

Grantee: Clayton County, GA

Grant: B-08-UN-13-0001

July 1, 2018 thru September 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:

Linda Boswell

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	\$0.00	\$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:

Currently working on 3 new construction with National Property Institute and 5 new construction along with our CHODO funds with Southern Crescent Habitat for Humanity.

We are hoping to close with buyers on the 5 with Southern Crescent Habitat by the end of 2018. The overall program has done very well. We have rehabbed and closed with buyers on 214 homes, 6 new construction, and Demoed 2 homes for local Code Enforcement, 3 for Southern Crescent Habitat for Humanity and 1 partial demo on with our Emergency Home Repair Program. Also along with local Code Enforcement and our CDBG funds we have demoed 2 apartment complexes. Still working on validating address and the required information. Currently our Action Plan needs to be updated and after this CPR is approved we can start working on it. Working towards close out and transferring the funds to CDBG.



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



