

**Grantee: Clayton County, GA**

**Grant: B-08-UN-13-0001**

**July 1, 2016 thru September 30, 2016 Performance Report**

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**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:**  
Lori Moffitt

**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 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	\$170,330.00	\$22,306,024.00
Total Funds Drawdown	\$954,966.53	\$21,681,589.90
Program Funds Drawdown	\$537,588.61	\$9,513,516.15
Program Income Drawdown	\$417,377.92	\$12,168,073.75
Program Income Received	\$81,904.16	\$13,665,257.85
Total Funds Expended	\$0.00	\$21,135,270.69
Match Contributed	\$0.00	\$1,647,259.00

**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	\$1,647,259.00
Limit on Public Services	\$1,459,818.90	\$0.00
Limit on Admin/Planning	\$973,212.60	\$1,558,613.75
Limit on State Admin	\$0.00	\$1,558,613.75

**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:**

NSP1 closed with two buyers in this quarter and two received mortgage assistance. We acquired 1 new



rehab property. Should be on the market by next quarter.  
See prior period correction entered in 2017 Q1 QPR.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
288-ADMIN, Administration Fees	\$104,230.04	\$1,670,330.00	\$892,610.07
288-Demolition, Demolition	\$224,765.00	\$973,212.00	\$264,327.93
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	\$208,593.57	\$1,000,000.00	\$700,000.00



# 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:**

( )

**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, 2016	To Date
Total Projected Budget from All Sources	N/A	\$1,670,330.00
Total Budget	\$0.00	\$1,670,330.00
Total Obligated	\$70,330.00	\$1,670,330.00
Total Funds Drawdown	\$104,230.04	\$1,558,613.75
Program Funds Drawdown	\$104,230.04	\$892,610.07
Program Income Drawdown	\$0.00	\$666,003.68
Program Income Received	\$20,000.00	\$88,701.36
Total Funds Expended	\$0.00	\$1,454,383.71
Clayton County Community Development	\$0.00	\$1,454,383.71
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:**

Administrative Expenses were accrued during this quarter and will be drawn in the next 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

**Activity Status:**

Under Way

**Project Number:**

288-Demolition

**Project Title:**

Demolition

**Projected Start Date:**

07/01/2013

**Projected End Date:**

07/01/2017

**Benefit Type:**

Area ( )

**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, 2016**

N/A

**To Date**

\$973,212.00

**Total Budget**

\$0.00

\$973,212.00

**Total Obligated**

\$0.00

\$400,000.00

**Total Funds Drawdown**

\$224,765.00

\$264,327.93

**Program Funds Drawdown**

\$224,765.00

\$264,327.93



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$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:**

**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-3FIN / Clayton County NSP Financial Mechanisms**

**Grantee Activity Number: 288-3FIN-120-RW**

**Activity Title: Financial Mech 120%**

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

288-NSP-3FIN

**Project Title:**

Clayton County NSP Financial Mechanisms

**Projected Start Date:**

03/04/2009

**Projected End Date:**

07/30/2013

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Clayton County Housing and Community Development

Overall	Jul 1 thru Sep 30, 2016	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,572.00
<b>Total Budget</b>	\$0.00	\$1,572.00
<b>Total Obligated</b>	\$0.00	\$1,572.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,572.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$1,572.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,572.00
Clayton County Housing and Community Development	\$0.00	\$1,572.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

All homes assisted with NSP funds or NSP program income will be offered for sale to NSP-eligible households at affordable prices and affordable fixed rate primary mortgages. NSP financed "soft second" loans and/or downpayment assistance will also be provided (based on the affordability needs of the individual households involved) through NSP funding or HOME/ADDI funding. Tenure of beneficiaries will be homeownership but if houses cannot be sold within a reasonable period of time, rental opportunities may be offered out of necessity. Soft second loans will have a five or ten year term depending on the amount of the loan with 0% interest and will be secured by promissory notes and deeds to secure debt. Funds will be recaptured if properties are sold or if ownership is transferred during the loan term.





