

**Grantee: Gwinnett County, GA**

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

**October 1, 2016 thru December 31, 2016 Performance**

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**Grant Number:**

B-08-UN-13-0005

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

Gwinnett County, GA

**Contract End Date:****Review by HUD:**

Original - In Progress

**Grant Award Amount:**

\$10,507,827.00

**Grant Status:**

Active

**QPR Contact:**

Mathew C Elder

**LOCCS Authorized Amount:**

\$10,507,827.00

**Estimated PI/RL Funds:**

\$11,989,086.60

**Total Budget:**

\$22,496,913.60

## 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**

\$22,946,913.60

**Total Budget**

\$0.00

\$22,496,913.60

**Total Obligated**

\$0.00

\$21,470,201.83

**Total Funds Drawdown**

\$0.00

\$20,553,550.71



<b>Program Funds Drawdown</b>	\$0.00	\$10,319,071.66
<b>Program Income Drawdown</b>	\$0.00	\$10,234,479.05
<b>Program Income Received</b>	\$125,955.00	\$12,282,418.50
<b>Total Funds Expended</b>	\$351,140.05	\$22,618,470.36
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

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

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

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

## Overall Progress Narrative:

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

From March 5, 2009 through December 31, 2016, Gwinnett NSP has acquired 19 single-family properties identified for rehabilitation and resale to low-income homebuyers and 79 properties for mid- to moderate-income homebuyers. To date, 17 rehabilitated homes have been sold to low-income homebuyers, and 78 to mid- to moderate-income homebuyers.

Gwinnett County has received \$12,282,417.50 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 \$22,614,720.36 which represents 99.0% of all grant funds (program income and program funds) and 210% of the original grant award.

Gwinnett County staff continues to prepare to closing out its HUD funded NSP1 grant. During the reporting period (October 1, 2016 – December 30, 2016), Gwinnett NSP acquired two properties( one low-income and one mid- to moderate-income) while selling one low-income property. The program currently has three active projects undergoing rehabilitation.



# Project Summary

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



## Activities

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

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

**Activity Title:** GCNSP Administration

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

000001

**Project Title:**

Administration

**Projected Start Date:**

03/15/2009

**Projected End Date:**

12/31/2015

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Gwinnett County NSP

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2016**

N/A

**To Date**

\$1,800,000.00

**Total Budget**

\$0.00

\$1,800,000.00

**Total Obligated**

\$0.00

\$1,722,089.36

**Total Funds Drawdown**

\$0.00

\$1,680,755.61

**Program Funds Drawdown**

\$0.00

\$920,303.32

**Program Income Drawdown**

\$0.00

\$760,452.29

**Program Income Received**

\$0.00

\$760,452.29

**Total Funds Expended**

\$15,425.00

\$1,800,664.73

Gwinnett County NSP

\$15,425.00

\$1,800,664.73

**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 continues to work closely with the asset managers in completing the rehabilitation projects and conduct intakes to qualified homebuyer's. The NSP office continues to prepare for grant closeout in 2017.



To date, Gwinnett County has expended \$ 1,796,914.73 (7.9%) of program expenditures on administrative costs.

### Accomplishments Performance Measures

No Accomplishments Performance Measures

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

**Grantee Activity Number:** G-0133-000002

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

**Activity Category:**

Acquisition - general

**Project Number:**

G-0097-000002

**Projected Start Date:**

03/15/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

GCNSP Acquisition

**Projected End Date:**

12/31/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Gwinnett County NSP

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2016**

N/A

**To Date**

\$1,206,245.44



<b>Total Budget</b>	\$0.00	\$1,206,245.44
<b>Total Obligated</b>	\$0.00	\$967,148.94
<b>Total Funds Drawdown</b>	\$0.00	\$828,967.32
<b>Program Funds Drawdown</b>	\$0.00	\$96,834.50
<b>Program Income Drawdown</b>	\$0.00	\$732,132.82
<b>Program Income Received</b>	\$0.00	\$732,132.82
<b>Total Funds Expended</b>	\$118,825.00	\$1,319,821.49
Gwinnett County NSP	\$118,825.00	\$1,319,821.49
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

The Gwinnett County NSP will purchase foreclosed properties in targeted areas, rehabilitate and sell the properties to qualifying homebuyers. These homes will be offered to homebuyers who meet the income guidelines as set by HUD for low income families with incomes no greater than 50% of AMI.

