

Grantee: Clayton County, GA

Grant: B-08-UN-13-0001

October 1, 2011 thru December 31, 2011 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:

\$6,051,181.78

Total Budget:

\$15,783,307.78

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

\$13,005,102.08

Total Budget

\$3,081,554.19

\$13,005,102.08

Total Obligated

\$3,081,554.19

\$12,670,519.34

Total Funds Drawdown

\$0.00

\$12,027,409.40

Program Funds Drawdown

\$0.00

\$8,187,510.32

Program Income Drawdown

\$0.00

\$3,839,899.08



Program Income Received	\$669,973.78	\$6,721,155.56
Total Funds Expended	\$0.00	\$8,187,510.32
Match Contributed	\$193,880.00	\$583,880.00

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	\$583,880.00
Limit on Public Services	\$1,459,818.90	\$0.00
Limit on Admin/Planning	\$973,212.60	\$720,782.06
Limit on State Admin	\$0.00	\$720,782.06

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,433,031.50	\$4,254,716.81

Overall Progress Narrative:

During this quarter, one of our Asset Managers, Renewal Works, LLC, did not renew their contract with the County. Their remaining properties were transferred to two other asset managers, Southern Crescent Habitat for Humanity and Strategic Holdings Group. They have completed any remaining rehab work and have the homes for sell.

We have continued to receive appraisals that do not adequately value the rehabilitation work and quality of the finished product. Appraisers are still using other foreclosed and short sale properties, even though these properties are not similiarly rehabbed. In order to work on this issues, we developed a short term process to combat low appraisals on NSP property by the Lenders Appraisal Management teams. NSP will be on site for Lender Appraisers, and will present a list of key repairs and replacements done to the home. NSP will also present a list of comparables for consideration in valuing the property. We hope this will help with the issue of low appraisals going forward.

We continued to work with our lenders to expedite buyer approval in a timely manner. We had a few buyers left in the process for over 30 days, and then denied the loan. This left our property off the market, and then no buyer in the end.

We acquired twelve new properties with offers out on thirteen others. This will enable us to have new properties available for the spring selling season. We sold twelve properties during this quarter, which is usually slow due to the holidays. We have contracts on eight other homes, and our emphasis is on the AMTs selling their inventory.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
288-ADMIN, Administration Fees	\$0.00	\$973,212.00	\$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	\$11,806,178.69	\$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 Housing and Community Development

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,837,700.71
Total Budget	\$527,675.71	\$2,837,700.71
Total Obligated	\$527,675.71	\$2,837,700.49
Total Funds Drawdown	\$0.00	\$2,947,358.53
Program Funds Drawdown	\$0.00	\$2,310,024.78
Program Income Drawdown	\$0.00	\$637,333.75
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,310,024.78
Clayton County Housing and 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 acquired three new houses in this 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-RW

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 Housing and Community Development

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,330,508.00
Total Budget	\$269,508.00	\$1,330,508.00
Total Obligated	\$269,508.00	\$1,330,020.50
Total Funds Drawdown	\$0.00	\$1,244,383.91
Program Funds Drawdown	\$0.00	\$948,309.91
Program Income Drawdown	\$0.00	\$296,074.00
Program Income Received	\$0.00	\$44.00
Total Funds Expended	\$0.00	\$1,060,512.50
Clayton County Housing and Community Development	\$0.00	\$1,060,512.50
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 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 Census Tracts which were identified by HUD as possessing a high risk for foreclosure or abandonment, having scores of eight or higher.

Activity Progress Narrative:

Renewal Works LLC is no longer one of our Asset Managers. They did not renew their contract at the start of this quarter, so this activity number will not be used going forward.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



# of Properties	0	0/0
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	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 Housing and Community Development

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,472,853.73
Total Budget	\$574,853.73	\$1,472,853.73
Total Obligated	\$574,853.73	\$1,472,806.25
Total Funds Drawdown	\$0.00	\$1,579,722.16
Program Funds Drawdown	\$0.00	\$684,994.22
Program Income Drawdown	\$0.00	\$894,727.94
Program Income Received	\$0.00	\$598.00
Total Funds Expended	\$0.00	\$897,952.52
Clayton County Housing and 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 acquired eight new properties in this quarter.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



# of Properties	0	0/0
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	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 Housing and Community Development

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,153,792.82
Total Budget	\$1,792.82	\$1,153,792.82
Total Obligated	\$1,792.82	\$1,153,792.82
Total Funds Drawdown	\$0.00	\$1,153,792.82
Program Funds Drawdown	\$0.00	\$1,152,000.00
Program Income Drawdown	\$0.00	\$1,792.82
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,152,000.00
Clayton County Housing and 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 purchased one new house in this quarter and acquired two by transfer from Renewal Works, for families that were ready to purchase.