**Location Description:**

Clayton County will focus this activity in census tract block groups in the county which HUD identified as high foreclosure and high risk for foreclosure areas/areas of greatest need. These areas encompass nearly the entire county.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

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

**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	0/0	1/1	0.00
# Owner Households	0	0	0	0/0	0/0	1/1	0.00

**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	

**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 Title:**  
Clayton County NSP Foreclosure Acquisition Program

**Project Number:**  
288-NSP-ACQ/REH

**Projected End Date:**  
07/01/2017

**Projected Start Date:**  
07/01/2013

**Benefit Type:**

**Completed Activity Actual End Date:**



Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Clayton County Community Development

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2016</b>	<b>To Date</b>
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	\$417,377.92	\$2,948,758.46
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$417,377.92	\$2,948,758.46
Program Income Received	\$5,000.00	\$2,231,304.34
Total Funds Expended	\$0.00	\$2,659,116.96
Clayton County Community Development	\$0.00	\$2,659,116.96
Match Contributed	\$0.00	\$150,823.00

**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. One buyer received assistance from United Way the other NSP and Southern Crescent Habitat for Humanity closed with one buyer using HOME funds. Expenses from last quarter were drawn in this quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
# of Properties	3	27/8
#Energy Star Replacement	0	5/0
#Additional Attic/Roof Insulation	0	1/0
#High efficiency heating plants	3	19/0
#Efficient AC added/replaced	3	22/5
#Replaced thermostats	3	21/5
#Replaced hot water heaters	3	19/3
#Light Fixtures (indoors) replaced	48	275/15
#Light fixtures (outdoors)	6	61/6
#Refrigerators replaced	0	6/0
#Clothes washers replaced	0	3/0
#Dishwashers replaced	3	26/4



#Units with solar panels	0	0/0
#Low flow toilets	5	22/3
#Low flow showerheads	2	7/2
#Units with bus/rail access	1	2/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units w/ 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	3	27/5
# of Singlefamily Units	3	27/5

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	1	0	0/0	18/5	24/8	75.00
# Owner Households	0	1	0	0/0	18/5	24/8	75.00

### 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	



**Grantee Activity Number:** 288-ACQ/REH-50-ALL  
**Activity Title:** Acq/reh <50%

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

**Activity Status:**  
 Under Way

**Project Number:**

**Project Title:**

288-NSP-ACQ/REH

Clayton County NSP Foreclosure Acquisition Program

**Projected Start Date:**

**Projected End Date:**

07/01/2013

07/01/2017

**Benefit Type:**

**Completed Activity Actual End Date:**

Direct ( HouseHold )

**National Objective:**

**Responsible Organization:**

NSP Only - LH - 25% Set-Aside

Clayton County Community Development

Overall	Jul 1 thru Sep 30, 2016	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total Budget	\$0.00	\$500,000.00
Total Obligated	\$0.00	\$400,000.00
Total Funds Drawdown	\$0.00	\$370,980.80
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$370,980.80
Program Income Received	\$56,904.16	\$206,539.16
Total Funds Expended	\$0.00	\$370,980.80
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:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	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	0	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	0	7/5
# of Singlefamily Units	0	7/5

### Beneficiaries Performance Measures

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

**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	Jul 1 thru Sep 30, 2016	To Date
Total Projected Budget from All Sources	N/A	\$700,000.00
Total Budget	\$0.00	\$700,000.00
Total Obligated	\$100,000.00	\$700,000.00
Total Funds Drawdown	\$208,593.57	\$700,000.00
Program Funds Drawdown	\$208,593.57	\$700,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$491,406.43
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:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	0	2/5
#Low flow showerheads	0	2/5



#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	1/2
#Units w/ 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	1/5
# of Singlefamily Units	0	1/5

### 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	1/5	1/5	100.00
# Owner Households	0	0	0	0/0	1/5	1/5	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	

