

Grantee: Clayton County, GA

Grant: B-08-UN-13-0001

October 1, 2013 thru December 31, 2013 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

LOCCS Authorized Amount:

\$9,732,126.00

Grant Status:

Active

QPR Contact:

Carol Seaton

Estimated PI/RL Funds:

\$18,000,000.00

Total Budget:

\$27,732,126.00

Disasters:

Declaration Number

NSP

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:

(1) Definition of blighted structure in context of state or local law.

The Clayton County Code of Ordinances does not use the term blighted structure, but does address Unsafe Buildings under Article III Sections 18-35. Clayton County will use this Unsafe Buildings section from its Code of Ordinances as its blighted structure definition for the NSP:

Article III. Sec. 18-35. Unsafe buildings or systems

All buildings, structures, electrical, gas, mechanical, or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, as determined by the county official are considered unsafe buildings or service systems. All such unsafe buildings, structures, or service systems are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with the unsafe building abatement code. (Ord. No. 2010-122, § 1(18-3.5), 6-8-10)

This definition applies to residential and commercial properties.

Affordable Rents Definition: For the purposes of the NSP, Clayton County defines Affordable Rents as the Fair Market Rents published annually by HUD for the Housing Choice Voucher Program.



Low Income Targeting:

Clayton County NSP has set aside 2,435,000 (slightly over 25% of the grant) as well as 25% of all program income to serve families at or below 50% AMI. Southern Crescent Habitat for Humanity is one of the Asset Managers, and all of their buyers will meet this income qualification. The other 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:

A public hearing on the revision of the Substantial Amendment was held on May 30, 2013. There were no written comments received on the amendment.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$21,321,113.01
Total Budget	\$500,000.00	\$21,321,113.01
Total Obligated	\$705,477.44	\$19,084,122.00
Total Funds Drawdown	\$685,695.60	\$17,885,232.63
Program Funds Drawdown	\$27,623.83	\$8,215,134.15
Program Income Drawdown	\$658,071.77	\$9,670,098.48
Program Income Received	\$317,803.52	\$11,994,971.50
Total Funds Expended	\$685,695.60	\$18,085,834.94
Match Contributed	\$67,500.00	\$1,464,939.00

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	\$1,464,939.00
Limit on Public Services	\$1,459,818.90	\$0.00
Limit on Admin/Planning	\$973,212.60	\$1,196,935.85
Limit on State Admin	\$0.00	\$1,196,935.85

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,433,031.50	\$6,159,746.42

Overall Progress Narrative:

Our efforts were concentrated more in NSP3 during this quarter, and we were not able to acquire any additional



houses. We closed with buyers on six houses, so it is hard to keep an inventory of houses available for buyers. We are working with the Code Enforcement and CDBG on the process of demolition of a blighted apartment complex. CDBG is in the process of completing the Environmental Review, and will use some CDBG funds toward the demolition, with additional funds from NSP.

We completed the RFP for Asset Management Teams and NSP attorneys, with contracts awarded by the Board of Commissioners in November. New contracts with two Asset Management Teams and two attorneys began on December 1, 2013.

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	\$1,670,330.00	\$530,932.17
288-Demolition, Demolition	\$0.00	\$973,212.00	\$0.00
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	\$20,002,000.00	\$7,648,536.65
288-Redevelopment, Redevelopment	\$27,623.83	\$1,000,000.00	\$27,623.83



Activities

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	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,296,945.62
Total Budget	\$0.00	\$1,296,945.62
Total Obligated	\$0.00	\$1,296,945.62
Total Funds Drawdown	\$33,020.99	\$1,296,945.62
Program Funds Drawdown	\$0.00	\$1,152,000.00
Program Income Drawdown	\$33,020.99	\$144,945.62
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$33,020.99	\$1,329,966.61
Clayton County Community Development	\$33,020.99	\$1,329,966.61
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:

Partial funds for acquisition of 968 Hunt Road, to complete the budget for this activity.



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:	288-2REH-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	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,454,916.38
Total Budget	\$0.00	\$1,454,916.38
Total Obligated	\$5,477.44	\$1,454,916.38
Total Funds Drawdown	\$52,765.04	\$1,454,916.38
Program Funds Drawdown	\$0.00	\$199,317.67
Program Income Drawdown	\$52,765.04	\$1,255,598.71
Program Income Received	\$0.00	\$1,036,485.37
Total Funds Expended	\$52,765.04	\$1,437,182.96
Clayton County Community Development	\$52,765.04	\$1,437,182.96
Match Contributed	\$0.00	\$700,000.00

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:

rehab for 3956 Keystone to complete the budget for this activity.

Accomplishments Performance Measures

This Report Period Total	Cumulative Actual Total / Expected Total
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# of Properties	0	31/20
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	31/20
# of Singlefamily Units	0	31/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	31/20	0/0	31/20	100.00
# Owner Households	0	0	0	31/20	0/0	31/20	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-ACQ/REH-120-ALL

Activity Title: Acq/rehab <120%

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:

07/01/2013

Projected End Date:

07/01/2017

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Clayton County Community Development

Overall

	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$500,000.00	\$1,000,000.00
Total Obligated	\$400,000.00	\$700,000.00
Total Funds Drawdown	\$503,556.58	\$684,635.21
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$503,556.58	\$684,635.21
Program Income Received	\$257,803.52	\$727,557.15
Total Funds Expended	\$503,556.58	\$604,326.62
Clayton County Community Development	\$503,556.58	\$604,326.62
Match Contributed	\$7,500.00	\$58,138.00

Activity Description:

Purchase, rehab and resell single family homes to eligible home buyers.

Location Description:

Any of the NSP1 eligible census tracts.

