

Grantee: Gwinnett County, GA

Grant: B-11-UN-13-0005

January 1, 2014 thru March 31, 2014 Performance Report



Grant Number:

B-11-UN-13-0005

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

Gwinnett County, GA

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

Original - In Progress

LOCCS Authorized Amount:

\$2,065,581.00

Grant Status:

Active

QPR Contact:

Shannon Candler

Estimated PIRL Funds:

\$1,316,941.94

Total Budget:

\$3,382,522.94

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

On November 19, 2013, the Gwinnett County Board of Commissioners approved a substantial amendment to the County's 2010 Action Plan which called for an expansion of the target area for the Neighborhood Stabilization Program (NSP). Data received by the U.S. Department of Housing and Urban Development identified the entire county as an area of high risk of foreclosures, therefore prompting the target area expansion.

This expansion was a necessary action as the housing stock in the originally approved target area (Census Tracts 50521, 50523, 50516, and 50509) had begun to shrink drastically. Gwinnett County is proposing this county-wide expansion of NSP3 funds in order to increase the program's capacity to acquire properties in a challenging market.

When calculating its new target area Gwinnett County utilized the NSP mapping tool that HUD provided for entitlement grantees. With each of Gwinnett County's census tracts selected the proposed Target Area scored an average of 18.02. This falls well above HUD's requirements for Target Area expansion.

The current and proposed maps of the NSP3 Target Area, the substantial amendment, executed SF 424's, and the data that was utilized to determine the new expansion area was submitted to HUD on December 20, 2013 for review/approval.

Funds will be used to purchase foreclosed residential units, including single family, duplexes and other multiple family units to sell or rent to low- and moderate-income families, including the provision of financial assistance to homebuyers.

How Fund Use Addresses Market Conditions:

The purchase, rehabilitation and sale of homes to purchasers willing to make a long term investment into their homes, along with aggressive code enforcement, crime prevention, home improvements to existing homes, and strengthened neighborhood associations will be a major step toward stabilizing housing prices, improving the character of the neighborhood and stabilizing the social fabric of the target area. Working together, the Gwinnett Neighborhood Stabilization Program, the City of Lawrenceville, the Lawrenceville Housing Corporation, the Gwinnett County HOME Program, the Gwinnett County Homeowner Housing Rehabilitation Program and the selected Asset Manager(s) can make a major impact in the target area.

Ensuring Continued Affordability:

Gwinnett County will assure long-term affordability by incorporating the use of promissory notes and deeds to secure debt that contain recapture clauses and the use of shared equity loans.

Long-term affordability is provided to the homebuyer through a soft second loan. The terms are \$14,500 for five (5) years or \$22,500 for ten (10) years at zero (0%) interest rate with no scheduled payments, and with the principal being reduced proportionally each year starting in the first year. At any time during the loan period, if the house is no longer occupied by the homebuyers at his/her principal place of residence, any remaining principal must be repaid to the County.

Upon the occasion of the sale or transfer of ownership of the property by the Asset Manager, the Asset Manager(s) will repay the NSP program. This and any other funds realized from the sale of the property will be Program Income, with no less than 90% of income being used to for NSP 3 eligible activities. Not more than 10% of the Program Income will be used to administer NSP 3.

Rental housing will be provided by an Asset Manager(s) selected by Gwinnett County. The GCNSP will loan the Asset Manager(s) the funds to purchase and rehabilitate rental units, including initial capitalization funds. The loan(s) will be backed by promissory notes, security deeds and land use restrictions that set forth the responsibility of the Asset Manager(s) to provide housing for low-income households during the affordability period for each respective property. These documents will have reversion provisions if the Asset Manager(s) does not provide the housing as set forth in the documents.



Definition of Blighted Structure:

The City of Lawrenceville Codes do not use the term blighted structure, but does define Nuisances in Chapter 33 of the City Code of Ordinances. Nuisances include buildings, dwellings, or structures which are dangerous or injurious to the health, safety or morals of the occupants of such dwellings, buildings or structures The City of Lawrenceville will use this Nuisance definition from its Code of Ordinance as its blighted structure definition for the NSP 3 project:

>33-101 Definitions

>For the purpose of the Chapter, the following words shall have the meanings respectively ascribe below:

>a. Nuisance . Anything which causes hurt, inconvenience, or damage to another, provided that the hurt, inconvenience or damage complained of shall not be fanciful or such as would affect only one of fastidious taste, but rather such as would affect an ordinary reasonable man; and the fact the act done may otherwise be lawful shall not keep it from being a nuisance.

