

**Grantee: Gwinnett County, GA**

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

**July 1, 2017 thru September 30, 2017 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 Award Amount:**

\$10,507,827.00

**Grant Status:**

Active

**QPR Contact:**

ERYCA FAMBRO

**LOCCS Authorized Amount:**

\$10,507,827.00

**Estimated PI/RL Funds:**

\$12,615,803.50

**Total Budget:**

\$23,123,630.50

## 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**

\$22,946,913.60

**Total Budget**

\$0.00

\$22,496,913.60

**Total Obligated**

\$0.00

\$21,470,201.83

**Total Funds Drawdown**

\$0.00

\$20,553,550.71



<b>Program Funds Drawdown</b>	\$0.00	\$10,319,071.66
<b>Program Income Drawdown</b>	\$0.00	\$10,234,479.05
<b>Program Income Received</b>	\$0.00	\$12,593,304.50
<b>Total Funds Expended</b>	\$16,551.99	\$22,761,457.60
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$1,576,174.05	\$0.00
<b>Limit on Admin/Planning</b>	\$1,050,782.70	\$1,680,755.61
<b>Limit on State Admin</b>	\$0.00	\$1,680,755.61
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$2,626,956.75	\$4,956,764.61

## Overall Progress Narrative:

The Gwinnett County Neighborhood Stabilization Program (NSP) was established with the purpose of stabilizing communities in the County that have been hit hardest by the foreclosure crisis. Through this valued program Gwinnett County acquires homes that have been foreclosed or abandoned. These homes are then rehabilitated and sold to income eligible homebuyers.

From March 5, 2009 – September 30, 2017, Gwinnett NSP has acquired 21 single-family properties; rehabilitated 20 of those properties; and sold 20 to low-income homebuyers. The County has also acquired, rehabilitated, and sold 79 mid-to moderate properties and mid-to moderate-income homebuyers.

As of September 30, 2017, Gwinnett County has expended \$22,761,457.60 which represents \$12,656,303.50 in program income and \$10,105,154.10 in grant funds.

During the reporting period (July 1, 2017 – September 30, 2017), Gwinnett NSP did not acquire any properties and has one active project.



# Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
000001, Administration	\$0.00	\$1,800,000.00	\$920,303.32
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
G-0097-000002, GCNSP Acquisition	\$0.00	\$11,300,000.00	\$5,887,028.51
G-0097-000003, GCNSP Rehabilitation Program	\$0.00	\$7,596,913.60	\$3,215,019.68
G-0097-000004, GCNSP Homeownership Assistance	\$0.00	\$1,800,000.00	\$296,720.15



## Activities

**Project # / Title:** 000001 / Administration

**Grantee Activity Number:** G-0133-000001

**Activity Title:** GCNSP Administration

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

000001

**Project Title:**

Administration

**Projected Start Date:**

03/15/2009

**Projected End Date:**

12/31/2015

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Gwinnett County NSP

Overall	Jul 1 thru Sep 30, 2017	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,800,000.00
<b>Total Budget</b>	\$0.00	\$1,800,000.00
<b>Total Obligated</b>	\$0.00	\$1,722,089.36
<b>Total Funds Drawdown</b>	\$0.00	\$1,680,755.61
<b>Program Funds Drawdown</b>	\$0.00	\$920,303.32
<b>Program Income Drawdown</b>	\$0.00	\$760,452.29
<b>Program Income Received</b>	\$0.00	\$760,452.29
<b>Total Funds Expended</b>	\$13,749.99	\$1,837,956.37
Gwinnett County NSP	\$13,749.99	\$1,837,956.37
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<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:**

The Gwinnett County NSP staff provides management and oversight of the procured asset managers who acquire, rehabilitate, and dispose of NSP properties. As of September 30, 2017, Gwinnett County has expended \$1,837,956.37 (8.1%) of program expenditures on administrative costs.



## Accomplishments Performance Measures

No Accomplishments Performance Measures

## 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

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**Project # / Title:** G-0097-000002 / GCNSP Acquisition

**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:**

12/31/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Gwinnett County NSP

**Overall**

**Total Projected Budget from All Sources**

**Total Budget**

**Jul 1 thru Sep 30, 2017**

N/A

\$0.00

**To Date**

\$1,206,245.44

\$1,206,245.44



<b>Total Obligated</b>	\$0.00	\$967,148.94
<b>Total Funds Drawdown</b>	\$0.00	\$828,967.32
<b>Program Funds Drawdown</b>	\$0.00	\$96,834.50
<b>Program Income Drawdown</b>	\$0.00	\$732,132.82
<b>Program Income Received</b>	\$0.00	\$732,132.82
<b>Total Funds Expended</b>	\$62.00	\$1,320,308.49
Gwinnett County NSP	\$62.00	\$1,320,308.49
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<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.

