

Grantee: Gwinnett County, GA

Grant: B-08-UN-13-0005

July 1, 2015 thru September 30, 2015 Performance Report



Grant Number:

B-08-UN-13-0005

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

Gwinnett County, GA

Contract End Date:

03/06/2013

Review by HUD:

Submitted - Await for Review

Grant Award Amount:

\$10,507,827.00

Grant Status:

Active

QPR Contact:

Shannon Candler

LOCCS Authorized Amount:

\$10,507,827.00

Estimated PI/RL Funds:

\$11,150,490.60

Total Budget:

\$21,658,317.60

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

\$21,920,201.83

Total Budget

\$0.00

\$21,470,201.83

Total Obligated

\$0.00

\$21,470,201.83

Total Funds Drawdown

\$0.00

\$20,461,146.33



Program Funds Drawdown	\$0.00	\$10,226,667.28
Program Income Drawdown	\$0.00	\$10,234,479.05
Program Income Received	\$0.00	\$10,234,479.05
Total Funds Expended	\$57,315.77	\$21,763,842.03
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	\$1,645,296.35
Limit on State Admin	\$0.00	\$1,645,296.35

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,626,956.75	\$4,553,245.30

Overall Progress Narrative:

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

From March 5, 2009 through September 30, 2015, Gwinnett NSP has acquired 14 single-family properties identified for rehabilitation and resale to low-income homebuyers and 77 properties for mid- to moderate-income homebuyers. To date, 14 rehabilitated homes have been sold to low-income homebuyers, and 77 to mid- to moderate-income homebuyers.

Gwinnett County has received \$11,989,087.60 in program income due to the resale of rehabilitated properties. These funds, in combination with the grant award (\$10,570,827.00), are expended to meet the national objective of housing low- to moderate-income persons.

Grant to date, Gwinnett County has expended \$21,763,842.03 which represents 99% of all grant funds (program income and program funds) and 212% of the original grant award.

During the reporting period (July 1, 2015 – September 30, 2015), Gwinnett NSP did not acquire any properties and sold one property.

On September 10, 2015 Gwinnett County NSP held a stakeholder's meeting. The NSP stakeholders were presented a revised version of the Gwinnett County NSP Policy and Procedures Manual and updates on



Program Correspondence, Property Reservations, Appraisals, Environmental Reviews, Program Reporting, and Finances.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
000001, Administration	\$0.00	\$1,722,089.36	\$884,844.06
G-0097-000002, GCNSP Acquisition	\$0.00	\$10,921,362.42	\$5,887,028.51
G-0097-000003, GCNSP Rehabilitation Program	\$0.00	\$7,156,750.05	\$3,184,794.71
G-0097-000004, GCNSP Homeownership Assistance	\$0.00	\$1,670,000.00	\$270,000.00



Activities

Project # / Title: 000001 / Administration

Grantee Activity Number: G-0133-000001

Activity Title: GCNSP Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

000001

Project Title:

Administration

Projected Start Date:

03/15/2009

Projected End Date:

12/31/2015

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Gwinnett County NSP

Overall

Jul 1 thru Sep 30, 2015

To Date

Total Projected Budget from All Sources

N/A

\$1,722,089.36

Total Budget

\$0.00

\$1,722,089.36

Total Obligated

\$0.00

\$1,722,089.36

Total Funds Drawdown

\$0.00

\$1,645,296.35

Program Funds Drawdown

\$0.00

\$884,844.06

Program Income Drawdown

\$0.00

\$760,452.29

Program Income Received

\$0.00

\$760,452.29

Total Funds Expended

\$6,647.80

\$1,724,373.50

Gwinnett County NSP

\$6,647.80

\$1,724,373.50

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 finished revising NSP Guidebook which includes its policies and procedures manual. The NSP Staff provided program stakeholders with a copy of the Guidebook at the stakeholders meeting on September 10, 2015. During the meeting stakeholders were also notified that Gwinnett NSP is targeting a closeout date of December 31, 2016.



