

## **Executive Summary**

### **ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The 2025 - 2029 Consolidated Plan and the 2025 Annual Action Plan have been prepared by Gwinnett County's Housing and Community Development Division. This same division will be responsible for the administration of funds from the U.S. Department of Housing and Urban Development (HUD) for the following three entitlement programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Emergency Solutions Grant (ESG)

Gwinnett County has been a recipient of CDBG funds since 1986, HOME funds since 1990, and ESG funds since 2011. Over this time period, these dollars have been used to assist tens of thousands of low- to moderate-income individuals and households. The documents that follow will outline how these programs will continue to benefit those in the greatest need in one of the largest, most diverse counties in the southeast.

#### **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

Gwinnett County Housing and Community Development utilized a number of public data sources (Census, ACS, CHAS, and PIC) along with 60+ meetings with community, non-profit, and municipal leaders to assist in the development the priority needs for the next five years.

The following is a brief outline of the priorities identified in the 2025-2029 Consolidated Plan:

- Increase Access to Affordable Housing
  - Provide funding for down payment assistance to eligible low-to moderate-income homebuyers.
  - Rehabilitation of existing housing units to extend their useful life via repair and rehabilitation programs, weatherization, and education.
  - Seek opportunities to acquire and/or rehabilitate existing structures or land to provide new housing units.
  - Provide funding support for rental subsidies (TBRA) to low-income households to reduce the cost burden of housing.

- Homelessness Reduction
  - Provide funding support for emergency shelter, rapid re-housing, and homelessness prevention programs.
  - Provide funding to increase permanent supportive housing for homeless and at-risk of homelessness populations.
  - Continue to support the consistent use of the Homelessness Management Information Systems (HMIS) to better link individuals with services.
- Non-Housing Community Development
  - Provide funding to support public service needs within the community, including but not limited to, youth programs, food access, childcare, and health/wellbeing.
  - Provide funding to support infrastructure needs within the community, including but not limited to water/sewer/stormwater improvements, sidewalks, roadways, parks, and other community spaces.
  - Acquire, construct, and/or rehabilitate public facilities to meet the needs to low-to moderate-income individuals and specific presumed benefit groups.
  - Support economic development activities focused on job placement, creation, and retention.
- Affirmatively Further Fair Housing Choice
  - Seek opportunities to acquire and/or rehabilitate existing structures or land to provide new housing units.
  - Provide funding to support housing counseling programs to better prepare new and future home buyers.

### **3. Evaluation of past performance**

Each year, Gwinnett County reports its progress in meeting the five-year strategic and annual goals in its Consolidated Annual Performance Evaluation Review (CAPER). This document is available in person at the Gwinnett Housing and Community Development office or online [here](#).

Below are two of the accomplishments that were published in the County's most recent, approved CAPER (2023).

- Over 18,000 individuals served by CDBG, HOME, and ESG.
- Over \$10.8 million in HUD-funded programming was expended with one goal in mind: serve low- to moderate-income individuals.

The CAPER is provided to and approved by HUD annually.

#### **4. Summary of citizen participation process and consultation process**

Significant consultation took place during the process of creating the 2025 - 2029 Consolidated Plan. Individual meetings were held with community leaders, non-profits executives, and municipal officials in search of the greatest community needs.

Six public meetings were held (all with in-person and virtual options) throughout the County, as to provide the opportunity to participate with as many individuals and organizations as possible. Morning, afternoon, and evening meetings were offered in an attempt to maximize participation.

Apart from the direct outreach conducted by the Housing and Community Development team, studies from other County departments were heavily relied upon, including: the Gwinnett County Comprehensive Housing Study, the Gwinnett County Human Services Needs Assessment, and the Gwinnett County 2045 Unified Plan. Each of these plans was created with significant public involvement and input.

#### **5. Summary of public comments**

As a part of the outreach conducted by Gwinnett County Housing and Community Development, a SWOT analysis was assembled by those in attendance at each public meeting. Below is a brief summary of the results:

- Strengths: Diverse Population, Engaged Community, Leaders Driving Results, Top Tier Parks System, Platform for Community Input and Communication, Strong Support Network
- Weaknesses: Funding Limitations, Increased Housing Costs, Permanent Supportive Housing, Limited Developable Land, Food Insecurity, Workforce Solutions for Homeless/Precariously Housed
- Opportunities: Partnerships with Private Sector, Technology and Innovation, Public Housing, Collaborations with Local Governments, Resources for LEP Populations
- Threats: Economic Uncertainty, Political and Social Climate, Competition for Resources, Increasing Cost of Services, Mental Health Challenges

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

All public comments were accepted in the preparation of the 2025 -2029 Consolidated Plan and the 2025 Action Plan.

