

**Grantee: Clayton County, GA**

**Grant: B-11-UN-13-0001**

**April 1, 2014 thru June 30, 2014 Performance Report**

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**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

**LOCCS Authorized Amount:**

\$3,796,167.00

**Grant Status:**

Active

**QPR Contact:**

Carol Seaton

**Estimated PI/RL Funds:**

\$11,000,000.00

**Total Budget:**

\$14,796,167.00

## Disasters:

### Declaration Number

No Disasters Found

## Narratives

### Summary of Distribution and Uses of NSP Funds:

Three target areas have been selected: Clayton State/Rex in the north part of the county and Irongate/Lovejoy in the south and Jonesboro area in the middle of the County. Each activity may be conducted in any of the target areas. The grant funds plus program income will be distributed as follows, if the program income is available:

Mortgage assistance for home buyers: \$50,000

Demolition of blighted properties - \$379,000

Acquisition/Rehab: \$7,000,000

Redevelopment of vacant lots: \$6,000,000

Administration of the program - \$379,616 plus 10% of program income

### How Fund Use Addresses Market Conditions:

Beginning in 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 included 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 III Sections 18-35. 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
<b>Total Projected Budget from All Sources</b>	N/A	\$14,029,000.00
<b>Total Budget</b>	\$7,500,000.00	\$14,029,000.00
<b>Total Obligated</b>	\$1,095,000.00	\$6,261,000.00
<b>Total Funds Drawdown</b>	\$183,701.34	\$4,156,330.47
<b>Program Funds Drawdown</b>	\$148,649.19	\$2,354,482.80
<b>Program Income Drawdown</b>	\$35,052.15	\$1,801,847.67
<b>Program Income Received</b>	\$174,185.47	\$1,976,033.14
<b>Total Funds Expended</b>	\$198,701.34	\$4,171,330.33
<b>Match Contributed</b>	\$107,710.00	\$691,642.00



## 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	\$691,642.00
Limit on Public Services	\$569,425.05	\$0.00
Limit on Admin/Planning	\$379,616.70	\$396,753.21
Limit on State Admin	\$0.00	\$396,753.21

## Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$379,616.70	\$600,000.00

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$949,041.75	\$4,510,000.00

## Overall Progress Narrative:

Five homes were sold during this quarter, two of which were below 50% AMI. We provided mortgage assistance for two homebuyers. Work continued on four new homes in the south area of the county. We hope to complete the construction by the end of the next quarter. We continue to work with the code enforcement office and expect to have some demolition work in the next few months.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP3-45002-ACQ, Acquisition/Rehab	\$92,563.87	\$7,000,000.00	\$1,901,691.28
NSP3-45102-RED, Redevelopment	\$56,085.32	\$6,000,000.00	\$129,960.31
NSP3-45203-FIN, Financing Mechanisms	\$0.00	\$50,000.00	\$35,000.00
NSP3-45301-Demo, Demolition	\$0.00	\$379,000.00	\$15,047.00
NSP3-5420-Admin, Administration Costs	\$0.00	\$600,000.00	\$272,784.21



## Activities

**Project # / Title:** NSP3-45002-ACQ / Acquisition/Rehab

**Grantee Activity Number:** NSP3-ACQ-120

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

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP3-45002-ACQ

**Projected Start Date:**

04/17/2012

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

ACQ/REHAB

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab

**Projected End Date:**

03/01/2016

**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**

\$4,500,000.00

**Total Budget**

\$2,800,000.00

\$4,500,000.00

**Total Obligated**

\$800,000.00

\$2,500,000.00

**Total Funds Drawdown**

\$84,530.68

\$1,769,740.07

**Program Funds Drawdown**

\$58,364.97

\$1,028,304.36

**Program Income Drawdown**

\$26,165.71

\$741,435.71

**Program Income Received**

\$86,805.47

\$1,086,102.19

**Total Funds Expended**

\$84,530.68

\$1,902,833.14

Clayton County Community Development

\$84,530.68

\$1,902,833.14

**Match Contributed**

\$40,330.00

\$147,830.00

**Activity Description:**

Foreclosed homes in the three 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 three target areas - north part of the county, Claytonstate/Ft Gillem area and the south part of the county, Irongate/Lovejoy target area and middle part of the county, Jonesboro area.

