

**Grantee: Clayton County, GA**

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

**July 1, 2014 thru September 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

**Grant Award Amount:**

\$9,732,126.00

**Grant Status:**

Active

**QPR Contact:**

Carol Seaton

**LOCCS Authorized Amount:**

\$9,732,126.00

**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	\$23,321,113.01
Total Budget	\$0.00	\$23,321,113.01
Total Obligated	\$100,000.00	\$19,584,122.00
Total Funds Drawdown	\$416,797.25	\$18,657,518.00
Program Funds Drawdown	\$0.00	\$8,215,134.15
Program Income Drawdown	\$416,797.25	\$10,442,383.85
Program Income Received	\$69,819.35	\$12,555,632.89
Total Funds Expended	\$416,797.25	\$19,066,165.32
Match Contributed	\$57,810.00	\$1,602,379.00

## 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	\$1,602,379.00
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	\$5,959,746.42

## Overall Progress Narrative:

NSP1 closed with buyers on two houses this quarter, and purchased three additional houses for rehab. We also



purchased seven vacant lots for redevelopment. Our homes are under contract within a week of the listing, so buyer demand is still present, but there are fewer homes for us to purchase through National Community Stabilization Trust, the HUD site, or from banks. We continue to market to real estate agents for the possible purchase of short sales, too.

## 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-NSP-ACQ/REH / Clayton County NSP Foreclosure

**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**

### Jul 1 thru Sep 30, 2014

N/A

### To Date

\$3,000,000.00

**Total Budget**

\$0.00

\$3,000,000.00

**Total Obligated**

\$0.00

\$1,500,000.00

**Total Funds Drawdown**

\$416,797.25

\$1,447,713.52

**Program Funds Drawdown**

\$0.00

\$0.00

**Program Income Drawdown**

\$416,797.25

\$1,447,713.52

**Program Income Received**

\$69,819.35

\$1,079,629.29

**Total Funds Expended**

\$416,797.25

\$1,575,449.94

Clayton County Community Development

\$416,797.25

\$1,575,449.94

**Match Contributed**

\$7,500.00

\$105,943.00

### 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:

May June expenses drawn in July, August expenses drawn in Sept. NPI closed with one buyer during this quarter and the buyer received mortgage assistance from HOME funds.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	14/8
#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	1	6/0
#Efficient AC added/replaced	1	9/5
#Replaced thermostats	1	8/5
#Replaced hot water heaters	1	10/3
#Light Fixtures (indoors) replaced	16	103/15
#Light fixtures (outdoors) replaced	4	27/6
#Refrigerators replaced	0	5/0
#Clothes washers replaced	0	2/0
#Dishwashers replaced	1	14/4
#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	1	14/5
# of Singlefamily Units	1	14/5

## 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	12/5	14/8	85.71
# Owner Households	0	1	1	0/0	12/5	14/8	85.71

## Activity Locations

Address	City	County	State	Zip	Status / Accept
884 Shoals Ct	College Park		Georgia	30349	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

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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	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total Budget	\$0.00	\$500,000.00
Total Obligated	\$100,000.00	\$300,000.00
Total Funds Drawdown	\$0.00	\$146,335.84
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$146,335.84
Program Income Received	\$0.00	\$99,325.00
Total Funds Expended	\$0.00	\$146,335.84
Clayton County Community Development	\$0.00	\$146,335.84
Match Contributed	\$50,310.00	\$149,635.00

**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 one buyer who received mortgage assistance from HOME funds.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	5/5
#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	1	3/0





#Efficient AC added/replaced	1	3/3
#Replaced thermostats	1	3/5
#Replaced hot water heaters	1	4/3
#Light Fixtures (indoors) replaced	5	31/15
#Light fixtures (outdoors) replaced	2	4/5
#Refrigerators replaced	1	5/0
#Clothes washers replaced	1	5/0
#Dishwashers replaced	1	5/5
#Units with solar panels	0	0/0
#Low flow toilets	1	9/5
#Low flow showerheads	1	3/2
#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 Total	Cumulative Actual Total / Expected Total
# of Housing Units	1	5/5
# of Singlefamily Units	1	5/5

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	County	State	Zip	Status / Accept
1509 Sunnybrook	Jonesboro		Georgia	30236	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	



