Hampton		Georgia	30228-5320	Match / Y
1795 Spivey Village Cir	Jonesboro		Georgia	30236-3854	Match / Y
1909 Emerald Dr	Jonesboro		Georgia	30236-5217	Match / Y

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:	288-2REH-50-HH
Activity Title:	Clayton County NSP Rehabilitation <50%

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

288-NSP-ACQ/REH

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected Start Date:

01/01/2009

Projected End Date:

07/30/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Clayton County Community Development

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$200,000.00	\$1,000,000.00
Total Obligated	\$259,208.89	\$1,000,000.00
Total Funds Drawdown	\$58,725.80	\$758,116.52
Program Funds Drawdown	\$0.00	\$199,317.67
Program Income Drawdown	\$58,725.80	\$558,798.85
Program Income Received	\$0.00	\$590,600.00
Total Funds Expended	\$0.00	\$199,317.67
Clayton County Community Development	\$0.00	\$199,317.67
Match Contributed	\$0.00	\$290,000.00

Activity Description:

The Clayton County designated "areas of greatest need" represent the Census Tracts/Block Groups with the high number of foreclosures, with the highest numbers of subprime loans, and which have the greatest risk of foreclosure and abandonment. All homes assisted with NSP funds or NSP Program Income will be offered for sale to NSP-eligible households at affordable purchase prices with affordable fixed rate primary mortgages, with potential NSP financed "soft second" loans, and with potential Downpayment assistance provided from grant or Program Income funds from NSP, or from the HOME Program, or from the American Dream Downpayment Initiative [as determined by the household incomes of the homebuyers]. Through its grants management and oversight processes, Clayton County will ensure that at least 25% of the NSP funds expended will provide homeownership opportunities to homebuyers with incomes <50% AMI.

Location Description:

Clayton County will focus the activity in Census Tracts/Block Groups which were identified by HUD as possessing a high risk for foreclosure or abandonment., having scores of eight or higher.

Activity Progress Narrative:

Southern Crescent Habitat for Humanity did not close any homes during this quarter. They are waiting for final approval from Federal Home Loan Bank for funds to assist with the mortgage. They will be closing some homes in the next quarter.

Accomplishments Performance Measures

This Report Period Total	Cumulative Actual Total / Expected Total
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# of Properties	0	19/20
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	19/20
# of Singlefamily Units	0	19/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	19/20	0/0	19/20	100.00
# Owner Households	0	0	0	19/20	0/0	19/20	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 288-2REH-50-OTH
Activity Title: Rehab for under 50% AMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

288-NSP-ACQ/REH

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Community Development

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$677,170.18
Total Budget	\$0.00	\$677,170.18
Total Obligated	\$27,170.00	\$677,170.00
Total Funds Drawdown	\$20,614.90	\$642,173.02
Program Funds Drawdown	\$0.00	\$374,615.28
Program Income Drawdown	\$20,614.90	\$267,557.74
Program Income Received	\$312,520.92	\$1,611,572.89
Total Funds Expended	\$0.00	\$174,602.47
Clayton County Community Development	\$0.00	\$174,602.47
Match Contributed	\$55,000.00	\$207,161.00

Activity Description:

All homes assisted with NSP funds or NSP Program Income will be offered for sale to NSP-eligible households at affordable purchase prices with affordable fixed rate mortgages, with potential NSP financed "soft second" loans for mortgage assistance or funds from the HOME Program.

Homes in this activity are for Asset Management Teams, other than Southern Crescent Habitat for Humanity, to rehabilitate homes to be sold to buyers at or below 50% AMI.

Location Description:

Clayton County will focus the activity in Census tracts which were identified by HUD as possessing a high risk factor for foreclosure or abandonment, having scores of eight or higher.

Activity Progress Narrative:

NPI closed three houses with buyers below 50% AMI. SH closed five houses with buyers below 50% AMI. Five buyers received a total of \$55,000 in HOME funds for mortgage assistance, and two buyers received mortgage assistance from NSP funds.

Accomplishments Performance Measures

# of Properties	This Report Period	Cumulative Actual Total / Expected
	Total	Total
	8	38/9



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	8	38/9
# of Singlefamily Units	8	38/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	8	0	8	35/9	3/0	38/9	100.00
# Owner Households	8	0	8	35/9	3/0	38/9	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
130 Waters Edge Way	Fayetteville		Georgia	30215-8511	Match / Y
10586 Pine Forest Ln	Jonesboro		Georgia	30238-8820	Match / Y
3386 Waggoner Way	Rex		Georgia	30273-5217	Match / Y
2006 Spivey Village Dr	Jonesboro		Georgia	30236-3840	Match / Y
5331 Queen Ester Ct	Ellenwood		Georgia	30294-4318	Match / Y
1937 Sandy Trail Dr	Hampton		Georgia	30228-5318	Match / Y
48 Tyler Rdg	Jonesboro		Georgia	30238-5890	Match / Y
12241 Cypress Way	Fayetteville		Georgia	30215-8039	Match / Y

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: 288-NSP09-6ADM

Activity Title: General and Contract Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

288-ADMIN

Project Title:

Administration Fees

Projected Start Date:

01/01/2009

Projected End Date:

07/30/2013

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Clayton County Housing and Community Development

Overall

	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,670,330.00
Total Budget	\$605,118.00	\$1,670,330.00
Total Obligated	\$605,118.00	\$1,578,330.00
Total Funds Drawdown	\$0.00	\$811,095.14
Program Funds Drawdown	\$0.00	\$530,932.17
Program Income Drawdown	\$0.00	\$280,162.97
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$530,932.17
Clayton County Housing and Community Development	\$0.00	\$530,932.17
Match Contributed	\$0.00	\$0.00

Activity Description:

General Administration and Professional Services that are necessary to carry-out and administer NSP activities. This includes the costs associated with a professional services grants administration contract, as well as rent, phones/telecommunications, office furniture, and office supplies.

Location Description:

Activity Progress Narrative:

Administration funds were expended during this quarter, but the voucher was not approved by the end of the quarter. Those expenses will show in the next quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

