

Grantee: Clayton County, GA

Grant: B-08-UN-13-0001

July 1, 2010 thru September 30, 2010 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

QPR Contact:

No QPR Contact Found

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:****Low Income Targeting:**

Clayton County NSP has set aside 2,435,000 (slightly over 25% of the grant) to serve families at or below 50% AMI. Southern Crescent Habitat for Humanity is one of the Asset Managers, and all of they buyers will met this income qualification. The other three 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:**Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$9,732,126.00

Total CDBG Program Funds Budgeted

N/A

\$9,732,126.00

Program Funds Drawdown

\$3,874,205.32

\$6,922,842.54

Obligated CDBG DR Funds	\$4,881,457.54	\$9,726,878.64
Expended CDBG DR Funds	\$3,934,436.82	\$6,922,842.54
Match Contributed	\$0.00	\$0.00
Program Income Received	\$1,228,489.22	\$1,987,151.52
Program Income Drawdown	\$883,378.38	\$1,152,997.57

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	\$0.00
Limit on Public Services	\$1,459,818.90	\$0.00
Limit on Admin/Planning	\$973,212.60	\$390,748.62
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	\$3,186,975.00

Overall Progress Narrative:

Our biggest emphasis in July and August was acquiring more homes and meeting the obligation deadline. We acquired 61 new homes, with contracts to purchase 3 more. This made a total of 115 homes acquired since March, 2010.

We also resold and closed with buyers 18 homes during this quarter, bringing our total resold to 29. We have over twenty contracts to close in October and November. The emphasis beginning in September and continuing will be an accelerated marketing program to resell the remaining homes.

In July we held a block party in the Sawgrass Subdivision in Lovejoy, where we had purchased 9 homes. This was one of the target areas requested from the city of Lovejoy. We had the participation of the Lovejoy City Manager, the Lovejoy Police department, the County Sheriff department, Lowes and Home Depot. One of our certified lenders was also present and able to meet with potential buyers to advise and prequalify those interested in becoming homeowners. We had approximately 80 people in attendance including many of the neighbors and interested buyers.

We continued our monthly meetings with the Asset Management Teams, sharing marketing ideas, identifying concerns and reviewing strategies. Our focus at these meetings was to create more resources with banks and other REO managers. We were successful in acquiring three different bulk purchases that were closed in late August and early September. Once we had met our obligation deadline, we held a meeting for our AMTs to review our program accomplishments and to celebrate the teamwork that made it possible.

Our marketing and outreach continued, with presentations for the Lovejoy and Morrow City Council, at four Senior Centers, Real Estate offices, the County Sheriff's office, Department of Economic Development and the Women Realtors Council.

We sponsored 6 Housing Counseling Education events on Saturdays to ensure our buyers would have choices of dates and times to attend the required training. The additional 4 hour Homeowners Training workshops we require were conducted 9 times during this quarter, as well.

CCNSP and Southern Crescent Habitat for Humanity received one of five awards for Best Practices by the Georgia State Association of Non-profit Developers (GSTAND). This presentation resulted in a request from the Wachovia Foundation for SCHH to submit an application for Neighborhood Revitalization. CCNSP also participated with other NSP groups in a report at the MICI meeting in September.

We exceeded our amount for obligation by the September 4 deadline, using \$1,114,338 in program income and obligating over \$9,726,878 in DRGR. We also obligated 33% for very low income families.

Much of September was spent in meetings with lenders to discuss future program ideas, identify potential problems with loan requirements as well as appraisal issues. We met with four lenders to discuss the 203k program design and how we could use this program in the future.

Clayton County attended the event sponsored by HUD to announce the awards for the NSP3. We were delighted with our award of 3.8 million and are continuing to search out other resources to leverage these funds.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
288-ADMIN, Administration Fees	\$80,836.53	\$973,212.00	\$390,748.62
288-NSP-3FIN, Clayton County NSP Financial Mechanisms	\$5,000.00	\$8,042.00	\$8,041.50
288-NSP-ACQ/REH, Clayton County NSP Foreclosure Acquisition	\$3,788,368.79	\$8,750,872.00	\$6,524,052.42
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

Project Number:

288-NSP-ACQ/REH

Projected Start Date:

01/01/2009

Activity Status:

Under Way

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Clayton County Housing and Community Development