### Location Description:

Gwinnett County Neighborhood Stabilization Program [GCNSP] will target its NSP efforts in census tracts, which have a high number of foreclosures and subprime mortgages, and the potential of more foreclosures occurring as identified by U.S. Department of Housing and Urban Development [HUD]. GCNSP will concentrate its efforts in target areas with HUD Foreclosure Abandonment Risk Scores between 5 and 10.

### Activity Progress Narrative:

During the reporting period one single-family property was acquired. To date, 19 low-income single-family properties have been acquired for rehabilitation and 17 have been sold to income-eligible homebuyers.

To date, Gwinnett County NSP has expended \$1,319,821.49 (5.8% of program expenditures) on the acquisition of 18 low-income homes.

### Accomplishments Performance Measures

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

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

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.



## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

**Activity Category:**

Acquisition - general

**Project Number:**

G-0097-000002

**Projected Start Date:**

03/15/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

GCNSP Acquisition

**Projected End Date:**

12/31/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Gwinnett County NSP

Overall	Oct 1 thru Dec 31, 2016	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$8,679,184.26
<b>Total Budget</b>	\$0.00	\$8,679,184.26
<b>Total Obligated</b>	\$0.00	\$8,539,643.18
<b>Total Funds Drawdown</b>	\$0.00	\$8,311,902.68
<b>Program Funds Drawdown</b>	\$0.00	\$4,415,532.97
<b>Program Income Drawdown</b>	\$0.00	\$3,896,369.71
<b>Program Income Received</b>	\$0.00	\$3,896,369.71
<b>Total Funds Expended</b>	\$169,435.05	\$8,861,330.31
Gwinnett County NSP	\$169,435.05	\$8,861,330.31
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The Gwinnett County NSP will purchase foreclosed properties in targeted areas, rehabilitate and sell the properties to qualifying homebuyers. These homes will be offered to homebuyers who meet the income guidelines as set by HUD for low, moderate and middle incomes with incomes no greater than 120% of AMI.

**Location Description:**

Gwinnett County Neighborhood Stabilization Program [GCNSP] will target its NSP efforts in census tracts, which have a high number of foreclosures and subprime mortgages, and the potential of more foreclosures occurring as identified by U.S. Department of Housing and Urban Development [HUD]. GCNSP will concentrate its efforts in target areas with HUD Foreclosure Abandonment Risk Scores between 5 and 10.

**Activity Progress Narrative:**

During the reporting period there were no properties acquired under this grant activity.

To date, 79 mid- to moderate- income single-family homes have been acquired for rehabilitation and 78 have been sold to income-eligible homebuyers representing 39.2% (\$8,861,330.31) of program expenditures (\$22,614,720.36).



## Accomplishments Performance Measures

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

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

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/4	0/8	0/12	0

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

**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 Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

GCNSP Acquisition

**Projected End Date:**

12/31/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Gwinnett County NSP

Overall	Oct 1 thru Dec 31, 2016	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,127,540.48
<b>Total Budget</b>	\$0.00	\$1,127,540.48
<b>Total Obligated</b>	\$0.00	\$1,127,540.48
<b>Total Funds Drawdown</b>	\$0.00	\$1,127,540.48
<b>Program Funds Drawdown</b>	\$0.00	\$1,095,728.78
<b>Program Income Drawdown</b>	\$0.00	\$31,811.70
<b>Program Income Received</b>	\$0.00	\$31,811.70
<b>Total Funds Expended</b>	\$0.00	\$1,127,540.48
Gwinnett County NSP	\$0.00	\$1,127,540.48
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Gwinnett County NSP will purchase foreclosed multi-family properties in the target areas. The properties will be sold to a qualified developer to rehabilitate and operate the property. Funds for this activity will be used to provide housing for families whose income is not greater than 50% of the AMI.

