

**Grantee: Gwinnett County, GA**

**Grant: B-08-UN-13-0005**

**April 1, 2013 thru June 30, 2013 Performance Report**

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**Grant Number:**

B-08-UN-13-0005

**Obligation Date:****Award Date:****Grantee Name:**

Gwinnett County, GA

**Contract End Date:****Review by HUD:**

Original - In Progress

**Grant Amount:**

\$10,507,827.00

**Grant Status:**

Active

**QPR Contact:**

Shannon Candler

**Estimated P/RL Funds:**

\$9,680,279.63

**Total Budget:**

\$20,188,106.63

## Disasters:

**Declaration Number**

NSP

## Narratives

**Areas of Greatest Need:**

Gwinnett County Neighborhood Stabilization Program [GCNSP] will target its NSP efforts in census tracts, which have a high number of foreclosures and subprime mortgages, and the potential of more foreclosures occurring as identified by U.S. Department of Housing and Urban Development [HUD]. GCNSP will concentrate its efforts in target areas with HUD Foreclosure Abandonment Risk Scores between 5 and 10.

**Distribution and and Uses of Funds:**

Gwinnett NSP fulfilled its requirements to have 100 percent of the grant funds obligated. In addition, it also met the requirement to have 25 percent of the grant funds expended for activities that benefit those families whose income is no greater than 50 percent of the AMI. It has generated \$4,335,895.87 in Program Income through December 31, 2010.

**Definitions and Descriptions:**

N/A

**Low Income Targeting:**

Through the purchase and rehabilitation of a 92 unit low income multi-family project and the purchase and sale of two homes to low income families, Gwinnett County NSP has met the criteria to serve low income families.

**Acquisition and Relocation:**

Through December 31, 2010, 77 homes have been purchased and a 92 unit multi-family low-income housing complex have been purchased.

No relocations occurred.

**Public Comment:**

None.

**Overall****Total Projected Budget from All Sources****This Report Period**

N/A

**To Date**

\$20,638,106.63

**Total Budget**

\$0.00

\$20,188,106.63

**Total Obligated**

\$0.00

\$17,069,970.76

**Total Funds Drawdown**

\$0.00

\$17,035,618.56



Program Funds Drawdown	\$0.00	\$9,893,694.79
Program Income Drawdown	\$0.00	\$7,141,923.77
Program Income Received	\$0.00	\$10,137,914.20
Total Funds Expended	\$533,760.86	\$19,321,682.07
Match Contributed	\$0.00	\$0.00

## 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	\$1,576,174.05	\$0.00
Limit on Admin/Planning	\$1,050,782.70	\$1,076,684.62
Limit on State Admin	\$0.00	\$1,076,684.62

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,626,956.75	\$4,639,328.58

## Overall Progress Narrative:

During the reporting period, Gwinnett County NSP received \$173,012.00 in program income resulting in a total of \$10,646,317.71 received for this valued program. During the reporting period one property was acquired, rehab was continued on three properties, and the program disposed of two properties.

Rehabilitation for the Bradford Townhomes Multi-Family project was completed on 5/31/2013. This project began in 2011 and all 92 of the multi-family units are currently available for rental.

On June 4, 2013 the Gwinnett County Board of Commissioners approved project funding that fully obligated the remaining program income and grant funds for the NSP1 Grant. A 16 unit townhome community, Oakland Downs, is being partially funded with NSP funds. The 8 multi-family units that are being funded with NSP dollars will all be sold to low-income homebuyers.