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 Housing and Community Development

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,750,568.83
Total Budget	\$451,056.83	\$1,750,568.83
Total Obligated	\$451,056.83	\$1,750,568.83
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 Housing and 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:

No homes were acquired this quarter set aside for buyers below 50% AMI, but as other homes are sold, we will have some buyers below 50% AMI, and funds expended will be revised to this activity number.

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 Housing and Community Development

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$831,807.79
Total Budget	\$242,935.79	\$831,807.79
Total Obligated	\$242,935.79	\$740,401.16
Total Funds Drawdown	\$0.00	\$755,761.79
Program Funds Drawdown	\$0.00	\$474,710.32
Program Income Drawdown	\$0.00	\$281,051.47
Program Income Received	\$92,808.38	\$2,100,479.36
Total Funds Expended	\$0.00	\$497,465.37
Clayton County Housing and Community Development	\$0.00	\$497,465.37
Match Contributed	\$20,400.00	\$105,400.00

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 with a buyer on one home in the Sawgrass Subdivision, 1936 Sandy Trail. HOME funds were used for mortgage assistance.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	22/19

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	22/19
# of Singlefamily Units	1	22/19

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	2/0	19/7	22/19	95.45
# Owner Households	0	1	1	2/0	19/7	22/19	95.45

Activity Locations

Address	City	County	State	Zip	Status / Accept
1936 Sandy Trail Dr	Hampton		Georgia	30228-5318	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-RW

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 Housing and Community Development

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$397,092.82
Total Budget	\$131,092.82	\$397,092.82
Total Obligated	\$131,092.82	\$357,130.50
Total Funds Drawdown	\$0.00	\$390,615.47
Program Funds Drawdown	\$0.00	\$186,813.58
Program Income Drawdown	\$0.00	\$203,801.89
Program Income Received	\$89,337.78	\$1,025,678.64
Total Funds Expended	\$0.00	\$226,037.68
Clayton County Housing and Community Development	\$0.00	\$226,037.68
Match Contributed	\$0.00	\$5,000.00

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:

Renewal Works closed on this house in early October before leaving the program. Their other properties have been transferred to two other AMTs to complete and sell.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	11/19

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	11/19
# of Singlefamily Units	1	11/19

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	1	2/0	4/10	11/19	54.55
# Owner Households	0	0	1	2/0	4/10	11/19	54.55

Activity Locations

Address	City	County	State	Zip	Status / Accept
1988 Spivey Village Dr	Jonesboro		Georgia	30236-3840	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 Housing and Community Development

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$686,498.83
Total Budget	\$246,498.83	\$686,498.83
Total Obligated	\$246,498.83	\$675,242.63
Total Funds Drawdown	\$0.00	\$537,208.97
Program Funds Drawdown	\$0.00	\$290,710.14
Program Income Drawdown	\$0.00	\$246,498.83
Program Income Received	\$135,085.79	\$1,704,703.59
Total Funds Expended	\$0.00	\$428,743.80
Clayton County Housing and Community Development	\$0.00	\$428,743.80
Match Contributed	\$0.00	\$65,000.00

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 closed on three houses this quarter.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	24/19

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	24/19
# of Singlefamily Units	3	24/19

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	3	7/0	10/10	24/19	70.83
# Owner Households	0	2	3	7/0	10/10	24/19	70.83

Activity Locations

Address	City	County	State	Zip	Status / Accept
1743 Live Oak Ln	Hampton		Georgia	30228-3385	Match / Y
8599 Forest Pointe Dr	Jonesboro		Georgia	30238-4362	Match / Y
4379 Northwind Dr	Ellenwood		Georgia	30294-2479	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

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 Housing and Community Development

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$740,791.11
Total Budget	\$381,803.11	\$740,791.11
Total Obligated	\$381,803.11	\$740,791.11
Total Funds Drawdown	\$0.00	\$581,120.78
Program Funds Drawdown	\$0.00	\$199,317.67
Program Income Drawdown	\$0.00	\$381,803.11
Program Income Received	\$90,000.00	\$590,600.00
Total Funds Expended	\$0.00	\$199,317.67
Clayton County Housing and Community Development	\$0.00	\$199,317.67
Match Contributed	\$90,000.00	\$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:

Habitat closed on three houses in the senior complex in December.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Properties	3	19/20
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	19/20
# of Singlefamily Units	3	19/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	3	0	3	19/20	0/0	19/20	100.00
# Owner Households	3	0	3	19/20	0/0	19/20	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
6826 Tara Oaks Dr	Riverdale		Georgia	30274-2394	Match / Y
6832 Tara Oaks Dr	Riverdale		Georgia	30274-2394	Match / Y
6834 Tara Oaks Dr	Riverdale		Georgia	30274-2394	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-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 Housing and Community Development

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$604,564.05
Total Budget	\$228,089.05	\$604,564.05
Total Obligated	\$228,089.05	\$604,564.05
Total Funds Drawdown	\$0.00	\$602,704.33
Program Funds Drawdown	\$0.00	\$374,615.28
Program Income Drawdown	\$0.00	\$228,089.05
Program Income Received	\$262,741.83	\$1,299,051.97
Total Funds Expended	\$0.00	\$174,602.47
Clayton County Housing and Community Development	\$0.00	\$174,602.47
Match Contributed	\$83,480.00	\$118,480.00

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:

Four of the houses closed this quarter by AMTs other than Habitat were to buyers with AMI below 50%. The houses were acquired and rehabbed under a different activity number, so vouchers will be revised to show this change. HOME funds provided mortgage assistance for the buyers.

Accomplishments Performance Measures

# of Properties	This Report Period	Cumulative Actual Total / Expected
	Total	Total
	4	28/9



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	28/9
# of Singlefamily Units	4	28/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	4	0	4	25/9	3/0	28/9	100.00
# Owner Households	4	0	4	25/9	3/0	28/9	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
567 Vaughan Dr	Hampton		Georgia	30228-5323	Match / Y
625 Rosewood Cir	Jonesboro		Georgia	30238-7909	Match / Y
11435 Vine Ln	Hampton		Georgia	30228-6259	Match / Y
8134 S Oak Ct	Riverdale		Georgia	30274-7127	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:	288-3FIN-120-NPI
Activity Title:	Clayton County NSP Fin Mech <120%

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

288-NSP-3FIN

Project Title:

Clayton County NSP Financial Mechanisms

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 - LMMI

Responsible Organization:

Clayton County Housing and Community Development

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$12,047.50
Total Budget	\$7,047.50	\$12,047.50
Total Obligated	\$7,047.50	\$12,047.50
Total Funds Drawdown	\$0.00	\$12,047.50
Program Funds Drawdown	\$0.00	\$5,000.00
Program Income Drawdown	\$0.00	\$7,047.50
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$5,000.00
Clayton County Housing and Community Development	\$0.00	\$5,000.00
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 prices and affordable fixed rate primary mortgages. NSP financed "soft second" loans and/or downpayment assistance will also be provided (based on the affordability needs of the individual households involved) through NSP funding or HOME/ADDI funding. Tenure of beneficiaries will be homeownership but if houses cannot be sold within a reasonable period of time, rental opportunities may be offered out of necessity. Soft second loans will have a five or ten year term based on the amount of the loan with 0% interest and will be secured by promissory notes and deeds to secure debt. Funds will be recaptured if properties are sold or if ownership is transferred during the loan term.

Location Description:

Clayton County will focus this activity in census tract block groups in the county which HUD identified as high foreclosure and high risk for foreclosure areas/areas of greatest need. These areas encompass nearly the entire county.

Activity Progress Narrative:

No funds were used from this activity, as mortgage assistance was provided by HOME funds.

Accomplishments Performance Measures

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



of Singlefamily Units

0

3/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	2/2	3/3	66.67
# Owner Households	0	0	0	0/0	2/2	3/3	66.67

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:	288-3FIN-120-RW
Activity Title:	Financial Mech 120%

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

288-NSP-3FIN

Projected Start Date:

03/04/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Clayton County NSP Financial Mechanisms

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Housing and Community Development

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,572.00
Total Budget	\$0.00	\$1,572.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$1,572.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$1,572.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Clayton County Housing and Community Development	\$0.00	\$0.00
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 prices and affordable fixed rate primary mortgages. NSP financed "soft second" loans and/or downpayment assistance will also be provided (based on the affordability needs of the individual households involved) through NSP funding or HOME/ADDI funding. Tenure of beneficiaries will be homeownership but if houses cannot be sold within a reasonable period of time, rental opportunities may be offered out of necessity. Soft second loans will have a five or ten year term depending on the amount of the loan with 0% interest and will be secured by promissory notes and deeds to secure debt. Funds will be recaptured if properties are sold or if ownership is transferred during the loan term.