**Location Description:**

Gwinnett County NSP will target its efforts in census tracts which have a high number of foreclosures and subprime mortgages, and the potential of more foreclosures as identified by HUD. The program will concentrate its efforts in target areas with HUD Fireclosure Abandonment Risk Scores between 5 and 10.

**Activity Progress Narrative:**

This project reached final completion in 2014. Gwinnett NSP acquired 55 low-income multi-family units and all units are currently being rented. In total, Gwinnett County NSP expended \$1,127,540.48 (5.1% of program expenditures) on the acquisition of 55 low-income multi-family units.

**Accomplishments Performance Measures**

This Report Period  
Total

Cumulative Actual Total / Expected  
Total



# of Properties	0	1/1
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	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		55/55	
# of Multifamily Units	0		55/55	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/3	0/7	0/10	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	55/55	0/0	55/55	100.00
# Renter Households	0	0	0	55/55	0/0	55/55	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

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

**Activity Category:**

Acquisition - general

**Project Number:**

G-0097-000002

**Projected Start Date:**

03/15/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

GCNSP Acquisition

**Projected End Date:**

12/31/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Gwinnett County NSP

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2016</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$287,029.82
<b>Total Budget</b>	\$0.00	\$287,029.82
<b>Total Obligated</b>	\$0.00	\$287,029.82
<b>Total Funds Drawdown</b>	\$0.00	\$287,029.82
<b>Program Funds Drawdown</b>	\$0.00	\$278,932.26
<b>Program Income Drawdown</b>	\$0.00	\$8,097.56
<b>Program Income Received</b>	\$0.00	\$8,097.56
<b>Total Funds Expended</b>	\$0.00	\$287,029.82
Gwinnett County NSP	\$0.00	\$287,029.82
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Gwinnett County NSP will purchase foreclosed multi-family properties in the target areas. The properties will be sold to a qualified developer to rehabilitate and operate the property. Funds for this activity will be used to provide housing for families whose income is not greater than 80% of the AMI.

**Location Description:**

Gwinnett County NSP will target its efforts in census tracts which have a high number of foreclosures and subprime mortgages, and the potential of more foreclosures as identified by HUD. The program will concentrate its efforts in target areas with HUD Foreclosure Abandonment Risk Scores between 5 and 10.

**Activity Progress Narrative:**

This project reached final completion in 2014. Gwinnett NSP acquired 14 mid- to moderate-income multi-family units and all units are currently being rented. In total, Gwinnett County NSP expended \$287,029.82 (1.3% of program expenditures) on the acquisition of these units.

**Accomplishments Performance Measures**

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



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

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

**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 Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

GCNSP Rehabilitation Program

**Projected End Date:**

12/31/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Gwinnett County NSP

**Overall**

**Oct 1 thru Dec 31, 2016**

**To Date**



<b>Total Projected Budget from All Sources</b>	N/A	\$915,205.62
<b>Total Budget</b>	\$0.00	\$915,205.62
<b>Total Obligated</b>	\$0.00	\$810,282.81
<b>Total Funds Drawdown</b>	\$0.00	\$712,201.87
<b>Program Funds Drawdown</b>	\$0.00	\$150,809.97
<b>Program Income Drawdown</b>	\$0.00	\$561,391.90
<b>Program Income Received</b>	\$112,455.00	\$1,625,670.79
<b>Total Funds Expended</b>	\$24,955.00	\$878,460.62
Gwinnett County NSP	\$24,955.00	\$878,460.62
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

The Gwinnett County NSP will purchase foreclosed properties in targeted areas, rehabilitate and sell the properties to qualifying homebuyers. These homes will be offered to homebuyers who meet the income guidelines as set by HUD for low income families with incomes no greater than 50% of AMI

### Location Description:

Gwinnett County Neighborhood Stabilization Program [GCNSP] will target its NSP efforts in census tracts, which have a high number of foreclosures and subprime mortgages, and the potential of more foreclosures occurring as identified by U.S. Department of Housing and Urban Development [HUD]. GCNSP will concentrate its efforts in target areas with HUD Foreclosure Abandonment Risk Scores between 5 and 10.