Overall, the Gwinnett County housing market continues to compress. With a large influx in private investment dollars we have seen our housing stock shrink and our competition become even more aggressive in their offers. Gwinnett County NSP is currently working on plans to further our outreach to potential homebuyers, lenders, and realtors through Public Housing Workshops that will be used to educate the public on the Gwinnett County NSP program and allow our housing team the opportunity to pre-qualify potential homebuyers at the workshop.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown



000001, Administration	\$0.00	\$1,595,250.05	\$637,397.02
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
G-0097-000002, GCNSP Acquisition	\$0.00	\$10,406,807.05	\$5,887,028.51
G-0097-000003, GCNSP Rehabilitation Program	\$0.00	\$6,639,066.07	\$3,099,269.26
G-0097-000004, GCNSP Homeownership Assistance	\$0.00	\$1,546,983.46	\$270,000.00



## Activities

<b>Grantee Activity Number:</b>	<b>G-0133-000001</b>
<b>Activity Title:</b>	<b>GCNSP Administration</b>

**Activity Category:**

Administration

**Project Number:**

000001

**Projected Start Date:**

03/15/2009

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

03/15/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Gwinnett County NSP

Overall	Apr 1 thru Jun 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,595,250.05
<b>Total Budget</b>	\$0.00	\$1,595,250.05
<b>Total Obligated</b>	\$0.00	\$1,076,684.62
<b>Total Funds Drawdown</b>	\$0.00	\$1,076,684.62
<b>Program Funds Drawdown</b>	\$0.00	\$637,397.02
<b>Program Income Drawdown</b>	\$0.00	\$439,287.60
<b>Program Income Received</b>	\$0.00	\$132,317.00
<b>Total Funds Expended</b>	\$22,439.60	\$1,364,896.24
Gwinnett County NSP	\$22,439.60	\$1,364,896.24
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

General Administration and Professional Services for Contract Administration that are necessary to carry-out and administer NSP activities. This includes all costs associated with a professional services grants administration contract, as well as rent, phones/telecommunications, marketing materials, office rent, furniture and supplies.

**Location Description:**

Gwinnett County NSP 575 Old Norcross Road Suite C Lawrenceville, GA 30045

**Activity Progress Narrative:**

After holding the NSP Stakeholders meeting last reporting period, there has been and intensive focus on the development and implementation of best practices for the Gwinnett County NSP program. This process has been augmented by numerous webinars on OneCPD Resource Center. Additionally, the Gwinnett County NSP office is already planning to attend multiple HUD trainings including the NSP Regional Roundtables in September.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	County	State	Zip	Status / Accept
			Georgia	-	Not Validated / N

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** G-0133-000002

**Activity Title:** Single Family with Incomes At or Under 50% AMI

**Activity Category:**

Acquisition - general

**Project Number:**

G-0097-000002

**Projected Start Date:**

03/15/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

GCNSP Acquisition

**Projected End Date:**

03/15/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Gwinnett County NSP

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$826,046.71
Total Budget	\$0.00	\$826,046.71
Total Obligated	\$0.00	\$98,681.50
Total Funds Drawdown	\$0.00	\$98,681.50
Program Funds Drawdown	\$0.00	\$96,834.50
Program Income Drawdown	\$0.00	\$1,847.00
Program Income Received	\$0.00	\$968,490.47
Total Funds Expended	\$800.00	\$431,443.25
Gwinnett County NSP	\$800.00	\$431,443.25
Match Contributed	\$0.00	\$0.00

**Activity Description:**

The Gwinnett County NSP will purchase foreclosed properties in targeted areas, rehabilitate and sell the properties to qualifying homebuyers. These homes will be offered to homebuyers who meet the income guidelines as set by HUD for low income families with incomes no greater than 50% of AMI.

**Location Description:**

Gwinnett County Neighborhood Stabilization Program [GCNSP] will target its NSP efforts in census tracts, which have a high number of foreclosures and subprime mortgages, and the potential of more foreclosures occurring as identified by U.S. Department of Housing and Urban Development [HUD]. GCNSP will concentrate its efforts in target areas with HUD Foreclosure Abandonment Risk Scores between 5 and 10.

