

Grantee: Clayton County, GA

Grant: B-08-UN-13-0001

April 1, 2018 thru June 30, 2018 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:

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 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	\$24,263,906.50
Total Budget	\$0.00	\$24,263,906.50
Total Obligated	\$0.00	\$23,053,242.84
Total Funds Drawdown	\$0.00	\$22,463,134.48
Program Funds Drawdown	\$0.00	\$9,513,516.15
Program Income Drawdown	\$0.00	\$12,949,618.33
Program Income Received	\$209,998.73	\$15,271,473.61
Total Funds Expended	\$0.00	\$21,862,091.66
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$1,647,259.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
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 Admin	\$0.00	\$1,558,613.75
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$6,933,031.50	\$5,650,991.75

Overall Progress Narrative:

We are currently working on redevelopment projects that are expected to be finished by Dec. 2018. Closed with 2 buyers this 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	\$1,705,000.00	\$892,610.07
288-Demolition, Demolition	\$0.00	\$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	\$0.00	\$1,100,000.00	\$700,000.00



Activities

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	Apr 1 thru Jun 30, 2018	To Date
Total Projected Budget from All Sources	N/A	\$973,212.00
Total Budget	\$0.00	\$973,212.00
Total Obligated	\$0.00	\$400,000.00
Total Funds Drawdown	\$0.00	\$304,991.43
Program Funds Drawdown	\$0.00	\$264,327.93
Program Income Drawdown	\$0.00	\$40,663.50
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$80,226.43
Clayton County Community Development	\$0.00	\$80,226.43
Most Impacted and Distressed Expended	\$0.00	\$0.00
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:

Demo completed on Tracewoods Apt. Building in Forest Park, GA



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	4	7/3
# 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	4	7/4
# of Multifamily Units	1	1/1
# of Singlefamily Units	3	6/3

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

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	

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

Project Number:

288-NSP-ACQ/REH

Projected Start Date:

07/01/2013

Benefit Type:

Activity Status:

Under Way

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected End Date:

07/01/2018

Completed Activity Actual End Date:



Direct (HouseHold)

National Objective:

NSP Only - LMMI

Responsible Organization:

Clayton County Community Development

Overall	Apr 1 thru Jun 30, 2018	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	\$3,516,157.01
Total Funds Drawdown	\$0.00	\$3,516,157.01
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$3,516,157.01
Program Income Received	\$209,998.73	\$3,207,963.65
Total Funds Expended	\$0.00	\$3,114,727.41
Clayton County Community Development	\$0.00	\$3,114,727.41
Most Impacted and Distressed Expended	\$0.00	\$0.00
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:

Closed with one buyer at 120 AMI

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	32/8
#Energy Star Replacement	0	5/0
#Additional Attic/Roof Insulation	0	2/0
#High efficiency heating plants	0	27/0
#Efficient AC added/replaced	0	30/5
#Replaced thermostats	0	29/5
#Replaced hot water heaters	0	26/3
#Light Fixtures (indoors) replaced	0	411/15
#Light fixtures (outdoors)	0	72/6
#Refrigerators replaced	0	6/0
#Clothes washers replaced	0	3/0
#Dishwashers replaced	0	32/4
#Units with solar panels	0	0/0



#Low flow toilets	0	37/3
#Low flow showerheads	0	21/2
#Units with bus/rail access	0	4/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units \geq other green	0	0/0
Activity funds eligible for DREF	0	0/0
# ELI Households (0-30% AMI)	0	1/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	33	65/5
# of Singlefamily Units	33	65/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	61	61	1/0	121/5	122/8	100.00
# Owner Households	0	61	61	1/0	121/5	122/8	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	



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

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	Apr 1 thru Jun 30, 2018	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total Budget	\$0.00	\$500,000.00
Total Obligated	\$0.00	\$500,000.00
Total Funds Drawdown	\$0.00	\$491,245.33
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$491,245.33
Program Income Received	\$21,180.00	\$227,719.16
Total Funds Expended	\$0.00	\$491,245.33
Clayton County Community Development	\$0.00	\$491,245.33
Most Impacted and Distressed Expended	\$0.00	\$0.00
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:

Closed with 1 Low Mod buyer single female

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	11/5
#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	12	23/5
# of Singlefamily Units	12	23/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	12	0	12	23/5	0/0	23/5	100.00
# Owner Households	12	0	12	23/5	0/0	23/5	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	



Project # / Title: 288-Redevelopment / Redevelopment

Grantee Activity Number: 288-RED-50-ALL

Activity Title: Redevelop <50%

Activity Category:

Construction of new housing

Project Number:

288-Redevelopment

Projected Start Date:

07/01/2013

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

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	Apr 1 thru Jun 30, 2018	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total Budget	\$0.00	\$300,000.00
Total Obligated	\$0.00	\$150,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	(\$21,180.00)	\$0.00
Total Funds Expended	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Build new homes on vacant or foreclosed lots, or lots where a home has been demolished, and sell to families at or below 50% AMI.

Location Description:

Homes will be built on lots in any NSP1 eligible census tract area.

Activity Progress Narrative:

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

