

Grantee: Gwinnett County, GA

Grant: B-08-UN-13-0005

October 1, 2020 thru December 31, 2020 Performance Report

Grant Number: B-08-UN-13-0005	Obligation Date:	Award Date:
Grantee Name: Gwinnett County, GA	Contract End Date: 03/06/2013	Review by HUD: Reviewed and Approved
Grant Award Amount: \$10,507,827.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$10,507,827.00	Estimated PI/RL Funds: \$12,925,763.50	
Total Budget: \$23,433,590.50		

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	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$22,496,914.60
Total Budget	\$0.00	\$22,496,914.60
Total Obligated	\$0.00	\$21,470,202.83
Total Funds Drawdown	\$0.00	\$20,553,550.71



Program Funds Drawdown	\$0.00	\$10,319,071.66
Program Income Drawdown	\$0.00	\$10,234,479.05
Program Income Received	\$13,500.00	\$13,006,763.50
Total Funds Expended	\$0.00	\$23,007,413.53
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
Gwinnett County NSP	\$ 0.00	\$ 23,007,413.53
Gwinnett County Neighborhood Stabilization Program	\$ 0.00	\$ 0.00

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$2,343,124,714.10	\$.00	\$.00
Limit on Public Services	\$1,576,174.05	\$.00	\$.00
Limit on Admin/Planning	\$1,050,782.70	\$1,800,000.00	\$1,680,755.61
Limit on Admin	\$.00	\$1,800,000.00	\$1,680,755.61
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$5,858,397.63		\$4,298,602.89

Overall Progress Narrative:

The Gwinnett County Neighborhood Stabilization Program (NSP) was established to help stabilize 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 were rehabilitated and sold to income-eligible homebuyers.

From March 5, 2009 to December 31, 2020, Gwinnett NSP has acquired 21 single-family properties; rehabilitated 21 of those properties; and sold 21 to low-income homebuyers. The County has also acquired, rehabilitated, and sold 79 mid-to moderate properties and mid-to moderate-income homebuyers.

As December 31, 2020, Gwinnett County has expended \$23,007,413.53, which represents \$12,594,908.87 in program income and \$10,412,504.66 in grant funds. The NSP program generate \$13,500.00 in program income during the reporting period. Gwinnett County has generated \$12,979,763.50 in Program Income and expended \$12,594,908.87 grant to date,

During the reporting period (October 1, 2020 - December 31, 2020), Gwinnett NSP did not acquire however, did dispose of one low-income property.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
000001, Administration	\$0.00	\$1,800,000.00	\$920,303.32
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 # / 000001 / Administration



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

Activity Type:

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	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$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	\$0.00	\$1,943,373.08
Gwinnett County NSP	\$0.00	\$1,943,373.08
Most Impacted and Distressed Expended	\$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 staff provides management and oversight of the procured asset managers who acquire, rehabilitate, and dispose of NSP properties.

As of December 31, 2020, Gwinnett County has expended \$1,943,373.08 (8.4%) 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

Activity Supporting Documents: None

Project # / G-0097-000002 / GCNSP Acquisition



Grantee Activity Number: G-0133-000002
Activity Title: Single Family with Incomes At or Under 50% AMI

Activity Type:
 Acquisition - general

Project Number:
 G-0097-000002

Projected Start Date:
 03/15/2009

Benefit Type:
 Direct (HouseHold)

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

Activity Status:
 Under Way

Project Title:
 GCNSP Acquisition

Projected End Date:
 12/31/2018

Completed Activity Actual End Date:

Responsible Organization:
 Gwinnett County NSP

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$1,206,245.44
Total Budget	\$0.00	\$1,206,245.44
Total Obligated	\$0.00	\$967,148.94
Total Funds Drawdown	\$0.00	\$828,967.32
Program Funds Drawdown	\$0.00	\$96,834.50
Program Income Drawdown	\$0.00	\$732,132.82
Program Income Received	\$0.00	\$830,592.82
Total Funds Expended	\$0.00	\$1,320,667.49
Gwinnett County NSP	\$0.00	\$1,320,667.49
Most Impacted and Distressed Expended	\$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:

The County did not acquire any properties during the reporting period. To date, the county has acquired 20 low-income single-family properties and sold 20 to income-eligible homebuyers. As of December 31, 2020, Gwinnett County NSP has expended \$1,320,667.49 (5.7%) on the acquisition of low-income properties.



