

**Grantee: Clayton County, GA**

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

**April 1, 2014 thru June 30, 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:**

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
<b>Total Projected Budget from All Sources</b>	N/A	\$23,321,113.01
<b>Total Budget</b>	\$2,000,000.00	\$23,321,113.01
<b>Total Obligated</b>	(\$270,330.00)	\$19,484,122.00
<b>Total Funds Drawdown</b>	\$175,489.75	\$18,240,720.75
<b>Program Funds Drawdown</b>	\$0.00	\$8,215,134.15
<b>Program Income Drawdown</b>	\$175,489.75	\$10,025,586.60
<b>Program Income Received</b>	\$152,361.51	\$12,485,813.54
<b>Total Funds Expended</b>	\$383,534.76	\$18,649,368.07
<b>Match Contributed</b>	\$25,305.00	\$1,544,569.00

**Progress Toward Required Numeric Targets**

Requirement	Required	To Date
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$1,544,569.00
<b>Limit on Public Services</b>	\$1,459,818.90	\$0.00
<b>Limit on Admin/Planning</b>	\$973,212.60	\$1,196,935.85
<b>Limit on State Admin</b>	\$0.00	\$1,196,935.85

**Progress Toward Activity Type Targets**

**Progress Toward National Objective Targets**

National Objective	Target	Actual
<b>NSP Only - LH - 25% Set-Aside</b>	\$2,433,031.50	\$5,959,746.42

**Overall Progress Narrative:**

Clayton County was able to purchase two homes during this quarter and also closed with buyers on two homes. We



have purchased some vacant lots and will begin redevelopment as soon as the redevelopment in NSP3 is complete. We continue to work with banks and through the National Community Stabilization Trust to purchase houses. There are still many vacant homes visible but it is difficult to find the owners or they still do not want to sell. We are also in the process of working on a large demolition of an apartment complex.

## 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	\$23,000,000.00	\$7,648,536.65
288-Redevelopment, Redevelopment	\$0.00	\$1,000,000.00	\$27,623.83



## Activities

**Project # / Title:** 288-ADMIN / Administration Fees

**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**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2014**

N/A

**To Date**

\$1,670,330.00

**Total Budget**

\$0.00

\$1,670,330.00

**Total Obligated**

(\$370,330.00)

\$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

\$237,965.61

**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 administration fees were drawn this quarter. We have been using funds from NSP3.



## 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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## Project # / Title: 288-Demolition / Demolition

**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

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2014**

N/A

**To Date**

\$973,212.00

**Total Budget**

\$0.00

\$973,212.00

**Total Obligated**

(\$200,000.00)

\$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
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:

## 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

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

**Project # / Title: 288-NSP-ACQ/REH / Clayton County NSP Foreclosure****Grantee Activity Number: 288-2REH-50-OTH****Activity Title: Rehab for under 50% AMI****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:**

03/05/2009

**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

**Program Income Account:**

Acquisition/Rehab

**Overall****Apr 1 thru Jun 30, 2014****To Date****Total Projected Budget from All Sources**

N/A

\$834,998.74

**Total Budget**

\$0.00

\$834,998.74

**Total Obligated**

\$0.00

\$834,998.74

**Total Funds Drawdown**

\$0.00

\$834,998.74

**Program Funds Drawdown**

\$0.00

\$374,615.28

**Program Income Drawdown**

\$0.00

\$460,383.46

**Program Income Received**

\$0.00

\$1,815,987.20

**Total Funds Expended**

\$0.00

\$804,092.73

Clayton County Community Development

\$0.00

\$804,092.73

**Match Contributed**

\$0.00

\$232,161.00

**Activity Description:**

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 mortgages, with potential NSP financed "soft second" loans for mortgage assistance or funds from the HOME Program.

Homes in this activity are for Asset Management Teams, other than Southern Crescent Habitat for Humanity, to rehabilitate homes to be sold to buyers at or below 50% AMI.