Location Description:

Clayton County will focus this activity in census tract block groups in the county which HUD identified as high foreclosure and high risk for foreclosure areas/areas of greatest need. These areas encompass nearly the entire county.

Activity Progress Narrative:

No funds were used for this activity, since mortgage assistance was provided by HOME funds.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1



of Singlefamily Units

0

1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	1/1	0.00
# Owner Households	0	0	0	0/0	0/0	1/1	0.00

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:	288-3FIN-120-SH
Activity Title:	Financial Mechanism 120

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

288-NSP-3FIN

Project Title:

Clayton County NSP Financial Mechanisms

Projected Start Date:

03/04/2009

Projected End Date:

07/30/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Clayton County Housing and Community Development

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$17,242.00
Total Budget	\$14,200.00	\$17,242.00
Total Obligated	\$14,200.00	\$17,241.50
Total Funds Drawdown	\$0.00	\$17,241.50
Program Funds Drawdown	\$0.00	\$3,041.50
Program Income Drawdown	\$0.00	\$14,200.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,041.50
Clayton County Housing and Community Development	\$0.00	\$3,041.50
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 prices and affordable fixed rate primary mortgages. NSP financed "soft second" loans and/or downpayment assistance will also be provided (based on the affordability needs of the individual households involved) through NSP funding or HOME/ADDI funding. Tenure of beneficiaries will be homeownership but if houses cannot be sold within a reasonable period of time, rental opportunities may be offered out of necessity. Soft second loans will have a five or ten year term depending on the amount of the loan with 0% interest and will be secured by promissory notes and deeds to secure debt. Funds will be recaptured if properties are sold or if ownership is transferred during the loan term.

Location Description:

Clayton County will focus this activity in census tract block groups in the county which HUD identified as high foreclosure and high risk for foreclosure areas/areas of greatest need. These areas encompass nearly the entire county.

Activity Progress Narrative:

No funds were drawn from this activity, since mortgage assistance was provided with HOME funds.

Accomplishments Performance Measures

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



of Singlefamily Units

0

4/4

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	2/2	4/4	50.00
# Owner Households	0	0	0	0/0	2/2	4/4	50.00

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:	288-3FIN-50-ALL
Activity Title:	Financial Mech <50%

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

288-NSP-3FIN

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 Financial Mechanisms

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Housing and Community Development

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$5,000.00
Total Budget	\$5,000.00	\$5,000.00
Total Obligated	\$5,000.00	\$5,000.00
Total Funds Drawdown	\$0.00	\$5,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$5,000.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Clayton County Housing and Community Development	\$0.00	\$0.00
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 prices and affordable fixed rate primary mortgages. NSP financed "soft second" loans and/or downpayment assistance will also be provided (based on the affordability needs of the individual households involved) through NSP funding or HOME/ADDI funding. Tenure of beneficiaries will be homeownership but if houses cannot be sold within a reasonable period of time, rental opportunities may be offered out of necessity. Soft second loans will have a five or ten year term depending on the amount of the loan with 0% interest and will be secured by promissory notes and deeds to secure debt. Funds will be recaptured if properties are sold or if ownership is transferred during the loan term.

Location Description:

Clayton County will focus this activity in census tract block groups in the county which HUD identified as high foreclosure and high risk for foreclosure areas/areas of greatest need. These areas encompass nearly the entire county.

Activity Progress Narrative:

No funds were drawn from this activity, since mortgage assistance was provided with HOME funds.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	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-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

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$973,212.00
Total Budget	\$0.00	\$973,212.00
Total Obligated	\$0.00	\$973,212.00
Total Funds Drawdown	\$0.00	\$720,782.06
Program Funds Drawdown	\$0.00	\$530,932.17
Program Income Drawdown	\$0.00	\$189,849.89
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:

The administration does not show any activity for this quarter due to a change in staff at the County level. Administration costs have been paid, and a voucher for those expenses has been created and will show in the next quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

Address	City	County	State	Zip	Status / Accept
			Georgia	-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