### 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 County did not acquire any properties during the reporting period. To date, the county has acquired 21 low-income single-family properties and sold 20 to income-eligible homebuyers.

As of September 30, 2017, Gwinnett County NSP has expended \$1,320,308.49 (5.8%) on the acquisition of low-income properties.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	18/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	18/5
<b># of Singlefamily Units</b>	0	18/5

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
<b># of Households</b>	0	0	0	12/5	0/0	13/5	92.31
<b># Owner Households</b>	0	0	0	12/5	0/0	13/5	92.31

### 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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<b>Grantee Activity Number:</b>	<b>G-0133-000003</b>
<b>Activity Title:</b>	<b>Single Family with incomes up to 120 % 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:**

12/31/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Gwinnett County NSP

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2017</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$8,679,184.26
<b>Total Budget</b>	\$0.00	\$8,679,184.26
<b>Total Obligated</b>	\$0.00	\$8,539,643.18
<b>Total Funds Drawdown</b>	\$0.00	\$8,311,902.68
<b>Program Funds Drawdown</b>	\$0.00	\$4,415,532.97
<b>Program Income Drawdown</b>	\$0.00	\$3,896,369.71
<b>Program Income Received</b>	\$0.00	\$3,896,369.71
<b>Total Funds Expended</b>	\$0.00	\$8,861,330.31
Gwinnett County NSP	\$0.00	\$8,861,330.31
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<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, 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 County did not acquire any properties during the reporting period. To date, the county has acquired 79 and sold 79 mid- to moderate- income single-family properties.

As of September 30, 2017, Gwinnett County NSP has expended \$8,861,330.31 (39.0%) on the acquisition of mid- to moderate-income properties.



## Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	78/105

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	78/105
# of Singlefamily Units	0	78/105

## 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	77/105	77/105	100.00
# Owner Households	0	0	0	0/0	77/105	77/105	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	

<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:**

03/15/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

GCNSP Acquisition

**Projected End Date:**

12/31/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Gwinnett County NSP

Overall	Jul 1 thru Sep 30, 2017	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,127,540.48
<b>Total Budget</b>	\$0.00	\$1,127,540.48
<b>Total Obligated</b>	\$0.00	\$1,127,540.48
<b>Total Funds Drawdown</b>	\$0.00	\$1,127,540.48
<b>Program Funds Drawdown</b>	\$0.00	\$1,095,728.78
<b>Program Income Drawdown</b>	\$0.00	\$31,811.70
<b>Program Income Received</b>	\$0.00	\$31,811.70
<b>Total Funds Expended</b>	\$0.00	\$1,127,540.48
Gwinnett County NSP	\$0.00	\$1,127,540.48
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<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:**

This project was completed in 2014, Gwinnett NSP acquired 55 low-income multi-family units and all units have been rented. In total, Gwinnett NSP expended \$1,127,540.48 (5.1%) on the acquisition of those units.



## Accomplishments Performance Measures

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



**Grantee Activity Number:** G-0133-000011

**Activity Title:** Multi-family with incomes up to 80 % 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:**

12/31/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Gwinnett County NSP

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2017</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$287,029.82
<b>Total Budget</b>	\$0.00	\$287,029.82
<b>Total Obligated</b>	\$0.00	\$287,029.82
<b>Total Funds Drawdown</b>	\$0.00	\$287,029.82
<b>Program Funds Drawdown</b>	\$0.00	\$278,932.26
<b>Program Income Drawdown</b>	\$0.00	\$8,097.56
<b>Program Income Received</b>	\$0.00	\$8,097.56
<b>Total Funds Expended</b>	\$0.00	\$287,029.82
Gwinnett County NSP	\$0.00	\$287,029.82
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<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:**

This project was completed in 2014. Gwinnett NSP acquired 14 mid-to-moderate multi-family units and all units have been rented.

In total, Gwinnett NSP expended \$287,029.82 (1.3%) on the acquisition of those units.