**Activity Progress Narrative:**

NPI closed with one buyer. Habitat closed with two buyers above 50% AMI. All three buyers received mortgage assistance from HOME funds. The expenditures are for March and April.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	10/25
#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	3	8/10
#Efficient AC added/replaced	3	19/15
#Replaced thermostats	3	15/10
#Replaced hot water heaters	3	10/15
#Light Fixtures (indoors) replaced	30	112/35
#Light fixtures (outdoors) replaced	6	34/20
#Refrigerators replaced	2	5/0
#Clothes washers replaced	2	4/0
#Dishwashers replaced	3	15/15
#Units with solar panels	0	0/0
#Low flow toilets	4	12/10
#Low flow showerheads	4	10/10
#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	20/25
# of Singlefamily Units	3	20/25

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	3	3	0/0	16/18	20/25	80.00
# Owner Households	0	3	3	0/0	16/18	20/25	80.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
1507 Carriage Lane	Jonesboro		Georgia	30238	Match / N
7076 Oakwood Circle	Rex		Georgia	30273	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:** NSP3-ACQ-50  
**Activity Title:** Acq/rehab for <50% AMI

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 NSP3-45002-ACQ

**Project Title:**  
 Acquisition/Rehab

**Projected Start Date:**  
 04/20/2012

**Projected End Date:**  
 07/01/2016

**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:**  
 ACQ/REHAB

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$2,500,000.00
Total Budget	\$700,000.00	\$2,500,000.00
Total Obligated	\$300,000.00	\$2,100,000.00
Total Funds Drawdown	\$43,085.34	\$1,809,829.88
Program Funds Drawdown	\$34,198.90	\$873,386.92
Program Income Drawdown	\$8,886.44	\$936,442.96
Program Income Received	\$87,380.00	\$765,961.95
Total Funds Expended	\$43,085.34	\$1,676,736.67
Clayton County Community Development	\$43,085.34	\$1,676,736.67
Match Contributed	\$67,380.00	\$543,812.00

**Activity Description:**

Homes in the three target areas will be acquired, rehabilitated and sold to income eligible buyers, all below 50% AMI.

**Location Description:**

The three target areas for Clayton county: ClaytonState/Ft Gillem and Irongate/Lovejoy and Jonesboro area.

**Activity Progress Narrative:**

Habitat closed with two buyers below 50% AMI. Both received mortgage assistance from HOME funds. The March and April expenditures are recorded here.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	20/25
#Energy Star Replacement Windows	0	5/0
#Additional Attic/Roof Insulation	0	0/0





#High efficiency heating plants	2	10/12
#Efficient AC added/replaced	2	17/20
#Replaced thermostats	2	16/12
#Replaced hot water heaters	2	17/15
#Light Fixtures (indoors) replaced	20	135/35
#Light fixtures (outdoors) replaced	4	17/15
#Refrigerators replaced	2	17/10
#Clothes washers replaced	2	17/15
#Dishwashers replaced	2	18/15
#Units with solar panels	0	0/0
#Low flow toilets	4	32/15
#Low flow showerheads	0	8/15
#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	20/25
# of Singlefamily Units	2	20/25

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	20/25	0/0	20/25	100.00
# Owner Households	2	0	2	20/25	0/0	20/25	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
940 Walnut Creek Lane	Jonesboro		Georgia	30238	Match / N
6863 Silver Maple	Rex		Georgia	30273	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

**Project # / Title: NSP3-45102-RED / Redevelopment**

**Grantee Activity Number: NSP3-RED-120**

**Activity Title: Redevelopment below 120%**

**Activity Category:**

Construction of new housing

**Activity Status:**

Under Way

**Project Number:**

NSP3-45102-RED

**Project Title:**

Redevelopment

**Projected Start Date:**

07/01/2013

**Projected End Date:**

07/01/2016

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Clayton County Community Development

**Overall**

**Apr 1 thru Jun 30, 2014**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$4,000,000.00

**Total Budget**

\$3,000,000.00

\$4,000,000.00

**Total Obligated**

\$200,000.00

\$700,000.00

**Total Funds Drawdown**

\$56,085.32

\$77,181.62

**Program Funds Drawdown**

\$56,085.32

\$77,181.62

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$56,085.32

\$77,181.62

    Clayton County Community Development

\$56,085.32

\$77,181.62

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

NSP Asset Managers will construct new homes in any of the three target areas on vacant or foreclosed lots, or on lots where a home has been demolished. Homes will be sold to buyers under 120% AMI and above 50% AMI.