## **7. Summary**

The Proposed 2025 - 2029 Consolidated Plan is an accumulation of significant shareholder input and quantitative data from several public sources and studies. This information has been organized to reflect the Gwinnett County Housing and Community Development strategic priorities for the next five years, as it relates to CDBG, HOME, and ESG funding. Those priorities are as follows:

- Increase Access to Affordable Housing
- Homelessness Reduction
- Non-Housing Community Development
- Affirmatively Further Fair Housing Choice

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	GWINNETT COUNTY	
CDBG Administrator	GWINNETT COUNTY	Gwinnett County Planning and Development Dept.
HOPWA Administrator		
HOME Administrator	GWINNETT COUNTY	Gwinnett County Planning and Development Dept.
ESG Administrator	GWINNETT COUNTY	Gwinnett County Planning and Development Dept.
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

### Narrative

The Gwinnett County Housing and Community Development Division (HCD) office manages the County's HUD portfolio and develops the Annual Action Plan and five-year Consolidated Plan.

HCD works to ensure that Gwinnett County, an entitlement community, maximizes the use of its HUD funding to provide decent, safe, and affordable housing, a suitable living environment, and expanded economic opportunities for its citizens. The Gwinnett County Board of Commissioners awards funding to qualified subrecipient agencies and County departments through an annual competitive application process.

HCD researched and developed the Consolidated Plan which provides a comprehensive strategy that addresses the County's housing and community development needs for the use of CDBG, HOME and ESG program funds.

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

Gwinnett County consulted with a diverse range of stakeholders during the preparation of this plan, including members of the public, nonprofit leaders, elected officials, county staff, homeless service providers, fair housing advocates, and community leaders representing minority groups. To inform the plan's development, the Gwinnett County Housing and Community Development (GCHCD) staff organized six public needs assessment meetings and held two public meetings to review the draft priorities. Details of these meetings are outlined in the Citizen Participation Section of this plan.

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The success of programs in Gwinnett County relies heavily on the coordinated efforts and efficiency of our service providers. Historically, the Gwinnett Coalition for Health and Human Services (“the Coalition”) has played a vital role in connecting individuals and families in crisis with local resources to improve their outcomes. Partnering closely with the Coalition, the GCHCD team identified needs, sets priorities, plans resources, and mobilizes solutions to address the County’s most pressing challenges.

In recent years, GCHCD has required ESG subrecipients to participate in the Gwinnett County Coordinated Entry System. Operated by the Latin American Association, this system is a vital resource for individuals experiencing homelessness. It provides a streamlined process to access the crisis response network, enabling quick assessments of their needs and strengths and connecting them to appropriate housing options and community services in Gwinnett County. Additionally, The County’s Community Services Department has four OneStop 4 Help locations within the county where community members who are facing hunger, health, and other issues can seek connection to critical resources.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

Gwinnett County is a member of the Georgia Balance of State Continuum of Care (CoC) administered by the Georgia Department of Community Affairs. All ESG activities funded by Gwinnett County must align with the needs identified by the Balance of State CoC as outlined in the Gwinnett County Consolidated Plan. These activities must also support the Homeless Goal(s) and one or more of the priority objectives to address the needs of homelessness. In the sections detailed below, Gwinnett County details how it consults with the Georgia Balance of

State Continuum of Care on: (1) Determining how to allocate ESG funds for eligible activities; (2) Developing the performance standards for activities funded under ESG; and (3) Developing funding, policies, and procedures for the operation and administration of the Homeless Management Information System (HMIS).

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

### **Allocating ESG Funds for Eligible Activities**

As a member of the Georgia Balance of State Continuum of Care (the State), Gwinnett County collaborates closely with the State to develop coordinated strategies for ending homelessness within the County. In the process of creating this plan and other related plans, the County works with the State to allocate resources based on shared priorities, ensuring that funding is directed toward addressing the most pressing needs in the community.