**Activity Progress Narrative:**

During the reporting period no low-income single-family properties were acquired. To date, 13 low-income single-family properties have been acquired for rehabilitation and resell to an eligible homebuyer, of which 11 have been sold and 1 unit was donated to a Non-Profit for use as rental housing for its clients.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/5



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/5
# of Singlefamily Units	0	4/5

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/5	0/0	3/5	66.67
# Owner Households	0	0	0	2/5	0/0	3/5	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:** G-0133-000003

**Activity Title:** Single Family with incomes up to 120 % of AMI

**Activity Category:**

Acquisition - general

**Project Number:**

G-0097-000002

**Projected Start Date:**

03/15/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

GCNSP Acquisition

**Projected End Date:**

03/15/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Gwinnett County NSP

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$8,206,099.30
<b>Total Budget</b>	\$0.00	\$8,206,099.30
<b>Total Obligated</b>	\$0.00	\$7,942,295.41
<b>Total Funds Drawdown</b>	\$0.00	\$7,942,295.41
<b>Program Funds Drawdown</b>	\$0.00	\$4,415,532.97
<b>Program Income Drawdown</b>	\$0.00	\$3,526,762.44
<b>Program Income Received</b>	\$0.00	\$3,563,299.30
<b>Total Funds Expended</b>	\$108,672.25	\$8,003,978.52
Gwinnett County NSP	\$108,672.25	\$8,003,978.52
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The Gwinnett County NSP will purchase foreclosed properties in targeted areas, rehabilitate and sell the properties to qualifying homebuyers. These homes will be offered to homebuyers who meet the income guidelines as set by HUD for low, moderate and middle incomes with incomes no greater than 120% of AMI.

**Location Description:**

Gwinnett County Neighborhood Stabilization Program [GCNSP] will target its NSP efforts in census tracts, which have a high number of foreclosures and subprime mortgages, and the potential of more foreclosures occurring as identified by U.S. Department of Housing and Urban Development [HUD]. GCNSP will concentrate its efforts in target areas with HUD Foreclosure Abandonment Risk Scores between 5 and 10.

**Activity Progress Narrative:**

During the reporting period 1 mid/moderate-income single-family properties was acquired. To date, 70 mid/moderate-income single-family properties have been acquired for rehabilitation and resell to an eligible homebuyer, of which 69 have been sold.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	40/105



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		40/105	
# of Singlefamily Units	0		40/105	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/4	0/8	0/12	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	40/105	40/105	100.00
# Owner Households	0	0	0	0/0	40/105	40/105	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:** G-0133-000004  
**Activity Title:** Single Family With Incomes At Or Under 50% AMI

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 G-0097-000003

**Project Title:**  
 GCNSP Rehabilitation Program

**Projected Start Date:**  
 03/15/2009

**Projected End Date:**  
 03/15/2014

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
 Gwinnett County NSP

Overall	Apr 1 thru Jun 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,059,794.06
<b>Total Budget</b>	\$0.00	\$1,059,794.06
<b>Total Obligated</b>	\$0.00	\$120,911.00
<b>Total Funds Drawdown</b>	\$0.00	\$89,824.00
<b>Program Funds Drawdown</b>	\$0.00	\$73,060.00
<b>Program Income Drawdown</b>	\$0.00	\$16,764.00
<b>Program Income Received</b>	\$0.00	\$948,808.98
<b>Total Funds Expended</b>	\$80,223.24	\$464,508.64
Gwinnett County NSP	\$80,223.24	\$464,508.64
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The Gwinnett County NSP will purchase foreclosed properties in targeted areas, rehabilitate and sell the properties to qualifying homebuyers. These homes will be offered to homebuyers who meet the income guidelines as set by HUD for low income families with incomes no greater than 50% of AMI

**Location Description:**

Gwinnett County Neighborhood Stabilization Program [GCNSP] will target its NSP efforts in census tracts, which have a high number of foreclosures and subprime mortgages, and the potential of more foreclosures occurring as identified by U.S. Department of Housing and Urban Development [HUD]. GCNSP will concentrate its efforts in target areas with HUD Foreclosure Abandonment Risk Scores between 5 and 10.

