

Grantee: Clayton County, GA

Grant: B-08-UN-13-0001

October 1, 2014 thru December 31, 2014 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

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	\$1,500,000.00	\$21,084,122.00
Total Funds Drawdown	\$266,332.07	\$18,923,850.07
Program Funds Drawdown	\$0.00	\$8,215,134.15
Program Income Drawdown	\$266,332.07	\$10,708,715.92
Program Income Received	\$233,078.85	\$12,788,711.74
Total Funds Expended	\$266,332.07	\$19,332,497.39
Match Contributed	\$7,500.00	\$1,609,879.00



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	\$1,609,879.00
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:

NSP 1 closed with two buyers during this quarter. We were not able to purchase any additional homes. One was under contract but did not appraise for the asking price and the seller would not lower the price. We are beginning redevelopment on some vacant lots and hope to have new homes ready by spring.

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:

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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, 2014	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:

Funds for administrative expenses were expended during this quarter but the drawdown has not been completed.



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

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

Oct 1 thru Dec 31, 2014

N/A

To Date

\$3,000,000.00

Total Budget

\$0.00

\$3,000,000.00

Total Obligated

\$1,500,000.00

\$3,000,000.00

Total Funds Drawdown

\$175,443.75

\$1,623,157.27



Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$175,443.75	\$1,623,157.27
Program Income Received	\$182,768.85	\$1,431,662.39
Total Funds Expended	\$175,443.75	\$1,750,893.69
Clayton County Community Development	\$175,443.75	\$1,750,893.69
Match Contributed	\$7,500.00	\$113,443.00

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 two buyers during this quarter. One buyer was below 80% AMI and received mortgage assistance from HOME funds. The other buyer was above and received mortgage assistance from NSP funds.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	16/8
#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	2	8/0
#Efficient AC added/replaced	2	11/5
#Replaced thermostats	2	10/5
#Replaced hot water heaters	2	12/3
#Light Fixtures (indoors) replaced	30	133/15
#Light fixtures (outdoors) replaced	5	32/6
#Refrigerators replaced	0	5/0
#Clothes washers replaced	0	2/0
#Dishwashers replaced	2	16/4
#Units with solar panels	0	0/0
#Low flow toilets	2	7/3
#Low flow showerheads	1	1/2
#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	16/5
# of Singlefamily Units	2	16/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	2	0/0	13/5	16/8	81.25
# Owner Households	0	1	2	0/0	13/5	16/8	81.25

Activity Locations

Address	City	County	State	Zip	Status / Accept
152 Spring Street	Jonesboro		Georgia	30236	Not Validated / N
1299 Candler Ct	Morrow		Georgia	30260	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-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	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total Budget	\$0.00	\$500,000.00
Total Obligated	\$0.00	\$300,000.00
Total Funds Drawdown	\$90,888.32	\$237,224.16
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$90,888.32	\$237,224.16
Program Income Received	\$50,310.00	\$149,635.00
Total Funds Expended	\$90,888.32	\$237,224.16
Clayton County Community Development	\$90,888.32	\$237,224.16
Match Contributed	\$0.00	\$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:

There were no homes closed this quarter. The expenses were from homes that closed last quarter and not drawn until this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/5
#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof Insulation	0	0/0



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

Beneficiaries Performance Measures

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



