

Action Plan

Grantee: Gwinnett County, GA

Grant: B-08-UN-13-0005

LOCCS Authorized Amount:	\$ 10,507,827.00
Grant Award Amount:	\$ 10,507,827.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 12,925,763.50
Total Budget:	\$ 23,433,590.50

Funding Sources

Funding Source	Funding Type
CDBG	Other Federal Funds
HOME Funds	Other Federal Funds

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 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.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
000001	Administration	G-0133-000001	GCNSP Administration
9999	Restricted Balance	<i>No activities in this project</i>	
G-0097-000002	GCNSP Acquisition	G-0133-000002	Single Family with Incomes At or Under 50% AMI
		G-0133-000003	Single Family with incomes up to 120 % of AMI
		G-0133-000010	Multi Family with Incomes At or Under 50% AMI
		G-0133-000011	Multi-family with incomes up to 80 % of AMI
G-0097-000003	GCNSP Rehabilitation Program	G-0133-000004	Single Family With Incomes At Or Under 50% AMI
		G-0133-000006	Single Family with incomes up to 120 % of AMI
		G-0133-000012	Multi Family with Incomes At or Under 50% AMI
		G-0133-000013	Multi Family with Incomes Low, Mod and Middle AMI
G-0097-000004	GCNSP Homeownership	G-0133-000007	Single Family with Incomes At or Under 50% AMI
		G-0133-000008	Single Family with incomes up to 120 % of AMI
G-0097-000005	New Construction	G-0133-000014	New Construction - 25% Set Aside
NSP 3 4150	New Construction	<i>No activities in this project</i>	



Activities

Project # / 000001 / Administration

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

Activity Type:

Administration

Project Number:

000001

Projected Start Date:

03/15/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

12/31/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,800,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,800,000.00

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Gwinnett County NSP

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Gwinnett County NSP

Organization Type

Unknown

Proposed Budget

\$ 1,800,000.00

Location Description:



# Owner Households	5	5	100.00
# of Households	5	5	100.00

Proposed Accomplishments

	Total	
# of Singlefamily Units	5	
# of Housing Units	5	
# of Properties	5	

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Gwinnett County NSP

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Gwinnett County NSP	Unknown	\$ 1,206,245.44

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 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.

Environmental Assessment: COMPLETED

Environmental None



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

Activity Type:

Acquisition - general

Project Number:

G-0097-000002

Projected Start Date:

03/15/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

GCNSP Acquisition

Projected End Date:

12/31/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 8,679,184.26

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 8,679,184.26

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	105		105	100.00
# of Households	105		105	100.00
# of Permanent Jobs Created	12	4	8	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	105
# of Housing Units	105
# of Properties	105

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Gwinnett County NSP

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Gwinnett County NSP	Unknown	\$ 8,679,184.26



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 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.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: G-0133-000010
Activity Title: Multi Family with Incomes At or Under 50% AMI

Activity Type:
 Acquisition - general

Project Number:
 G-0097-000002

Projected Start Date:
 03/15/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:
 Under Way

Project Title:
 GCNSP Acquisition

Projected End Date:
 12/31/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,127,540.48

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,127,540.48

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	55	55		100.00
# of Households	55	55		100.00
# of Permanent Jobs Created	10	3	7	100.00

Proposed Accomplishments	Total
# of Multifamily Units	55
# of Housing Units	55
# of Properties	1

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Gwinnett County NSP

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Gwinnett County NSP	Unknown	\$ 1,095,728.78



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 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.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: G-0133-000011
Activity Title: Multi-family with incomes up to 80 % of AMI

Activity Type:
 Acquisition - general

Project Number:
 G-0097-000002

Projected Start Date:
 03/15/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
 Under Way

Project Title:
 GCNSP Acquisition

Projected End Date:
 12/31/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 287,029.82

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 287,029.82

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	14		14	100.00
# of Households	14		14	100.00

Proposed Accomplishments	Total
# of Multifamily Units	1
# of Housing Units	1
# of Properties	1

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Gwinnett County NSP

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Gwinnett County NSP	Unknown	\$ 278,932.26



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 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.

