

Grantee: Gwinnett County, GA

Grant: B-08-UN-13-0005

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-UN-13-0005

Obligation Date:**Grantee Name:**

Gwinnett County, GA

Award Date:**Grant Amount:**

\$10,507,827.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Overall****Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$268,625.47

\$1,050,782.70

\$0.00

\$0.00

\$0.00

\$0.00

To Date

\$10,507,827.00

\$10,507,827.00

\$268,625.47

\$1,050,782.70

\$0.00

\$0.00

\$0.00

\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,576,174.05	\$0.00
Limit on Admin/Planning	\$1,050,782.70	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

During August, between the 18th and 31st, the NSP Asset Managers put offers on 29 properties. Of these 29 properties, 13 were out bid by higher bids, however 4 of these properties were placed under contract and 1 property was purchased on September 30th, (which is the first Gwinnett County Neighborhood Stabilization Program property).

In September, 27 properties had offers made, 10 of the bids were out bided, however, 1 property was put under contract and is scheduled to close in October.

The NSP brochures are all finalized and have been a success in getting the word out about the program, also the NSP website is in place for the public to view at www.nspgwinnett.com. NSP also has had "yard signs" made up to show properties that we acquire as being marketed as "Gwinnett County Neighborhood Stabilization Program" properties.

The Action Plan was amended to include the purchase & rehabilitation of multi family units, and steps are being taken to acquire a 92 multi-family unit development.

During this quarter, NSP conducted three question and answer seminars. The first seminar was held to orientate our Asset Managers, Appraisers, Closing Attorneys and Building Inspector on the NSP concept and what was expected from each to implement the program for a success. After each seminar, new procedures were designed and implemented to better track the flow of properties from the time the Asset Manager shows interest in a particular property, to the purchase of the property, to the final execution of the contract to purchase this home. Modifications were few to the original procedures on Work Orders directed by the NSP office, however, with discussions between the entities, changes were necessary and made immediately.

During this quarter, the Gwinnett County Neighborhood Stabilization Program did not hire any new personnel and is moving forward.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
000001, Administration	\$0.00	\$268,625.47	\$1,050,782.70	\$268,625.47
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
G-0097-000002, GCNSP Acquisition	\$0.00	\$0.00	\$5,936,848.55	\$0.00
G-0097-000003, GCNSP Rehabilitation Program	\$0.00	\$0.00	\$3,100,000.00	\$0.00

Activities

Grantee Activity Number:	G-0097-000001
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:

03/15/2014

National Objective:

N/A

Responsible Organization:

Gwinnett County NSP

Overall
Jul 1 thru Sep 30, 2009
To Date

Total Projected Budget from All Sources	N/A	\$1,050,782.70
Total CDBG Program Funds Budgeted	N/A	\$1,050,782.70
Program Funds Drawdown	\$268,625.47	\$268,625.47
Obligated CDBG DR Funds	\$1,050,782.70	\$1,050,782.70
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:
Performance Measures

No 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:	G-0097-000003
Activity Title:	Single Family with incomes up to 120 % of AMI

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Under Way

Project Number:

G-0097-000002

Project Title:

GCNSP Acquisition

Projected Start Date:

03/15/2009

Projected End Date:

03/15/2014

National Objective:

NSP Only - LMMI

Responsible Organization:

Gwinnett County NSP

Overall

Jul 1 thru Sep 30, 2009

To Date

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$4,587,544.30
Total CDBG Program Funds Budgeted	N/A	\$4,587,544.30
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

On September 30, 2009, The Gwinnett County Neighborhood Stabilization Program purchased their first home. This home is located at 2353 Bancroft Way, Buford, GA 30159.

Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total

# of Properties	0	0	1	0/0	0/0	1/43
# of housing units	0	0	0	0/0	0/0	0/43
# of Households benefitting	0	0	0	0/0	0/43	0/43

Activity Locations

Address	City	State	Zip
2353 Bancroft Way	Buford	NA	30519

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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