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,310,025.00
Total CDBG Program Funds Budgeted	N/A	\$2,310,025.00
Program Funds Drawdown	\$1,302,214.78	\$2,310,024.78
Obligated CDBG DR Funds	\$1,302,214.78	\$2,310,024.78
Expended CDBG DR Funds	\$1,302,214.78	\$2,310,024.78
Clayton County Housing and Community Development	\$1,302,214.78	\$2,310,024.78
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$333,405.19	\$394,539.19

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:

In July, NPI acquired the first two properties in Panhandle Valley, and 2 properties in Ewing Estates, and three other houses. In early August, they acquired 8 more houses in Panhandle Valley.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	17	30/19
# of Parcels acquired by	0	0/0

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	17	30/19

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households benefitting	-1	-12	-13	0/0	0/7	0/19	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

Activity Status:

Under Way

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Clayton County Housing and Community Development

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,061,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,061,000.00
Program Funds Drawdown	\$750,398.66	\$1,060,512.50
Obligated CDBG DR Funds	\$570,334.50	\$1,060,512.50
Expended CDBG DR Funds	\$630,566.00	\$1,060,512.50
Clayton County Housing and Community Development	\$630,566.00	\$1,060,512.50
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$42,294.00	\$42,294.00

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:

The AMT acquired three homes in scattered subdivisions in July and August. They were able to negotiate the purchase of seven homes in Spivey Village. They were under contract and funds were obligated. The homes closed on September 8, so all obligated funds have been expended.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**

of Properties

8

15/19

This Report Period
Total

Cumulative Actual Total / Expected
Total

of Housing Units

8

15/19

This Report Period

Cumulative Actual Total / Expected

Low

Mod

Total

Low

Mod

Total Low/Mod%

of Households benefitting

0

0

-7

0/0

0/0

0/19

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-SH

Activity Title: acquisition <120%

Activity Category:

Acquisition - general

Project Number:

288-NSP-ACQ/REH

Projected Start Date:

03/05/2009

Activity Status:

Under Way

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Clayton County Housing and Community Development

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$898,000.00
Total CDBG Program Funds Budgeted	N/A	\$898,000.00
Program Funds Drawdown	\$501,813.02	\$897,952.52
Obligated CDBG DR Funds	\$402,437.40	\$898,000.00
Expended CDBG DR Funds	\$402,389.92	\$897,952.52
Clayton County Housing and Community Development	\$402,389.92	\$897,952.52
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$184,487.46	\$294,910.58

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:

They purchased 4 houses in July, and 6 more in August, including 5 from PEMCO, and three in September.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	10	21/19

# of Housing Units	This Report Period			Cumulative Actual Total / Expected			
	Total			Total			
# of Housing Units	10			21/19			

# of Households benefitting	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households benefitting	0	0	-11	0/0	0/0	0/19	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-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

Activity Status:

Under Way

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Clayton County Housing and Community Development

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,152,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,152,000.00
Program Funds Drawdown	\$634,845.00	\$1,152,000.00
Obligated CDBG DR Funds	\$634,845.00	\$1,152,000.00
Expended CDBG DR Funds	\$634,845.00	\$1,152,000.00
Clayton County Housing and Community Development	\$634,845.00	\$1,152,000.00
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:

Five houses in Lovejoy Station closed on August 19, 2010. Another house closed on August 31. There were 4 houses under contract and funds were obligated for those purchases. Three houses closed on Sept. 10, and the 4th one closed on September 17. All obligated funds have been expended.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**

# of Properties	10	27/20
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/0
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	10	27/20

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	-17	0	-17	0/20	0/0	0/20	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

Activity Status:

Under Way

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Clayton County Housing and Community Development

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$704,500.00
Total CDBG Program Funds Budgeted	N/A	\$704,500.00
Program Funds Drawdown	\$422,392.60	\$701,879.86
Obligated CDBG DR Funds	\$701,879.86	\$701,879.86
Expended CDBG DR Funds	\$701,879.86	\$701,879.86
Clayton County Housing and Community Development	\$701,879.86	\$701,879.86
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$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 Group acquired 11 townhomes in Rex, which have been set aside for buyers below 50% AMI. Nine other homes previously acquired by other AMT were closed with buyers below 50% AMI and those total for acquisition were moved to this activity number.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	19	20/8

This Report Period	Cumulative Actual Total / Expected
Total	Total

of Housing Units

19

20/8

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	-1	0	-1	0/8	0/0	0/8	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

Project Number:

288-NSP-ACQ/REH

Projected Start Date:

01/01/2009

Activity Status:

Under Way

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Clayton County Housing and Community Development