**Location Description:**



Clayton County will focus the activity in Census tracts which were identified by HUD as possessing a high risk factor for foreclosure or abandonment, having scores of eight or higher.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		42/9	
# ELI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		42/9	
# of Singlefamily Units	0		42/9	

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	39/9	3/0	42/9	100.00
# Owner Households	0	0	0	39/9	3/0	42/9	100.00

**Activity Locations**

Address	City	County	State	Zip	Status / Accept
1297 Heritage Court	Hampton		Georgia	30228	Match / 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-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 ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

Acquisition/Rehab

**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**

**Apr 1 thru Jun 30, 2014**

N/A

**To Date**

\$3,000,000.00

**Total Budget**

\$2,000,000.00

\$3,000,000.00

**Total Obligated**

\$500,000.00

\$1,500,000.00

**Total Funds Drawdown**

\$168,736.30

\$1,030,916.27

**Program Funds Drawdown**

\$0.00

\$0.00

**Program Income Drawdown**

\$168,736.30

\$1,030,916.27

**Program Income Received**

\$152,361.51

\$1,009,809.94

**Total Funds Expended**

\$376,781.31

\$1,158,652.69

Clayton County Community Development

\$376,781.31

\$1,158,652.69

**Match Contributed**

\$25,305.00

\$98,443.00

**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:**

NPI closed with buyer on 1762 Deer Crossing Way ,and Habitat closed with buyer above 50% AMI on 1297 Heritage Ct. Both buyers received mortgage assistance with HOME funds.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	13/8
#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof Insulation	0	0/0



#High efficiency heating plants	2	5/0
#Efficient AC added/replaced	2	8/5
#Replaced thermostats	2	7/5
#Replaced hot water heaters	2	9/3
#Light Fixtures (indoors) replaced	29	87/15
#Light fixtures (outdoors) replaced	4	23/6
#Refrigerators replaced	1	5/0
#Clothes washers replaced	1	2/0
#Dishwashers replaced	2	13/4
#Units with solar panels	0	0/0
#Low flow toilets	0	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	2	13/5
# of Singlefamily Units	2	13/5

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	2	0/0	11/5	13/8	84.62
# Owner Households	0	2	2	0/0	11/5	13/8	84.62

## Activity Locations

Address	City	County	State	Zip	Status / Accept
1297 Heritage Court	Hampton		Georgia	30228	Match / N
1762 Deer Crossing Way	Jonesboro		Georgia	30236	Match / 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

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**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

**Program Income Account:**

Acquisition/Rehab

**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**

**Apr 1 thru Jun 30, 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**

\$6,753.45

\$146,335.84

**Program Funds Drawdown**

\$0.00

\$0.00

**Program Income Drawdown**

\$6,753.45

\$146,335.84

**Program Income Received**

\$0.00

\$99,325.00

**Total Funds Expended**

\$6,753.45

\$146,335.84

Clayton County Community Development

\$6,753.45

\$146,335.84

**Match Contributed**

\$0.00

\$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:**

The Habitat buyer was above 50% AMI, so that closing is recorded on the other activity. Funds were expended for costs incurred last quarter.

**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	4/5
<b>#Energy Star Replacement Windows</b>	0	0/0
<b>#Additional Attic/Roof Insulation</b>	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	0	3/3
#Light Fixtures (indoors) replaced	0	26/15
#Light fixtures (outdoors) replaced	0	2/5
#Refrigerators replaced	0	4/0
#Clothes washers replaced	0	4/0
#Dishwashers replaced	0	4/5
#Units with solar panels	0	0/0
#Low flow toilets	0	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 & other green	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	4/5
# of Singlefamily Units	0	4/5

## Beneficiaries Performance Measures

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

**Project # / Title: 288-Redevelopment / Redevelopment**



**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**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2014**

N/A

**To Date**

\$700,000.00

**Total Budget**

\$200,000.00

\$700,000.00

**Total Obligated**

\$0.00

\$500,000.00

**Total Funds Drawdown**

\$0.00

\$27,623.83

**Program Funds Drawdown**

\$0.00

\$27,623.83

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$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:**

**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:** 288-RED-50-ALL

**Activity Title:** Redevelop <50%

**Activity Category:**

Construction of new housing

**Project Number:**

288-Redevelopment

**Projected Start Date:**

07/01/2013

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**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**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2014**

N/A

**To Date**

\$300,000.00

**Total Budget**

(\$200,000.00)

\$300,000.00

**Total Obligated**

(\$200,000.00)

\$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

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Build new homes on vacant or foreclosed lots, or lots where a home has been demolished, and sell to families at or below 50% AMI.

**Location Description:**

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

**Activity Progress Narrative:**

**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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