>b. Nuisance, per se. An act, occupation or structure which is a nuisance at all times and under any circumstances, regardless of location or surroundings.

>c. Private Nuisance. A nuisance limited in its injurious effect to one of a few individuals.

>33-104 Findings Regarding Unsafe Unsanitary or Abandoned Buildings, Dwellings or Structures.

>Under the authority of O.C.G.A. §41-2-9, the Mayor specifically adopt by incorporation herein by reference the provisions of O.C.G.A. §§ 41-2-7, 41-2-8, 41-2-9, 41-2-10, 41-2-11, 41-2-12, 41-2-13, 41-2-14, 41-2-15, 41-2-16, and 41-2-17. These provisions are adopted as an official Ordinance of the City of Lawrenceville as if specifically set forth herein their entirety.

>33-105 Duties of Director of Planning, Zoning and Inspections

>Pursuant to the authority of O.C.G.A. § 41-2-10, the Mayor and City Council of the City of Lawrenceville hereby designate the Director of Planning, Zoning and Inspections as the public officer with the authority to enforce the provisions of § 33-104 of the City of Lawrenceville Code of Ordinances. The Director of Planning, Zoning and Inspections may determine, under existing Ordinances, that dwellings, buildings or structures are unfit for human habitation or are unfit for its current commercial, industrial or business use if he finds that conditions exist in such buildings, dwellings or structures which are dangerous or injurious to the health, safety or morals of the occupants of such buildings or structure; of the occupants of neighborhood dwellings, buildings, or structures; or of other residences of this municipality. Such conditions may include the following (without limiting the generality of the foregoing):

>(1) Defects therein increasing the hazards of fire, accidents, or other calamities;

>(2) Lack of adequate ventilation, light or sanitary facilities;

>(3) Dilapidation;

>(4) Disrepair;

>(5) Structural defects; and

>(6) Uncleanliness.

>The public officer designated by this Ordinance may determine, under existing Ordinance, that a dwelling, building or structure is vacant, dilapidated and being used in connection with the commission of drug crimes upon personal observation or report of a law enforcement agency and evidence of drug crimes beinn the context of this Ordinance, tpublic officiag codes of the City of Lawrenceville to the standard for satisfaction of the provisions of this Ordinance including but not limited to the electrical code, building codes and the fire codes previously adopted by the City of Lawrenceville.

>Related Official Code of Georgia

>Official Code of Georgia Annotated, 41-2-7:

>§ 41-2-7. Power of counties and municipalities to repair, close, or demolish unfit buildings or structures; health hazards on private property; properties affected

(a) It is found and declared that in the counties and municipalities of this state there is the existence or occupancy of dwellings or other buildings or structures which are unfit for human habitation or for commercial, industrial, or business occupancy or use and not in compliance with the applicable state minimum standard codes as adopted by ordinance or operation of law or any optional building, fire, life safety, or other codes relative to the safe use of real property and real property improvements adopted by ordinance in the jurisdiction where the property is located; or general nuisance law and which constitute a hazard to the health, safety, and welfare of the people of this state; and that a public necessity exists for the repair, closing, or demolition of such dwellings, buildings, or structures. It is found and declared that in the counties and municipalities of this state where there is in existence a condition or use of real estate which renders adjacent real estate unsafe or inimical to safe human habitation, such use is dangerous and injurious to the health, safety, and welfare of the people of this state and a public necessity exists for the repair of such condition or the cessation of such use which renders the adjacent real estate unsafe or inimical to safe human habitation. Whenever the governing authority of any county or municipality of this state finds that there exist in such county or municipality dwellings, buildings, or structures which are unfit for human habitation or for commercial, industrial, or business uses due to dilapidation and not in compliance with applicable codes; which have defects increasing the hazards of fire, accidents, or other calamities; which lack adequate ventilation, light, or sanitary facilities; or where other conditions exist rendering such dwellings, buildings, or structures unsafe or unsanitary, or dangerous or detrimental to the health, safety, or welfare, or otherwise inimical to the welfare of the residents of such county or municipality, or vacant, dilapidated dwellings, buildings, or structures in which drug crimes are being committed, power is conferred upon such county or municipality to exercise its police power to repair, close, or demolish the aforesaid dwellings, buildings, or structures in the manner provided in this Code section and Code Sections 41-2-8 through 41-2-17.

