

Grantee: Clayton County, GA

Grant: B-11-UN-13-0001

January 1, 2013 thru March 31, 2013 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:

\$2,000,000.00

Total Budget:

\$5,796,167.00

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

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,796,166.00
Total Budget	\$0.00	\$5,796,166.00
Total Obligated	\$1,300,000.00	\$3,429,616.00
Total Funds Drawdown	\$562,878.46	\$2,112,559.29
Program Funds Drawdown	\$231,470.55	\$1,467,871.54
Program Income Drawdown	\$331,407.91	\$644,687.75
Program Income Received	\$179,618.77	\$981,883.47
Total Funds Expended	\$562,878.46	\$2,112,559.29
Match Contributed	\$51,855.00	\$376,855.00



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	\$376,855.00
Limit on Public Services	\$569,425.05	\$0.00
Limit on Admin/Planning	\$379,616.70	\$243,516.40
Limit on State Admin	\$0.00	\$243,516.40

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	\$2,800,000.00

Overall Progress Narrative:

NSP3 continued the process of purchasing foreclosed homes to rehab and resell. However, the pace has slowed since we began in May, 2012. There are fewer foreclosed homes on the market. We continue to contact banks about purchasing their REO properties, but many banks are selling to investors in large lots of 100+ houses at a time. Also, NSP is out bid on the HUD Homes website by individual buyers, who are bidding more than the list price, which NSP cannot do. We continue to advertise that we can purchase short sales, and have asked our housing counseling agencies to let us know when a client decides the best option is to ask for a short sale. We continue to provide mortgage assistance to buyers purchasing their own homes and will be beginning the other activities of demolition and redevelopment soon.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP3 ACQ, Acquisition/Rehab	\$0.00	\$3,500,000.00	\$1,219,355.14
NSP3 Redevelop, Redevelopment	\$0.00	\$1,000,000.00	\$0.00
NSP3-45202-FIN, Financing Mechanisms	\$0.00	\$537,550.00	\$5,000.00
NSP3-45303-Demo, Demolition	\$0.00	\$379,000.00	\$0.00
NSP3-5400-Admin, Administration Costs	\$231,470.55	\$379,617.00	\$243,516.40



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	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,700,000.00
Total Budget	\$0.00	\$1,700,000.00
Total Obligated	\$800,000.00	\$1,500,000.00
Total Funds Drawdown	\$157,043.76	\$818,118.10
Program Funds Drawdown	\$0.00	\$595,015.40
Program Income Drawdown	\$157,043.76	\$223,102.70
Program Income Received	\$57,213.50	\$535,624.68
Total Funds Expended	\$157,043.76	\$852,227.04
Clayton County Community Development	\$157,043.76	\$852,227.04
Match Contributed	\$5,000.00	\$45,000.00

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:

Strategic Holdings Group closed on one house during this quarter. The buyer received HOME funds for mortgage assistance. SH also acquired two additional houses. National Property Institute acquired two houses this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof Insulation	0	0/6



#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	1	7/12
#Replaced thermostats	1	4/6
#Replaced hot water heaters	0	0/6
#Light Fixtures (indoors) replaced	4	16/0
#Light fixtures (outdoors) replaced	2	8/6
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	4/10
#Units with solar panels	0	0/0
#Low flow toilets	1	3/3
#Low flow showerheads	1	3/6
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/6
#Units deconstructed	0	0/0
#Units & other green	0	0/0
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	8/12
# of Singlefamily Units	1	8/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	7/6	8/12	87.50
# Owner Households	0	1	1	0/0	7/6	8/12	87.50

Activity Locations

Address	City	County	State	Zip	Status / Accept
10694 Wimbledon Ct	Hampton		Georgia	30228-6114	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: 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

