

Grantee: Clayton County, GA

Grant: B-11-UN-13-0001

October 1, 2015 thru December 31, 2015 Performance



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

Grant Award Amount:

\$3,796,167.00

Grant Status:

Active

QPR Contact:

Carol Seaton

LOCCS Authorized Amount:

\$3,796,167.00

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
Total Projected Budget from All Sources	N/A	\$14,029,000.00
Total Budget	\$0.00	\$14,029,000.00
Total Obligated	\$49,047.00	\$8,015,047.00
Total Funds Drawdown	\$287,602.75	\$6,341,375.12
Program Funds Drawdown	\$40,764.46	\$3,691,994.50
Program Income Drawdown	\$246,838.29	\$2,649,380.62
Program Income Received	\$345,034.46	\$2,767,039.66
Total Funds Expended	\$287,602.75	\$6,356,374.98
Match Contributed	\$15,000.00	\$907,073.00



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	\$907,073.00
Limit on Public Services	\$569,425.05	\$0.00
Limit on Admin/Planning	\$379,616.70	\$516,841.85
Limit on State Admin	\$0.00	\$516,841.85

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:

We closed with five buyers during this quarter, three with redevelopment and two with rehab houses. We acquired two homes for rehab and started one new construction. We continue to work through the Stabilization Trust to purchase homes, but there are fewer homes available.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP3-45002-ACQ, Acquisition/Rehab	\$0.00	\$7,000,000.00	\$1,987,550.00
NSP3-45102-RED, Redevelopment	\$40,764.46	\$6,000,000.00	\$1,259,780.50
NSP3-45203-FIN, Financing Mechanisms	\$0.00	\$50,000.00	\$50,000.00
NSP3-45301-Demo, Demolition	\$0.00	\$379,000.00	\$15,047.00
NSP3-5420-Admin, Administration Costs	\$0.00	\$600,000.00	\$379,617.00



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	Oct 1 thru Dec 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$4,500,000.00
Total Budget	\$0.00	\$4,500,000.00
Total Obligated	\$0.00	\$3,000,000.00
Total Funds Drawdown	\$246,838.29	\$2,691,392.50
Program Funds Drawdown	\$0.00	\$1,114,163.08
Program Income Drawdown	\$246,838.29	\$1,577,229.42
Program Income Received	\$345,034.46	\$1,863,852.86
Total Funds Expended	\$246,838.29	\$2,763,361.95
Clayton County Community Development	\$246,838.29	\$2,763,361.95
Match Contributed	\$10,000.00	\$216,615.00

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 two buyers during this quarter. Both received mortgage assistance through HOME funds. We acquired two homes for rehab. Funds were drawn in this quarter for last quarter expenses.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	16/25
#Energy Star Replacement	0	0/0
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	2	13/10
#Efficient AC added/replaced	2	24/15
#Replaced thermostats	2	20/10
#Replaced hot water heaters	1	14/15
#Light Fixtures (indoors) replaced	30	178/35
#Light fixtures (outdoors)	6	53/20
#Refrigerators replaced	0	6/0
#Clothes washers replaced	0	5/0
#Dishwashers replaced	2	23/15
#Units with solar panels	0	0/0
#Low flow toilets	4	19/10
#Low flow showerheads	2	14/10
#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	0	0/0
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	26/25
# of Singlefamily Units	2	26/25

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	2	2	0/0	21/18	26/25	80.77
# Owner Households	0	2	2	0/0	21/18	26/25	80.77

Activity Locations

Address	City	County	State	Zip	Status / Accept
1662 Hearthstone	Hampton		Georgia	30228	No Match / Y
10427 Tobano Trail	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

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

Grantee Activity Number: NSP3-RED-120

Activity Title: Redevelopment below 120%

Activity Category:

Construction of new housing

Project Number:

NSP3-45102-RED

Projected Start Date:

07/01/2013

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

07/01/2016

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Community Development

Overall	Oct 1 thru Dec 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$4,000,000.00
Total Budget	\$0.00	\$4,000,000.00
Total Obligated	\$0.00	\$1,500,000.00
Total Funds Drawdown	\$33,409.25	\$973,597.79
Program Funds Drawdown	\$33,409.25	\$973,597.79
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$33,409.25	\$973,597.79
Clayton County Community Development	\$33,409.25	\$973,597.79
Match Contributed	\$5,000.00	\$57,405.00

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:

NPI closed with one buyer in Shadow Creek, and SCHFH closed with one buyer above 50% AMI. One buyer received mortgage assistance through HOME funds and one through NSP. We started construction on the last new home in Shadow Creek.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	4	12/5
#Low flow showerheads	4	12/8
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	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	6/8
# of Singlefamily Units	2	6/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	2	2	0/0	6/5	6/8	100.00
# Owner Households	0	2	2	0/0	6/5	6/8	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1451 Shadow Creek	Hampton		Georgia	30228	Match / Y
2325 Glebe Ct	Hampton		Georgia	30228	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:	NSP3-RED-50
Activity Title:	Redevelopment 50%

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

Overall	Oct 1 thru Dec 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$2,000,000.00
Total Budget	\$0.00	\$2,000,000.00
Total Obligated	\$50,000.00	\$350,000.00
Total Funds Drawdown	\$7,355.21	\$286,182.71
Program Funds Drawdown	\$7,355.21	\$286,182.71
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$7,355.21	\$286,182.71
Clayton County Community Development	\$7,355.21	\$286,182.71
Match Contributed	\$0.00	\$89,241.00

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:

SCHFH closed with one buyer in Austin Meadows subdivision. The buyer received mortgage assistance from NSP.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	2	8/8
#Low flow showerheads	2	8/8



#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units \geq 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	1	4/8
# of Singlefamily Units	1	4/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	1	0	1	4/8	0/0	4/8	100.00
# Owner Households	1	0	1	4/8	0/0	4/8	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
2321 Glebe Ct	Hampton		Georgia	30228	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: NSP3-45301-Demo / Demolition

Grantee Activity Number:	NSP3-Demo
Activity Title:	Demolition

Activity Category:
Clearance and Demolition

Project Number:
NSP3-45301-Demo

Projected Start Date:
03/04/2011

Activity Status:
Under Way

Project Title:
Demolition

Projected End Date:
07/01/2016



Benefit Type:

Area ()

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

Clayton County Community Development

Overall	Oct 1 thru Dec 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$379,000.00
Total Budget	\$0.00	\$379,000.00
Total Obligated	(\$953.00)	\$15,047.00
Total Funds Drawdown	\$0.00	\$15,047.00
Program Funds Drawdown	\$0.00	\$15,047.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$15,047.00
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP staff will work with the County Code Enforcement Unit to identify blighted structures with serious code violations and work with them on the demolition process.

Location Description:

Any blighted residential property in any of the three target areas - Clayton State/Ft. Gillem and Irongate/Lovejoy and Jonesboro area.

Activity Progress Narrative:**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/12
# of Singlefamily Units	0	0/12

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