**Accomplishments Performance Measures**

**This Report Period**  
**Total**

**Cumulative Actual Total / Expected**  
**Total**



# of Properties 0 1/1

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# 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	

**Project # / Title: G-0097-000003 / GCNSP Rehabilitation Program**

<b>Grantee Activity Number:</b>	<b>G-0133-000004</b>
<b>Activity Title:</b>	<b>Single Family With Incomes At Or Under 50% AMI</b>

**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:**  
12/31/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Gwinnett County NSP

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2017</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$915,205.62
<b>Total Budget</b>	\$0.00	\$915,205.62
<b>Total Obligated</b>	\$0.00	\$810,282.81
<b>Total Funds Drawdown</b>	\$0.00	\$712,201.87
<b>Program Funds Drawdown</b>	\$0.00	\$150,809.97
<b>Program Income Drawdown</b>	\$0.00	\$561,391.90
<b>Program Income Received</b>	\$0.00	\$1,733,400.79
<b>Total Funds Expended</b>	\$300.00	\$879,010.62
Gwinnett County NSP	\$300.00	\$879,010.62
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<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

### 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:

Gwinnett County NSP is currently rehabilitating one low-income single-family property. As of September 30, 2017, Gwinnett NSP has utilized \$879,010.62 (3.9%) for rehabilitation.

### 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	16/5
<b>#Energy Star Replacement</b>	0	6/0
<b>#Additional Attic/Roof Insulation</b>	0	5/5
<b>#High efficiency heating plants</b>	0	6/4
<b>#Efficient AC added/replaced</b>	0	5/5
<b>#Replaced thermostats</b>	0	7/4
<b>#Replaced hot water heaters</b>	0	9/4
<b>#Light Fixtures (indoors) replaced</b>	0	25/25
<b>#Light fixtures (outdoors)</b>	0	9/10
<b>#Refrigerators replaced</b>	0	0/0
<b>#Clothes washers replaced</b>	0	0/0
<b>#Dishwashers replaced</b>	0	12/5
<b>#Units with solar panels</b>	0	0/0
<b>#Low flow toilets</b>	0	11/1
<b>#Low flow showerheads</b>	0	9/5
<b>#Units with bus/rail access</b>	0	0/0



#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units $\geq$ other green	0	0/0
Activity funds eligible for DREF	0	0/0
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	20/5
# of Singlefamily Units	0	20/5

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	16/5	0/0	16/5	100.00
# Owner Households	0	0	0	16/5	0/0	16/5	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	





<b>Grantee Activity Number:</b>	<b>G-0133-000006</b>
<b>Activity Title:</b>	<b>Single Family with incomes up to 120 % of AMI</b>

**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:**

12/31/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Gwinnett County NSP

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2017</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$4,805,342.17
<b>Total Budget</b>	\$0.00	\$4,805,342.17
<b>Total Obligated</b>	\$0.00	\$4,470,101.43
<b>Total Funds Drawdown</b>	\$0.00	\$4,173,666.97
<b>Program Funds Drawdown</b>	\$0.00	\$1,441,955.65
<b>Program Income Drawdown</b>	\$0.00	\$2,731,711.32
<b>Program Income Received</b>	\$0.00	\$3,918,527.88
<b>Total Funds Expended</b>	\$2,440.00	\$4,729,915.70
Gwinnett County NSP	\$2,440.00	\$4,729,915.70
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<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, 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:**

Gwinnett County NSP has no properties undergoing rehabilitation at this time. As of September 30, 2017, Gwinnett NSP has utilized \$4,729,915.70 (20.8%) for rehabilitation.

**Accomplishments Performance Measures**

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



# of Properties	0	78/105
#Energy Star Replacement	0	21/0
#Additional Attic/Roof Insulation	0	30/98
#High efficiency heating plants	0	32/52
#Efficient AC added/replaced	0	32/76
#Replaced thermostats	0	22/97
#Replaced hot water heaters	0	32/83
#Light Fixtures (indoors) replaced	0	89/78
#Light fixtures (outdoors)	0	102/175
#Refrigerators replaced	0	15/6
#Clothes washers replaced	0	1/0
#Dishwashers replaced	0	37/90
#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	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	78/105
# of Singlefamily Units	0	78/105

## 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	105/105	105/105	100.00
# Owner Households	0	0	0	0/0	105/105	105/105	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	



<b>Grantee Activity Number:</b>	<b>G-0133-000012</b>
<b>Activity Title:</b>	<b>Multi Family with Incomes At or Under 50% AMI</b>

