

Grantee: Clayton County, GA

Grant: B-08-UN-13-0001

April 1, 2009 thru June 30, 2009 Performance Report

Grant Number:

B-08-UN-13-0001

Obligation Date:**Grantee Name:**

Clayton County, GA

Award Date:**Grant Amount:**

\$9,732,126.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Overall****Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

To Date

\$9,732,126.00

\$9,732,126.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,459,818.90	\$0.00
Limit on Admin/Planning	\$973,212.60	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Clayton County contracted with W. Frank Newton in May 2009 to administer the NSP1 program. WFN advertised and hired staff for the program. Two staff members attended national NSP training in Jacksonville, FL in June. The request for proposals for Asset Managers is in process of being written and our projection date of publication is August 7, 2009, with the selection of managers projected for early September. The Policies and Procedures Manual was created. The Environmental Study and Review is in process and will be posted July 31, 2009. Meetings were held with City Managers, Metro South Board of Realtors, Jonesboro Housing Authority, Southern Crescent Habitat for Humanity, University of Georgia Archway Project, Housing Authority of Clayton County, Clayton Community Service Center, Georgia Power Energy Auditors, various local lenders, appraisers and Metro South Homebuilders Association to inform and educate the various groups about NSP.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
288-NSP09-1ACQ, Clayton County NSP Foreclosure Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
288-NSP09-2REH, Clayton County NSP Rehabilitation Program	\$0.00	\$0.00	\$0.00	\$0.00
288-NSP09-3FIN, Clayton County NSP Financial Mechanisms	\$0.00	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project for Administration Fees	\$0.00	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	288-1ACQ-120 -NPI
Activity Title:	Clayton County NSP Acquisition <120%

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Under Way

Project Number:

288-NSP09-1ACQ

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected Start Date:

01/01/2009

Projected End Date:

07/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Clayton County Housing and Community Development

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,702,978.00
Total CDBG Program Funds Budgeted	N/A	\$1,702,978.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Clayton County designated "areas of greatest need" represent the Census Tracts/Block Groups with the high number of foreclosures, with the highest numbers of subprime loans, and which have the greatest risk of foreclosure and abandonment.

All homes assisted with NSP funds or NSP Program Income will be offered for sale to NSP-eligible households at affordable purchase prices with affordable fixed rate primary mortgages, with potential NSP financed "soft second" loans, and with potential Downpayment assistance provided from grant or Program Income funds from NSP, or from the HOME Program, or from the American Dream Downpayment Initiative [as determined by the household incomes of the homebuyers].

Through its grants management and oversight processes, Clayton County will ensure that at least 25% of the NSP funds expended will provide homeownership opportunities to homebuyers with incomes <50% AMI.

Location Description:

Clayton County will focus the activity in Census Tracts/Block Groups which were identified by HUD as possessing a high risk for foreclosure or abandonment., having scores of eight or higher.

Activity Progress Narrative:

A meeting took place with PEMCO, asset manager for FHA foreclosed properties, to teach us the process of procurement for our asset managers. Neighborhoods are being selected with the input from City Managers, Board of Realtors and Appraisers. We are projecting to begin purchasing properties no later than September, 2009.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/19
# of housing units	0	0	0	0/0	0/0	0/19
# of Households benefitting	0	0	0	0/0	0/7	0/19
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/0

Total acquisition compensation to	0	0	0	0/0	0/0	0/0
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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

Grantee Activity Number: 288-1ACQ-50-HH

Activity Title: Clayton County NSP Acquisition for <50%

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Under Way

Project Number:

288-NSP09-1ACQ

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected Start Date:

01/01/2009

Projected End Date:

07/30/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Clayton County Housing and Community Development

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Clayton County designated "areas of greatest need" represent the Census Tracts/Block Groups with the high number of foreclosures, with the highest numbers of subprime loans, and which have the greatest risk of foreclosure and abandonment.

All homes assisted with NSP funds or NSP Program Income will be offered for sale to NSP-eligible households at affordable purchase prices with affordable fixed rate primary mortgages, with potential NSP financed "soft second" loans, and with potential Downpayment assistance provided from grant or Program Income funds from NSP, or from the HOME Program, or from the American Dream Downpayment Initiative [as determined by the household incomes of the homebuyers].

Through its grants management and oversight processes, Clayton County will ensure that at least 25% of the NSP funds expended will provide homeownership opportunities to homebuyers with incomes <50% AMI.

Location Description:

Clayton County will focus the activity in Census Tracts/Block Groups which were identified by HUD as possessing a high risk for foreclosure or abandonment., having scores of eight or higher.