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,800,000.00
Total Budget	\$0.00	\$1,800,000.00
Total Obligated	\$500,000.00	\$1,500,000.00
Total Funds Drawdown	\$174,364.15	\$1,045,924.79
Program Funds Drawdown	\$0.00	\$624,339.74
Program Income Drawdown	\$174,364.15	\$421,585.05
Program Income Received	\$122,405.27	\$446,258.79
Total Funds Expended	\$174,364.15	\$1,011,815.85
Clayton County Community Development	\$174,364.15	\$1,011,815.85
Match Contributed	\$46,855.00	\$331,855.00

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:

HH completed rehab on 10760 Tara Lane and rehab on 11160 Tara Glynn and closed with their buyers. NPI sold the home at 3492 Topaz Terrace to a buyer below 50% AMI. All three buyers received mortgage assistance through HOME funds.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	11/12
#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof Insulation	0	0/6
#High efficiency heating plants	3	6/6
#Efficient AC added/replaced	3	9/12
#Replaced thermostats	3	8/3



#Replaced hot water heaters	2	9/6
#Light Fixtures (indoors) replaced	36	88/10
#Light fixtures (outdoors) replaced	3	5/6
#Refrigerators replaced	2	9/0
#Clothes washers replaced	2	9/0
#Dishwashers replaced	3	9/12
#Units with solar panels	0	0/0
#Low flow toilets	4	18/6
#Low flow showerheads	2	6/6
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/6
#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	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	11/12
# of Singlefamily Units	3	11/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	3	0	3	11/12	0/0	11/12	100.00
# Owner Households	3	0	3	11/12	0/0	11/12	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
10760 Tara Ln	Hampton		Georgia	30228-6306	Match / Y
11160 Tara Glynn Dr	Hampton		Georgia	30228-2686	Match / Y
3492 Topaz Ter	Rex		Georgia	30273-1766	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: 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	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$0.00	\$1,000,000.00
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 Community Development	\$0.00	\$0.00
Match Contributed	\$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:

We are still looking for lots for this activity and have been talking with leaders in one city about an option there. While there are many vacant lots in the County, most are in subdivisions with larger homes, and there are too many lots. We are hoping to find a small subdivision or a cul-de-sac that would work for 10 - 15 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



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

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

NSP3-45202-FIN

Project Title:

Financing Mechanisms

Projected Start Date:

03/04/2011

Projected End Date:

03/04/2014

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Clayton County Community Development

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$537,550.00
Total Budget	\$0.00	\$537,550.00
Total Obligated	\$0.00	\$50,000.00
Total Funds Drawdown	\$0.00	\$5,000.00
Program Funds Drawdown	\$0.00	\$5,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$5,000.00
Clayton County Community Development	\$0.00	\$5,000.00
Match Contributed	\$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:

We did not provide any mortgage assistance during this quarter, but some requests are in process for the next quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/50
# of Singlefamily Units	0	1/50



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/20	1/25	1/50	100.00
# Owner Households	0	0	0	0/20	1/25	1/50	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: NSP3-Admin

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP3-5400-Admin

Project Title:

Administration Costs

Projected Start Date:

03/04/2011

Projected End Date:

03/04/2014

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Clayton County Community Development

Overall

	Jan 1 thru Mar 31, 2013	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	\$231,470.55	\$243,516.40
Program Funds Drawdown	\$231,470.55	\$243,516.40
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$231,470.55	\$243,516.40
Clayton County Community Development	\$231,470.55	\$243,516.40
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/Lovejoy.

Activity Progress Narrative:

Funds for administration had not been drawn since the program began, so a draw was made to catch up with the expenses already paid. Additional Admin draws have been made during the 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: 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	Jan 1 thru Mar 31, 2013	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 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/Ft. Gillem and Irongate/Lovejoy.

Activity Progress Narrative:

We have not begun this activity. We are in the process of completing our policies and procedures. We have been working with the County Code Enforcement office to identify homes in need of demolition. So far, the houses on their list are not in the NSP3 target areas. We will continue to work with them on this process.

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	

