

Grantee: Clayton County, GA

Grant: B-08-UN-13-0001

April 1, 2015 thru June 30, 2015 Performance Report



Grant Number:

B-08-UN-13-0001

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

Clayton County, GA

Contract End Date:**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	\$0.00	\$21,284,122.00
Total Funds Drawdown	\$234,717.28	\$19,566,880.64
Program Funds Drawdown	\$0.00	\$8,241,154.00
Program Income Drawdown	\$234,717.28	\$11,325,726.64
Program Income Received	\$11,446.90	\$13,136,051.33
Total Funds Expended	\$274,280.21	\$20,015,090.89
Match Contributed	\$0.00	\$1,617,379.00

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	\$1,617,379.00
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:

It has been difficult to find homes to purchase, but we did buy one home for rehabilitation in NSP1



during this quarter. We have begun the redevelopment of four lots in Ellenwood and expect to have the homes completed by the end of the year. We began some demolition work, demolishing three unsafe, blighted houses, and Southern Crescent Habitat for Humanity will build new houses on those lots. We continue to work on the process for demolition of a large apartment complex and the bidding documents are in process.

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	\$0.00	\$23,000,000.00	\$7,648,536.65
288-NSP09-2REH, Clayton County NSP Rehabilitation	\$0.00	\$0.00	\$0.00
288-Redevelopment, Redevelopment	\$0.00	\$1,000,000.00	\$53,643.68
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



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:

N/A

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, 2015

N/A

To Date

\$1,670,330.00

Total Budget

\$0.00

\$1,670,330.00

Total Obligated

\$0.00

\$1,500,000.00

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:

There were admin expenses during this quarter but they were not drawn until after the quarter ended.



Accomplishments Performance Measures

No Accomplishments Performance Measures

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-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 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

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2015

N/A

To Date

\$973,212.00

Total Budget

\$0.00

\$973,212.00

Total Obligated

\$0.00

\$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	\$39,562.93	\$39,562.93
Clayton County Community Development	\$39,562.93	\$39,562.93
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:

Demolition of three unsafe blighted homes - 6977 Cedar, 179 Meadowlark, 397 Chase Woods, and clean up on 9186 Chickasaw per code enforcement. We will be redeveloping the three lots. Expenses drawn after end of quarter and will show next quarter, but expended here to match the work done.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	3/3
# 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	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	3/4
# of Multifamily Units	0	0/1
# of Singlefamily Units	3	3/3

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-ACQ/REH-120-ALL
Activity Title: Acq/rehab <120%

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:
07/01/2013

Projected End Date:
07/01/2017

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Clayton County Community Development

Program Income Account:
Acquisition/Rehab

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$3,000,000.00
Total Budget	\$0.00	\$3,000,000.00
Total Obligated	\$0.00	\$3,000,000.00
Total Funds Drawdown	\$234,717.28	\$2,240,167.99
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$234,717.28	\$2,240,167.99
Program Income Received	\$11,446.90	\$1,779,001.98
Total Funds Expended	\$234,717.28	\$2,367,904.41
Clayton County Community Development	\$234,717.28	\$2,367,904.41
Match Contributed	\$0.00	\$120,943.00

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:



We did not close on any NSP1 homes during this quarter, but did purchase one home for rehabilitation. Expenses for January through March were drawn in May and appear here.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	19/8
#Energy Star Replacement	0	0/0
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	0	11/0
#Efficient AC added/replaced	0	14/5
#Replaced thermostats	0	13/5
#Replaced hot water heaters	0	13/3
#Light Fixtures (indoors) replaced	0	177/15
#Light fixtures (outdoors)	0	42/6
#Refrigerators replaced	0	5/0
#Clothes washers replaced	0	2/0
#Dishwashers replaced	0	19/4
#Units with solar panels	0	0/0
#Low flow toilets	0	11/3
#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	0	0/0
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	19/5
# of Singlefamily Units	0	19/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	14/5	19/8	73.68
# Owner Households	0	0	0	0/0	14/5	19/8	73.68

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 Benefit (Households)

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, 2015

To Date

N/A

\$700,000.00

Total Budget

\$0.00

\$700,000.00

Total Obligated

\$0.00

\$500,000.00

Total Funds Drawdown

\$0.00

\$53,643.68

Program Funds Drawdown

\$0.00

\$53,643.68

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$53,643.68

Clayton County Community Development

\$0.00

\$53,643.68

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:

Permits have been purchased to begin redevelopment of four lots in Ellenwood. We expect to have the homes completed by the end of the year.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Units with solar panels	0		0/0	
#Low flow toilets	0		0/5	
#Low flow showerheads	0		0/5	
#Units with bus/rail access	0		0/0	
#Units exceeding Energy Star	0		0/0	
#Sites re-used	0		0/2	
#Units & other green	0		0/0	
Activity funds eligible for DREF	0		0/0	
# ELI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/5	
# of Singlefamily Units	0		0/5	

Beneficiaries Performance Measures

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

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	