**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:**

12/31/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Gwinnett County NSP

Overall	Jul 1 thru Sep 30, 2017	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,490,773.07
<b>Total Budget</b>	\$0.00	\$1,490,773.07
<b>Total Obligated</b>	\$0.00	\$1,490,773.07
<b>Total Funds Drawdown</b>	\$0.00	\$1,490,673.07
<b>Program Funds Drawdown</b>	\$0.00	\$1,293,114.64
<b>Program Income Drawdown</b>	\$0.00	\$197,558.43
<b>Program Income Received</b>	\$0.00	\$197,558.43
<b>Total Funds Expended</b>	\$0.00	\$1,490,773.07
Gwinnett County NSP	\$0.00	\$1,490,773.07
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<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:**

This project was completed in 2014. Gwinnett NSP rehabilitated 55 low income multi-family units and all units are currently being rented. In total, Gwinnett NSP expended \$1,490,773.07 (6.6%) on rehabilitation cost.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
#Energy Star Replacement	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)	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	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

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<b>Grantee Activity Number:</b>	<b>G-0133-000013</b>
<b>Activity Title:</b>	<b>Multi Family with Incomes Low, Mod and Middle AMI</b>

**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:**

12/31/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Gwinnett County NSP

Overall	Jul 1 thru Sep 30, 2017	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$385,592.74
<b>Total Budget</b>	\$0.00	\$385,592.74
<b>Total Obligated</b>	\$0.00	\$385,592.74
<b>Total Funds Drawdown</b>	\$0.00	\$385,592.74
<b>Program Funds Drawdown</b>	\$0.00	\$329,139.42
<b>Program Income Drawdown</b>	\$0.00	\$56,453.32
<b>Program Income Received</b>	\$0.00	\$56,453.32
<b>Total Funds Expended</b>	\$0.00	\$385,592.74
Gwinnett County NSP	\$0.00	\$385,592.74
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<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:**

This project was completed in 2014. Gwinnett NSP rehabilitated 14 low income multi-family units and all units are currently being rented. In total, Gwinnett NSP expended \$385,592.74 (1.7%) on rehabilitation cost.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
#Energy Star Replacement	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)	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	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

**Project # / Title: G-0097-000004 / GCNSP Homeownership Assistance**

**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

**Activity Status:**

Under Way

**Project Number:**

G-0097-000004

**Project Title:**

GCNSP Homeownership Assistance

**Projected Start Date:**

03/15/2009

**Projected End Date:**

12/31/2015

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Gwinnett County NSP

Overall	Jul 1 thru Sep 30, 2017	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$217,000.00
<b>Total Budget</b>	\$0.00	\$217,000.00
<b>Total Obligated</b>	\$0.00	\$157,500.00
<b>Total Funds Drawdown</b>	\$0.00	\$139,220.15
<b>Program Funds Drawdown</b>	\$0.00	\$49,220.15
<b>Program Income Drawdown</b>	\$0.00	\$90,000.00
<b>Program Income Received</b>	\$0.00	\$90,000.00
<b>Total Funds Expended</b>	\$0.00	\$239,500.00
Gwinnett County NSP	\$0.00	\$239,500.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<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:

Gwinnett NSP rehabilitated 5 low-income multi-family units and all units are currently being rented. In total, Gwinnett County expended \$239,500.00 (1.1%) for rehabilitation costs.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	16/1
# of Singlefamily Units	0	16/1

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	14/5	0/0	14/5	100.00
# Owner Households	0	0	0	14/5	0/0	14/5	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



<b>Grantee Activity Number:</b>	<b>G-0133-000008</b>
<b>Activity Title:</b>	<b>Single Family with incomes up to 120 % of AMI</b>

**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:**

12/31/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Gwinnett County NSP

Overall	Jul 1 thru Sep 30, 2017	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,583,000.00
<b>Total Budget</b>	\$0.00	\$1,583,000.00
<b>Total Obligated</b>	\$0.00	\$1,512,500.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,416,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$247,500.00
<b>Program Income Drawdown</b>	\$0.00	\$1,168,500.00
<b>Program Income Received</b>	\$0.00	\$1,168,500.00
<b>Total Funds Expended</b>	\$0.00	\$1,602,500.00
Gwinnett County NSP	\$0.00	\$1,602,500.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<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:**

The County did not close any mid- to moderate-income single-family properties during the reporting period. As of September 30, 2017, we have closed on 79 low-income single-family properties and distributed \$1,602,500.00 (7.0%) in homebuyer assistance.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	78/105
# of Singlefamily Units	0	78/105

## 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	77/105	77/105	100.00
# Owner Households	0	0	0	0/0	77/105	77/105	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

