

Grantee: Gwinnett County, GA

Grant: B-08-UN-13-0005

October 1, 2013 thru December 31, 2013 Performance Report



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

LOCCS Authorized 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 | \$329,581.67 | \$19,889,843.91 |
| 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:

Gwinnett County NSP did not generate any program income during this reporting period due to a number of factors. The total amount of Program Income received for NSP1 stands at \$10,646,317.71. Some of the factors that led to Gwinnett County not disposing of any properties this past quarter were due to the entire remaining balance of the grant being obligates to the Oakland Downs project. This project is being move from the NSP1 to the NSP3 grant and will allow for the program to begin acquiring more properties. The local housing market in Gwinnett County is seeing sustained positive growth for the first time in quite a while. This has caused the available housing inventory to shrink along with forcing prices to rise. This has created a new issue within the County as the NSP program tries to strike a balance between acquiring affordable property for rehabilitation and maintaining prices that low-income buyers can afford.

On December 18th HUD released new Income Limits for the NSP program. These new limits fell again and put further strain on the programs low-income set-aside. The program is currently struggling to find low-income buyers who can qualify for mortgages for their finished NSP homes. As the program moves forward it will begin to re-evaluate its pricing structure to ensure our homes remain affordable in a difficult market.

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

| | |
|---------------------------------|-----------------------------|
| Grantee Activity Number: | G-0133-000001 |
| Activity Title: | GCNSP Administration |

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 | Oct 1 thru Dec 31, 2013 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$1,595,250.05 |
| Total Budget | \$0.00 | \$1,595,250.05 |
| Total Obligated | \$0.00 | \$1,076,684.62 |
| Total Funds Drawdown | \$0.00 | \$1,076,684.62 |
| Program Funds Drawdown | \$0.00 | \$637,397.02 |
| Program Income Drawdown | \$0.00 | \$439,287.60 |
| Program Income Received | \$0.00 | \$132,317.00 |
| Total Funds Expended | \$49,640.80 | \$1,472,763.75 |
| Gwinnett County NSP | \$49,640.80 | \$1,472,763.75 |
| Match Contributed | \$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 office will be updating its policies and procedures manual over the next reporting period in order to ensure that the program remains as effective and efficient as possible. One particular focus of this update will be in regard to property pricing for disposition.

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 | |



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 | Oct 1 thru Dec 31, 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 | \$241,469.31 | \$683,601.51 |
| Gwinnett County NSP | \$241,469.31 | \$683,601.51 |
| 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 there was 1 low-income single-family property acquired. To date, 14 low-income single-family properties have been acquired for rehabilitation of which 11 have been sold to income-eligible homebuyers and 1 unit has been 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

| Overall | Oct 1 thru Dec 31, 2013 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$8,206,099.30 |
| Total Budget | \$0.00 | \$8,206,099.30 |
| Total Obligated | \$0.00 | \$7,942,295.41 |
| Total Funds Drawdown | \$0.00 | \$7,942,295.41 |
| Program Funds Drawdown | \$0.00 | \$4,415,532.97 |
| Program Income Drawdown | \$0.00 | \$3,526,762.44 |
| Program Income Received | \$0.00 | \$3,563,299.30 |
| Total Funds Expended | \$0.00 | \$8,004,859.52 |
| Gwinnett County NSP | \$0.00 | \$8,004,859.52 |
| 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, 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 there were no mid/moderate-income single-family properties acquired. To date, 70 mid/moderate-income single-family properties have been acquired for rehabilitation of which 69 have been sold to income-eligible homebuyers.

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|------------------------|---------------------------|---|
| | Total | Total |
| # of Properties | 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 | Oct 1 thru Dec 31, 2013 | To Date |
|--|-------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$1,059,794.06 |
| Total Budget | \$0.00 | \$1,059,794.06 |
| Total Obligated | \$0.00 | \$120,911.00 |
| Total Funds Drawdown | \$0.00 | \$89,824.00 |
| Program Funds Drawdown | \$0.00 | \$73,060.00 |
| Program Income Drawdown | \$0.00 | \$16,764.00 |
| Program Income Received | \$0.00 | \$948,808.98 |
| Total Funds Expended | \$327,002.56 | \$814,246.05 |
| Gwinnett County NSP | \$327,002.56 | \$814,246.05 |
| 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:

Rehabilitation continued on 1 home under this classification. The home is expected to be disposed of in the 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

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

| | Oct 1 thru Dec 31, 2013 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$3,946,034.09 |
| Total Budget | \$0.00 | \$3,946,034.09 |
| Total Obligated | \$0.00 | \$3,617,999.27 |
| Total Funds Drawdown | \$0.00 | \$3,617,818.97 |
| Program Funds Drawdown | \$0.00 | \$1,403,955.20 |
| Program Income Drawdown | \$0.00 | \$2,213,863.77 |
| Program Income Received | \$0.00 | \$2,828,557.30 |
| Total Funds Expended | \$1,195.00 | \$4,088,536.97 |
| Gwinnett County NSP | \$1,195.00 | \$4,088,536.97 |
| 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, 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 one home under this classification during the reporting period. That home is still in rehabilitation and will likely be done in the next reporting period.