(b) All the provisions of this Code section and Code Sections 41-2-8 through 41-2-17 including method and procedure may also be applied to private property where there exists an endangerment to the public health or safety as a result of unsanitary or unsafe conditions to those persons residing or working in the vicinity. A finding by any governmental health department, health officer, or building inspector that such property is a health or safety hazard shall constitute prima-facieevidencethatsaidproperty is in violation of this Code sectionand Code Sections41-2-8through41-2-17.

>(c) The exercise of the powers conferred upon counties in this Code section and in Code Sections 41-2-8 through 41-2-17 shall be limited to properties located in the unincorporated areas of such counties.&rdquo

Definition of Affordable Rents:

Gwinnett County defines Affordable Rents as the Fair Market Rents published annually by HUD for the Housing Choice Voucher Program.



Housing Rehabilitation/New Construction Standards:

The Gwinnett County Neighborhood Stabilization Program (GCNSP) has adopted the HOME Program Rehabilitation Standards for NSP 1; and, will continue to use these standards in the implementation of NSP 3. In addition, GCNSP will require the use of energy efficient materials where effective and financially practical and allowed by local code. This includes the use of durable materials, resource efficient materials, heat absorbing materials, solar reflective paving, green roofing and use of local source materials. Healthy Homes practices will also be required were effective and financially practical, including Green Label Certified floor covering, use of alterative healthy floor materials, sealing joints, termite-resistant materials, one-piece tub and shower enclosures. A Green maintenance guide will be provided to home buyers, if available, and residents’s orientation will be given.

Vicinity Hiring:

The investment of NSP 3 funds in the target area will generate potential jobs to those living in the target area. The Asset Manager(s) will be required to advertize for workers through ads in publications, mailings, ads on government web sites, posted announcements in community centers, churches and at the NSP 3 job sites. The local office of the Georgia Department of Labor will also be notified. Proof of these actions will be filed with the GCNSP office and records of locally employed persons will be maintained by the Asset Manager(s), with copies provided to the GCNSP office.

Procedures for Preferences for Affordable Rental Dev.:

Rental housing will be provided by a GCNSP selected Asset Manager(s) (a for-profit and/or non-profit contractor or developer) who has experience in the development and operation of rental housing for low-income families. The GCNSP will loan the Asset Manager(s) the funds to purchase and rehabilitate rental units, including initial capitalization funds. The loans will be backed by promissory notes, security deeds and land use restrictions that set forth the responsibility of the Asset Manager(s) to provide housing for low-income families during the affordability period. These documents will have reversion provisions if the Asset Manager(s) does not provide the housing as set forth in the documents.

Grantee Contact Information:

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Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,382,522.94
Total Budget	\$1,316,941.94	\$3,382,522.94
Total Obligated	\$2,347,304.32	\$3,382,522.94
Total Funds Drawdown	\$964,119.84	\$1,999,338.46
Program Funds Drawdown	\$0.00	\$788,238.01
Program Income Drawdown	\$964,119.84	\$1,211,100.45
Program Income Received	\$986,619.84	\$1,211,100.45
Total Funds Expended	\$314,986.75	\$2,242,980.70
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	\$309,837.15	\$0.00
Limit on Admin/Planning	\$206,558.10	\$101,292.45
Limit on State Admin	\$0.00	\$101,292.45

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$206,558.10	\$167,298.32

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$516,395.25	\$2,123,599.79

Overall Progress Narrative:

Gwinnett County's 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 4, 2011 through March 31, 2014, Gwinnett NSP has acquired 5 single-family properties identified for rehabilitation and resale to low-income homebuyers and 10 properties for moderate- to middle-income homebuyer. To date, 4 rehabilitated homes have been sold to low-income homebuyers and 10 to moderate- and middle-income homebuyers. Additionally, NSP funds are being utilized to construct 8 townhomes for low-income first-time homebuyers in the Oakland Downs community in Lawrenceville.

Gwinnett County has received \$1,316,941.94 in program income due to the resale of rehabilitated properties. These funds, in combination with the grant award (\$2,065,581), are expended to meet the national objective of housing low- to moderate-income persons. Grant to date, Gwinnett County has expended \$2,242,980.70, which represents 66% of all grant funds (program income and program funds) and 109% of the original grant award.

It is important to note that Gwinnett County anticipates closing out its HUD funded NSP3 grant by December 31, 2014.

