

Grantee: Clayton County, GA

Grant: B-08-UN-13-0001

April 1, 2010 thru June 30, 2010 Performance Report

Grant Number:

B-08-UN-13-0001

Grantee Name:

Clayton County, GA

Grant Amount:

\$9,732,126.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Obligation Date:****Award Date:****Contract End Date:****Review by HUD:**

Reviewed and Approved

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

\$1,649,401.12

\$1,412,481.10

\$1,649,401.12

\$0.00

\$758,662.30

\$280,377.27

To Date

\$9,732,126.00

\$9,732,126.00

\$3,048,637.22

\$4,845,421.10

\$2,988,405.72

\$0.00

\$758,662.30

\$280,377.27

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	18.338%
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	\$309,912.09
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,433,031.50	\$3,188,872.00

Overall Progress Narrative:

The majority of work in the second quarter centered on identifying and acquiring foreclosed houses. Our AMTs were outbid by investors especially in bulk purchases. We contacted our bankers from Clayton and surrounding areas as well as FDIC, Fannie Mae and PEMCO to work out details of purchasing in "mini-pools" and to accelerate the acquisition process. We were able to receive seller signed contracts for 21 houses in June, closed on most of them, and other contracts are in process.

As a marketing and informational tool, Clayton County NSP sponsored Block Parties for the two subdivisions where we acquired multiple houses. Within weeks of the Block Parties 9 of the 11 houses had contracts with home buyers. The Block Party idea has been the best marketing program we have created. We hold it on a Saturday, have food, games, music and enough Housing Counselors, lenders and staff to meet with individuals as they stop by. Houses are open for viewing and it gives us the opportunity to inform the neighbors about the program. Often they will inform family and friends about the great home prices and houses are sold. We have had as many as 80 people at a Block Party.

Education of our real estate agents who are currently doing business in Clayton and surrounding Counties has been the second most profitable marketing program. We have trained over 650 real estate agents on the design of the Clayton County NSP. This has resulted in 90% of all homes being sold by buyer's agents rather than our listing agents. NSP has given the real estate market a renewed interest in owner occupied housing sales.

We have continued monthly meetings with our AMTs to keep them informed of changes in the market, program design and any HUD NSP modifications. The AMTs have been given quotas to meet each month to create a sense of urgency in obligation of funds and to keep them focused on the goals of our program. The four Asset Management Teams have been competitive as well as supportive of each other's success.

To ensure each of our partners - housing counselors, lenders, appraisers, inspectors and attorneys - understand the NSP design, we have conducted a series of workshops with each group. From these meetings we have been able to streamline our processes, provide and receive the critical eligibility information and to ensure there is no delay in the acquisition or home buyer process.

Because Clayton County has had major problems with subprime lenders, inflated origination and administrative costs, NSP spent much time in identifying and removing those lenders from our Certified Lenders List. Only those

lenders who meet FHA lender requirements, and are currently on the FHA approved list with no outstanding complaints, are asked to participate in the program. NSP has also been able to provide the necessary documentation to our lenders for their investors prior to loan application, to assure the home buyer their loan will not be delayed.

Our greatest challenge has been in working out timely procedures with our County Departments to meet our financial deadlines. This is working well, and our reputation in meeting seller deadlines has proven to be an effective acquisition tool. It has also allowed us to purchase homes for much less than the original asking price, thus passing those savings on to our home buyers.

NSP has developed strong ties to each of our Cities and County in order to work more closing in identifying the neighborhoods where we will have the greatest impact. The support we have from these Cities has been invaluable in moving the NSP forward without delays.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
288-ADMIN, Administration Fees	\$128,284.99	\$973,212.00	\$309,912.09
288-NSP-3FIN, Clayton County NSP Financial Mechanisms	\$3,041.50	\$80,000.00	\$3,041.50
288-NSP-ACQ/REH, Clayton County NSP Foreclosure Acquisition	\$1,518,074.63	\$8,678,914.00	\$2,735,683.63
288-NSP09-2REH, Clayton County NSP Rehabilitation Program	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

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

Activity Category: Acquisition - general	Activity Status: Under Way
Project Number: 288-NSP-ACQ/REH	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, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,458,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,458,000.00
Program Funds Drawdown	\$945,932.00	\$1,007,810.00
Obligated CDBG DR Funds	\$945,932.00	\$1,007,810.00
Expended CDBG DR Funds	\$945,932.00	\$1,007,810.00
Clayton County Housing and Community Development	\$945,932.00	\$1,007,810.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$61,134.00	\$61,134.00

