

Grantee: Clayton County, GA

Grant: B-11-UN-13-0001

January 1, 2012 thru March 31, 2012 Performance Report



Grant Number:

B-11-UN-13-0001

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

Clayton County, GA

Contract End Date:

03/04/2014

Review by HUD:

Reviewed and Approved

Grant Amount:

\$3,796,167.00

Grant Status:

Active

QPR Contact:

Carol Seaton

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$3,796,167.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Two target areas were selected: Clayton State/Rex in the north part of the county and Irongate/Mundys Mill in the south. Each activity will be conducted in both target areas. The funds will be distributed as follows:

Mortgage assistance for home buyers and loan loss reserves - \$ 3,066,551

Demolition of blighted properties - \$350,000

Administration of the program - \$379,616

How Fund Use Addresses Market Conditions:

Since October, 2010, meetings were conducted with representatives of various housing stakeholders to discuss the foreclosure needs in Clayton County and explore all options to best utilize NSP funds. Collaborated efforts involving the County Departments of Community Development, Tax Assessment, Economic Development, Sheriff, Police, Office of Housing and Community Development and the Housing Authority of Clayton County. Private partners include lending institutions, GA Association of Bankers, Metro South Board of Realtors, appraisers, inspectors, builders, developers, housing counseling agencies, the local Community Housing Development Organization and other nonprofits. Based on the information gathering process, it was determined that the best use of the NSP 3 Grant funds would be Mortgage Assistance, Loan Loss Reserves and Demolition of blighted properties. The activities were selected to move Clayton toward a tipping point in housing recovery.

Ensuring Continued Affordability:

Clayton County will use the HOME Program standards for continued affordability for all NSP3 assisted homes, using Promissory Notes and Deeds to Secure Debt which contain recapture clauses.

Definition of Blighted Structure:

The Clayton County Code of Ordinances does not use the term "blighted structure" but does address "unsafe buildings" under article XIII Sections 18-555 and 18-556. Clayton County will use these "unsafe buildings" sections from its Code of Ordinances as its "blighted structure" definition for NSP3.

Definition of Affordable Rents:

For the purposes of NSP3, Clayton County defines affordable rents as the Fair Market Rents published annually by HUD for the Housing Choice Voucher program.

Housing Rehabilitation/New Construction Standards:

Clayton County will use as its NSP3 rehabilitation standards the County HOME Property Standards, which use the Georgia Uniform Code Act (ICC building code, National Electrical Code, etc.)



Vicinity Hiring:

If any new hires are needed, those who reside in the target areas would get priority as applicants. This information will be included in any newspaper advertisements for the jobs on the job application and in any Requests for Proposals for the work. We will also advertise through local sources most likely to be seen by residents in the vicinity by placing posters in stores, churches, daycare centers, etc. in the target areas.

Procedures for Preferences for Affordable Rental Dev.:

In the last few years Clayton County has experienced an extremely high single family foreclosure rate. Many of these homes were purchased by investors and used as rental property. We estimate that the percentage of single family rental housing in the county is as high as 60%. Rents are in a very affordable range, due to competition caused by the volume of rental property available. Therefore, Clayton County does not anticipate the need to create preferences for the development of affordable rental housing at this time. The focus of NSP 3 activities will be solely on increasing home ownership of affordable foreclosed single family housing in the NSP3 target areas.

Grantee Contact Information:

Mickie Williams, NSP Manager
1671 Adamson Parkway, Suite 101
Morrow GA 30260
770-477-4512

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$879,616.00
Total Budget	\$0.00	\$879,616.00
Total Obligated	\$0.00	\$379,616.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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	\$0.00
Limit on Public Services	\$569,425.05	\$0.00
Limit on Admin/Planning	\$379,616.70	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$379,616.70	\$379,616.00

Progress Toward National Objective Targets

National Objective	Target	Actual
--------------------	--------	--------



Overall Progress Narrative:

The NSP3 program remained on hold during the first two months of this quarter while the County transitioned the program from a consultant to the County. New staff began in March, and revisions were made to the substantial amendment for NSP3. Those revisions were adding new activities and removing the loan loss reserves. The public comment period began in April, and the new amendment will be approved in April, and changes made to the action plan for the next quarter. Projects are ready to begin under the new activities, so there will be draws and activity beginning early in the second quarter of 2012.

While there has been no activity for the first year, with the changes made to the action plan, activities are planned to begin immediately upon approval of the revised amendment. We are confident that we will be able to meet the deadline of expending at least 50% of our grant award by March, 2013.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP3-45202-FIN, Financing Mechanisms	\$0.00	\$3,066,551.00	\$0.00
NSP3-45303-Demo, Demolition	\$0.00	\$350,000.00	\$0.00
NSP3-5400-Admin, Administration Costs	\$0.00	\$379,616.00	\$0.00

Activities

Grantee Activity Number:	NSP3-120-MA
Activity Title:	Mortgage Assistance Middle Income

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP3-45202-FIN

Projected Start Date:

03/04/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms

Projected End Date:

03/04/2014

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Housing and Community Development

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$537,550.00
Total Budget	\$0.00	\$537,550.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
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:

Mortgage assistance will be provided to eligible buyers with incomes from 81%- 120% AMI who purchase a foreclosed home in either of the targeted areas. Mortgage assistance will be recorded as a soft second using a deed to secure debt and promissory note as our legally enforceable documents. The assistance will have zero interest rate and will be recaptured if the home is sold in less than five years.

Location Description:

Any foreclosed home in either of the two target areas - Clayton State/Rex and Irongate/Mundys Mill.

Activity Progress Narrative:

There was no activity during this 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



Grantee Activity Number: NSP3-Admin

Activity Title: Administration

Activity Category:

Administration

Project Number:

NSP3-5400-Admin

Projected Start Date:

03/04/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration Costs

Projected End Date:

03/04/2014

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Housing and Community Development

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$379,616.00
Total Budget	\$0.00	\$379,616.00
Total Obligated	\$0.00	\$379,616.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
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:

These funds will be used to administer the NSP3 program, paying for staff and necessary expenses for the program.

Location Description:

Any foreclosed home in either of the two target areas - Clayton State/Rex and Irongate/Mundys Mill.

Activity Progress Narrative:

There were no funds drawn for this activity, as the implementation of NSP3 has been delayed.

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	



Grantee Activity Number: NSP3-Demo

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Project Number:

NSP3-45303-Demo

Projected Start Date:

03/04/2011

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

03/04/2014

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Housing and Community Development

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$379,000.00
Total Budget	\$0.00	\$379,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
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:

NSP staff will work with the County Code Enforcement Unit to identify blighted structures with serious code violations and work with them on the demolition process.

Location Description:

Any foreclosed home in either of the two target areas - Clayton State/Rex and Irongate/Mundys Mill.

Activity Progress Narrative:

There was no activity during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/12
# of Singlefamily Units	0	0/12



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	