### Activity Progress Narrative:

Gwinnett County NSP had two single-family properties in rehabilitation during this reporting period.

To date, Gwinnett NSP has utilized \$878,460.62 (3.9% of program expenditures) for rehabilitation of low-income properties.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	16/5
#Energy Star Replacement	0	6/0
#Additional Attic/Roof Insulation	0	5/5
#High efficiency heating plants	0	6/4
#Efficient AC added/replaced	0	5/5
#Replaced thermostats	0	7/4
#Replaced hot water heaters	0	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	0	12/5
#Units with solar panels	0	0/0
#Low flow toilets	0	11/1
#Low flow showerheads	0	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 $\geq$ other green	0	0/0
Activity funds eligible for DREF	0	0/0
# ELI Households (0-30% AMI)	0	0/0

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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





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

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**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 Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
Gwinnett County NSP

Overall	Oct 1 thru Dec 31, 2016	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$4,805,342.17
<b>Total Budget</b>	\$0.00	\$4,805,342.17
<b>Total Obligated</b>	\$0.00	\$4,470,101.43
<b>Total Funds Drawdown</b>	\$0.00	\$4,173,666.97
<b>Program Funds Drawdown</b>	\$0.00	\$1,441,955.65
<b>Program Income Drawdown</b>	\$0.00	\$2,731,711.32
<b>Program Income Received</b>	\$13,500.00	\$3,715,371.88
<b>Total Funds Expended</b>	\$0.00	\$4,670,257.10
Gwinnett County NSP	\$0.00	\$4,670,257.10
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The Gwinnett County NSP will purchase foreclosed properties in targeted areas, rehabilitate and sell the properties to qualifying homebuyers. These homes will be offered to homebuyers who meet the income guidelines as set by HUD for low, moderate and middle incomes with incomes no greater than 120% of AMI.

**Location Description:**

Gwinnett County Neighborhood Stabilization Program [GCNSP] will target its NSP efforts in census tracts, which have a high number of foreclosures and subprime mortgages, and the potential of more foreclosures occurring as identified by U.S. Department of Housing and Urban Development [HUD]. GCNSP will concentrate its efforts in target areas with HUD Foreclosure Abandonment Risk Scores between 5 and 10.

**Activity Progress Narrative:**

During the reporting period, Gwinnett NSP had no properties undergoing rehabilitation in this classification.

To date, Gwinnett County has expended \$4,670,257.10 (20.7%) of program expenditures (\$22,614,720.36) 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	78/105
#Energy Star Replacement	0	21/0
#Additional Attic/Roof Insulation	0	30/98
#High efficiency heating plants	0	32/52
#Efficient AC added/replaced	0	32/76
#Replaced thermostats	0	22/97
#Replaced hot water heaters	0	32/83
#Light Fixtures (indoors) replaced	0	89/78
#Light fixtures (outdoors)	0	102/175
#Refrigerators replaced	0	15/6
#Clothes washers replaced	0	1/0
#Dishwashers replaced	0	37/90
#Units with solar panels	0	0/0
#Low flow toilets	0	20/80
#Low flow showerheads	0	31/96
#Units with bus/rail access	0	0/20
#Units exceeding Energy Star	0	1/8
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF	0	0/0

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
G-0097-000003

**Projected Start Date:**  
03/15/2009

**Benefit Type:**  
Direct Benefit (Households)

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Activity Status:**  
Under Way