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$588,872.00
Total CDBG Program Funds Budgeted	N/A	\$588,872.00
Program Funds Drawdown	\$78,081.70	\$103,235.70
Obligated CDBG DR Funds	\$498,612.00	\$588,100.00
Expended CDBG DR Funds	\$78,081.70	\$103,235.70
Clayton County Housing and Community Development	\$78,081.70	\$103,235.70
Match Contributed	\$0.00	\$0.00
Program Income Received	\$398,594.06	\$589,425.06
Program Income Drawdown	\$97,756.15	\$141,028.72

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:

Four homes for this AMT closed during this quarter, and program income was recorded.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Properties	3	6/19
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	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	3	6/19

# of Households benefitting	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
	0	3	3	0/0	5/7	6/19	83.33

Activity Locations

Address	City	State	Zip
64 Championship	Fayetteville	NA	30215
1798 Sandy Trail	Hampton	NA	30228
1989 Sawgrass	Hampton	NA	30228
8194 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

Project Number:

288-NSP-ACQ/REH

Projected Start Date:

03/04/2009

Activity Status:

Under Way

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Clayton County Housing and Community Development

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$266,000.00
Total CDBG Program Funds Budgeted	N/A	\$266,000.00
Program Funds Drawdown	\$8,410.97	\$68,809.99
Obligated CDBG DR Funds	\$131,960.00	\$265,968.00
Expended CDBG DR Funds	(\$39,875.37)	\$68,809.99
Clayton County Housing and Community Development	(\$39,875.37)	\$68,809.99
Match Contributed	\$0.00	\$0.00
Program Income Received	\$15,879.88	\$304,580.58
Program Income Drawdown	\$42,023.76	\$44,403.76

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:

The 5th home in Waggoner Place closed, leaving two more that are rehabbed and ready to sell. Three of the homes sold last quarter were sold to buyer below 50% AMI, so the expenditures for those homes have been moved to a different activity number, which resulted in a negative number for the amount of funds expended.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-12	2/19

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-82	2/19

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	-3	0	-5	0/0	0/19	2/19	0.00

Activity Locations

Address	City	State	Zip
5985 Waggoner Ct	Rex	NA	30273

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

Project Number:

288-NSP-ACQ/REH

Projected Start Date:

03/04/2009

Activity Status:

Under Way

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Clayton County Housing and Community Development

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$440,000.00
Total CDBG Program Funds Budgeted	N/A	\$440,000.00
Program Funds Drawdown	\$31,325.06	\$81,547.06
Obligated CDBG DR Funds	\$240,034.00	\$440,000.00
Expended CDBG DR Funds	\$31,325.06	\$81,547.06
Clayton County Housing and Community Development	\$31,325.06	\$81,547.06
Match Contributed	\$0.00	\$0.00
Program Income Received	\$343,619.31	\$562,749.91
Program Income Drawdown	\$82,755.29	\$82,755.29

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:

Five homes closed with buyers for this AMT as well as some that were in the below 50% category and reported under a different activity number.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	1		7/19	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		7/19	

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	-1	1	1	0/0	3/19	7/19	42.86

Activity Locations

Address	City	State	Zip
163 Sea Marsh	Fayetteville	NA	30215
490 Rock Crest	Forest Park	NA	30297
6267 Lakeview	Rex	NA	30273
4403 Rock Valley	Forest Park	NA	30297
10487 Crabtree Dr	Jonesboro	NA	30238

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

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Clayton County Housing and Community Development

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,154,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,154,000.00
Program Funds Drawdown	\$53,472.00	\$94,388.67
Obligated CDBG DR Funds	\$218,665.00	\$1,153,665.00
Expended CDBG DR Funds	\$53,472.00	\$94,388.67
Clayton County Housing and Community Development	\$53,472.00	\$94,388.67
Match Contributed	\$0.00	\$0.00
Program Income Received	\$80,000.00	\$140,000.00
Program Income Drawdown	\$24,271.99	\$24,271.99

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:

Two more of the homes in Tara Oaks, the senior complex, closed in September.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-15	5/20

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-15	5/20

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households benefitting	-15	0	-15	5/20	0/0	5/20	100.00

Activity Locations

Address	City	State	Zip
6842 Tara Oaks	Riverdale	NA	30274
6840 Tara Oaks	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-50-OTH
Activity Title: Rehab for under 50% AMI

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 288-NSP-ACQ/REH
Projected Start Date:
 03/05/2009

