

**Grantee: Gwinnett County, GA**

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

**January 1, 2011 thru March 31, 2011 Performance Report**

**Grant Number:**

B-08-UN-13-0005

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

Gwinnett County, GA

**Award Date:****Grant Amount:**

\$10,507,827.00

**Contract End Date:**

03/06/2013

**Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

Bill Kingsbury

**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****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$10,957,827.00

**Total CDBG Program Funds Budgeted**

N/A

\$10,507,827.00

Program Funds Drawdown	\$0.00	\$9,817,387.18
Program Funds Obligated	\$0.00	\$10,507,827.00
Program Funds Expended	(\$360,226.25)	\$9,730,337.80
Match Contributed	\$0.00	\$0.00
Program Income Received	\$485,714.37	\$5,657,500.00
Program Income Drawdown	\$0.00	\$1,842,083.94

## 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	\$637,397.02
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	\$2,626,956.75	\$2,631,743.82

## Overall Progress Narrative:

During the quarter \$103,374.74 of the grant was expended and \$559,657.68 of Program Income was expended, for a total of \$663,032.42.

10 homes were sold and 9 homebuyers received Homebuyers Assistance. \$1,535,929.66 in Program Income was received (The figure in the table above states the Program Income Received is \$485,714.37. This figure was used to make the needed adjustment to the "To Date" amount. The "To Date" amount was incorrect in previous Quarterly Reports. With this entry, the "To Date" is now correct. In addition, the sum of the Program Income Figures report in each activity do not add up to sum reported in Overall Progress Narrative, since they are adjustments to correct the "To Date" figures. Previously, we assigned Program Income to only a few accounts. The "To Date" figures in this report now show the proper distribution. Please read the paragraph following for a full explanation about the figures used in this report.)

The figures in this report have been adjusted to reflect the actual situation in the Gwinnett NSP program from its beginning in early 2009 to March 31, 2010. The quarterly figures do not necessarily reflect the activity of the first quarter of 2011. The figures used are to make adjustments to the "To Date" amounts. Adjustments were necessary due to changing requirements and additional direction from HUD. Since the first of the year HUD has presented numerous DRGR training Webinars and the Gwinnett NSP office has sought and received technical assistance from HUD. Additionally, over the last year the office has obtained a better working knowledge of DRGR. In the past, homes have been recorded as being acquired as they were purchased; rehabilitated when the rehabilitation occurred; and homebuyer's assistance when they were sold. In the future properties will be recorded only one. If homebuyer's assistance is provided, it will only be recorded in that category; if homebuyer's assistance is provided by others, it will be recorded in rehabilitation.

As of the end of this quarter, 40 homes have been sold, 40 homes rehabilitated homes, and 32 homebuyers provided financial assistance; 9 of the homebuyers have received financial assistance through the HOME program.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
000001, Administration	\$0.00	\$1,050,782.70	\$637,397.02
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
G-0097-000002, GCNSP Acquisition	\$0.00	\$5,978,535.01	\$5,928,648.01
G-0097-000003, GCNSP Rehabilitation Program	\$0.00	\$3,208,509.29	\$2,981,342.15
G-0097-000004, GCNSP Homeownership Assistance	\$0.00	\$270,000.00	\$270,000.00

## Activities

<b>Grantee Activity Number:</b>	<b>G-0133-000002</b>
<b>Activity Title:</b>	<b>Single 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:**

03/15/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Gwinnett County NSP

Overall	Jan 1 thru Mar 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$97,029.50
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$97,029.50
<b>Program Funds Drawdown</b>	\$0.00	\$97,029.50
<b>Program Funds Obligated</b>	\$0.00	\$97,029.50
<b>Program Funds Expended</b>	\$0.00	\$97,029.50
Gwinnett County NSP	\$0.00	\$97,029.50
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	(\$197,460.00)	\$2,000.00
<b>Program Income Drawdown</b>	\$0.00	\$950.00

**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:**

No homes were acquired in this quarter. However \$195.00 was spend from Program Income related to earlier sales.

The figures in this report have been adjusted to reflect the actual situation in the Gwinnett NSP program from its beginning in early 2009 to March 31, 2010. The quarterly figures do not necessary reflect the activity of the first quarter of 2011. Adjustments were necessary due to changing requirements and the need for additional direction from HUD. Since the first of the year HUD has presented numerous DRGR training Webinars and the Gwinnett NSP office has sought and received technical assistance from HUD. Too, over the last year the office has obtained a better working knowledge of DRGR.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	-3	3/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/5
# of Singlefamily Units	0	3/5

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	2/5	0/0	3/5	66.67
# Owner Households	2	0	2	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	

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**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>Jan 1 thru Mar 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$4,506,844.47
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$4,506,844.47
<b>Program Funds Drawdown</b>	\$0.00	\$4,456,957.47
<b>Program Funds Obligated</b>	\$0.00	\$4,506,844.47
<b>Program Funds Expended</b>	(\$90,765.50)	\$4,403,463.97
Gwinnett County NSP	(\$90,765.50)	\$4,403,463.97
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$50,098.13	\$2,700,000.00
<b>Program Income Drawdown</b>	\$0.00	\$1,709,423.00

**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:**

No homes were acquired in this quarter. However, \$1,130.00 was spend related to due diligences for earlier and future sales.