Environmental Assessment: UNDERWAY

Environmental: None

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

Grantee Activity Number: G-0133-000004
Activity Title: Single Family With Incomes At Or Under 50% AMI

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
G-0097-000003

Projected Start Date:
03/15/2009

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

National Objective:
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:
Direct (Households)

Activity Status:
Under Way
Project Title:
GCNSP Rehabilitation Program
Projected End Date:
12/31/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 915,205.62
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 915,205.62



Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	5	5		100.00
# of Households	5	5		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Housing Units	5
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	
#Low flow showerheads	5
#Low flow toilets	1
#Units with solar panels	
#Dishwashers replaced	5
#Clothes washers replaced	
#Refrigerators replaced	
#Light fixtures (outdoors) replaced	10
#Light Fixtures (indoors) replaced	25
#Replaced hot water heaters	4
#Replaced thermostats	4
#Efficient AC added/replaced	5
#High efficiency heating plants	4
#Additional Attic/Roof Insulation	5
#Energy Star Replacement Windows	
# of Properties	5

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Gwinnett County NSP

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Gwinnett County NSP

Organization Type

Unknown

Proposed Budget

\$ 915,205.62

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 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

Environmental Assessment: UNDERWAY

Environmental None



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

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 G-0097-000003

Projected Start Date:
 03/15/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
 Under Way

Project Title:
 GCNSP Rehabilitation Program

Projected End Date:
 12/31/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 4,805,342.17

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 4,805,342.17

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	105		105	100.00
# of Households	105		105	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	105
# of Housing Units	105
Activity funds eligible for DREF (Ike Only)	
#Units ζ other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	8
#Units with bus/rail access	20
#Low flow showerheads	96
#Low flow toilets	80
#Units with solar panels	
#Dishwashers replaced	90
#Clothes washers replaced	
#Refrigerators replaced	6
#Light fixtures (outdoors) replaced	175



#Light Fixtures (indoors) replaced	78
#Replaced hot water heaters	83
#Replaced thermostats	97
#Efficient AC added/replaced	76
#High efficiency heating plants	52
#Additional Attic/Roof Insulation	98
#Energy Star Replacement Windows	
# of Properties	105

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Gwinnett County NSP

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Gwinnett County NSP	Unknown	\$ 4,805,342.17

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 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.

Environmental Assessment: UNDERWAY

Environmental None



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

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 G-0097-000003

Projected Start Date:
 03/15/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:
 Under Way

Project Title:
 GCNSP Rehabilitation Program

Projected End Date:
 12/31/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,490,773.07
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 179,350.00
Total Funds: \$ 1,670,123.07

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	55	55		100.00
# of Households	55	55		100.00

Proposed Accomplishments	Total
# of Multifamily Units	55
# of Housing Units	55
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units < other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	55
#Low flow showerheads	40
#Low flow toilets	30
#Units with solar panels	
#Dishwashers replaced	40
#Clothes washers replaced	
#Refrigerators replaced	50



#Light fixtures (outdoors) replaced	30
#Light Fixtures (indoors) replaced	165
#Replaced hot water heaters	39
#Replaced thermostats	60
#Efficient AC added/replaced	49
#High efficiency heating plants	
#Additional Attic/Roof Insulation	55
#Energy Star Replacement Windows	2
# of Properties	1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Gwinnett County NSP

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Gwinnett County NSP	Unknown	\$ 1,295,575.54
Funding Source Name	Matching Funds	Funding Amount
CDBG	No	\$ 179,350.00

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 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.

Environmental Assessment: UNDERWAY

Environmental: None



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

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 G-0097-000003

Projected Start Date:
 03/15/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
 Under Way

Project Title:
 GCNSP Rehabilitation Program

Projected End Date:
 12/31/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 385,592.74

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 45,650.00

Total Funds: \$ 431,242.74

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	14		14	100.00
# of Households	14		14	100.00

Proposed Accomplishments	Total
# of Multifamily Units	14
# of Housing Units	14
Activity funds eligible for DREF (Ike Only)	
#Units ζ other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	14
#Low flow showerheads	7
#Low flow toilets	7
#Units with solar panels	
#Dishwashers replaced	4
#Clothes washers replaced	
#Refrigerators replaced	5
#Light fixtures (outdoors) replaced	7



#Light Fixtures (indoors) replaced	107
#Replaced hot water heaters	4
#Replaced thermostats	6
#Efficient AC added/replaced	7
#High efficiency heating plants	
#Additional Attic/Roof Insulation	14
#Energy Star Replacement Windows	
# of Properties	1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Gwinnett County NSP

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Gwinnett County NSP	Unknown	\$ 329,763.42
Funding Source Name	Matching Funds	Funding Amount
CDBG	No	\$ 45,650.00

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 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.