To date, Gwinnett County has expended \$ 1,742,373.50 (7%) of program expenditures on administrative costs.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Grantee Activity Number: G-0133-000002

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

Activity Category:

Acquisition - general

Project Number:

G-0097-000002

Projected Start Date:

03/15/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

GCNSP Acquisition

Projected End Date:

12/31/2015

Completed Activity Actual End Date:

Responsible Organization:

Gwinnett County NSP

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2015

N/A

To Date

\$967,148.94



Total Budget	\$0.00	\$967,148.94
Total Obligated	\$0.00	\$967,148.94
Total Funds Drawdown	\$0.00	\$828,967.32
Program Funds Drawdown	\$0.00	\$96,834.50
Program Income Drawdown	\$0.00	\$732,132.82
Program Income Received	\$0.00	\$732,132.82
Total Funds Expended	\$533.00	\$826,963.44
Gwinnett County NSP	\$533.00	\$826,963.44
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 single-family property acquired. To date, 14 low-income single-family properties have been acquired for rehabilitation and all of the properties have been sold to income-eligible homebuyers.

To date, Gwinnett County NSP has expended \$826,963.44 (5% of program expenditures) on the acquisition of 14 low-income homes.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	10	14/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	10	14/5
# of Singlefamily Units	10	14/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	10	0	10	12/5	0/0	13/5	92.31
# Owner Households	10	0	10	12/5	0/0	13/5	92.31

Activity Locations

No Activity Locations found.



Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



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 (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

GCNSP Acquisition

Projected End Date:

12/31/2015

Completed Activity Actual End Date:

Responsible Organization:

Gwinnett County NSP

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$8,539,643.18
Total Budget	\$0.00	\$8,539,643.18
Total Obligated	\$0.00	\$8,539,643.18
Total Funds Drawdown	\$0.00	\$8,311,902.68
Program Funds Drawdown	\$0.00	\$4,415,532.97
Program Income Drawdown	\$0.00	\$3,896,369.71
Program Income Received	\$0.00	\$3,896,369.71
Total Funds Expended	\$0.00	\$8,691,799.26
Gwinnett County NSP	\$0.00	\$8,691,799.26
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 properties acquired under this grant activity.

To date, 77 mid- to moderate-income single-family homes have been acquired for rehabilitation and all properties have been sold to income-eligible homebuyers representing 40% (\$8,691,799.26) of program expenditures (\$21,763,842.03).



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	37	77/105

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	37	77/105
# of Singlefamily Units	37	77/105

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	37	37	0/0	77/105	77/105	100.00
# Owner Households	0	37	37	0/0	77/105	77/105	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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:

03/15/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

GCNSP Acquisition

Projected End Date:

12/31/2015

Completed Activity Actual End Date:

Responsible Organization:

Gwinnett County NSP

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,127,540.48
Total Budget	\$0.00	\$1,127,540.48
Total Obligated	\$0.00	\$1,127,540.48
Total Funds Drawdown	\$0.00	\$1,127,540.48
Program Funds Drawdown	\$0.00	\$1,095,728.78
Program Income Drawdown	\$0.00	\$31,811.70
Program Income Received	\$0.00	\$31,811.70
Total Funds Expended	\$0.00	\$1,127,540.48
Gwinnett County NSP	\$0.00	\$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:

During the reporting period no low-income multi-family property was acquired. To date, Gwinnett NSP has acquired 59 low-income multi-family units and all are currently being rented.

To date, Gwinnett County NSP has expended \$1,127,540.48 (6% of program expenditures) on the acquisition of 59 low-income multi-family units.



Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected 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
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 (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

GCNSP Acquisition

Projected End Date:

12/31/2015

Completed Activity Actual End Date:

Responsible Organization:

Gwinnett County NSP

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$287,029.82
Total Budget	\$0.00	\$287,029.82
Total Obligated	\$0.00	\$287,029.82
Total Funds Drawdown	\$0.00	\$287,029.82
Program Funds Drawdown	\$0.00	\$278,932.26
Program Income Drawdown	\$0.00	\$8,097.56
Program Income Received	\$0.00	\$8,097.56
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:

During the reporting period no mid- to moderate-income multi-family properties were acquired. To date, Gwinnett NSP has acquired 14 mid- to moderate-income multi-family units and all are currently being rented.