Additionally, ESG projects chosen for funding by the State must address the needs identified by the County's Consolidated Plan. Agencies are required to certify that their project is consistent with the County's Consolidated Plan including its strategic priorities and long-term objectives.

### **Developing the Performance Standards and Outcomes for Activities Funded Under ESG**

Performance standards are essential for ESG grantees to evaluate the effectiveness of service providers in several critical areas: (a) Prioritizing assistance for the most vulnerable individuals in need; (b) Reducing the total number of people experiencing homelessness, including those in emergency shelters and living on the streets; (c) Shortening the duration of homelessness for individuals; and (d) Overcoming housing barriers and minimizing risks to housing stability. Gwinnett County's performance standards for ESG-funded activities are aligned with the needs identified by the State while addressing local entitlement area priorities. These standards are reviewed annually, and consultations with the State are conducted before implementing any changes.

### **Developing Funding Policies and Procedures for the Administration of HMIS**

ClientTrak is the assigned HMIS provider to the Southeast region. Consultation with the Continuum of Care determined that the State would be a resource, but ultimately, Gwinnett County would be responsible for HMIS Administration for its entitlement community. To that end, Gwinnett is utilizing the States' policies and procedures for operating and administering HMIS as a framework to ensure consistency. Gwinnett County will continue to work with the State to establish joint expectations, requirements, and agreements for user participation. Gwinnett County will ensure that data on all persons served, and all activities assisted under

ESG are entered into ClientTrak in accordance with HUD’s standards on participation, data collection, and reporting for HMIS. Victim service providers will be required to use a comparable database (Alice) to meet HMIS requirements. When necessary and available, ESG funds will be used to cover the costs of HMIS. Gwinnett County is currently engaged with Pathways staff and is actively participating in User Group meetings. The Pathways User Group meetings allow users to share successes and challenges in implementing HMIS, as well as address any unmet needs.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

In the fall of 2024, representatives from various sectors—including the broader community, community councils, social service agencies, businesses, housing agencies, community development corporations, and other government entities—participated in an online survey. Additionally, the GCHCD team held stakeholder meetings that brought together representatives from the following organizations:

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<b>Agency/Group/Organization</b>	<b>Agency/Group/ Organization Type</b>	<b>What section of the Plan was addressed by Consultation?</b>	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>
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Annandale Village	Services - Severely Disabled Adults Services - Employment	Access to Affordable Housing	Direct input into community needs for special needs target population.
Atlanta Legal Aid	Legal Services - Fair Housing Legal Services - Advocacy	Access to Affordable Housing	Direct input into community needs for homeless/housing insecure population.
Atlanta Neighborhood Development Project	Services - Housing	Access to Affordable Housing Preservation of Affordable Housing	Direct input into affordable housing development market.
Boys and Girls Club of Metro Atlanta	Services - Education Services – After School Programs	Youth Programs	Direct input into community needs for youth population.
Catholic Charities of Atlanta	Services - Housing	Access to Affordable Housing Affirmatively Furthering Fair Housing	Direct input into affordable housing strategy and homeownership attainability.
City of Buford	Other government – Local	Non-Housing Community Development	Public Hearing Needs Assessment for area residents.
City of Dacula	Other government – Local	Non-Housing Community Development	Public Hearing Needs Assessment for area residents.
City of Duluth	Other government – Local	Non-Housing Community Development	Public Hearing Needs Assessment for area residents.
City of Lawrenceville	Other government – Local	Non-Housing Community Development	Public Hearing Needs Assessment for area residents.
City of Loganville	Other government – Local	Non-Housing Community Development	Public Hearing Needs Assessment for area residents.
City of Norcross	Other government – Local	Non-Housing Community Development	Public Hearing Needs Assessment for area residents.