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|--|---------------------------|---|
| | Total | Total |
| # of Properties | 0 | 64/105 |
| #Energy Star Replacement Windows | 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

| | Oct 1 thru Dec 31, 2013 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$355,887.09 |
| Total Budget | \$0.00 | \$355,887.09 |
| Total Obligated | \$0.00 | \$59,500.00 |
| Total Funds Drawdown | \$0.00 | \$59,500.00 |
| Program Funds Drawdown | \$0.00 | \$22,500.00 |
| Program Income Drawdown | \$0.00 | \$37,000.00 |
| Program Income Received | \$0.00 | \$342,589.15 |
| Total Funds Expended | \$0.00 | \$164,000.00 |
| Gwinnett County NSP | \$0.00 | \$164,000.00 |
| 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. 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:

There were no homes sold to low-income individuals or households during the reporting period. To date, 11 low-income eligible homebuyers have been sold 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 |



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 | Oct 1 thru Dec 31, 2013 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$1,191,096.37 |
| Total Budget | \$0.00 | \$1,191,096.37 |
| Total Obligated | \$0.00 | \$1,146,000.00 |
| Total Funds Drawdown | \$0.00 | \$1,146,000.00 |
| Program Funds Drawdown | \$0.00 | \$247,500.00 |
| Program Income Drawdown | \$0.00 | \$898,500.00 |
| Program Income Received | \$0.00 | \$921,500.00 |
| Total Funds Expended | \$0.00 | \$1,371,000.00 |
| Gwinnett County NSP | \$0.00 | \$1,371,000.00 |
| 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 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:

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

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|--------------------------------|---------------------------|---|
| | Total | Total |
| # of Housing Units | 0 | 35/105 |
| # of Singlefamily Units | 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 |



| | |
|---------------------------------|--|
| 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 | Oct 1 thru Dec 31, 2013 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$1,095,728.78 |
| Total Budget | \$0.00 | \$1,095,728.78 |
| Total Obligated | \$0.00 | \$1,095,728.78 |
| Total Funds Drawdown | \$0.00 | \$1,095,728.78 |
| Program Funds Drawdown | \$0.00 | \$1,095,728.78 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | (\$2,482.00) | \$1,127,540.48 |
| Gwinnett County NSP | (\$2,482.00) | \$1,127,540.48 |
| 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 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:

The Gwinnett NSP office reclassified the quadplex property located at 2211-2217 Highpoint Road from multi-family to single-family to ensure it was in compliance with HUD's definition of single-family residence. Due to this reclassification a balance of \$2,482.00 was moved from this category and into single-family acquisition low.

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:

03/15/2014

Completed Activity Actual End Date:

Responsible Organization:

Gwinnett County NSP

Overall

| | Oct 1 thru Dec 31, 2013 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$278,932.26 |
| Total Budget | \$0.00 | \$278,932.26 |
| Total Obligated | \$0.00 | \$278,932.26 |
| Total Funds Drawdown | \$0.00 | \$278,932.26 |
| Program Funds Drawdown | \$0.00 | \$278,932.26 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$0.00 | \$287,029.82 |
| Gwinnett County NSP | \$0.00 | \$287,029.82 |
| 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:

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



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

Overall

| | Oct 1 thru Dec 31, 2013 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$1,301,871.94 |
| Total Budget | \$0.00 | \$1,301,871.94 |
| Total Obligated | \$0.00 | \$1,301,871.94 |
| Total Funds Drawdown | \$0.00 | \$1,299,411.04 |
| Program Funds Drawdown | \$0.00 | \$1,293,114.64 |
| Program Income Drawdown | \$0.00 | \$6,296.40 |
| Program Income Received | \$0.00 | \$324,514.00 |
| Total Funds Expended | (\$287,244.00) | \$1,490,673.07 |
| Gwinnett County NSP | (\$287,244.00) | \$1,490,673.07 |
| 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 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:

The Gwinnett NSP office reclassified the quadplex property located at 2211-2217 Highpoint Road from multi-family to single-family to ensure it was in compliance with HUD's definition of single-family residence. Due to this reclassification a balance of \$287,244.00 was moved from this category and into single-family rehab low.

Accomplishments Performance Measures

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

Oct 1 thru Dec 31, 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

\$0.00

\$385,592.74

Gwinnett County NSP

\$0.00

\$385,592.74

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, there was not any activity for Multi Family Rehabilitation.

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 |

