

Grantee: Gwinnett County, GA

Grant: B-08-UN-13-0005

July 1, 2013 thru September 30, 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	\$238,580.17	\$19,560,262.24
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 \$13,632,094.71. Some of the factors that led to Gwinnett County not disposing of any properties this past quarter are due to the entire remaining balance of the grant being obligates to the Oakland Downs project. The 16 unit townhome project will have one building of 8 units completely funded by NSP funds. This project is reserved for low-income residents and will allow the County to meet its low-income set-aside and satisfy a National Objective.

Once the Oakland Downs project is completed the Gwinnett County NSP staff anticipates the NSP1 grant being ready to close-out in early-mid 2014.

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	Jul 1 thru Sep 30, 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	\$58,226.71	\$1,423,122.95
Gwinnett County NSP	\$58,226.71	\$1,423,122.95
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 continued to focus on the fine tuning of its policies and procedures to ensure both compliance and flexibility as they move forward in a volatile housing market. While the local market has remained unpredictable the program controls that Gwinnett County has instituted have paid vast dividends and have been hailed at events like the NSP Regional Roundtables as Best Practices for other entitlement grantees to follow

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	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$826,046.71
Total Budget	\$0.00	\$826,046.71
Total Obligated	\$0.00	\$98,681.50
Total Funds Drawdown	\$0.00	\$98,681.50
Program Funds Drawdown	\$0.00	\$96,834.50
Program Income Drawdown	\$0.00	\$1,847.00
Program Income Received	\$0.00	\$968,490.47
Total Funds Expended	\$10,688.95	\$442,132.20
Gwinnett County NSP	\$10,688.95	\$442,132.20
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 were no low-income single-family properties acquired. To date, 13 low-income single-family properties have been acquired for rehabilitation and resell to an eligible homebuyer &ndash of whom 11 have been sold and 1 unit was donated to a Non-Profit for use as rental housing for its clients.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: G-0133-000003

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

Activity Category:

Acquisition - general

Project Number:

G-0097-000002

Projected Start Date:

03/15/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

GCNSP Acquisition

Projected End Date:

03/15/2014

Completed Activity Actual End Date:

Responsible Organization:

Gwinnett County NSP

Overall	Jul 1 thru Sep 30, 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	\$881.00	\$8,004,859.52
Gwinnett County NSP	\$881.00	\$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 and resell to an eligible homebuyer of which 69 have been sold.

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	Jul 1 thru Sep 30, 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	\$22,734.85	\$487,243.49
Gwinnett County NSP	\$22,734.85	\$487,243.49
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 the one home under this classification. This home is expected to be disposed of in the next quarter and is already under contract to a low-income qualified homebuyer.

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	Jul 1 thru Sep 30, 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	\$3,034.84	\$4,087,341.97
Gwinnett County NSP	\$3,034.84	\$4,087,341.97
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 got started on 1 home under this classification during the reporting period. That home is still in the early phases of its rehabilitation and will likely be done closer to 2014.

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	Jul 1 thru Sep 30, 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	\$22,500.00	\$164,000.00
Gwinnett County NSP	\$22,500.00	\$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/households. To date, 11 low-income homebuyers have purchased a single-family home.

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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	Jul 1 thru Sep 30, 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 homebuyers have purchased 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	Jul 1 thru Sep 30, 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	\$0.00	\$1,130,022.48
Gwinnett County NSP	\$0.00	\$1,130,022.48
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:

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

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# 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	Jul 1 thru Sep 30, 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

Project Number:

G-0097-000003

Projected Start Date:

03/15/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

GCNSP Rehabilitation Program

Projected End Date:

03/15/2014

Completed Activity Actual End Date:

Responsible Organization:

Gwinnett County NSP

Overall	Jul 1 thru Sep 30, 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	\$112,573.94	\$1,777,917.07
Gwinnett County NSP	\$112,573.94	\$1,777,917.07
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:

During the reporting period, work continued to complete a quadplex on Highpoint Road. This unit will be the second multi-family purchase for the County and will be donated to a local Non-Profit for use as rental housing for their clients. It is expected to be moved on to a local Non-Profit during the next quarter.

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

Jul 1 thru Sep 30, 2013

N/A

To Date

\$331,365.98

Total Budget

\$0.00

\$331,365.98

Total Obligated

\$0.00

\$331,365.98

Total Funds Drawdown

\$0.00

\$330,741.98

Program Funds Drawdown

\$0.00

\$329,139.42

Program Income Drawdown

\$0.00

\$1,602.56

Program Income Received

\$0.00

\$107,838.00

Total Funds Expended

\$7,939.88

\$385,592.74

Gwinnett County NSP

\$7,939.88

\$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