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City of Snellville	Other government – Local	Non-Housing Community Development	Public Hearing Needs Assessment for area residents.
Easter Seals of North Ga	Services – Education Services – Youth Development Services - Healthcare	Youth Program Mental Health Access to Affordable Healthcare	Direct input into community needs for early childhood education.
Good Samaritan Health Center of Gwinnett	Services - Healthcare	Access to Affordable Healthcare	Direct input into community needs for healthcare.
Gwinnett Coalition	Other – Planning Organization	Non-Housing Community Development	Direct input into community needs for all human services.
Gwinnett County Chamber of Commerce	Economic Development	Non-Housing Community Development	Stakeholder input into community needs from business perspective.
Gwinnett County Department of Transportation	Other government – Local	Transportation and Accessibility	Direct input into community needs for transportation.
Gwinnett County Public Schools	Services - Education	Access to Affordable Housing Youth Program	Direct input into community needs for school based population.
Gwinnett Housing Corporation	Services - Housing	Access to Affordable Housing	Stakeholder input into community needs from affordable housing perspective.
Gwinnett Place CID	Economic Development	Non-Housing Community Development	Stakeholder input into community needs from business perspective.
Gwinnett/Walton Habitat for Humanity	Services – Housing Services – Home Repair	Access to Affordable Housing	Stakeholder input into community needs from affordable housing perspective.
Latin American Association	Services - Homelessness	Homelessness Reduction	Direct input into community needs for Hispanic/Latino population.

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Lawrenceville Co-Operative Ministry	Services – Food Pantry	Food Access	Stakeholder input into community needs.
Lilburn CID	Economic Development	Non-Housing Community Development	Stakeholder input into community needs from business perspective.
Norcross Housing Authority	Services - Housing	Access to Affordable Housing	Stakeholder input into community needs from affordable housing perspective.
North Gwinnett Co-Operative	Services – Food Pantry	Food Access	Stakeholder input into community needs.
Partners Against Domestic Violence	Services – Homelessness Services – Case Management Services – Victims of Domestic Violence	Homelessness Reduction	Stakeholder input into community needs for victims of domestic violence.
Society of St. Vincent de Paul	Services - Homelessness	Homelessness Reduction	Stakeholder input into community needs for housing insecure population.
The Georgia Wellness Group	Services - Healthcare	Access to Affordable Healthcare	Stakeholder input into community needs for healthcare.
View Point Health	Services - Healthcare	Mental Health	Stakeholder input into community needs for mental health care.

**Table 2 – Agencies, groups, organizations who participated**

**Identify any Agency Types not consulted and provide rationale for not consulting other local/regional/state/federal planning efforts considered when preparing the Plan.**

The County did not exclude any agency or type of agency during this process in the preparation of this Consolidated Plan.

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2045 Unified Plan	Gwinnett County	<ol style="list-style-type: none"> <li>1) The Unified Plan placed a focus on maintaining economic and community development.</li> <li>2) This plan focuses on how to accommodate Gwinnett's growing population while maintaining its high quality of life, encouraging development that is intentional and beneficial for communities.</li> <li>3) This plan aligns with the 2025-2029 Consolidated Plan's goals of prioritizing the development and increased access to affordable housing, increasing housing options for homeless and at risk of homelessness.</li> <li>4) The Unified Plan discusses options for redevelopment and infrastructure expansion. The 2025-2029 Consolidated Plan supports the use of HUD funding to construct new, and improve existing, public facilities and infrastructure.</li> </ol>

2023-2027 State of Georgia Consolidated Plan	Georgia Department of Community Affairs	1) CDBG, HOME and ESG funds are identified as resources for addressing gaps in the accessibility of affordable housing, preserving the existing housing stock, and supporting organizations that provide services to the homeless.
Plan 2040	Atlanta Regional Commission	1) All goals listed in Gwinnett County's 2025-2029 Consolidated Plan align with Plan 2040's objective to promote places to live with easy access to jobs and services

Table 3 – Other local / regional / federal planning efforts

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

**Narrative (optional):**

Gwinnett County will continue working with local government agencies and organizations to ensure the effective implementation of the Consolidated Plan. This includes close collaboration with Gwinnett County Planning and Development as they undertake the process of recalibrating and updating the Unified Plan. This update will enable the GCHCD team to contribute valuable input on future land use and development initiative.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The Gwinnett County Housing and Community Development Division prepares a Citizen Participation Plan every five years. The process for involving citizens may change from time-to-time, as described in the Citizen Participation Plan approved by the Gwinnett County Board of Commissioners, and as required by HUD, for consistency with changes in the citizen participation requirements of 24 CFR Part 91. The complete Citizen Participation Plan can be found in the Appendix.