Activity Status:
 Under Way
Project Title:
 Clayton County NSP Foreclosure Acquisition Program
Projected End Date:
 07/30/2013
Completed Activity Actual End Date:

National Objective:
 NSP Only - LH - 25% Set-Aside

Responsible Organization:
 Clayton County Housing and Community Development

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$176,475.00
Total CDBG Program Funds Budgeted	N/A	\$176,475.00
Program Funds Drawdown	\$5,415.00	\$53,701.34
Obligated CDBG DR Funds	\$175,475.00	\$175,475.00
Expended CDBG DR Funds	\$53,701.34	\$53,701.34
Clayton County Housing and Community Development	\$53,701.34	\$53,701.34
Match Contributed	\$0.00	\$0.00
Program Income Received	\$390,395.97	\$390,395.97
Program Income Drawdown	\$64,812.54	\$64,812.54

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:

The two homes in Tara Oaks were planned for very low income, but the other homes were acquired by AMT and then sold to buyers below 50% AMI. We have tried to offer homes in a range of sales prices, and many low income buyers are able to purchase our homes.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	9	9/9

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	9	9/9

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households benefitting	9	0	9	9/9	0/0	9/9	100.00

Activity Locations

Address	City	State	Zip
1217 West Shore	Riverdale	NA	30296
5823 Waggoner Walk	Rex	NA	30273
3304 Waggoner	Rex	NA	30273
9077 Ashton	Jonesboro	NA	30238
5891 Waggoner Place	Rex	NA	30273
6872 Tara Oaks	Riverdale	NA	30274
4415 Rock Valley	Forest Park	NA	30273
7813 Newbury	Jonesboro	NA	30236
6876 Tara Oaks	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-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

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Clayton County Housing and Community Development

Overall	Jul 1 thru Sep 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	\$5,000.00	\$5,000.00
Obligated CDBG DR Funds	\$5,000.00	\$5,000.00
Expended CDBG DR Funds	\$5,000.00	\$5,000.00
Clayton County Housing and Community Development	\$5,000.00	\$5,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$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:

Mortgage assistance was provided for the buyer on 1798 Sandy Trail.

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	1	3/19

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	1	0/0	2/7	3/19	66.67

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-RW

Activity Title: Financial Mech 120%

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

288-NSP-3FIN

Projected Start Date:

03/04/2009

Activity Status:

Under Way

Project Title:

Clayton County NSP Financial Mechanisms

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Clayton County Housing and Community Development

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
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	\$1,572.00	\$1,572.00

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:

Program income was used to provide mortgage assistance for the buy on 5985 Waggoner Ct.

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/19

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	1	0/0	0/19	1/19	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	

Grantee Activity Number:	288-3FIN-120-SH
Activity Title:	Financial Mechanism 120

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

288-NSP-3FIN

Projected Start Date:

03/04/2009

Activity Status:

Under Way

Project Title:

Clayton County NSP Financial Mechanisms

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Clayton County Housing and Community Development

Overall	Jul 1 thru Sep 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	\$0.00	\$3,041.50
Obligated CDBG DR Funds	\$0.00	\$3,041.50
Expended CDBG DR Funds	\$0.00	\$3,041.50
Clayton County Housing and Community Development	\$0.00	\$3,041.50
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$10,000.00	\$10,000.00

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:

Program income was used to provide mortgage assistance for the buyers on 4403 Rock Valley and 10487 Crabtree.

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	4/19

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	2	0/0	2/19	4/19	50.00

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	

Grantee Activity Number: 288-3FIN-50-ALL

Activity Title: Financial Mech <50%

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

288-NSP-3FIN

Projected Start Date:

01/01/2009

Activity Status:

Under Way

Project Title:

Clayton County NSP Financial Mechanisms

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Clayton County Housing and Community Development

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
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	\$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 activity was originally for mortgage assistance for buyers below 50% AMI. We used program income to assist one buyer. We then received HOME funds to use for this purpose, so we revised the budget for this activity.

# of Housing Units	This Report Period			Cumulative Actual Total / Expected			
	Total			Total			
	0			1/5			

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

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

Activity Status:

Under Way

Project Title:

Administration Fees

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Clayton County Housing and Community Development

Overall	Jul 1 thru Sep 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	\$80,836.53	\$390,748.62
Obligated CDBG DR Funds	\$0.00	\$973,212.00
Expended CDBG DR Funds	\$80,836.53	\$390,748.62
Clayton County Housing and Community Development	\$80,836.53	\$390,748.62
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.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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