The figures in this report have been adjusted to reflect the actual situation in the Gwinnett NSP program from its beginning in early 2009 to March 31, 2010. The quarterly figures do not necessary reflect the activity of the first quarter of 2011. Adjustments were necessary due to changing requirements and the need for additional direction from HUD. Since the first of the year HUD has presented numerous DRGR training Webinars and the Gwinnett NSP office has sought and received technical assistance from HUD. Too, over the last year the office has obtained a better working knowledge of DRGR.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	-65	40/105

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-12	40/105
# of Singlefamily Units	-12	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	-12	-16	0/0	40/105	40/105	100.00
# Owner Households	0	-12	-16	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	

<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

**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	Jan 1 thru Mar 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$120,910.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$120,910.00
<b>Program Funds Drawdown</b>	\$0.00	\$73,060.00
<b>Program Funds Obligated</b>	\$0.00	\$120,910.00
<b>Program Funds Expended</b>	(\$188,942.88)	\$120,585.00
Gwinnett County NSP	(\$188,942.88)	\$120,585.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$30,000.00	\$30,000.00
<b>Program Income Drawdown</b>	\$0.00	\$750.00

**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 two of the homes purchased. \$429 was paid from Program Income for this activity.

The figures in this report have been adjusted to reflect the actual situation in the Gwinnett NSP program from its beginning in early 2009 to March 31, 2010. The quarterly figures do not necessary reflect the activity of the first quarter of 2011. Adjustments were necessary due to changing requirements and the need for additional direction from HUD. Since the first of the year HUD has presented numerous DRGR training Webinars and the Gwinnett NSP office has sought and received technical assistance from HUD. Too, over the last year the office has obtained a better working knowledge of DRGR.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	-1	3/5

#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof Insulation	2	3/5
#High efficiency heating plants	0	0/4
#Efficient AC added/replaced	1	2/5
#Replaced thermostats	1	2/4
#Replaced hot water heaters	2	3/4
#Light Fixtures (indoors) replaced	10	15/25
#Light fixtures (outdoors) replaced	4	6/10
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	2	3/5
#Units with solar panels	0	0/0
#Low flow toilets	1	2/1
#Low flow showerheads	3	4/5
#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 $\neq$ 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	-1	3/5
# of Singlefamily Units	-1	3/5

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	3	0	2	3/5	0/0	3/5	100.00
# Owner Households	3	0	3	3/5	0/0	3/5	100.00

## Activity Locations

Address	City	State	Zip
2971 Harrison Ridge	Lawrenceville	NA	30044
160 Circle Road	Dacula	NA	30019

## 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

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,462,260.33
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,462,260.33
<b>Program Funds Drawdown</b>	\$0.00	\$1,282,943.19
<b>Program Funds Obligated</b>	\$0.00	\$1,462,260.33
<b>Program Funds Expended</b>	\$114,619.79	\$1,450,439.76
Gwinnett County NSP	\$114,619.79	\$1,450,439.76
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$257,576.24	\$2,400,000.00
<b>Program Income Drawdown</b>	\$0.00	\$63,460.94

**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:**

Rehabilitation continued on approximately 16 homes. Grant funds of \$99,400.99 and Program Income of \$371,402.68 was used for this activity.

The figures in this report have been adjusted to reflect the actual situation in the Gwinnett NSP program from its beginning in early 2009 to March 31, 2010. The quarterly figures do not necessary reflect the activity of the first quarter of 2011. Adjustments were necessary due to changing requirements and the need for additional direction from HUD. Since the first of the year HUD has presented numerous DRGR training Webinars and the Gwinnett NSP office has sought and received technical assistance from HUD. Too, over the last year the office has obtained a better working knowledge of DRGR.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	18	40/105

#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof Insulation	0	11/98
#High efficiency heating plants	0	0/52
#Efficient AC added/replaced	0	9/76
#Replaced thermostats	0	8/97
#Replaced hot water heaters	0	9/83
#Light Fixtures (indoors) replaced	0	20/78
#Light fixtures (outdoors) replaced	0	61/175
#Refrigerators replaced	0	1/6
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	9/90
#Units with solar panels	0	0/0
#Low flow toilets	0	8/80
#Low flow showerheads	0	11/96
#Units with bus/rail access	0	0/20
#Units exceeding Energy Star	0	0/8
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units $\zeta$ 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	18	40/105
# of Singlefamily Units	18	40/105

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	40	29	0/0	40/105	40/105	100.00
# Owner Households	0	40	29	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-0133-000007

**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:**

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

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$45,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$22,500.00
<b>Program Funds Drawdown</b>	\$0.00	\$22,500.00
<b>Program Funds Obligated</b>	\$0.00	\$22,500.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Gwinnett County NSP	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</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:**

No homeowners assistance was paid out during the quarter.