Gwinnett County conducted significant consultation members of the public, nonprofit leaders, elected officials, staff from other County departments, providers of services to homeless, fair housing advocates, and leaders representing minority groups in the preparation of this plan. The Housing and Community Development Division staff hosted six needs assessment meetings prior to the development of the plan and one public hearing to review the draft priorities and proposed projects. Gwinnett County exceeded minimal citizen participation requirements during the development of this plan by involving citizens in the local program planning and project/activity implementation process and providing a platform for citizens to provide input.

To solicit citizen input in the development of Consolidated Plan FFY 2025-2029, the Gwinnett County Housing and Community Development Division office compiled a citizen/stakeholders email list, which was used to notify the public of proposed meetings, and to keep the public, informed of changes that may take place throughout the Consolidated Plan preparation.

Citizen participation was received through several methods during the consolidated planning process. Local organizations and members of the public provided input on Needs Assessment using the following:

### **STAKEHOLDER ENGAGEMENT**

Stakeholders are an important part of the community planning process, and the Gwinnett County Housing and Community Development Division utilized various methods to identify and engage community representatives who have an active interest in housing and community development in the County. These stakeholders may include but is not limited to the general public, residents, business and industry leaders, civic leaders, developers, media representatives, professionals, County staff, and elected officials. A list of stakeholders were identified and encouraged to provide thoughts on housing and community needs, as well as opportunities and challenges facing the County.

### ***Stakeholder Interviews***

Stakeholder representatives were interviewed to identify issues, opportunities and perceptions regarding the County's needs for planning and program decisions to meet the requirements of the community. These included business and civic leaders, local officials, property owners, service providers, and others that represent key institutions and organizations doing business every day in Gwinnett County.

### ***Public Hearings***

Public hearings provide opportunities to educate the public and other stakeholders about the scope, goals, and schedule of the Consolidated Plan. Public hearing attendees can also get involved in the planning process and to help the County develop goals and strategies to impact the County for years to come.

Gwinnett County held six needs assessment meetings from Monday, September 23, 2024 through Monday, October 21, 2024 to solicit public input on the proposed 2025-2029 Consolidated Plan and the 2025 Annual Action Plan documents. The meetings were held in the cities of Lawrenceville, Berkeley Lake, Buford, Duluth, and Snellville. There were a total of 23 attendees to attend the needs assessment meetings to provide feedback.

Additionally, Housing and Community Development Division staff conducted outreach with 14 members of Gwinnett County's Human Services Advisory Board during their public meeting on Thursday, October 17, 2024.

Notices of public hearings were publicized in the Gwinnett Daily Post, the Gwinnett County website, and throughout the community in libraries, community centers, and one-stop shops.

In compliance with its Citizen Participation Plan, Gwinnett County's 2025-2029 Consolidated Plan and 2025 Action Plan was available for public comment from Wednesday, July 2, 2025 – Monday, August 5, 2025.

### ***Application Workshops***

A public notice announcing the FFY 2025 HUD Grant Application (NOFA) Workshops was published in the Gwinnett Daily Post newspaper on Wednesday, May 15, 2024. The County held three HUD Grant Application (NOFA) Workshops on Monday, May 20, 2024, Tuesday, May 21, 2024, and Wednesday May 22, 2024. The workshops were held to provide interested applicant organizations application

requirements submission procedures. Workshop dates and application submission instructions were also made available on the Gwinnett County Website.

## **PUBLIC ENGAGEMENT**

### ***Direct Mailing/Email***

The Gwinnett County Housing and Community Development Division office compiled a citizen/stakeholders email list that was used to notify the public of proposed meetings and keep the public informed of changes that may take place throughout the Consolidated Plan preparation.

- On May 15, 2024, a Notice of Funding Availability (NOFA) Public Notice was posted in the Gwinnett Daily Post to solicit applications for the FY2020 program year. All application submissions were due by July 12, 2024.
- On September 18, 2024, a public notice was posted in the Gwinnett Daily Post and emailed to subrecipients, Gwinnett County citizens, business, civic leaders, developers, consulting representatives, professionals, County staff, and elected officials identified in our contact list database. The Public Comment Period for this Public Notice was September 18, 2024 – November 8, 2024.