**Activity Progress Narrative:**

Rehabilitation continued on 2 homes under this classification. One of these homes was a complete tear down and rebuild, while the other is scheduled to complete its rehabilitation next quarter.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	6/5
#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof Insulation	0	5/5



#High efficiency heating plants	0	0/4
#Efficient AC added/replaced	0	4/5
#Replaced thermostats	0	3/4
#Replaced hot water heaters	0	4/4
#Light Fixtures (indoors) replaced	0	25/25
#Light fixtures (outdoors) replaced	0	9/10
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	3/5
#Units with solar panels	0	0/0
#Low flow toilets	0	2/1
#Low flow showerheads	0	7/5
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/5
# of Singlefamily Units	0	6/5

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	6/5	0/0	6/5	100.00
# Owner Households	0	0	0	6/5	0/0	6/5	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: G-0133-000006**

**Activity Title: Single Family with incomes up to 120 % of AMI**

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

G-0097-000003

**Project Title:**

GCNSP Rehabilitation Program

**Projected Start Date:**

03/15/2009

**Projected End Date:**

03/15/2014

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Gwinnett County NSP

**Overall**

	<b>Apr 1 thru Jun 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,946,034.09
<b>Total Budget</b>	\$0.00	\$3,946,034.09
<b>Total Obligated</b>	\$0.00	\$3,617,999.27
<b>Total Funds Drawdown</b>	\$0.00	\$3,617,818.97
<b>Program Funds Drawdown</b>	\$0.00	\$1,403,955.20
<b>Program Income Drawdown</b>	\$0.00	\$2,213,863.77
<b>Program Income Received</b>	\$0.00	\$2,828,557.30
<b>Total Funds Expended</b>	\$16,173.00	\$4,084,307.13
Gwinnett County NSP	\$16,173.00	\$4,084,307.13
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The Gwinnett County NSP will purchase foreclosed properties in targeted areas, rehabilitate and sell the properties to qualifying homebuyers. These homes will be offered to homebuyers who meet the income guidelines as set by HUD for low, moderate and middle incomes with incomes no greater than 120% of AMI.

**Location Description:**

Gwinnett County Neighborhood Stabilization Program [GCNSP] will target its NSP efforts in census tracts, which have a high number of foreclosures and subprime mortgages, and the potential of more foreclosures occurring as identified by U.S. Department of Housing and Urban Development [HUD]. GCNSP will concentrate its efforts in target areas with HUD Foreclosure Abandonment Risk Scores between 5 and 10.

**Activity Progress Narrative:**

The one newly acquired Mid/Mod Single-Family home closed shortly before the quarter ended and will begin its rehabilitation next quarter. Due to our focus on meeting our low-income set aside the Gwinnett NSP has limited the amount of mid/moderate-income properties purchased and rehabilitate.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	64/105
<b>#Energy Star Replacement Windows</b>	0	21/0



#Additional Attic/Roof Insulation	0	30/98
#High efficiency heating plants	0	4/52
#Efficient AC added/replaced	0	23/76
#Replaced thermostats	0	22/97
#Replaced hot water heaters	0	22/83
#Light Fixtures (indoors) replaced	0	89/78
#Light fixtures (outdoors) replaced	0	102/175
#Refrigerators replaced	0	1/6
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	19/90
#Units with solar panels	0	0/0
#Low flow toilets	0	20/80
#Low flow showerheads	0	31/96
#Units with bus/rail access	0	0/20
#Units exceeding Energy Star	0	1/8
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	57/105
# of Singlefamily Units	0	57/105

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	68/105	68/105	100.00
# Owner Households	0	0	0	0/0	68/105	68/105	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:** G-0133-000007

**Activity Title:** Single Family with Incomes At or Under 50% AMI

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

G-0097-000004

**Projected Start Date:**

03/15/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

GCNSP Homeownership Assistance

**Projected End Date:**

03/15/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Gwinnett County NSP

Overall	Apr 1 thru Jun 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$355,887.09
<b>Total Budget</b>	\$0.00	\$355,887.09
<b>Total Obligated</b>	\$0.00	\$59,500.00
<b>Total Funds Drawdown</b>	\$0.00	\$59,500.00
<b>Program Funds Drawdown</b>	\$0.00	\$22,500.00
<b>Program Income Drawdown</b>	\$0.00	\$37,000.00
<b>Program Income Received</b>	\$0.00	\$342,589.15
<b>Total Funds Expended</b>	\$37,000.00	\$141,500.00
Gwinnett County NSP	\$37,000.00	\$141,500.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The Gwinnett County NSP will purchase foreclosed properties in targeted areas, rehabilitate and sell the properties to qualifying homebuyers. These homes will be offered to homebuyers who meet the income guidelines as set by HUD for low income families with incomes no greater than 50% of AMI. Financial assistance for the purchase of the home will be provided in the form of a "soft second".