**Location Description:**

All new construction will be on vacant or foreclosed lots, or on lots where a home has been demolished in any of the three target areas.



**Activity Progress Narrative:**

April expenditures for construction on Shadow Creek

**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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<b>Grantee Activity Number:</b>	<b>NSP3-RED-50</b>
<b>Activity Title:</b>	<b>Redevelopment 50%</b>

**Activity Category:**

Construction of new housing

**Project Number:**

NSP3-45102-RED

**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:**

07/01/2016

**Completed Activity Actual End Date:**

**Responsible Organization:**

Clayton County Community Development

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,000,000.00
<b>Total Budget</b>	\$1,000,000.00	\$2,000,000.00
<b>Total Obligated</b>	(\$200,000.00)	\$300,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$52,778.69
<b>Program Funds Drawdown</b>	\$0.00	\$52,778.69
<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	\$52,778.69
Clayton County Community Development	\$0.00	\$52,778.69
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

NSP3 will purchase vacant lots to construct new homes. While there are still vacant houses in the County, there is now a need for new homes to be built and this activity will assist low income buyers to purchase a new home.

**Location Description:**

New homes will be built in one of the target areas - Clayton State/Ft Gillem or Irongate/Lovejoy or Jonesboro target areas. These homes will be sold to buyers at or below 50% AMI.

**Activity Progress Narrative:**

The budget was revised for this activity. We have purchased lots and Habitat will begin building new homes next quarter.

**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: NSP3-45203-FIN / Financing Mechanisms

**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:**

NSP3-45203-FIN

**Project Title:**

Financing Mechanisms

**Projected Start Date:**

03/04/2011

**Projected End Date:**

07/01/2016

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Clayton County Community Development

### Overall

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2014**

**To Date**

**Total Budget**

N/A

\$40,000.00

**Total Obligated**

\$5,000.00

\$40,000.00

**Total Funds Drawdown**

\$0.00

\$35,000.00

**Program Funds Drawdown**

\$0.00

\$25,000.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$15,000.00

\$45,000.00

Clayton County Community Development

\$15,000.00

\$45,000.00



**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 any 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 any of the three target areas - Clayton State/Rex and Irongate/Lovejoy and Jonesboro area.

**Activity Progress Narrative:**

We provided mortgage assistance for two homeowners. The funds for these two and one from March will be drawn in the next quarter. This completes the expenditures for this activity.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	9/8
# of Singlefamily Units	2	9/8

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	2	1/0	4/5	9/8	55.56
# Owner Households	0	0	2	1/0	4/5	9/8	55.56

**Activity Locations**

Address	City	County	State	Zip	Status / Accept
6069 Semaphore Ridge	Rex		Georgia	30273	Match / N
6075 Semaphore Ridge	Rex		Georgia	30273	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	





<b>Grantee Activity Number:</b>	<b>NSP3-50-MA</b>
<b>Activity Title:</b>	<b>Mortgage Assistance Low Income</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NSP3-45203-FIN

**Projected Start Date:**

03/01/2013

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Financing Mechanisms

**Projected End Date:**

07/01/2016

**Completed Activity Actual End Date:**

**Responsible Organization:**

Clayton County Community Development

Overall	Apr 1 thru Jun 30, 2014	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$10,000.00
<b>Total Budget</b>	(\$5,000.00)	\$10,000.00
<b>Total Obligated</b>	(\$5,000.00)	\$10,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$10,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$10,000.00
<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	\$5,000.00
Clayton County Community Development	\$0.00	\$5,000.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Mortgage assistance will be provided to eligible buyers below 50% AMI to purchase foreclosed homes in any of the target areas. Mortgage Assistance will be recorded as a soft second using a deed to secure debt and promissory note with zero percent interest, forgiven after five years and recaptured from net proceeds if the home is sold within the first five years.

**Location Description:**

Any foreclosed home in any of the target areas purchase by an eligible homebuyer.

**Activity Progress Narrative:**

All of the funds for this activity have been expended.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**





## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/2	0/0	1/2	100.00
# Owner Households	0	0	0	1/2	0/0	1/2	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
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## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