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	

Activity Supporting Documents: 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

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
GCNSP Acquisition

Projected End Date:
12/31/2015

Completed Activity Actual End Date:

Responsible Organization:
Gwinnett County NSP

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$8,679,184.26
Total Budget	\$0.00	\$8,679,184.26
Total Obligated	\$0.00	\$8,539,643.18
Total Funds Drawdown	\$0.00	\$8,311,902.68
Program Funds Drawdown	\$0.00	\$4,415,532.97
Program Income Drawdown	\$0.00	\$3,896,369.71
Program Income Received	\$0.00	\$3,896,369.71
Total Funds Expended	\$0.00	\$8,859,971.23
Gwinnett County NSP	\$0.00	\$8,859,971.23
Most Impacted and Distressed Expended	\$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:

The County did not acquire any properties during the reporting period. To date, the county has acquired 80 and sold 79 mid- to moderate-income single-family properties. As of December 31, 2020, Gwinnett County NSP has expended \$8,859,971.23 (38.5%) on the acquisition of mid-to moderate-income properties.



Accomplishments Performance Measures

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

	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
No Other Funding Sources Found	
Total Other Funding Sources	

Activity Supporting Documents: 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

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

GCNSP Acquisition

Projected End Date:

12/31/2015

Completed Activity Actual End Date:

Responsible Organization:

Gwinnett County NSP

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$1,127,540.48
Total Budget	\$0.00	\$1,127,540.48
Total Obligated	\$0.00	\$1,127,540.48
Total Funds Drawdown	\$0.00	\$1,127,540.48
Program Funds Drawdown	\$0.00	\$1,095,728.78
Program Income Drawdown	\$0.00	\$31,811.70
Program Income Received	\$0.00	\$31,811.70
Total Funds Expended	\$0.00	\$1,127,540.48
Gwinnett County NSP	\$0.00	\$1,127,540.48
Most Impacted and Distressed Expended	\$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 completed in 2014, Gwinnett NSP acquired 55 low-income multi-family units and all units are being rented. In total, Gwinnett NSP expended \$1,127,540.48 (4.9%) on the acquisition of those units.

Accomplishments Performance Measures

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



	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
No Other Funding Sources Found	
Total Other Funding Sources	

Activity Supporting Documents: 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

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

GCNSP Acquisition

Projected End Date:

12/31/2015

Completed Activity Actual End Date:

Responsible Organization:

Gwinnett County NSP

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$287,029.82
Total Budget	\$0.00	\$287,029.82
Total Obligated	\$0.00	\$287,029.82
Total Funds Drawdown	\$0.00	\$287,029.82
Program Funds Drawdown	\$0.00	\$278,932.26
Program Income Drawdown	\$0.00	\$8,097.56
Program Income Received	\$0.00	\$8,097.56
Total Funds Expended	\$0.00	\$287,029.82
Gwinnett County NSP	\$0.00	\$287,029.82
Most Impacted and Distressed Expended	\$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 completed in 2014. Gwinnett NSP acquired 14 mid-to-moderate multi-family units and all units are being rented. In total, Gwinnett NSP expended \$287,029.82 (1.2%) on the acquisition of those 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	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	

Activity Supporting Documents: 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
Benefit Type:
 Direct (HouseHold)
National Objective:
 NSP Only - LH - 25% Set-Aside

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

Responsible Organization:
 Gwinnett County NSP

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$915,205.62
Total Budget	\$0.00	\$915,205.62
Total Obligated	\$0.00	\$810,282.81
Total Funds Drawdown	\$0.00	\$712,201.87
Program Funds Drawdown	\$0.00	\$150,809.97
Program Income Drawdown	\$0.00	\$561,391.90
Program Income Received	\$0.00	\$1,746,900.79
Total Funds Expended	\$0.00	\$998,049.92
Gwinnett County NSP	\$0.00	\$998,049.92
Most Impacted and Distressed Expended	\$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 has no properties undergoing rehabilitation at this time. As of December 31, 2020, Gwinnett NSP has utilized \$998,049.92 (4.3%) for rehabilitation.

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	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)	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 & other green	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	

Activity Supporting Documents: 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

Benefit Type:
Direct (HouseHold)

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, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$4,805,342.17
Total Budget	\$0.00	\$4,805,342.17
Total Obligated	\$0.00	\$4,470,101.43
Total Funds Drawdown	\$0.00	\$4,173,666.97
Program Funds Drawdown	\$0.00	\$1,441,955.65
Program Income Drawdown	\$0.00	\$2,731,711.32
Program Income Received	\$13,500.00	\$4,220,026.88
Total Funds Expended	\$0.00	\$4,729,915.70
Gwinnett County NSP	\$0.00	\$4,729,915.70
Most Impacted and Distressed Expended	\$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:

Gwinnett County NSP has no properties undergoing rehabilitation at this time. As of December 31, 2020, Gwinnett NSP has utilized \$4,729,915.70 (20.6%) for rehabilitation.