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:

The AMT acquired two houses - Ashton and Southwood, and 9 houses in the Sawgrass Estates in Lovejoy, with program funds. A third house, 8194 Mustang was acquired with program income. To acquire the 9 houses in Sawgrass Estates took three months of negotiations with the bank and they worked with the City Manager and a Council member who helped in the process. The City Council is very excited about the NSP and how this will help this neighborhood and the city. A block party for the neighborhood is planned for July, with the City as a co-sponsor.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	12	0/0	0/0	13/19
# of housing units	0	0	12	0/0	0/0	13/19
# of Households benefitting	1	11	12	1/0	12/7	13/19

# 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

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-120-RW

Activity Title: Acquisition <120%

Activity Category:

Acquisition - general

Project Number:

288-NSP-ACQ/REH

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected End Date:

07/30/2013

Responsible Organization:

Clayton County Housing and Community Development

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$590,000.00
Total CDBG Program Funds Budgeted	N/A	\$590,000.00
Program Funds Drawdown	\$0.00	\$490,178.00
Obligated CDBG DR Funds	\$0.00	\$490,178.00
Expended CDBG DR Funds	\$0.00	\$429,946.50
Clayton County Housing and Community Development	\$0.00	\$429,946.50
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 Down Payment assistance provide from grant or program income funds from NSP or from HOME program or from the American Dream Downpayment Initiative.

Through its grant 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 which were identified by HUD as possessing a high risk for foreclosure or abandonment, having scores of eight or higher.

Activity Progress Narrative:

Renewal Works did not acquire any new properties in this quarter. They closed on four they had completed and have made numerous offers, but were not successful in winning the bids.

Performance Measures

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

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: 288-1ACQ-120-SH

Activity Title: acquisition <120%

Activity Category:

Acquisition - general

Project Number:

288-NSP-ACQ/REH

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected End Date:

07/30/2013

Responsible Organization:

Clayton County Housing and Community Development

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,502,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,502,000.00
Program Funds Drawdown	\$345,484.60	\$495,562.60
Obligated CDBG DR Funds	\$271,089.60	\$495,562.60
Expended CDBG DR Funds	\$345,484.60	\$495,562.60
Clayton County Housing and Community Development	\$345,484.60	\$495,562.60
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$110,423.12	\$110,423.12

Activity Description:

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 Down Payment assistance provide from grant or program income funds from NSP or from HOME program or from the American Dream Downpayment Initiative.

Through its grant 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 the 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:

Accquired four houses in Simpson Place Subdivision, one house on Newbury Dr. and the house at 6267 Lakeview with program funds. In June, they acquired 163 Sea Marsh, and 6876 Tara Oaks with program income. They also acquired 6872 Tara Oaks, which has been set aside for a buyer below 50% AMI and is recorded under that activity.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	8	0/0	0/0	11/19
# of housing units	0	0	8	0/0	0/0	11/19
# of Households benefitting	0	0	8	0/0	0/0	11/19

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: 288-1ACQ-50-HH

Activity Title: Clayton County NSP Acquisition for <50%

Activity Category:

Acquisition - general

Project Number:

288-NSP-ACQ/REH

Projected Start Date:

01/01/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected End Date:

07/30/2013

Responsible Organization:

Clayton County Housing and Community Development

Overall

Apr 1 thru Jun 30, 2010

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	\$1,680.00	\$517,155.00
Obligated CDBG DR Funds	\$0.00	\$517,155.00
Expended CDBG DR Funds	\$1,680.00	\$517,155.00
Clayton County Housing and Community Development	\$1,680.00	\$517,155.00
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:

Habitat continued to work with buyers for the Tara Oaks properties. They have also been looking for additional properties to acquire, but none were acquired in this quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	17/20
# of housing units	0	0	0	0/0	0/0	17/20
# of Households benefitting	0	0	0	17/20	0/0	17/20
# 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: 288-1ACQ-50-OTH
Activity Title: Other acquisitions for <50%

Activity Category:

Acquisition - general

Project Number:

288-NSP-ACQ/REH

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected End Date:

07/30/2013

Responsible Organization:

Clayton County Housing and Community Development

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$960,000.00
Total CDBG Program Funds Budgeted	N/A	\$960,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Clayton County Housing and Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$40,362.00	\$40,362.00

Activity Description:

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 mortgages, with potential NSP financed "soft second" loans for mortgage assistance or funds from the HOME Program. Homes in this activity are for Asset Management Teams, other than Southern Crescent Habitat for Humanity, to acquire homes to be sold to buyers at or below 50% AMI.