**Location Description:**

Gwinnett County Neighborhood Stabilization Program [GCNSP] will target its NSP efforts in census tracts, which have a high number of foreclosures and subprime mortgages, and the potential of more foreclosures occurring as identified by U.S. Department of Housing and Urban Development [HUD]. GCNSP will concentrate its efforts in target areas with HUD Foreclosure Abandonment Risk Scores between 5 and 10.

**Activity Progress Narrative:**

During the reporting period two homes were sold to low-income individuals/households. To date, 11 low-income homebuyers have purchased a single-family home.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/1
# of Singlefamily Units	0	2/1



## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
HOME Funds	\$22,500.00
Total Other Funding Sources	\$22,500.00

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**Grantee Activity Number:** G-0133-000008

**Activity Title:** Single Family with incomes up to 120 % of AMI

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

G-0097-000004

**Projected Start Date:**

03/15/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

GCNSP Homeownership Assistance

**Projected End Date:**

03/15/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Gwinnett County NSP

**Overall**

	<b>Apr 1 thru Jun 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,191,096.37
<b>Total Budget</b>	\$0.00	\$1,191,096.37
<b>Total Obligated</b>	\$0.00	\$1,146,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,146,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$247,500.00
<b>Program Income Drawdown</b>	\$0.00	\$898,500.00
<b>Program Income Received</b>	\$0.00	\$921,500.00
<b>Total Funds Expended</b>	\$0.00	\$1,371,000.00
Gwinnett County NSP	\$0.00	\$1,371,000.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The Gwinnett County NSP will purchase foreclosed properties in targeted areas, rehabilitate and sell the properties to qualifying homebuyers. These homes will be offered to homebuyers who meet the income guidelines as set by HUD for low income families with incomes no greater than 120% of AMI. Financial assistance for the purchase of the home will be provided in the form of a "soft second".

**Location Description:**

Gwinnett County Neighborhood Stabilization Program [GCNSP] will target its NSP efforts in census tracts, which have a high number of foreclosures and subprime mortgages, and the potential of more foreclosures occurring as identified by U.S. Department of Housing and Urban Development [HUD]. GCNSP will concentrate its efforts in target areas with HUD Foreclosure Abandonment Risk Scores between 5 and 10.

**Activity Progress Narrative:**

No homes were sold to mid/moderate-income qualified homebuyers during the reporting period. To date, 69 mid/moderate-income homebuyers have purchased a single-family home.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	35/105
<b># of Singlefamily Units</b>	0	35/105



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	35/105	35/105	100.00
# Owner Households	0	0	0	0/0	35/105	35/105	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
HOME Funds	\$202,500.00
Total Other Funding Sources	\$202,500.00

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<b>Grantee Activity Number:</b>	<b>G-0133-000010</b>
<b>Activity Title:</b>	<b>Multi Family with Incomes At or Under 50% AMI</b>

**Activity Category:**

Acquisition - general

**Project Number:**

G-0097-000002

**Projected Start Date:**

03/15/2014

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

GCNSP Acquisition

**Projected End Date:**

03/15/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Gwinnett County NSP

Overall	Apr 1 thru Jun 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,095,728.78
<b>Total Budget</b>	\$0.00	\$1,095,728.78
<b>Total Obligated</b>	\$0.00	\$1,095,728.78
<b>Total Funds Drawdown</b>	\$0.00	\$1,095,728.78
<b>Program Funds Drawdown</b>	\$0.00	\$1,095,728.78
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,130,022.48
Gwinnett County NSP	\$0.00	\$1,130,022.48
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Gwinnett County NSP will purchase foreclosed multi-family properties in the target areas. The properties will be sold to a qualified developer to rehabilitate and operate the property. Funds for this activity will be used to provide housing for families whose income is not greater than 50% of the AMI.

