

Grantee: Clayton County, GA

Grant: B-08-UN-13-0001

October 1, 2010 thru December 31, 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

\$866,050.37

\$7,788,892.91

Obligated CDBG DR Funds	\$0.00	\$9,726,878.64
Expended CDBG DR Funds	\$866,050.37	\$7,788,892.91
Match Contributed	\$0.00	\$0.00
Program Income Received	\$1,581,696.39	\$3,568,847.91
Program Income Drawdown	\$253,555.09	\$1,406,552.66

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	\$450,278.60
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:

The emphasis in this quarter has been on the marketing and sale of our existing houses. Block parties have been successful in informing and marketing the NSP in the areas where we have purchased homes. We held block parties in the Panhandle Subdivision, Ellenwood Village, and co-sponsored meetings in Spivey Village and Lovejoy Station. As part of our marketing strategy NSP and the Clayton AMTs have had 2 full page ads in the Real Estate book with links to our website. Current homes were showcased by the AMTs on one of the pages.

The NSP staff conducted two training events for our lenders. Participating lenders were required to attend workshops to discuss changes in the mortgage market, impediments to mortgage approval and to discuss new national requirements for mortgage originators. We trained 29 originators representing 10 local lenders. Mortgage fraud is a continuing problem and we are monitoring lenders as well as each individual loan to ensure our buyers are receiving the best loan product long term.

We conduct monthly meetings with our four AMTs to review any concerns, such as changes in loan requirements, marketing and continued appraisal issues. Our sales are moving ahead of the general market, our inventory is being reduced and we have instructed our AMTs to begin looking for new acquisitions but limiting them to no more than 2 houses each.

NSP Staff participated in several HUD Webinars, including one on Marketing and Sales Techniques, the issues of selection of targeted areas, HUD mapping tools and the affects foreclosures are having on rental properties.

We are looking for more creative ways to reach our buyers through interactive Websites, Facebook and blogs. We are also researching outreach through radio and local Charter TV commercials. NSP met with an Internet marketing firm to discuss new marketing ideas and strategies using the internet. Familiar resources such as newspapers, flyers, etc are reaching fewer home buyers than even 12 months ago. Internet email blasts and auto-responders seem to provide greater impact with less effort and cost.

NSP continues to educate members of the Metro South Association of Realtors as well as other real estate agents to ensure they understand the NSP program and have the tools needed to market the NSP homes.

To ensure our buyers have adequate opportunities to attend the required Housing Counseling training, NPS sponsors a class twice monthly at our office. We also require 4 hours of Home Owner training, offered by Habitat for Humanity. We have found this additional training to be an invaluable tool for the new home owner. This class focuses on the responsibilities of maintaining their homes, relationships within the community and improving their neighborhood through participation.

NSP staff along with Chairman Bell attended the Regional Foreclosure Initiative Launch, "Piece by Piece" at the Carter Center on November 30th. Chairman Bell was the only County Chairman or Commissioner to attend the meeting. The keynote speaker was Henry Cisneros, chairman of the City View Companies and former Secretary of HUD. The initiative had three key objectives:

1. Provide up-to-date status of Metro Atlanta's foreclosure crisis and ways to take action to address it,
2. Offer opportunities for coordination and best practice sharing
3. Encourage public commitments on goals and actions that will be taken over the next three to five years.

Clayton County NSP is one of the Initiative Partners and will continue to stay involved in the process. The group will meet again after the first of the year.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
288-ADMIN, Administration Fees	\$59,529.98	\$973,212.00	\$450,278.60
288-NSP-3FIN, Clayton County NSP Financial Mechanisms	\$0.00	\$8,042.00	\$8,041.50
288-NSP-ACQ/REH, Clayton County NSP Foreclosure Acquisition	\$806,520.39	\$8,750,872.00	\$7,330,572.81
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

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Housing and Community Development

Overall	Oct 1 thru Dec 31, 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	\$0.00	\$2,310,024.78
Obligated CDBG DR Funds	\$0.00	\$2,310,024.78
Expended CDBG DR Funds	\$0.00	\$2,310,024.78
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$180,034.02	\$574,573.21

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:

We acquired two more properties with program income during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	32/0
# 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	2	32/0

Beneficiaries Performance Measures

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

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Housing and Community Development

Overall

Oct 1 thru Dec 31, 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	\$0.00	\$1,060,512.50
Obligated CDBG DR Funds	\$0.00	\$1,060,512.50
Expended CDBG DR Funds	\$0.00	\$1,060,512.50
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$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:

This AMT did not acquire any new properties during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	15/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	15/0

Beneficiaries Performance Measures

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

Activity Title: acquisition <120%

Activity Category:

Acquisition - general

Project Number:

288-NSP-ACQ/REH

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Housing and Community Development

