

**Grantee: Clayton County, GA**

**Grant: B-11-UN-13-0001**

**April 1, 2012 thru June 30, 2012 Performance Report**

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**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/Lovejoy in the south. Each activity will be conducted in both target areas. The funds will be distributed as follows:

Mortgage assistance for home buyers, all income categories: \$537,550

Demolition of blighted properties - \$379,000

Acquisition/Rehab: \$1,000,000

Redevelopment of vacant lots: \$1,500,000

Administration of the program - \$379,617

### 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, Demolition of blighted properties, acquisition/rehab, and redevelopment of vacant lots. 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. All recapture of funds will be from net proceeds from the sale of the home.

### 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:

Any gut rehabilitation or new construction will be designed to meet the standard for Energy Star Qualified New Homes.

Other rehabilitation will meet these standards to the extent applicable, such as when necessary to replace windows, doors, appliances, hot water heaters, furnaces, air conditioning units, they will be replaced with Energy Star labeled products. Water efficient toilets, showers, and



faucets will be installed when those items are being replaced.

For rehabilitation, any system that is replaced or work that is done to the home will meet the Georgia Uniform Building Code (ICC Code) , as adopted and amended by Clayton County.

**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:**

Carol Seaton, NSP Manager  
1671 Adamson Parkway, Suite 101  
Morrow GA 30260  
770-477-4512

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,796,166.00
<b>Total Budget</b>	\$2,916,550.00	\$3,796,166.00
<b>Total Obligated</b>	\$775,000.00	\$1,154,616.00
<b>Total Funds Drawdown</b>	\$624,493.16	\$624,493.16
<b>Program Funds Drawdown</b>	\$624,493.16	\$624,493.16
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$624,493.16	\$624,493.16
<b>Match Contributed</b>	\$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
NSP Only - LH - 25% Set-Aside	\$949,041.75	\$2,000,000.00

## Overall Progress Narrative:

The NSP 3 Substantial Amendment was revised, and approved during April, 2012. We have since begun with the activity of acquisition and rehab of homes in the target areas. By the end of the quarter, we had purchased twelve homes and rehab work has begun. Two of the homes are already under contract with buyers.

The other activities in NSP 3 are new and we are in the process of developing the policies and procedures for those activities. We plan to start them by the end of the year.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP3 ACQ, Acquisition/Rehab	\$624,493.16	\$1,000,000.00	\$624,493.16
NSP3 Redevelop, Redevelopment	\$0.00	\$1,500,000.00	\$0.00
NSP3-45202-FIN, Financing Mechanisms	\$0.00	\$537,550.00	\$0.00
NSP3-45303-Demo, Demolition	\$0.00	\$379,000.00	\$0.00
NSP3-5400-Admin, Administration Costs	\$0.00	\$379,617.00	\$0.00



## Activities

**Grantee Activity Number:** NSP3 acq/reh <120  
**Activity Title:** Acq/rehab for <120% AMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP3 ACQ

**Projected Start Date:**

04/17/2012

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab

**Projected End Date:**

02/01/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Clayton County Community Development

Overall	Apr 1 thru Jun 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$500,000.00
<b>Total Budget</b>	\$500,000.00	\$500,000.00
<b>Total Obligated</b>	\$500,000.00	\$500,000.00
<b>Total Funds Drawdown</b>	\$410,565.11	\$410,565.11
<b>Program Funds Drawdown</b>	\$410,565.11	\$410,565.11
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$410,565.11	\$410,565.11
Clayton County Community Development	\$410,565.11	\$410,565.11
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Foreclosed homes in the two target areas will be acquired by Asset Management Teams, and will be rehabilitated, and resold to income eligible buyers.

**Location Description:**

Homes will be acquired and rehabilitated within the two target areas - north part of the county, Claytonstate/Ft Gillem area and the south part of the county, Irongate/Lovejoy target area.

**Activity Progress Narrative:**

We began acquiring homes in the NSP3 target areas during this quarter. NPI purchased one home and SH purchased seven homes. The rehab work is in process and one is already under contract with a buyer.