**Location Description:**

Gwinnett County NSP will target its efforts in census tracts which have a high number of foreclosures and subprime mortgages, and the potential of more foreclosures as identified by HUD. The program will concentrate its efforts in target areas with HUD Fireclosure Abandonment Risk Scores between 5 and 10.

**Activity Progress Narrative:**

No Multi-Family homes were purchased during the reporting period. To date, Gwinnett NSP has acquired 59 low-income multi-family units.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	1/1

  

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	55/55
# of Multifamily Units	0	55/55

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/3	0/7	0/10	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	55/55	0/0	55/55	100.00
# Renter Households	0	0	0	55/55	0/0	55/55	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	



<b>Grantee Activity Number:</b>	<b>G-0133-000011</b>
<b>Activity Title:</b>	<b>Multi-family with incomes up to 80 % of AMI</b>

**Activity Category:**

Acquisition - general

**Project Number:**

G-0097-000002

**Projected Start Date:**

03/15/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

GCNSP Acquisition

**Projected End Date:**

03/15/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Gwinnett County NSP

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$278,932.26
<b>Total Budget</b>	\$0.00	\$278,932.26
<b>Total Obligated</b>	\$0.00	\$278,932.26
<b>Total Funds Drawdown</b>	\$0.00	\$278,932.26
<b>Program Funds Drawdown</b>	\$0.00	\$278,932.26
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$287,029.82
Gwinnett County NSP	\$0.00	\$287,029.82
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Gwinnett County NSP will purchase foreclosed multi-family properties in the target areas. The properties will be sold to a qualified developer to rehabilitate and operate the property. Funds for this activity will be used to provide housing for families whose income is not greater than 80% of the AMI.

**Location Description:**

Gwinnett County NSP will target its efforts in census tracts which have a high number of foreclosures and subprime mortgages, and the potential of more foreclosures as identified by HUD. The program will concentrate its efforts in target areas with HUD Foreclosure Abandonment Risk Scores between 5 and 10.

**Activity Progress Narrative:**

No Multi-Family homes were purchased during the reporting period. To date, Gwinnett NSP has acquired 14 mid/moderate-income multi-family units.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/1

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>



# of Housing Units	0	14/1
# of Multifamily Units	0	14/1

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/14	14/14	0.00
# Renter Households	0	0	0	0/0	0/14	14/14	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	

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**Grantee Activity Number:** G-0133-000012

**Activity Title:** Multi Family with Incomes At or Under 50% AMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

G-0097-000003

**Projected Start Date:**

03/15/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

GCNSP Rehabilitation Program

**Projected End Date:**

03/15/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Gwinnett County NSP

Overall	Apr 1 thru Jun 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,301,871.94
<b>Total Budget</b>	\$0.00	\$1,301,871.94
<b>Total Obligated</b>	\$0.00	\$1,301,871.94
<b>Total Funds Drawdown</b>	\$0.00	\$1,299,411.04
<b>Program Funds Drawdown</b>	\$0.00	\$1,293,114.64
<b>Program Income Drawdown</b>	\$0.00	\$6,296.40
<b>Program Income Received</b>	\$0.00	\$324,514.00
<b>Total Funds Expended</b>	\$223,335.52	\$1,665,343.13
Gwinnett County NSP	\$223,335.52	\$1,665,343.13
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Gwinnett County NSP will purchase foreclosed multi-family properties in the target areas. The properties will be sold to a qualified developer to rehabilitate and operate the property. Funds for this activity will be used to provide housing for families whose income is not greater than 50% of the AMI.

**Location Description:**

Gwinnett County NSP will target its efforts in census tracts which have a high number of foreclosures and subprime mortgages, and the potential of more foreclosures as identified by HUD. The program will concentrate its efforts in target areas with HUD Foreclosure Abandonment Risk Scores between 5 and 10.