Environmental Assessment: UNDERWAY

Environmental: None

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

Grantee Activity Number: G-0133-000007



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

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

G-0097-000004

Projected Start Date:

03/15/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

GCNSP Homeownership Assistance

Projected End Date:

12/31/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 217,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 22,500.00

Total Funds: \$ 239,500.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	5	5		100.00
# of Households	5	5		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

1

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Gwinnett County NSP

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Gwinnett County NSP

Organization Type

Unknown

Proposed Budget

\$ 217,000.00

Funding Source Name

HOME Funds

Matching Funds

No

Funding Amount

\$ 22,500.00



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 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".

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: G-0133-000008
Activity Title: Single Family with incomes up to 120 % of AMI

Activity Type:
Homeownership Assistance to low- and moderate-income

Project Number:
G-0097-000004

Projected Start Date:
03/15/2009

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
Under Way

Project Title:
GCNSP Homeownership Assistance

Projected End Date:
12/31/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,583,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 202,500.00

Total Funds: \$ 1,785,500.00

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	105		105	100.00
# of Households	105		105	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	105
# of Housing Units	105

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
Gwinnett County NSP

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Gwinnett County NSP	Unknown	\$ 1,583,000.00

Funding Source Name	Matching Funds	Funding Amount
HOME Funds	No	\$ 202,500.00



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 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".

Environmental Assessment: UNDERWAY

Environmental None

Project # / G-0097-000005 / New Construction

Grantee Activity Number: G-0133-0000014
Activity Title: New Construction - 25% Set Aside

Activity Type:

Construction of new housing

Project Number:

G-0097-000005

Projected Start Date:

03/13/2018

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

New Construction

Projected End Date:

06/13/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1.00

Benefit Report Type:



Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	4			0.00
# Owner Households				0.0
# of Households	4			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	
# of Multifamily Units	4
# of Housing Units	4

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Gwinnett County Neighborhood Stabilization Program

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Gwinnett County Neighborhood Stabilization Program	Local Government	\$ 1.00

Location Description:

NSP 1 Target Area

Activity Description:

The redevelopment activity is intended to act as an additional catalyst project in the County's housing portfolio, converting vacant, commercial property into affordable, residential housing.

Environmental Assessment: UNDERWAY

Environmental None

Action Plan Comments:

STEPHEN Please fully complete the required screens and resubmit.



STEPHEN The activities contained in DRGR address the priorities contained in the substantial amendment submitted by the County. The 25% threshold for families with income levels that do not exceed 50% of the AMI has been met by the county (county reserved 25%). The administrative costs budgeted in DRGR is 10% of the grant amount, thus in compliance with NSP I regulatory guidance. The County has budgeted all NSP I funds awarded.

Reviewer - 7/14/2010: The grantee increased Activity #7 by \$22,500 and decreased Activity #8 by \$22,500 for homeownership. The grantee will be notified that they need to adjust the amounts for the responsible organizations for both activities accordingly.

Reviewer - 8/31/2010: Action Plan rejected at the Grantee request; therefore, comments shown dated 8/31/2010, are not applicable.

Reviewer - 9/3/2010: The purpose of the changes related to this amendment was to adjust line item budgets to match actual contract amounts.

Reviewer - 2/11/2011: Estimated performance data for units and households entered as requested.

Reviewer - 2/15/2011: Minor changes made to Action Plan appears acceptable.

Reviewer - /29/2011: The HOME funds were reduced due to errors made during the initial set up according to the grantee. CWF

Reviewer - 5/13/2011: Grantee changed the activity status for activities 2, 7, 10, 11, 12, and 13 to show up as being underway. CWF

Action Plan History

Version	Date
B-08-UN-13-0005 AP#1	09/03/2010
B-08-UN-13-0005 AP#2	05/13/2011
B-08-UN-13-0005 AP#3	01/27/2012
B-08-UN-13-0005 AP#4	04/18/2012
B-08-UN-13-0005 AP#5	12/17/2014
B-08-UN-13-0005 AP#6	01/21/2015



B-08-UN-13-0005 AP#7	07/20/2016
B-08-UN-13-0005 AP#8	02/16/2017
B-08-UN-13-0005 AP#9	04/25/2017
B-08-UN-13-0005 AP#10	07/28/2017
B-08-UN-13-0005 AP#11	01/24/2018
B-08-UN-13-0005 AP#12	03/20/2018
B-08-UN-13-0005 AP#13	11/07/2018
B-08-UN-13-0005 AP#14	07/30/2019