Activity Progress Narrative:

Strategic Holdings closed with three buyers this quarter. One received mortgage assistance from HOME funds.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	8/8
#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	1	1/0
#Efficient AC added/replaced	1	4/5
#Replaced thermostats	1	3/5



#Replaced hot water heaters	2	5/3
#Light Fixtures (indoors) replaced	5	32/15
#Light fixtures (outdoors) replaced	2	12/6
#Refrigerators replaced	1	4/0
#Clothes washers replaced	0	1/0
#Dishwashers replaced	3	8/4
#Units with solar panels	0	0/0
#Low flow toilets	0	3/3
#Low flow showerheads	0	0/2
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	8/5
# of Singlefamily Units	3	8/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	3	0/0	7/5	8/8	87.50
# Owner Households	0	2	3	0/0	7/5	8/8	87.50

Activity Locations

Address	City	County	State	Zip	Status / Accept
11704 Spring Lake Way	Fayetteville		Georgia	30215-6688	Match / Y
4711 Price St	Forest Park		Georgia	30297-1951	Match / Y
671 Castlebrooke Dr	Jonesboro		Georgia	30238-5212	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-ACQ/REH-50-ALL

Activity Title: Acq/reh <50%

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

288-NSP-ACQ/REH

Projected Start Date:

07/01/2013

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:

07/01/2017

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Community Development

Overall

	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total Budget	\$0.00	\$500,000.00
Total Obligated	\$0.00	\$200,000.00
Total Funds Drawdown	\$68,729.16	\$137,128.78
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$68,729.16	\$137,128.78
Program Income Received	\$60,000.00	\$60,000.00
Total Funds Expended	\$68,729.16	\$137,128.78
Clayton County Community Development	\$68,729.16	\$137,128.78
Match Contributed	\$60,000.00	\$60,000.00

Activity Description:

Purchase, rehab and resell single family homes to families whose incomes are below 50% AMI.

Location Description:

Any NSP1 eligible census tracts.

Activity Progress Narrative:

Southern Crescent Habitat for Humanity closed with three buyers in this quarter. The buyers all received mortgage assistance from HOME funds.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	3/5
#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	2	2/0
#Efficient AC added/replaced	2	2/3
#Replaced thermostats	2	2/5



#Replaced hot water heaters	2	2/3
#Light Fixtures (indoors) replaced	17	17/15
#Light fixtures (outdoors) replaced	2	2/5
#Refrigerators replaced	3	3/0
#Clothes washers replaced	3	3/0
#Dishwashers replaced	3	3/5
#Units with solar panels	0	0/0
#Low flow toilets	5	5/5
#Low flow showerheads	2	2/2
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	3/5
# of Singlefamily Units	3	3/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	3	0	3	3/5	0/0	3/5	100.00
# Owner Households	3	0	3	3/5	0/0	3/5	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
968 Hunt Rd	Jonesboro		Georgia	30236-2304	Match / Y
5896 Waggoner Ct	Rex		Georgia	30273-5200	Match / Y
6824 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-DEMO

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Project Number:

288-Demolition

Projected Start Date:

07/01/2013

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

07/01/2017

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Community Development

Overall

	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$973,212.00
Total Budget	\$0.00	\$973,212.00
Total Obligated	\$0.00	\$200,000.00
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 Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolition or clearance of blighted or slum structures.

Location Description:

Blighted or slum properties in any census tract with a majority of the population is low/mod income.

Activity Progress Narrative:

We are working with Code Enforcement to determine the worse structures for demolition. They have identified an apartment complex as one of the worse places in the County. We are partnering with CDBG on this project. CDBG is beginning the process of the environmental review. They will use some of their funds for the demolition, with additional funds coming from NSP.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/3
# of buildings (non-residential)	0	0/2
# of Public Facilities	0	0/0
# of Businesses	0	0/0



# of Non-business Organizations	0	0/0
Activity funds eligible for DREF (Ike)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4
# of Multifamily Units	0	0/1
# of Singlefamily Units	0	0/3

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: 288-NSP09-6ADM

Activity Title: General and Contract Administration

Activity Category:

Administration

Project Number:

288-ADMIN

Projected Start Date:

01/01/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration Fees

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Community Development

Overall

	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,670,330.00
Total Budget	\$0.00	\$1,670,330.00
Total Obligated	\$0.00	\$1,300,000.00
Total Funds Drawdown	\$0.00	\$1,196,935.85
Program Funds Drawdown	\$0.00	\$530,932.17
Program Income Drawdown	\$0.00	\$666,003.68
Program Income Received	\$0.00	\$68,701.36
Total Funds Expended	\$0.00	\$1,196,935.85
Clayton County Community Development	\$0.00	\$1,196,935.85
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:

No administrative costs were drawn from NSP1 this 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	



Grantee Activity Number: 288-RED-120-ALL

Activity Title: Redevelop <120

Activity Category:

Construction of new housing

Project Number:

288-Redevelopment

Projected Start Date:

07/01/2013

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

07/01/2017

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Community Development

Overall

	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total Budget	\$0.00	\$500,000.00
Total Obligated	\$300,000.00	\$500,000.00
Total Funds Drawdown	\$27,623.83	\$27,623.83
Program Funds Drawdown	\$27,623.83	\$27,623.83
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$27,623.83	\$27,623.83
Clayton County Community Development	\$27,623.83	\$27,623.83
Match Contributed	\$0.00	\$0.00

Activity Description:

Purchase vacant or foreclosed lots, or re-use a lot where a home has been demolished, and build new, single family homes for sell.

Location Description:

Homes will be built in any NSP1 eligible census tract area.

Activity Progress Narrative:

Four lots purchased in August but expenditures not drawn until Oct.

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