**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>	1	2/1
<b># of Singlefamily Units</b>	1	2/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	2/5	0/0	2/5	100.00
# Owner Households	1	0	1	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

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$450,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$247,500.00
<b>Program Funds Drawdown</b>	\$0.00	\$247,500.00
<b>Program Funds Obligated</b>	\$0.00	\$247,500.00
<b>Program Funds Expended</b>	(\$517,500.00)	\$247,500.00
Gwinnett County NSP	(\$517,500.00)	\$247,500.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$336,500.00	\$516,500.00
<b>Program Income Drawdown</b>	\$0.00	\$67,500.00

**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:**

\$186,500 in homeowners assistance was paid from Program Income this quarter.

The figures in this report have been adjusted to reflect the actual situation in the Gwinnett NSP program from its beginning in early 2009 to March 31, 2010. The quarterly figures do not necessary reflect the activity of the first quarter of 2011. Adjustments were necessary due to changing requirements and the need for additional direction from HUD. Since the first of the year HUD has presented numerous DRGR training Webinars and the Gwinnett NSP office has sought and received technical assistance from HUD. Too, over the last year the office has obtained a better working knowledge of DRGR.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	21	32/105
# of Singlefamily Units	21	32/105

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	21	21	0/0	32/105	32/105	100.00
# Owner Households	0	21	21	0/0	32/105	32/105	100.00

## Activity Locations

Address	City	State	Zip
1108 Leybourne Cove	Lawrenceville	NA	30045
2463 Walnut Tree Lane	Buford	NA	30519
2625 Chandler Grove Drive	Buford	NA	30519
1187 Balvaird Drive	Lawrenceville	NA	30045
1530 Stewart Ridge Drive	Buford	NA	30518
3510 Kentwater Drive	Buford	NA	30519
2256 Meadow Valley Circle	Lawrencille	NA	30044
1931 Rock Brook Court	Snellville	NA	30078
1098 Leybourne Cove	Lawrenceville	NA	30045
3775 Jackson Shoals Court	Lawrenceville	NA	30044

## 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

**Grantee Activity Number:** G-0133-000010

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

**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**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,095,728.78
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,095,728.78
<b>Program Funds Drawdown</b>	\$0.00	\$1,095,728.78
<b>Program Funds Obligated</b>	\$0.00	\$1,095,728.78
<b>Program Funds Expended</b>	\$0.00	\$1,095,728.78
Gwinnett County NSP	\$0.00	\$1,095,728.78
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</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 activity occurred in this quarter.

**Accomplishments Performance Measures**

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

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

Overall	Jan 1 thru Mar 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$278,932.26
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$278,932.26
<b>Program Funds Drawdown</b>	\$0.00	\$278,932.26
<b>Program Funds Obligated</b>	\$0.00	\$278,932.26
<b>Program Funds Expended</b>	\$0.00	\$278,932.26
Gwinnett County NSP	\$0.00	\$278,932.26
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</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 activity occurred in this quarter.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	-1	1/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	14/1
<b># of Multifamily Units</b>	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

**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

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,474,925.54
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,295,575.54
<b>Program Funds Drawdown</b>	\$0.00	\$1,295,575.54
<b>Program Funds Obligated</b>	\$0.00	\$1,295,575.54
<b>Program Funds Expended</b>	\$256,526.80	\$1,295,575.54
Gwinnett County NSP	\$256,526.80	\$1,295,575.54
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$7,000.00	\$7,000.00
<b>Program Income Drawdown</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:**

No activity occurred in this quarter.

The figures in this report have been adjusted to reflect the actual situation in the Gwinnett NSP program from its beginning in early 2009 to March 31, 2010. The quarterly figures do not necessarily reflect the activity of the first quarter of 2011. Adjustments were necessary due to changing requirements and the need for additional direction from HUD. Since the first of the year HUD has presented numerous DRGR training Webinars and the Gwinnett NSP office has sought and received technical assistance from HUD. Too, over the last year the office has obtained a better working knowledge of DRGR.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	-1	1/1
<b>#Energy Star Replacement Windows</b>	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

	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

**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	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$375,413.42
Total CDBG Program Funds Budgeted	N/A	\$329,763.42
Program Funds Drawdown	\$0.00	\$329,763.42
Program Funds Obligated	\$0.00	\$329,763.42
Program Funds Expended	\$65,835.54	\$329,763.42
Gwinnett County NSP	\$65,835.54	\$329,763.42
Match Contributed	\$0.00	\$0.00
Program Income Received	\$2,000.00	\$2,000.00
Program Income Drawdown	\$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 activity occurred in this quarter.

The figures in this report have been adjusted to reflect the actual situation in the Gwinnett NSP program from its beginning in early 2009 to March 31, 2010. The quarterly figures do not necessarily reflect the activity of the first quarter of 2011. Adjustments were necessary due to changing requirements and the need for additional direction from HUD. Since the first of the year HUD has presented numerous DRGR training Webinars and the Gwinnett NSP office has sought and received technical assistance from HUD. Too, over the last year the office has obtained a better working knowledge of DRGR.

**Accomplishments Performance Measures**

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