Location Description:

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

Activity Progress Narrative:

Strategic Holdings acquired 6872 Tara Oaks which has been set aside for a buyer below 50% AMI

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/8
# of housing units	0	0	1	0/0	0/0	1/8
# of Households benefitting	1	0	1	1/8	0/0	1/8

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-NSP-ACQ/REH

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, 2010

To Date

Total Projected Budget from All Sources	N/A	\$385,000.00
Total CDBG Program Funds Budgeted	N/A	\$385,000.00
Program Funds Drawdown	\$25,154.00	\$25,154.00
Obligated CDBG DR Funds	\$63,152.00	\$89,488.00
Expended CDBG DR Funds	\$25,154.00	\$25,154.00
Clayton County Housing and Community Development	\$25,154.00	\$25,154.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$190,831.00	\$190,831.00
Program Income Drawdown	\$43,272.57	\$43,272.57

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:

The AMT closed with their first two buyers in June. Other houses are under contract and will close in July.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	2	0/0	0/0	3/19
# of housing units	0	0	2	0/0	0/0	3/19
# of Households benefitting	0	2	2	0/0	2/7	3/19

Activity Locations

Address	City	State	Zip
11015 Southwood	Hampton	NA	30228
8074 Mustang Lane	Riverdale	NA	30274

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-RW

Activity Title: Rehab <120%

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

288-NSP-ACQ/REH

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected Start Date:

03/04/2009

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, 2010

To Date

Total Projected Budget from All Sources	N/A	\$240,000.00
Total CDBG Program Funds Budgeted	N/A	\$240,000.00
Program Funds Drawdown	\$108,685.36	\$108,685.36
Obligated CDBG DR Funds	\$0.00	\$134,008.00
Expended CDBG DR Funds	\$108,685.36	\$108,685.36
Clayton County Housing and Community Development	\$108,685.36	\$108,685.36
Match Contributed	\$0.00	\$0.00
Program Income Received	\$288,700.70	\$288,700.70
Program Income Drawdown	\$13,138.08	\$13,138.08

Activity Description:

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 Down Payment assistance provide from grant or program income funds from NSP or from HOME program or from the American Dream Downpayment Initiative.

Through its grant 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 the 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:

Completed the rehab work on 6 houses and reimbursed at end of April. The first house was closed on May 28 - 5823 Waggoner, and three others closed in June. Three of these homes sold to buyers with incomes below 50% AMI. DRGR information will be revised to show the costs in our set aside for that category.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	7	0/0	0/0	14/19

# of housing units	0	0	7	0/0	0/0	84/19
# of Households benefitting	3	0	7	3/0	0/19	7/19

Activity Locations

Address	City	State	Zip
5891 Waggoner Ct	Rex	NA	30274
5823 Waggoner Walk	Rex	NA	30274
3350 Waggoner Trail	Rex	NA	30274
3304 Waggoner PI	Rex	NA	30274

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-SH

Activity Title: Rehab <120

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

288-NSP-ACQ/REH

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected Start Date:

03/04/2009

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, 2010

To Date

Total Projected Budget from All Sources	N/A	\$385,000.00
Total CDBG Program Funds Budgeted	N/A	\$385,000.00
Program Funds Drawdown	\$50,222.00	\$50,222.00
Obligated CDBG DR Funds	\$129,266.00	\$199,966.00
Expended CDBG DR Funds	\$50,222.00	\$50,222.00
Clayton County Housing and Community Development	\$50,222.00	\$50,222.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$219,130.60	\$219,130.60
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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 Down Payment assistance provide from grant or program income funds from NSP or from HOME program or from the American Dream Downpayment Initiative.

Through its grant 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 the 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:

SH acquired the foreclosed home at 5359 Katherine Village on March 26, 2010 and it was closed with the new buyer on April 30, 2010., our first buyer. The home on 8162 Rhodes Way closed with the buyer on May 13, 2010. The third home on Newbury closed on June 30, to a buyer whose income was below 50% AMI. DRGR information will be revised to show these expenses in teh <50% set aside.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	3	0/0	0/0	6/19

# of housing units	0	0	3	0/0	0/0	6/19
# of Households benefitting	1	2	3	1/0	2/19	6/19

Activity Locations

Address	City	State	Zip
8162 Rhodes Way	Riverdale	NA	30274
7813 Newbury	Jonesboro	NA	30238
5359 Katherine Village Dr	Ellenwood	NA	30294