Overall

Oct 1 thru Dec 31, 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	\$0.00	\$897,952.52
Obligated CDBG DR Funds	\$0.00	\$898,000.00
Expended CDBG DR Funds	\$0.00	\$897,952.52
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$54,959.80	\$349,870.38

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:

This AMT acquired one more property during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	22/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	1	22/0

Beneficiaries Performance Measures

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

Benefit Type:

Direct Benefit (Households)

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

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Housing and Community Development

Overall	Oct 1 thru Dec 31, 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	\$0.00	\$1,152,000.00
Obligated CDBG DR Funds	\$0.00	\$1,152,000.00
Expended CDBG DR Funds	\$0.00	\$1,152,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$1,792.82	\$1,792.82

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:

No additional homes were acquired during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	27/0

# 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 Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	27/0

Beneficiaries Performance Measures

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

Benefit Type:

Direct Benefit (Households)

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

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Housing and Community Development

Overall	Oct 1 thru Dec 31, 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	\$0.00	\$701,879.86
Obligated CDBG DR Funds	\$0.00	\$701,879.86
Expended CDBG DR Funds	\$0.00	\$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:

No new homes were acquired during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	20/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	20/0

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	288-2REH-120-NPI
Activity Title:	Clayton County NSP Rehab for <120%

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

288-NSP-ACQ/REH

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected Start Date:

01/01/2009

Projected End Date:

07/30/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Clayton County Housing and Community Development

Overall	Oct 1 thru Dec 31, 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	\$261,695.87	\$364,931.57
Obligated CDBG DR Funds	\$0.00	\$588,100.00
Expended CDBG DR Funds	\$261,695.87	\$364,931.57
Clayton County Housing and Community Development	\$261,695.87	\$364,931.57
Match Contributed	\$0.00	\$0.00
Program Income Received	\$478,432.66	\$1,067,857.72
Program Income Drawdown	\$0.00	\$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:

Two homes closed in October - one with a buyer below 50% AMI. A third home closed in November. Two more homes closed in December.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total

of Properties

5

11/19

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	5	11/19
# of Singlefamily Units	11	11/19

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	4	5	1/0	9/7	11/19	90.91
# Owner Households	1	9	11	1/0	9/7	11/19	90.91

Activity Locations

Address	City	State	Zip
1851 Sawgrass	Hampton	NA	30228
1026 Garrison Ct	Jonesboro	NA	30238
559 Jake Trail	Jonesboro	NA	30238
8080 Mustang Lane	Riverdale	NA	30274
2804 Teal Landing	Morrow	NA	30260

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

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Housing and Community Development

Overall

Oct 1 thru Dec 31, 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	\$157,227.69	\$226,037.68
Obligated CDBG DR Funds	\$0.00	\$265,968.00
Expended CDBG DR Funds	\$157,227.69	\$226,037.68
Clayton County Housing and Community Development	\$157,227.69	\$226,037.68
Match Contributed	\$0.00	\$0.00
Program Income Received	\$298,584.70	\$603,165.28
Program Income Drawdown	\$0.00	\$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:

Three homes closed in November. Another home closed in December. Two buyers are below 50% AMI and female head of household.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	4	6/19

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	6/19
# of Singlefamily Units	6	6/19

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	2	2	4	2/0	2/10	6/19	66.67
# Owner Households	2	2	6	2/0	2/10	6/19	66.67

Activity Locations

Address	City	State	Zip
3359 Waggoner Tr	Rex	NA	30273
1438 Buckingham	Hampton	NA	30228
924 Stormy Lane	Jonesboro	NA	30238
3376 Waggoner Place	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

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Clayton County NSP Foreclosure Acquisition Program

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Housing and Community Development

Overall

Oct 1 thru Dec 31, 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	\$221,617.46	\$303,164.52
Obligated CDBG DR Funds	\$0.00	\$440,000.00
Expended CDBG DR Funds	\$221,617.46	\$303,164.52
Clayton County Housing and Community Development	\$221,617.46	\$303,164.52
Match Contributed	\$0.00	\$0.00
Program Income Received	\$507,484.33	\$1,070,234.24
Program Income Drawdown	\$0.00	\$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:

One home closed in October. One home closed in November, and four homes closed in December.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**

of Properties

6

13/19

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	6	13/19
# of Singlefamily Units	13	13/19

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	4	1	6	4/0	4/10	13/19	61.54
# Owner Households	4	4	13	4/0	4/10	13/19	61.54

Activity Locations

Address	City	State	Zip
1662 Deer Crossing	Jonesboro	NA	30236
1137 Gable Terrace	Jonesboro	NA	30236
10220 Commons Crossing	Jonesboro	NA	30238
457 Kimberwick	Hampton	NA	30228
3964 Keystone Place	Conley	NA	30288
1319 Candler Ct	Morrow	NA	30260

