

Grantee: Clayton County, GA

Grant: B-08-UN-13-0001

July 1, 2015 thru September 30, 2015 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	\$200,000.00	\$21,484,122.00
Total Funds Drawdown	\$76,081.23	\$19,642,961.87
Program Funds Drawdown	\$40,062.35	\$8,281,216.35
Program Income Drawdown	\$36,018.88	\$11,361,745.52
Program Income Received	\$207,561.93	\$13,343,613.26
Total Funds Expended	\$36,518.30	\$20,051,609.19
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:

We closed with four buyers in NSP1 during this quarter. We did not purchase any homes for rehabilitation



but started four new homes in redevelopment. It continues to be a struggle to find homes to purchase but we are working with the National Community Stabilization Trust and local banks to try to acquire properties. We are in the process of completing bids for a large demolition project which should begin next quarter.

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	\$39,562.93	\$973,212.00	\$39,562.93
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-Redevelopment, Redevelopment	\$499.42	\$1,000,000.00	\$54,143.10



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	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,670,330.00
Total Budget	\$0.00	\$1,670,330.00
Total Obligated	\$100,000.00	\$1,600,000.00
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:

Administration expenses are being accrued but were not drawn in this quarter.



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 ()

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

Jul 1 thru Sep 30, 2015

N/A

To Date

\$973,212.00

Total Budget

\$0.00

\$973,212.00

Total Obligated

\$100,000.00

\$100,000.00

Total Funds Drawdown

\$39,562.93

\$39,562.93

Program Funds Drawdown

\$39,562.93

\$39,562.93



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$39,562.93
Clayton County Community Development	\$0.00	\$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:

We are working on plans for the demolition of a large apartment complex, using a combination of CDBG funds and NSP funds. CDBG funds have been used to complete the Environmental Assessment and the Demolition Plan. The request for bids has been advertised and bids are due in early October. We expect to begin the demolition work by the end of the year.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	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	0	3/4
# of Multifamily Units	0	0/1
# of Singlefamily Units	0	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 (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Clayton County Community Development

Program Income Account:
Acquisition/Rehab

Overall	Jul 1 thru Sep 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	\$36,018.88	\$2,276,186.87
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$36,018.88	\$2,276,186.87
Program Income Received	\$207,561.93	\$1,986,563.91
Total Funds Expended	\$36,018.88	\$2,403,923.29
Clayton County Community Development	\$36,018.88	\$2,403,923.29
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:



NPI purchased a home in the last quarter and expenses were drawn in July. NPI closed with two buyers both above 80% AMI. They did not receive any mortgage assistance.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	2		21/8	
#Energy Star Replacement	0		0/0	
#Additional Attic/Roof Insulation	0		0/0	
#High efficiency heating plants	1		12/0	
#Efficient AC added/replaced	1		15/5	
#Replaced thermostats	1		14/5	
#Replaced hot water heaters	1		14/3	
#Light Fixtures (indoors) replaced	22		199/15	
#Light fixtures (outdoors)	3		45/6	
#Refrigerators replaced	0		5/0	
#Clothes washers replaced	0		2/0	
#Dishwashers replaced	1		20/4	
#Units with solar panels	0		0/0	
#Low flow toilets	0		11/3	
#Low flow showerheads	0		2/2	
#Units with bus/rail access	1		1/0	
#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	2		21/5	
# of Singlefamily Units	2		21/5	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	2	0/0	14/5	21/8	66.67
# Owner Households	0	0	2	0/0	14/5	21/8	66.67

Activity Locations

Address	City	County	State	Zip	Status / Accept
9724 Winding Way	Jonesboro		Georgia	30238	Match / Y



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	Jul 1 thru Sep 30, 2015	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	\$0.00	\$237,224.16
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$237,224.16
Program Income Received	\$0.00	\$149,635.00
Total Funds Expended	\$0.00	\$237,224.16
Clayton County Community Development	\$0.00	\$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:

NPI sold two of their homes to buyers with Habitat for Humanity. They homes required very little rehab and so were very affordable for the low income buyers. Both buyers received mortgage assistance from NSP funds.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	7/5
#Energy Star Replacement	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)	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	2	2/0
#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	2	7/5
# of Singlefamily Units	2	7/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	2	0	2	7/5	0/0	7/5	100.00
# Owner Households	2	0	2	7/5	0/0	7/5	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
6850 Tara Oaks	Riverdale		Georgia	30274	Match / Y
6864 Tara Oaks	Riverdale		Georgia	30274	Match / Y

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

Activity Status:

Under Way

Project Number:

288-Redevelopment

Project Title:

Redevelopment

Projected Start Date:

07/01/2013

Projected End Date:

07/01/2017

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

Jul 1 thru Sep 30, 2015

N/A

To Date

\$700,000.00

Total Budget

\$0.00

\$700,000.00

Total Obligated

\$0.00

\$500,000.00

Total Funds Drawdown

\$499.42

\$54,143.10

Program Funds Drawdown

\$499.42

\$54,143.10

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$499.42

\$54,143.10

Clayton County Community Development

\$499.42

\$54,143.10

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:



NPI started work on four homes for redevelopment during this quarter. We hope to have them completed in early 2016.

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