During the reporting period (1/1/14 – 3/31/14), Gwinnett NSP acquired one property and sold one rehabilitated home to a low-income homebuyer. Construction is well underway for the Oakland Downs Townhome project which has generated a lot of interest by potential homebuyers.

Additionally, during the reporting period Gwinnett County NSP staff conducted financial and programmatic reconciliation in preparation of grant closeout. The data reflected within includes appropriate financial transfers to provide an accurate account of expenditures. In addition, all beneficiary data is now reported identifying properties closed and National Objectives achieved.



Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP3 0001, Administration	\$0.00	\$167,298.32	\$35,552.23
NSP3 4147, Acquisition	\$0.00	\$844,164.50	\$479,725.50
NSP3 4148, Rehabilitation	\$0.00	\$1,898,560.12	\$182,960.28
NSP3 4149, Homebuyer Assistance	\$0.00	\$472,500.00	\$90,000.00



Activities

Grantee Activity Number:	NSP 3 0003
Activity Title:	Grant Administration

Activity Category:

Administration

Project Number:

NSP3 0001

Projected Start Date:

03/04/2011

Benefit Type:

N/A

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/04/2014

Completed Activity Actual End Date:

Responsible Organization:

Gwinnett County Neighborhood Stabilization Program

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$167,298.32
Total Budget	(\$39,259.78)	\$167,298.32
Total Obligated	\$99,055.98	\$167,298.32
Total Funds Drawdown	\$32,425.11	\$101,292.45
Program Funds Drawdown	\$0.00	\$35,552.23
Program Income Drawdown	\$32,425.11	\$65,740.22
Program Income Received	\$32,425.11	\$65,740.22
Total Funds Expended	\$9,299.83	\$121,106.13
Gwinnett County Neighborhood Stabilization Program	\$9,299.83	\$121,106.13
Match Contributed	\$0.00	\$0.00

Activity Description:

Administration.

Location Description:

The activity will take place within the Target area as presented in the Amendment to Gwinnet Count Action Plan 2010.

Activity Progress Narrative:

The Gwinnett County NSP office utilized the reporting period to conduct financial and programmatic reconciliation in preparation of grant closeout. The data reflected within includes appropriate financial transfers to provide an accurate account of expenditures. In addition, all beneficiary data is now reported identifying properties closed and National Objectives achieved. The reconciliation allowed Gwinnett County NSP to fully evaluate its status as it moves towards grant closeout. To date, Gwinnett County has expended \$121,106.13 (5%) of program expenditures on administrative costs.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



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



Grantee Activity Number: NSP 3 4147 0001
Activity Title: Acquisition - 25% Set Aside

Activity Category:

Acquisition - general

Project Number:

NSP3 4147

Projected Start Date:

03/04/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition

Projected End Date:

03/04/2014

Completed Activity Actual End Date:

Responsible Organization:

Gwinnett County Neighborhood Stabilization Program

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$372,965.00
Total Budget	(\$77,035.00)	\$372,965.00
Total Obligated	(\$5,633.00)	\$372,965.00
Total Funds Drawdown	\$296,211.86	\$353,898.36
Program Funds Drawdown	\$0.00	\$57,137.50
Program Income Drawdown	\$296,211.86	\$296,760.86
Program Income Received	\$296,211.86	\$296,760.86
Total Funds Expended	(\$212,160.90)	\$369,240.60
Gwinnett County Neighborhood Stabilization Program	(\$212,160.90)	\$369,240.60
Match Contributed	\$0.00	\$0.00

Activity Description:

The acquisition of foreclosed homes, including duplexes and other multi-family homes, and to providing housing to low income families, either through the sale of single family homes or through renting duplexes and other multi-family homes.

Location Description:

Within the target area as presented in the Amendment to the Gwinnett County Action Plan 2010.

Activity Progress Narrative:

During the reporting period one low-income single-family property was acquired. To date, 5 low-income single-family properties have been acquired for rehabilitation and 4 have been sold to income-eligible homebuyers.

The negative balance of \$212,160.90 identified this reporting period corrects the misclassification of expenditures. Six properties (541 Canterbury Lane, Lawrenceville 30046; 1831 Lily Valley Road, Lawrenceville 30045; 635 Saddle Shoals Drive, Lawrenceville 30046; 542 Shoal Circle, Lawrenceville 30046; 384 Shoal Court, Lawrenceville 30046; and 414 Shoal Court, Lawrenceville 30046), originally identified as low-income, were purchased by moderate- and middle-income homebuyers upon completion of rehabilitation. These costs and beneficiary data are now properly reflected under the appropriate moderate- and middle-income activities.