**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

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**Grantee Activity Number:** NSP3 Acq/Rehab <50%

**Activity Title:** ACQ/REH <50%

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NSP3 ACQ

**Project Title:**

Acquisition/Rehab

**Projected Start Date:**

04/20/2012

**Projected End Date:**

03/01/2014

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Clayton County Community Development

**Overall**

	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$500,000.00
<b>Total Budget</b>	\$500,000.00	\$500,000.00
<b>Total Obligated</b>	\$275,000.00	\$275,000.00
<b>Total Funds Drawdown</b>	\$213,928.05	\$213,928.05
<b>Program Funds Drawdown</b>	\$213,928.05	\$213,928.05
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$213,928.05	\$213,928.05
Clayton County Community Development	\$213,928.05	\$213,928.05
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Homes in the two target areas will be acquired, rehabilitated and sold to income eligible buyers, all below 50% AMI.

**Location Description:**

The two target areas for Clayton county: ClaytonState/Ft Gillem and Irongate/Lovejoy areas.

**Activity Progress Narrative:**

Habitat is acquiring homes in the NSPS3 target areas, and purchased four homes in this quarter. The rehab work is in process, and they have one buyer qualified and under contract for one of these homes.

**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

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**Grantee Activity Number:** NSP3 RED

**Activity Title:** Redevelopment

**Activity Category:**

Construction of new housing

**Project Number:**

NSP3 Redevelop

**Projected Start Date:**

04/20/2012

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

03/01/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Clayton County Community Development

**Overall**

	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,500,000.00
<b>Total Budget</b>	\$1,500,000.00	\$1,500,000.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Clayton County Community Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

NSP3 will purchase vacant lots to construct new homes. Southern Crescent Habitat for Humanity will be the Asset Manager for this project, and will construct up to 15 new homes. The target buyers for these home will be senior families or families with disabilities. While there are still vacant houses in the County, there is a need for homes built accessible for people with disabilities and for seniors.

**Location Description:**

New homes will be built in either one of the target areas - Clayton State/Ft Gillem or Irongate/Lovejoy target areas.

**Activity Progress Narrative:**

This activity is planned for Habitat to acquire vacant lots and build new homes, targeted for Seniors or disabled buyers. There is a shortage of newer, ranch style homes, since most of the new homes are two story. Habitat has been searching for the right lots for this activity and we hope to be able to purchase some lots 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

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<b>Grantee Activity Number:</b>	<b>NSP3-120-MA</b>
<b>Activity Title:</b>	<b>Mortgage Assistance Middle Income</b>

**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 Community Development

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$537,550.00
<b>Total Budget</b>	\$387,550.00	\$537,550.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Clayton County Community Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Mortgage assistance will be provided to eligible buyers with incomes below 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 from net proceeds 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/Lovejoy.

**Activity Progress Narrative:**

This activity will provide mortgage assistance to income qualified buyers of foreclosed homes in the NSP3 target areas. We are completing the policies and procedures for this new activity, and hope to start it in the last quarter of this year.

**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

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**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 Community Development

**Overall**

	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$379,616.00
<b>Total Budget</b>	\$0.00	\$379,616.00
<b>Total Obligated</b>	\$0.00	\$379,616.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Clayton County Community Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$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/Lovejoy.

**Activity Progress Narrative:**

Administrative work has been done during this quarter, but no funds have been drawn at this time. We expect to draw funds from NSP3 during 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

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**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 Community Development

**Overall**

	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$379,000.00
<b>Total Budget</b>	\$29,000.00	\$379,000.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Clayton County Community Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$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/Ft. Gillem and Irongate/Lovejoy.

**Activity Progress Narrative:**

We are working with the County Code Enforcement office to identify houses that have been condemned by their office, and need to be demolished. They are working through their process as code enforcement, and developing a list of qualified properties. We are working on the policies and procedures for this new activity, and plan to start by the end of the year.

**Accomplishments Performance Measures**

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

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/12



### 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

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