**Project Title:**  
GCNSP Rehabilitation Program

**Projected End Date:**  
12/31/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Gwinnett County NSP

Overall	Oct 1 thru Dec 31, 2016	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,490,773.07
<b>Total Budget</b>	\$0.00	\$1,490,773.07
<b>Total Obligated</b>	\$0.00	\$1,490,773.07
<b>Total Funds Drawdown</b>	\$0.00	\$1,490,673.07
<b>Program Funds Drawdown</b>	\$0.00	\$1,293,114.64
<b>Program Income Drawdown</b>	\$0.00	\$197,558.43
<b>Program Income Received</b>	\$0.00	\$197,558.43
<b>Total Funds Expended</b>	\$0.00	\$1,490,773.07
Gwinnett County NSP	\$0.00	\$1,490,773.07
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Gwinnett County NSP will purchase foreclosed multi-family properties in the target areas. The properties will be sold to a qualified developer to rehabilitate and operate the property. Funds for this activity will be used to provide housing for families whose income is not greater than 50% of the AMI.

**Location Description:**

Gwinnett County NSP will target its efforts in census tracts which have a high number of foreclosures and subprime mortgages, and the potential of more foreclosures as identified by HUD. The program will concentrate its efforts in target areas with HUD Foreclosure Abandonment Risk Scores between 5 and 10.

**Activity Progress Narrative:**

This project reached final completion in 2014. Gwinnett NSP rehabbed 55 low-income multi-family units and all units are currently being rented. In total, Gwinnett County expended \$1,490,773.07 (6.7%) of the program expenditures (\$22,267,330.31) on rehabilitation costs associated with low-income multi-family units.

**Accomplishments Performance Measures**

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Properties	0	1/1
#Energy Star Replacement	0	0/2
#Additional Attic/Roof Insulation	0	0/55
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/49
#Replaced thermostats	0	0/60
#Replaced hot water heaters	0	0/39
#Light Fixtures (indoors) replaced	0	0/165
#Light fixtures (outdoors)	0	0/30
#Refrigerators replaced	0	0/50
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/40
#Units with solar panels	0	0/0
#Low flow toilets	0	0/30
#Low flow showerheads	0	0/40
#Units with bus/rail access	0	0/55
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF	0	0/0
# ELI Households (0-30% AMI)	0	0/0

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

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	55/55	0/0	55/55	100.00
# Renter Households	0	0	0	55/55	0/0	55/55	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
CDBG	\$179,350.00
Total Other Funding Sources	\$179,350.00





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

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

G-0097-000003

**Projected Start Date:**

03/15/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

GCNSP Rehabilitation Program

**Projected End Date:**

12/31/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Gwinnett County NSP

Overall	Oct 1 thru Dec 31, 2016	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$385,592.74
<b>Total Budget</b>	\$0.00	\$385,592.74
<b>Total Obligated</b>	\$0.00	\$385,592.74
<b>Total Funds Drawdown</b>	\$0.00	\$385,592.74
<b>Program Funds Drawdown</b>	\$0.00	\$329,139.42
<b>Program Income Drawdown</b>	\$0.00	\$56,453.32
<b>Program Income Received</b>	\$0.00	\$56,453.32
<b>Total Funds Expended</b>	\$0.00	\$385,592.74
Gwinnett County NSP	\$0.00	\$385,592.74
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Gwinnett County NSP will purchase foreclosed multi-family properties in the target areas. The properties will be sold to a qualified developer to rehabilitate and operate the property. Funds for this activity will be used to provide housing for families whose income is not greater than 80% of the AMI.

**Location Description:**

Gwinnett County NSP will target its efforts in census tracts which have a high number of foreclosures and subprime mortgages, and the potential of more foreclosures as identified by HUD. The program will concentrate its efforts in target areas with HUD Foreclosure Abandonment Risk Scores between 5 and 10.

**Activity Progress Narrative:**

This project reached final completion in 2014. Gwinnett NSP rehabbed 14 mid- to moderate-income multi-family units and all units are currently being rented. In total, Gwinnett NSP utilized \$385,592.74 (1.7%) of program expenditures for rehabilitation of mid- to moderate-income multi-family units.