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	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)	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	

Activity Supporting Documents: 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

Benefit Type:
Direct (HouseHold)

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

Activity Status:
Under Way

Project Title:
GCNSP Rehabilitation Program

Projected End Date:
12/31/2015

Completed Activity Actual End Date:

Responsible Organization:
Gwinnett County NSP

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$1,490,773.07
Total Budget	\$0.00	\$1,490,773.07
Total Obligated	\$0.00	\$1,490,773.07
Total Funds Drawdown	\$0.00	\$1,490,673.07
Program Funds Drawdown	\$0.00	\$1,293,114.64
Program Income Drawdown	\$0.00	\$197,558.43
Program Income Received	\$0.00	\$197,558.43
Total Funds Expended	\$0.00	\$1,490,773.07
Gwinnett County NSP	\$0.00	\$1,490,773.07
Most Impacted and Distressed Expended	\$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 completed in 2014. Gwinnett NSP rehabilitated 55 low-income multi-family units and all units are currently being rented. In total, Gwinnett NSP expended \$1,490,773.07 (6.5%) on rehabilitation cost.

Accomplishments Performance Measures

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



	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	\$0.00

Activity Supporting Documents: 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

Benefit Type:
Direct (HouseHold)

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, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$385,592.74
Total Budget	\$0.00	\$385,592.74
Total Obligated	\$0.00	\$385,592.74
Total Funds Drawdown	\$0.00	\$385,592.74
Program Funds Drawdown	\$0.00	\$329,139.42
Program Income Drawdown	\$0.00	\$56,453.32
Program Income Received	\$0.00	\$56,453.32
Total Funds Expended	\$0.00	\$385,592.74
Gwinnett County NSP	\$0.00	\$385,592.74
Most Impacted and Distressed Expended	\$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 develop to rehabilitate and operate the property. Funds for this activity will be used to provide housing for families who income is not greater than 80% of the AMI.

Location Description:

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

Activity Progress Narrative:

This project completed in 2014. Gwinnett NSP rehabilitated 14 low-income multi-family units and all units are currently being rented. In total, Gwinnett NSP expended \$385,592.74 (1.7%) on rehabilitation cost.

Accomplishments Performance Measures

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



	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	\$0.00

Activity Supporting Documents: 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
Benefit Type:
Direct (HouseHold)
National Objective:
NSP Only - LH - 25% Set-Aside

Activity Status:
Under Way
Project Title:
GCNSP Homeownership Assistance
Projected End Date:
12/31/2015
Completed Activity Actual End Date:

Responsible Organization:
Gwinnett County NSP

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$217,000.00
Total Budget	\$0.00	\$217,000.00
Total Obligated	\$0.00	\$157,500.00
Total Funds Drawdown	\$0.00	\$139,220.15
Program Funds Drawdown	\$0.00	\$49,220.15
Program Income Drawdown	\$0.00	\$90,000.00
Program Income Received	\$0.00	\$90,000.00
Total Funds Expended	\$0.00	\$262,000.00
Gwinnett County NSP	\$0.00	\$262,000.00
Most Impacted and Distressed Expended	\$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:

Gwinnett NSP rehabilitated 5 low-income multi-family units and all units are currently being rented. As of December 31, 2020, Gwinnett County expended \$262,000.00 (1.2%) for rehabilitation costs.



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	\$0.00

Activity Supporting Documents: 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

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
GCNSP Homeownership Assistance

Projected End Date:
12/31/2015

Completed Activity Actual End Date:

Responsible Organization:
Gwinnett County NSP

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$1,583,000.00
Total Budget	\$0.00	\$1,583,000.00
Total Obligated	\$0.00	\$1,512,500.00
Total Funds Drawdown	\$0.00	\$1,416,000.00
Program Funds Drawdown	\$0.00	\$247,500.00
Program Income Drawdown	\$0.00	\$1,168,500.00
Program Income Received	\$0.00	\$1,168,500.00
Total Funds Expended	\$0.00	\$1,602,500.00
Gwinnett County NSP	\$0.00	\$1,602,500.00
Most Impacted and Distressed Expended	\$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:

The County did not close any mid-to moderate-income single-family properties during the reporting period. As of December 31, 2020, we have closed on 79 low-income single-family properties and distributed \$1,602,500.00 (7.0%) in homebuyer assistance.



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	\$0.00

Activity Supporting Documents: None