To date, Gwinnett County NSP has expended \$369,240.60 (16% of program expenditures) on the acquisition of 5 low-income homes.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Properties	0	0/0
Total acquisition compensation to	0	0/0

	This Report Period		Cumulative Actual Total / Expected
	Total		Total
# of Housing Units	0		3/7
# of Multifamily Units	0		0/0
# of Singlefamily Units	0		3/7

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	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/7	0/0	0/7	0
# Owner Households	0	0	0	0/7	0/0	0/7	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

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: NSP 3 4147 0002

Activity Title: Mod-Middle Income

Activity Category:

Acquisition - general

Project Number:

NSP3 4147

Projected Start Date:

03/04/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition

Projected End Date:

03/04/2014

Completed Activity Actual End Date:

Responsible Organization:

Gwinnett County Neighborhood Stabilization Program

Overall

	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$471,199.50
Total Budget	\$54,676.60	\$471,199.50
Total Obligated	\$321,011.50	\$471,199.50
Total Funds Drawdown	\$725.00	\$471,199.50
Program Funds Drawdown	\$0.00	\$422,588.00
Program Income Drawdown	\$725.00	\$48,611.50
Program Income Received	\$725.00	\$48,611.50
Total Funds Expended	\$320,611.50	\$471,199.50
Gwinnett County Neighborhood Stabilization Program	\$320,611.50	\$471,199.50
Match Contributed	\$0.00	\$0.00

Activity Description:

The acquisition of homes to provide housing for low to middle income families through the sale of these homes to qualifying families.

Location Description:

Within the target area as presented in the Amendment to the Gwinnett County Action Plan 2010.

Activity Progress Narrative:

During the reporting period no properties were acquired under this grant activity. The expenditure total detailed above reflects transferred expenditures for those homes originally identified as low-income that were purchased by moderate- and middle-income homebuyers. Additional soft costs reflect housing inspection, appraisal and legal services costs.

To date, 10 moderate- and middle-income single-family homes have been acquired for rehabilitation and all have been sold to income-eligible homebuyers representing 21% (\$471,199.50) of program expenditures (\$2,242,980.70).

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/5
# of Singlefamily Units	0	2/5



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	0/5	0/5	0
# Owner Households	0	0	0	0/0	0/5	0/5	0

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: NSP 3 4148 0001

Activity Title: 25% Set Aside

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 4148

Projected Start Date:

03/04/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Rehabilitation

Projected End Date:

03/04/2014

Completed Activity Actual End Date:

Responsible Organization:

Gwinnett County Neighborhood Stabilization Program

Overall

	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,458,134.79
Total Budget	\$1,008,134.79	\$1,458,134.79
Total Obligated	\$1,206,264.51	\$1,458,134.79
Total Funds Drawdown	\$367,353.32	\$451,838.32
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$367,353.32	\$451,838.32
Program Income Received	\$367,353.32	\$451,838.32
Total Funds Expended	(\$1,123.96)	\$637,824.64
Gwinnett County Neighborhood Stabilization Program	(\$1,123.96)	\$637,824.64
Match Contributed	\$0.00	\$0.00

Activity Description:

The rehabilitation of purchased homes, including duplexes and other multi-family homes, and to providing housing to low income families, either through the sale of single family homes or through renting duplexes and other multi-family homes.

Location Description:

Within the target area as presented in the Amendment to the Gwinnett County Action Plan 2010.

Activity Progress Narrative:

Gwinnett County NSP currently has one single-family property in rehabilitation under this classification. Additionally, the program continues construction for the eight townhome units in the Oakland Downs community in Lawrenceville. The negative balance of \$1,123.96 identified this reporting period corrects the misclassification of expenditures. To date, Gwinnett NSP has utilized \$637,824.64 (28% of program expenditures) for rehabilitation of low-income properties.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/7
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	3/7



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/7	0/0	3/7	100.00
# Owner Households	0	0	0	3/7	0/0	3/7	100.00
# Renter Households	0	0	0	0/0	0/0	0/0	0

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: NSP 3 4148 0002

Activity Title: Mod-Middle Income

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 4148

Projected Start Date:

03/04/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Rehabilitation

Projected End Date:

03/04/2014

Completed Activity Actual End Date:

Responsible Organization:

Gwinnett County Neighborhood Stabilization Program

Overall

	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$440,425.33
Total Budget	\$190,425.33	\$440,425.33
Total Obligated	\$389,105.33	\$440,425.33
Total Funds Drawdown	\$154,904.55	\$373,609.83
Program Funds Drawdown	\$0.00	\$182,960.28
Program Income Drawdown	\$154,904.55	\$190,649.55
Program Income Received	\$154,904.55	\$190,649.55
Total Funds Expended	\$198,360.28	\$373,609.83
Gwinnett County Neighborhood Stabilization Program	\$198,360.28	\$373,609.83
Match Contributed	\$0.00	\$0.00

Activity Description:

The rehabilitation of purchased homes to provide housing for low to middle income families through the sale of these homes to these families.

Location Description:

Within the target area as presented in the Amendment to the Gwinnett County Action Plan 2010.

Activity Progress Narrative:

During the reporting period, no rehabilitation work was conducted for moderate- and middle-income properties. The expenditures identified above reflect financial transfers necessary to accurately identify rehabilitation costs for homes purchased by moderate- and middle-income homebuyers. To date, Gwinnett County has expended \$373,609.83 (17%) of program expenditures (\$2,242,980.70) on rehabilitation costs associated with moderate- and middle-income properties.

Accomplishments Performance Measures

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



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	0/5	0/5	0
# Owner Households	0	0	0	0/0	0/5	0/5	0

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: NSP 3 4149 0001

Activity Title: 25% Set Aside

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP3 4149

Projected Start Date:

03/04/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Homebuyer Assistance

Projected End Date:

03/04/2014

Completed Activity Actual End Date:

Responsible Organization:

Gwinnett County Neighborhood Stabilization Program

Overall

	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$292,500.00
Total Budget	\$112,500.00	\$292,500.00
Total Obligated	\$180,000.00	\$292,500.00
Total Funds Drawdown	\$45,000.00	\$90,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$45,000.00	\$90,000.00
Program Income Received	\$67,500.00	\$90,000.00
Total Funds Expended	(\$135,000.00)	\$90,000.00
Gwinnett County Neighborhood Stabilization Program	(\$135,000.00)	\$90,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

To provide homebuyers assistance to low families purchasing homes through the NSP program.

Location Description:

>Within the target area as presented in the Amendment to the Gwinnett County Action Plan 2010.

Activity Progress Narrative:

During the reporting period there was one single-family property sold to a low-income homebuyer. The negative balance of \$135,000.00 identified this reporting period corrects the misclassification of expenditures. To date, 4 low-income homebuyers have purchased single-family Gwinnett County homes and homebuyer assistance totaling \$90,000 (and representing 4% of program expenditures) has been received.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/7
# of Singlefamily Units	0	3/7



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/7	0/0	0/7	0
# Owner Households	0	0	0	0/7	0/0	0/7	0

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:	NSP 3 4149 0002
Activity Title:	Housing Low-mod-mid

Activity Category:

Acquisition - general

Project Number:

NSP3 4149

Projected Start Date:

03/04/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Homebuyer Assistance

Projected End Date:

03/04/2014

Completed Activity Actual End Date:

Responsible Organization:

Gwinnett County Neighborhood Stabilization Program

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$180,000.00
Total Budget	\$67,500.00	\$180,000.00
Total Obligated	\$157,500.00	\$180,000.00
Total Funds Drawdown	\$67,500.00	\$157,500.00
Program Funds Drawdown	\$0.00	\$90,000.00
Program Income Drawdown	\$67,500.00	\$67,500.00
Program Income Received	\$67,500.00	\$67,500.00
Total Funds Expended	\$135,000.00	\$180,000.00
Gwinnett County Neighborhood Stabilization Program	\$135,000.00	\$180,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

To provide homebuyers assistance to low to middle families purchasing homes through the NSP program.

Location Description:

Within the Target Area as presented in the NSP 3 Admendment to Gwinnett County Action Plan 2010.

Activity Progress Narrative:

No homes were sold to moderate- and middle-income qualified homebuyers during the reporting period. The expenditures identified above reflect financial transfers necessary to accurately identify homebuyer assistance provided to moderate- and middle-income homebuyers.

To date, 10 moderate- and middle-income homebuyers have purchased a single-family home and homebuyer assistance totaling \$180,000 (and representing 8% of program expenditures) has been received.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
Total acquisition compensation to	0	0/0



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

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	0/0	0/0	0/0	0

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

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	