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

Project Number:

288-NSP-ACQ/REH

Projected Start Date:

01/01/2009

Benefit Type:

Direct Benefit (Households)

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

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Housing and Community Development

Overall	Oct 1 thru Dec 31, 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	\$104,929.00	\$199,317.67
Obligated CDBG DR Funds	\$0.00	\$1,153,665.00
Expended CDBG DR Funds	\$104,929.00	\$199,317.67
Clayton County Housing and Community Development	\$104,929.00	\$199,317.67
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$140,000.00
Program Income Drawdown	\$0.00	\$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:

Habitat closed on four homes in Lovejoy Station in late December. There is one more home in Lovejoy that they hope to close soon. They are still working with buyers for seven other homes, and the last 10 homes for seniors in Riverdale.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	4	9/20

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	9/20
# of Singlefamily Units	9	9/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	4	0	4	9/20	0/0	9/20	100.00
# Owner Households	9	0	9	9/20	0/0	9/20	100.00

Activity Locations

Address	City	State	Zip
10981 Big Sky	Lovejoy	NA	30228
10985 Big Sky	Lovejoy	NA	30228
10973 Big Sky	Lovejoy	NA	30228
10952 Station Dr	Lovejoy	NA	30228

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

Benefit Type:

Direct Benefit (Households)

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

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Housing and Community Development

Overall	Oct 1 thru Dec 31, 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	\$61,050.37	\$114,751.71
Obligated CDBG DR Funds	\$0.00	\$175,475.00
Expended CDBG DR Funds	\$61,050.37	\$114,751.71
Clayton County Housing and Community Development	\$61,050.37	\$114,751.71
Match Contributed	\$0.00	\$0.00
Program Income Received	\$297,194.70	\$687,590.67
Program Income Drawdown	\$14,368.45	\$79,180.99

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 house on West Shore closed the end of August, and it is listed in that QPR but the drawdown and expenditure was not recorded until this quarter. Three homes in the Ellenwood Village closed in October, but one buyer was above 50% AMI. Two homes in Ellenwood Village closed in November, both below 50% AMI. One property in Tara Oaks closed in November. Another home in Ellenwood Village closed in December.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	7	16/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	7	16/9
# of Singlefamily Units	16	16/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	5	2	7	14/9	2/0	16/9	100.00
# Owner Households	14	2	16	14/9	2/0	16/9	100.00

Activity Locations

Address	City	State	Zip
6273 Ellenwood Village	Rex	NA	30273
6279 Ellenwood Village	Rex	NA	30273
6285 Ellenwood Village	Rex	NA	30273
6277 Ellenwood Village	Rex	NA	30273
6289 Ellenwood Village	Rex	NA	30273
6281 Ellenwood Village	Rex	NA	30273
6858 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:	288-3FIN-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

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Clayton County Housing and Community Development

Overall	Oct 1 thru Dec 31, 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	\$5,000.00
Obligated CDBG DR Funds	\$0.00	\$5,000.00
Expended CDBG DR Funds	\$0.00	\$5,000.00
Clayton County Housing and Community Development	\$0.00	\$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:

All of our funds for mortgage assistance are coming from HOME funds, so we have not used this activity during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	2/2	3/3	66.67
# Owner Households	0	0	0	0/0	2/2	3/3	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

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Clayton County NSP Financial Mechanisms

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Housing and Community Development

Overall	Oct 1 thru Dec 31, 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	\$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:

all of our mortgage assistance is coming from HOME funds, so we did not use this activity during this quarter.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	1/1	0.00
# Owner Households	0	0	0	0/0	0/0	1/1	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

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Clayton County NSP Financial Mechanisms

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Housing and Community Development

Overall	Oct 1 thru Dec 31, 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	\$2,400.00	\$12,400.00

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:

All of our mortgage assistance is coming from HOME funds, so we did not use this activity during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/4

Beneficiaries Performance Measures

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

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Clayton County NSP Financial Mechanisms

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Housing and Community Development

Overall

Oct 1 thru Dec 31, 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:

All of our mortgage assistance is coming from HOME funds, so we did not use this activity during this quarter.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	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

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration Fees

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Clayton County Housing and Community Development

Overall	Oct 1 thru Dec 31, 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	\$59,529.98	\$450,278.60
Obligated CDBG DR Funds	\$0.00	\$973,212.00
Expended CDBG DR Funds	\$59,529.98	\$450,278.60
Clayton County Housing and Community Development	\$59,529.98	\$450,278.60
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:

We continue to use the administration funds for salaries and the ongoing work for NSP. We continue to market the NSP homes and hold training for real estate agents.

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