Activity Progress Narrative:

A meeting took place with PEMCO, asset manager for FHA foreclosed properties, to teach us the process of procurement for out asset managers. Neighborhoods are being selected with the input from City Managers, Board of Realtors and Appraisers. We are projecting to begin purchasing properties no later than September, 2009.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/20
# of housing units	0	0	0	0/0	0/0	0/20
# of Households benefitting	0	0	0	0/20	0/0	0/20
# of Parcels acquired by	0	0	0	0/0	0/0	0/0

# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/0
Total acquisition compensation to	0	0	0	0/0	0/0	0/0

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

Grantee Activity Number: 288-2REH-120-NPI

Activity Title: Clayton County NSP Rehab for <120%

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

288-NSP09-2REH

Project Title:

Clayton County NSP Rehabilitation Program

Projected Start Date:

01/01/2009

Projected End Date:

07/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Clayton County Housing and Community Development

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$384,992.00
Total CDBG Program Funds Budgeted	N/A	\$384,992.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Clayton County designated "areas of greatest need" represent the Census Tracts/Block Groups with the high number of foreclosures, with the highest numbers of subprime loans, and which have the greatest risk of foreclosure and abandonment.

All homes assisted with NSP funds or NSP Program Income will be offered for sale to NSP-eligible households at affordable purchase prices with affordable fixed rate primary mortgages, with potential NSP financed "soft second" loans, and with potential Downpayment assistance provided from grant or Program Income funds from NSP, or from the HOME Program, or from the American Dream Downpayment Initiative [as determined by the household incomes of the homebuyers].

Through its grants management and oversight processes, Clayton County will ensure that at least 25% of the NSP funds expended will provide homeownership opportunities to homebuyers with incomes <50% AMI.

Location Description:

Clayton County will focus the activity in Census Tracts/Block Groups which were identified by HUD as possessing a high risk for foreclosure or abandonment, having scores of eight or higher.

Activity Progress Narrative:

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/19
# of housing units	0	0	0	0/0	0/0	0/19
# of Households benefitting	0	0	0	0/0	0/7	0/19

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

Grantee Activity Number: 288-2REH-50-HH

Activity Title: Clayton County NSP Rehabilitation <50%

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

288-NSP09-2REH

Project Title:

Clayton County NSP Rehabilitation Program

Projected Start Date:

01/01/2009

Projected End Date:

07/30/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Clayton County Housing and Community Development

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Clayton County designated "areas of greatest need" represent the Census Tracts/Block Groups with the high number of foreclosures, with the highest numbers of subprime loans, and which have the greatest risk of foreclosure and abandonment.

All homes assisted with NSP funds or NSP Program Income will be offered for sale to NSP-eligible households at affordable purchase prices with affordable fixed rate primary mortgages, with potential NSP financed "soft second" loans, and with potential Downpayment assistance provided from grant or Program Income funds from NSP, or from the HOME Program, or from the American Dream Downpayment Initiative [as determined by the household incomes of the homebuyers].

Through its grants management and oversight processes, Clayton County will ensure that at least 25% of the NSP funds expended will provide homeownership opportunities to homebuyers with incomes <50% AMI.

Location Description:

Clayton County will focus the activity in Census Tracts/Block Groups which were identified by HUD as possessing a high risk for foreclosure or abandonment., having scores of eight or higher.

Activity Progress Narrative:

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/20
# of housing units	0	0	0	0/0	0/0	0/20
# of Households benefitting	0	0	0	0/20	0/0	0/20

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

Grantee Activity Number: 288-3FIN-120-NPI

Activity Title: Clayton County NSP Fin Mech <120%

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

288-NSP09-3FIN

Project Title:

Clayton County NSP Financial Mechanisms

Projected Start Date:

01/01/2009

Projected End Date:

07/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Clayton County Housing and Community Development

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$20,000.00
Total CDBG Program Funds Budgeted	N/A	\$20,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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. At least 25% of the households assisted will have incomes of no more than 50% of area median income. 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 15 year term 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. Downpayment assistance will also be provided through a deferred loan but will have an affordability period of 5 years.

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:

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/19
# of Households benefitting	0	0	0	0/0	0/7	0/19

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

Grantee Activity Number:	288-3FIN-50-HH
Activity Title:	Financial Mech <50%

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

288-NSP09-3FIN

Project Title:

Clayton County NSP Financial Mechanisms

Projected Start Date:

01/01/2009

Projected End Date:

07/30/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Clayton County Housing and Community Development

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$435,000.00
Total CDBG Program Funds Budgeted	N/A	\$435,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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. At least 25% of the households assisted will have incomes of no more than 50% of area median income. 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 15 year term 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. Downpayment assistance will also be provided through a deferred loan but will have an affordability period of 5 years.

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:

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/20
# of Households benefitting	0	0	0	0/20	0/0	0/20

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	

Grantee Activity Number: 288-NSP09-6ADM

Activity Title: General and Contract Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

BCKT

Project Title:

Bucket Project for Administration Fees

Projected Start Date:

01/01/2009

Projected End Date:

07/30/2013

National Objective:

N/A

Responsible Organization:

Clayton County Housing and Community Development

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$973,212.00

Total CDBG Program Funds Budgeted

N/A

\$973,212.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$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:

Performance Measures

No 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