### ***County Website***

The Gwinnett County website ([www.gwinnettcounty.com](http://www.gwinnettcounty.com)) offers an easy way for the public to receive current information from the Housing and Community Development Division. Additionally, the ads are posted in the Gwinnett Daily Post, which is the legal organ for dissemination of County information. This source also provides editorial and feature coverage of government activities. All public meetings and public hearings are advertised in the Gwinnett Daily Post and on the Gwinnett County website.

### ***Actions to Improve Participation***

The County will engage in the following actions to increase public participation:

- Conduct public meetings in various communities throughout the County to ensure that meetings are held at a convenient location for residents of the County;

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- Conduct workshops at multiple locations throughout the County; provide ADA accessibility for all persons with disabilities; and provide interpretation for limited English proficiency clientele;
- Use electronic and print media to solicit public participation through various media outlets including, but not limited to the Gwinnett Daily Post and other culturally focused publications such as El Mundo and Korea Daily.
- Sending mass emails to County and Municipal employees, nonprofit organizations, and local businesses; advertising on the County's website; and posting advertisements in the County's electronic newsletter;
- Review and respond to all citizen comments and incorporate such comments in the Action Plan, as applicable;
- Analyze the impact of Action Plan program activities on neighborhood residents, particularly low and moderate-income persons;
- Meet with neighborhood groups to inform them about the County's priorities, project eligibility, the program planning process, project selection and funding, and the project implementation process.
- Routinely update and manage contact distribution list

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Stakeholder Interviews	Community Stakeholders	55 community stakeholder interviews were held to assess needs in the County.	Consolidated Plan 2025-2029 priority needs were established in part from comments received at the interviews.	N/A	N/A
2	Direct E-Mailings	Community Stakeholders, Nonprofits, County Departments, CIDS, cities, low-and moderate-income county residents	Notices to advertise public hearings, surveys, workshops, and stakeholder interviews were sent to target outreach groups. Attendance is noted for each mode of outreach.	Consolidated Plan 2025-2029 priority needs were established from comments received through all modes of outreach advertised.	N/A	N/A
3	Public Hearings/ Public Meetings	Community Stakeholders, Nonprofits, County Departments, CIDS, cities, low-and moderate-income county residents	Six public meetings were held to receive citizen input from residents in on community development, housing, and homeless needs and impediments to fair housing in the County.	Consolidated Plan 2025-2029 priority needs were established in part from comments received at the public hearings.	N/A	N/A
4	Application Workshops	Nonprofits, County Departments, cities	71 agencies and organizations 131 persons attended the three application workshops.	N/A	N/A	N/A
5	Public Information Resources	Countywide	N/A	N/A	N/A	<a href="http://www.gwinnettcounty.com">www.gwinnettcounty.com</a>

**Table 4 – Citizen Participation Outreach**

## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

Gwinnett County Housing and Community Development utilized data from a variety of sources, including the U.S. Census, American Community Survey (ACS), Comprehensive Housing Affordability Strategy (CHAS), and the PIH Information Center (PIC), to obtain the statistical figures in the following report. Two other primary sources of data for this report were the Gwinnett County Unified Plan and Human Services Needs Assessment – both having been recently completed as a part of other significant undertakings by the County.

Apart from the empirical data gathered from these sources, the HCD team conducted over 60 meetings with community, non-profit, and municipal leaders to discuss the needs they witness on a daily basis in their various roles. The HCD team also hosted several public meetings throughout the County to gather as many responses as possible. Several themes remained prevalent throughout the process – the need for access to affordable housing, the desire for homelessness reduction, a focus on non-housing community development, and affirmatively further fair housing choice. These needs are directly tied together and will be priorities for Gwinnett County Housing and Community Development over the next five years.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

In 2020, there were 957,062 residents in Gwinnett County, 299,683 housing units, and a median income of \$72,787. According to the 2023 ACS 1-Year Estimates, the population grew by 2.7% to 983,526 residents, households grew by 9.3% to 330,254, and median income grew by 13.3% to \$83,917.