To date, Gwinnett County NSP has expended \$287,029.82 (1% of program expenditures) on the acquisition of 14 mid- to moderate-income multi-family units.



Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	14/1
# of Multifamily Units	0	14/1

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Grantee Activity Number: G-0133-000004

Activity Title: Single 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 (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

GCNSP Rehabilitation Program

Projected End Date:

12/31/2015

Completed Activity Actual End Date:

Responsible Organization:

Gwinnett County NSP



Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$810,282.81
Total Budget	\$0.00	\$810,282.81
Total Obligated	\$0.00	\$810,282.81
Total Funds Drawdown	\$0.00	\$681,976.90
Program Funds Drawdown	\$0.00	\$120,585.00
Program Income Drawdown	\$0.00	\$561,391.90
Program Income Received	\$0.00	\$561,391.90
Total Funds Expended	\$0.00	\$807,862.62
Gwinnett County NSP	\$0.00	\$807,862.62
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:

Gwinnett County NSP currently has no single-family properties in rehabilitation under this classification.

To date, Gwinnett NSP has utilized \$807,862.62 (4% of program expenditures) for rehabilitation of low-income properties.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	8	14/5
#Energy Star Replacement	6	6/0
#Additional Attic/Roof Insulation	0	5/5
#High efficiency heating plants	6	6/4
#Efficient AC added/replaced	1	5/5
#Replaced thermostats	4	7/4
#Replaced hot water heaters	5	9/4
#Light Fixtures (indoors) replaced	0	25/25
#Light fixtures (outdoors)	0	9/10
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	9	12/5
#Units with solar panels	0	0/0
#Low flow toilets	9	11/1
#Low flow showerheads	2	9/5



#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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	10	16/5
# of Singlefamily Units	10	16/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	10	0	10	16/5	0/0	16/5	100.00
# Owner Households	10	0	10	16/5	0/0	16/5	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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:
12/31/2015

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Gwinnett County NSP

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$4,470,101.43
Total Budget	\$0.00	\$4,470,101.43
Total Obligated	\$0.00	\$4,470,101.43
Total Funds Drawdown	\$0.00	\$4,173,666.97
Program Funds Drawdown	\$0.00	\$1,441,955.65
Program Income Drawdown	\$0.00	\$2,731,711.32
Program Income Received	\$0.00	\$2,731,711.32
Total Funds Expended	\$50,134.97	\$4,670,007.10
Gwinnett County NSP	\$50,134.97	\$4,670,007.10
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, Gwinnett NSP had one mid- to moderate-income property complete rehabilitation work.

To date, Gwinnett County has expended \$4,670,007.10 (21%) of program expenditures (\$21,763,842.03) on rehabilitation costs associated with mid- to moderate-income properties.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	64/105
#Energy Star Replacement	0	21/0
#Additional Attic/Roof Insulation	0	30/98
#High efficiency heating plants	28	32/52
#Efficient AC added/replaced	9	32/76
#Replaced thermostats	0	22/97
#Replaced hot water heaters	10	32/83
#Light Fixtures (indoors) replaced	0	89/78
#Light fixtures (outdoors)	0	102/175
#Refrigerators replaced	14	15/6
#Clothes washers replaced	1	1/0
#Dishwashers replaced	18	37/90
#Units with solar panels	0	0/0
#Low flow toilets	0	20/80
#Low flow showerheads	0	31/96
#Units with bus/rail access	0	0/20
#Units exceeding Energy Star	0	1/8
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	20	77/105
# of Singlefamily Units	20	77/105

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	37	37	0/0	105/105	105/105	100.00
# Owner Households	0	37	37	0/0	105/105	105/105	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



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 (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

GCNSP Rehabilitation Program

Projected End Date:

12/31/2015

Completed Activity Actual End Date:

Responsible Organization:

Gwinnett County NSP

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,490,773.07
Total Budget	\$0.00	\$1,490,773.07
Total Obligated	\$0.00	\$1,490,773.07
Total Funds Drawdown	\$0.00	\$1,490,673.07
Program Funds Drawdown	\$0.00	\$1,293,114.64
Program Income Drawdown	\$0.00	\$197,558.43
Program Income Received	\$0.00	\$197,558.43
Total Funds Expended	\$0.00	\$1,490,673.07
Gwinnett County NSP	\$0.00	\$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:

During the reporting period, no rehabilitation work was conducted on low-income multi-family units.

To date, Gwinnett County has expended \$1,490,673.07 (7%) of the program expenditures (\$21,763,842.03) on rehabilitation costs associated with low-income multi-family units.



Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected 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	\$0.00



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:
12/31/2015

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Gwinnett County NSP

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$385,592.74
Total Budget	\$0.00	\$385,592.74
Total Obligated	\$0.00	\$385,592.74
Total Funds Drawdown	\$0.00	\$385,592.74
Program Funds Drawdown	\$0.00	\$329,139.42
Program Income Drawdown	\$0.00	\$56,453.32
Program Income Received	\$0.00	\$56,453.32
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, no rehabilitation work was conducted for mid- to moderate-income multi-family units.

To date, Gwinnett NSP has utilized \$385,592.74 (2% of program expenditures) for rehabilitation of mid- to moderate-income multi-family units.



Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected 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	\$0.00

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

Grantee Activity Number: G-0133-000007

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

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

G-0097-000004

Projected Start Date:

03/15/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

GCNSP Homeownership Assistance

Projected End Date:

12/31/2015

Completed Activity Actual End Date:

Responsible Organization:

Gwinnett County NSP



Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$157,500.00
Total Budget	\$0.00	\$157,500.00
Total Obligated	\$0.00	\$157,500.00
Total Funds Drawdown	\$0.00	\$112,500.00
Program Funds Drawdown	\$0.00	\$22,500.00
Program Income Drawdown	\$0.00	\$90,000.00
Program Income Received	\$0.00	\$90,000.00
Total Funds Expended	\$0.00	\$172,000.00
Gwinnett County NSP	\$0.00	\$172,000.00
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:

During the reporting period no single-family properties were sold to low-income homebuyers.

To date, 14 low-income homebuyers have purchased single-family homes and received homebuyer assistance totaling \$172,000.00, representing 1% of program expenditures.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	12	14/1
# of Singlefamily Units	12	14/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	12	0	12	14/5	0/0	14/5	100.00
# Owner Households	12	0	12	14/5	0/0	14/5	100.00

Activity Locations

No Activity Locations found.



Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
HOME Funds	\$22,500.00
Total Other Funding Sources	\$0.00



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 (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

GCNSP Homeownership Assistance

Projected End Date:

12/31/2015

Completed Activity Actual End Date:

Responsible Organization:

Gwinnett County NSP

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,512,500.00
Total Budget	\$0.00	\$1,512,500.00
Total Obligated	\$0.00	\$1,512,500.00
Total Funds Drawdown	\$0.00	\$1,416,000.00
Program Funds Drawdown	\$0.00	\$247,500.00
Program Income Drawdown	\$0.00	\$1,168,500.00
Program Income Received	\$0.00	\$1,168,500.00
Total Funds Expended	\$0.00	\$1,580,000.00
Gwinnett County NSP	\$0.00	\$1,580,000.00
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:

One income-qualified homebuyer was provided homebuyers assistance to purchase a mid- to moderate-income home during the reporting period.

To date, 77 mid- to moderate-income homebuyers have purchased a single-family home and received homebuyers assistance totaling \$1,580,000.00, representing 8% of program expenditures.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	42	77/105
# of Singlefamily Units	42	77/105

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	42	42	0/0	77/105	77/105	100.00
# Owner Households	0	42	42	0/0	77/105	77/105	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
HOME Funds	\$202,500.00
Total Other Funding Sources	\$0.00