**Activity Progress Narrative:**

During the reporting period, rehabilitation was completed on the Bradford Townhome community project. This 92 unit multi-family complex is the largest Gwinnett County NSP multi-family project. The rehabilitation of the Bradford Townhome community project was originally started on January 5, 2011. This project undertook the task of rehabilitating 92 total units and making them ready for rental. A total of 55 of the 92 units are designated as low-income units. Additionally, work continued at the Highpoint Road quadplex where work is expected to be completed next quarter. This unit is the 2nd multi-family purchase for the County and will be donated to a local Non-Profit for use as rental housing for their clients.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	1/1



#Energy Star Replacement Windows	0	0/2
#Additional Attic/Roof Insulation	0	0/55
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/49
#Replaced thermostats	0	0/60
#Replaced hot water heaters	0	0/39
#Light Fixtures (indoors) replaced	0	0/165
#Light fixtures (outdoors) replaced	0	0/30
#Refrigerators replaced	0	0/50
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/40
#Units with solar panels	0	0/0
#Low flow toilets	0	0/30
#Low flow showerheads	0	0/40
#Units with bus/rail access	0	0/55
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	55/55
# of Multifamily Units	0	55/55

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	55/55	0/0	55/55	100.00
# Renter Households	0	0	0	55/55	0/0	55/55	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
CDBG	\$179,350.00
Total Other Funding Sources	\$179,350.00





**Grantee Activity Number: G-0133-000013**

**Activity Title: Multi Family with Incomes Low, Mod and Middle AMI**

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

G-0097-000003

**Projected Start Date:**

03/15/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

GCNSP Rehabilitation Program

**Projected End Date:**

03/15/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Gwinnett County NSP

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2013**

N/A

**To Date**

\$331,365.98

**Total Budget**

\$0.00

\$331,365.98

**Total Obligated**

\$0.00

\$331,365.98

**Total Funds Drawdown**

\$0.00

\$330,741.98

**Program Funds Drawdown**

\$0.00

\$329,139.42

**Program Income Drawdown**

\$0.00

\$1,602.56

**Program Income Received**

\$0.00

\$107,838.00

**Total Funds Expended**

\$45,117.25

\$377,652.86

Gwinnett County NSP

\$45,117.25

\$377,652.86

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Gwinnett County NSP will purchase foreclosed multi-family properties in the target areas. The properties will be sold to a qualified developer to rehabilitate and operate the property. Funds for this activity will be used to provide housing for families whose income is not greater than 80% of the AMI.

**Location Description:**

Gwinnett County NSP will target its efforts in census tracts which have a high number of foreclosures and subprime mortgages, and the potential of more foreclosures as identified by HUD. The program will concentrate its efforts in target areas with HUD Foreclosure Abandonment Risk Scores between 5 and 10.

**Activity Progress Narrative:**

During the reporting period, rehabilitation was completed on the Bradford Townhome community project. This 92 unit multi-family complex is the largest Gwinnett County NSP multi-family project. The rehabilitation of the Bradford Townhome community project was originally started on January 5, 2011. This project undertook the task of rehabilitating 92 total units and making them ready for rental. A total of 14 of the 92 units are designated as low-income units.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/1



#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof Insulation	0	0/14
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/7
#Replaced thermostats	0	0/6
#Replaced hot water heaters	0	0/4
#Light Fixtures (indoors) replaced	0	0/107
#Light fixtures (outdoors) replaced	0	0/7
#Refrigerators replaced	0	0/5
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/4
#Units with solar panels	0	0/0
#Low flow toilets	0	0/7
#Low flow showerheads	0	0/7
#Units with bus/rail access	0	0/14
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	14/14
# of Multifamily Units	0	14/14

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	14/14	14/14	100.00
# Renter Households	0	0	0	0/0	14/14	14/14	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
CDBG	\$45,650.00
Total Other Funding Sources	\$45,650.00



