

**Grantee: Clayton County, GA**

**Grant: B-08-UN-13-0001**

**January 1, 2014 thru March 31, 2014 Performance Report**

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**Grant Number:**

B-08-UN-13-0001

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

Clayton County, GA

**Contract End Date:****Review by HUD:**

Submitted - Await for Review

**LOCCS Authorized Amount:**

\$9,732,126.00

**Grant Status:**

Active

**QPR Contact:**

Carol Seaton

**Estimated P/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	\$0.00	\$21,321,113.01
Total Obligated	\$670,330.00	\$19,754,452.00
Total Funds Drawdown	\$179,998.37	\$18,065,231.00
Program Funds Drawdown	\$0.00	\$8,215,134.15
Program Income Drawdown	\$179,998.37	\$9,850,096.85
Program Income Received	\$338,480.53	\$12,333,452.03
Total Funds Expended	\$179,998.37	\$18,265,833.31
Match Contributed	\$54,325.00	\$1,519,264.00

## 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	\$1,519,264.00
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:

Work in NSP1 was slower in this quarter, as we concentrated on completing our expenditures in NSP3 activities. It



is still difficult to find houses to purchase. We will be starting new construction on four lots during the next quarter. We have identified a large apartment complex for demolition, and will be working with our CDBG funds and the County on the demolition. An environmental review is in process. We have interested buyers but our inventory remains low. We are continuing to work with banks and talk with Real Estate agents about short sales available. We are also pursuing properties through the National Community Stabilization Trust.

## 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-NSP09-2REH, Clayton County NSP Rehabilitation Program	\$0.00	\$0.00	\$0.00
288-Redevelopment, Redevelopment	\$0.00	\$1,000,000.00	\$27,623.83
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



## Activities

**Grantee Activity Number:** 288-ACQ/REH-120-ALL

**Activity Title:** Acq/rehab <120%

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

288-NSP-ACQ/REH

**Projected Start Date:**

07/01/2013

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**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**

**Total Projected Budget from All Sources**

**Jan 1 thru Mar 31, 2014**

N/A

**To Date**

\$1,000,000.00

**Total Budget**

\$0.00

\$1,000,000.00

**Total Obligated**

\$300,000.00

\$1,000,000.00

**Total Funds Drawdown**

\$177,544.76

\$862,179.97

**Program Funds Drawdown**

\$0.00

\$0.00

**Program Income Drawdown**

\$177,544.76

\$862,179.97

**Program Income Received**

\$299,155.53

\$1,026,712.68

**Total Funds Expended**

\$177,544.76

\$781,871.38

Clayton County Community Development

\$177,544.76

\$781,871.38

**Match Contributed**

\$15,000.00

\$73,138.00

**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:**

Homes at 12957 Woolwich Lane, 283 Cheri Place and 7994 Mustang Lane closed with buyers during this quarter. Two buyers recieved mortgage assistance from HOME funds. The expenses are for December 2013 and January and February, 2014.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	11/8
#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof Insulation	0	0/0



#High efficiency heating plants	2	3/0
#Efficient AC added/replaced	2	6/5
#Replaced thermostats	2	5/5
#Replaced hot water heaters	2	7/3
#Light Fixtures (indoors) replaced	26	58/15
#Light fixtures (outdoors) replaced	7	19/6
#Refrigerators replaced	0	4/0
#Clothes washers replaced	0	1/0
#Dishwashers replaced	3	11/4
#Units with solar panels	0	0/0
#Low flow toilets	2	5/3
#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	11/5
# of Singlefamily Units	3	11/5

## 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	9/5	11/8	81.82
# Owner Households	0	2	3	0/0	9/5	11/8	81.82

## Activity Locations

Address	City	County	State	Zip	Status / Accept
12957 Woolwich Ln	Hampton		Georgia	30228-3450	Match / Y
283 Cheri Pl	Jonesboro		Georgia	30238-4585	Match / Y
7994 Mustang Ln	Riverdale		Georgia	30274-6730	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 Benefit (Households)

**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**

**Total Projected Budget from All Sources**

**Jan 1 thru Mar 31, 2014**

N/A

**To Date**

\$500,000.00

**Total Budget**

\$0.00

\$500,000.00

**Total Obligated**

\$0.00

\$200,000.00

**Total Funds Drawdown**

\$2,453.61

\$139,582.39

**Program Funds Drawdown**

\$0.00

\$0.00

**Program Income Drawdown**

\$2,453.61

\$139,582.39

**Program Income Received**

\$39,325.00

\$99,325.00

**Total Funds Expended**

\$2,453.61

\$139,582.39

Clayton County Community Development

\$2,453.61

\$139,582.39

**Match Contributed**

\$39,325.00

\$99,325.00

**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:**

Habitat closed with one buyer during this quarter. The buyer received mortgage assistance from HOME funds. The expenditures are for December 2013, Jan. and Feb. 2014.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	4/5
#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	0	2/0



#Efficient AC added/replaced	0	2/3
#Replaced thermostats	0	2/5
#Replaced hot water heaters	1	3/3
#Light Fixtures (indoors) replaced	9	26/15
#Light fixtures (outdoors) replaced	0	2/5
#Refrigerators replaced	1	4/0
#Clothes washers replaced	1	4/0
#Dishwashers replaced	1	4/5
#Units with solar panels	0	0/0
#Low flow toilets	3	8/5
#Low flow showerheads	0	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
#Units $\zeta$ 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 Total	Cumulative Actual Total / Expected Total
# of Housing Units	1	4/5
# of Singlefamily Units	1	4/5

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	4/5	0/0	4/5	100.00
# Owner Households	1	0	1	4/5	0/0	4/5	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
3956 Keystone Pl	Conley		Georgia	30288-6809	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 Benefit (Census)

**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

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$973,212.00
<b>Total Budget</b>	\$0.00	\$973,212.00
<b>Total Obligated</b>	\$0.00	\$200,000.00
<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:**

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:**

There have been no expenditures for demolition during this quarter. One large property has been identified, and the environmental review is in process.

**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	0/3
<b># of buildings (non-residential)</b>	0	0/2
<b># of Public Facilities</b>	0	0/0
<b># of Businesses</b>	0	0/0
<b># of Non-business Organizations</b>	0	0/0
<b>Activity funds eligible for DREF (Ike)</b>	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	



<b>Grantee Activity Number:</b>	<b>288-NSP09-6ADM</b>
<b>Activity Title:</b>	<b>General and Contract Administration</b>

**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:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Clayton County Community Development

**Overall**

	<b>Jan 1 thru Mar 31, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,670,330.00
<b>Total Budget</b>	\$0.00	\$1,670,330.00
<b>Total Obligated</b>	\$370,330.00	\$1,670,330.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,196,935.85
<b>Program Funds Drawdown</b>	\$0.00	\$530,932.17
<b>Program Income Drawdown</b>	\$0.00	\$666,003.68
<b>Program Income Received</b>	\$0.00	\$68,701.36
<b>Total Funds Expended</b>	\$0.00	\$1,196,935.85
Clayton County Community Development	\$0.00	\$1,196,935.85
<b>Match Contributed</b>	\$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:**

Administrative costs and fees are being drawn from NSP3 funds during 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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