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-NSP-ACQ/REH

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, 2010

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

\$40,916.67

\$40,916.67

Obligated CDBG DR Funds

\$0.00

\$935,000.00

Expended CDBG DR Funds

\$40,916.67

\$40,916.67

Clayton County Housing and Community Development

\$40,916.67

\$40,916.67

Match Contributed

\$0.00

\$0.00

Program Income Received

\$60,000.00

\$60,000.00

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:

The first two homes with Habitat closed in May, with a special dedication ceremony attended by the HUD NSP representative. The third home closed in late June. They continue to work with a other buyers. There has been a lot of interest in this subdivision.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	3	0/0	0/0	20/20
# of housing units	0	0	3	0/0	0/0	20/20
# of Households benefitting	3	0	3	20/20	0/0	20/20

Activity Locations

Address	City	State	Zip
6848 Tara Oaks	Riverdale	NA	30294
6844 Tara Oaks	Riverdale	NA	30294
6846 Tara Oaks	Riverdale	NA	30294

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-OTH

Activity Title: Rehab for under 50% AMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

288-NSP-ACQ/REH

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected Start Date:

03/05/2009

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, 2010

To Date

Total Projected Budget from All Sources	N/A	\$226,000.00
Total CDBG Program Funds Budgeted	N/A	\$226,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Clayton County Housing and Community Development	\$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 purchase prices with affordable fixed rate mortgages, with potential NSP financed "soft second" loans for mortgage assistance or funds from the HOME Program.

Homes in this activity are for Asset Management Teams, other than Southern Crescent Habitat for Humanity, to rehabilitate homes to be sold to buyers at or below 50% AMI.

Location Description:

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

Activity Progress Narrative:

Four homes have closed with buyers whose incomes were below 50% AMI. DRGR will be revised to show those expenses in this category.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/9
# of housing units	0	0	0	0/0	0/0	0/9
# of Households benefitting	0	0	0	0/9	0/0	0/9

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-NSP-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, 2010	To Date
Total Projected Budget from All Sources	N/A	\$5,000.00
Total CDBG Program Funds Budgeted	N/A	\$5,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Clayton County Housing and Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$7,047.50	\$7,047.50

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:

The buyer on 8080 Mustang was below 80% AMI and received \$5000 in mortgage assistance. The buyer for Southwood was above 80% AMI, and below 120% AMI, and recieved 1/2 half of the downpayment assistance.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	2	0/0	0/0	2/19
# of Households benefitting	0	2	2	0/0	2/7	2/19

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-120-SH

Activity Title: Financial Mechanism 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

National Objective:

NSP Only - LMMI

Responsible Organization:

Clayton County Housing and Community Development

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$3,042.00
Total CDBG Program Funds Budgeted	N/A	\$3,042.00
Program Funds Drawdown	\$3,041.50	\$3,041.50
Obligated CDBG DR Funds	\$3,041.50	\$3,041.50
Expended CDBG DR Funds	\$3,041.50	\$3,041.50
Clayton County Housing and Community Development	\$3,041.50	\$3,041.50
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:

Provided downpayment assistance (1/2 of amount needed) to buyers of Katherine Village and Rhodes Way, both above 80% AMI and below 120% AMI.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	2	0/0	0/0	2/19
# of Households benefitting	0	2	2	0/0	2/19	2/19

Activity Locations

Address	City	State	Zip
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5359 Katherine Village Dr	Ellenwood	NA	30294
8162 Rhodes Way	Riverdale	NA	30274

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-ALL

Activity Title: Financial Mech <50%

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:

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, 2010

To Date

Total Projected Budget from All Sources	N/A	\$2,872.00
Total CDBG Program Funds Budgeted	N/A	\$2,872.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Clayton County Housing and Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$5,000.00	\$5,000.00

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:

The buyer who purchase 7813 Newbury was below 50% AMI, and received \$5000 in mortgage assistance.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	1	0/0	0/0	1/5
# of Households benefitting	1	0	1	1/5	0/0	1/5

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:

288-ADMIN

Project Title:

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, 2010

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	\$128,284.99	\$309,912.09
Obligated CDBG DR Funds	\$0.00	\$973,212.00
Expended CDBG DR Funds	\$128,284.99	\$309,912.09
Clayton County Housing and Community Development	\$128,284.99	\$309,912.09
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:

The administrative funds are used for salaries and benefits and general office expenses.

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