**Accomplishments Performance Measures**

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Properties	0	1/1
#Energy Star Replacement	0	0/0
#Additional Attic/Roof Insulation	0	0/14
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/7
#Replaced thermostats	0	0/6
#Replaced hot water heaters	0	0/4
#Light Fixtures (indoors) replaced	0	0/107
#Light fixtures (outdoors)	0	0/7
#Refrigerators replaced	0	0/5
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/4
#Units with solar panels	0	0/0
#Low flow toilets	0	0/7
#Low flow showerheads	0	0/7
#Units with bus/rail access	0	0/14
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF	0	0/0

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
CDBG	\$45,650.00
Total Other Funding Sources	\$45,650.00





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

**Grantee Activity Number: G-0133-000007**

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

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**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:**

12/31/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Gwinnett County NSP

Overall	Oct 1 thru Dec 31, 2016	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$217,000.00
<b>Total Budget</b>	\$0.00	\$217,000.00
<b>Total Obligated</b>	\$0.00	\$157,500.00
<b>Total Funds Drawdown</b>	\$0.00	\$139,220.15
<b>Program Funds Drawdown</b>	\$0.00	\$49,220.15
<b>Program Income Drawdown</b>	\$0.00	\$90,000.00
<b>Program Income Received</b>	\$0.00	\$90,000.00
<b>Total Funds Expended</b>	\$22,500.00	\$217,000.00
Gwinnett County NSP	\$22,500.00	\$217,000.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The Gwinnett County NSP will purchase foreclosed properties in targeted areas, rehabilitate and sell the properties to qualifying homebuyers. These homes will be offered to homebuyers who meet the income guidelines as set by HUD for low income families with incomes no greater than 50% of AMI. Financial assistance for the purchase of the home will be provided in the form of a "soft second".

**Location Description:**

Gwinnett County Neighborhood Stabilization Program [GCNSP] will target its NSP efforts in census tracts, which have a high number of foreclosures and subprime mortgages, and the potential of more foreclosures occurring as identified by U.S. Department of Housing and Urban Development [HUD]. GCNSP will concentrate its efforts in target areas with HUD Foreclosure Abandonment Risk Scores between 5 and 10.

**Activity Progress Narrative:**

During the reporting period there was one single-family properties sold to low-income homebuyers.

To date, 17 low-income homebuyers have purchased single-family Gwinnett County homes and homebuyer



assistance totaling \$217,000.00 has been distributed. These expenditures make up 1.0% of total program expenditures.

## Accomplishments Performance Measures

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



**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:**

12/31/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Gwinnett County NSP

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2016</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,583,000.00
<b>Total Budget</b>	\$0.00	\$1,583,000.00
<b>Total Obligated</b>	\$0.00	\$1,512,500.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,416,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$247,500.00
<b>Program Income Drawdown</b>	\$0.00	\$1,168,500.00
<b>Program Income Received</b>	\$0.00	\$1,168,500.00
<b>Total Funds Expended</b>	\$0.00	\$1,580,000.00
Gwinnett County NSP	\$0.00	\$1,580,000.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The Gwinnett County NSP will purchase foreclosed properties in targeted areas, rehabilitate and sell the properties to qualifying homebuyers. These homes will be offered to homebuyers who meet the income guidelines as set by HUD for low income families with incomes no greater than 120% of AMI. Financial assistance for the purchase of the home will be provided in the form of a "soft second".

**Location Description:**

Gwinnett County Neighborhood Stabilization Program [GCNSP] will target its NSP efforts in census tracts, which have a high number of foreclosures and subprime mortgages, and the potential of more foreclosures occurring as identified by U.S. Department of Housing and Urban Development [HUD]. GCNSP will concentrate its efforts in target areas with HUD Foreclosure Abandonment Risk Scores between 5 and 10.

**Activity Progress Narrative:**

During the reporting period there were no mid- to moderate-income properties sold to homebuyers.

To date, 78 mid- to moderate-income homebuyers have purchased a single-family home and received homebuyer assistance totaling \$1,580,000.00. These expenditures make up 7.0% of total program expenditures.



## Accomplishments Performance Measures

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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