Demographics	Base Year: 2020	Most Recent Year: 2020	% Change
Population	957,062	983,526	+2.7%
Households	299,683	330,254	+9.3%
Median Income	\$72,787	\$83,917	+13.3%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2020 Census (Base Year), 2016-2020 ACS (Most Recent Year)

### Number of Households Table

Gwinnett County has a majority of households at or below 100% of the “Household Annual Median Family Income” (HAMFI) with 150,728 households compared to 134,293 households above 100% HAMFI. The majority of households at or below 100% HAMFI fall in the >50-80% HAMFI category. The Housing and Community Development Division has and will continue to focus on providing programming and financial support to households at or below 80% Area Median Income. Therefore, 117,861 households in Gwinnett County could be eligible for programming opportunities with the Division or with a community partner organization based on their income.

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	31,008	33,389	53,464	32,867	134,293
Small Family Households	12,334	14,353	24,598	15,518	80,268
Large Family Households	4,210	5,439	7,723	4,615	15,465
Household contains at least one person 62-74 years of age	5,555	5,892	10,050	6,738	26,988
Household contains at least one person age 75 or older	3,373	3,763	4,644	2,164	6,647
Households with one or more children 6 years old or younger	7,152	7,818	11,653	6,388	20,947

**Table 6 - Total Households Table**

**Data Source:** 2016-2020 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	100	85	200	120	505	90	175	130	30	425
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	118	500	400	65	1,083	55	120	185	35	395
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	875	735	855	380	2,845	245	474	703	504	1,926
Housing cost burden greater than 50% of income (and none of the above problems)	11,620	8,209	930	10	20,769	9,124	4,665	2,675	514	16,978
Housing cost burden greater than 30% of income (and none of the above problems)	615	7,549	11,853	1,338	21,355	1,724	4,244	9,884	2,924	18,776

Demo

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	2,290	0	0	0	2,290	1,658	0	0	0	1,658

**Table 7 – Housing Problems Table**

Data 2016-2020 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	12,715	9,534	2,375	575	25,199	9,524	5,435	3,690	1,083	19,732
Having none of four housing problems	3,460	9,004	20,048	10,504	43,016	5,323	9,440	27,350	20,708	62,821
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

**Table 8 – Housing Problems 2**

Data 2016-2020 CHAS  
Source:

## 3. Cost Burden &gt; 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	6,559	7,734	5,504	19,797	3,557	4,027	6,199	13,783
Large Related	2,045	2,374	1,795	6,214	1,560	1,837	1,236	4,633
Elderly	1,416	2,079	1,228	4,723	4,543	2,692	3,829	11,064
Other	3,264	4,615	4,665	12,544	1,489	599	1,519	3,607
Total need by income	13,284	16,802	13,192	43,278	11,149	9,155	12,783	33,087

Table 9 – Cost Burden &gt; 30%

Data 2016-2020 CHAS  
Source:

## 4. Cost Burden &gt; 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	3,600	3,600	3,159	2,109	0	5,268
Large Related	0	0	604	604	1,245	728	159	2,132
Elderly	1,323	1,274	149	2,746	3,546	1,336	1,225	6,107
Other	0	3,175	2,935	6,110	1,399	0	0	1,399
Total need by income	1,323	4,449	7,288	13,060	9,349	4,173	1,384	14,906

Table 10 – Cost Burden &gt; 50%

Data 2016-2020 CHAS  
Source:

## 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	788	1,215	950	275	3,228	325	604	578	264	1,771
Multiple, unrelated family households	180	20	290	155	645	10	49	293	282	634

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	10	0	30	15	55	0	0	15	0	15
Total need by income	978	1,235	1,270	445	3,928	335	653	886	546	2,420

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

### Describe the number and type of single person households in need of housing assistance.

According to the 2022 American Community Survey 1-Year Estimate Subject Tables, 66,265 or 20.3% of occupied housing units within Gwinnett County are estimated to be 1-person households. Of the total occupied housing units, 32,772 or 15.1% of all occupied housing units are estimated to be 1-person owner-occupied housing units while 33,493 or 30.4% of all occupied housing units are estimated to be 1-person renter-occupied housing units.

Data from the 2016-2020 CHAS datasets, provided above, identifies substandard housing, overcrowding, cost burden, and negative income as housing problems among Gwinnett residents. While overcrowding cannot occur in this type of household and negative income is most likely negligible among this group (given its low count in the above tables), substandard housing and cost burden are still likely primary housing issues and areas of needed assistance amongst this group.

### Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2022 American Community Survey 1-Year Estimate Subject Tables, 86,977 or 9% of Gwinnett residents are estimated to be living with a disability. The majority of these residents are estimated to be between 35 and 64 years of age. The majority of these residents are estimated to be white with no Hispanic or Latino heritage along race and origin characteristics.

Gwinnett County does not currently have a system to track the number of victims of domestic violence, dating violence, sexual assault, and stalking.

### What are the most common housing problems?

According to the above 2016-2020 CHAS data, cost burden is the most common housing problem, both for households paying at or above 30% of their income towards housing costs and for households paying at or above 50% of their income towards housing costs. Out of the four subgroups represented, renting households that pay more than 30% of their income towards housing costs are the largest group with 43,278 households. In total, 76,365 households experience some level of cost burden starting at the 30% threshold with 27,966 households paying at or more than 50% for housing.

**Are any populations/household types more affected than others by these problems?**

Small-related households, elderly-owning households, and other-renting households are the largest groups affected by cost burdened challenges. For the 30% threshold, these groups combined make up 57,188, or 74.9%, of the cost burdened households in Gwinnett.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Cost burdens from high rental, mortgage, or other payments, crowding and overcrowding, and evictions have all been linked to a risk of homelessness. There are a large number of households in the County that experience severe cost burden, which is defined by HUD as populations that pay more than 50% of their income towards housing costs or have incomes at or below 50% AMI. Of these severely cost burdened households, there are approximately 4,204 renting households and 7,400 owning households that are small- and large-related. In total, 27,966 households in the County are severely cost burdened.

For those that have received or are nearing completion of their reception of rapid re-housing assistance, a decent supply of affordable housing is key. Gwinnett County is actively trying to encourage preservation of existing affordable housing through the Homeowner Rehabilitation Program and is looking to develop new affordable housing options through HOME Investment Partnerships Program and project-based funding such as ARPA, which is funding \$18+ million in affordable housing construction. The Division will also research other ways that new or existing sources of funding can support affordable housing development.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Gwinnett County does not provide an estimate of the at-risk population.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

HUD's Homelessness Prediction Model identifies many housing and community characteristics linked to instability and homelessness, across total homelessness, sheltered homelessness, and unsheltered homelessness. The study identifies that rental rates and cost burdened rental households are prone to increased risks of homelessness. In addition, CHAS data suggests that crowding, or a household size greater than one person per room, is prevalent in Gwinnett, and is identified in the aforementioned report as a factor that increases the risk of homelessness. The report also identifies evictions as a potential risk factor to homelessness.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Understanding the housing challenges within a community is vital for implementing effective strategies to address them. An evaluation of housing problems can provide valuable insight into the prevalence and distribution of issues faced by different racial and ethnic groups across various income categories. This analysis enables a community to identify specific racial and ethnic groups that may experience disproportionately greater need in terms of housing problems, such as overcrowding, inadequate facilities, or housing instability. By highlighting these disparities, targeted interventions and policies can be developed to ensure equitable access to safe and affordable housing for all residents.

According to HUD, a disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

HUD also defines "housing problems" as whether or not a household has one or more of the following:

- Lack of complete kitchen facilities;
- Lack of complete plumbing facilities;
- Overcrowding (more than one person per room); and
- Cost Burden (cost of housing greater than 30% of the household's income)

The following four tables identify the number of households experiencing one or more of the four housing problems by household race, ethnicity, and income level. The analysis of this data will indicate the level of housing need for each race/ethnic group within that income level. The tables are separated into four income bands as follows:

- Extremely low income – up to 30% of area median income (AMI);
- Very low income – 30 to 50% AMI;
- Low income – 50 to 80% AMI; and
- Moderate income – 80 to 100% AMI

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	26,445	6,985	0
White	7,690	2,485	0
Black / African American	7,825	1,050	0
Asian	3,625	1,235	0
American Indian, Alaska Native	115	0	0
Pacific Islander	15	0	0
Hispanic	6,725	2,020	0

**Table 12 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2017-2021 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	29,010	6,785	0
White	6,405	3,075	0
Black / African American	8,980	1,040	0
Asian	2,925	1,155	0
American Indian, Alaska Native	145	0	0
Pacific Islander	40	0	0
Hispanic	9,710	1,385	0

**Table 13 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2017-2021 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	33,920	25,900	0
White	8,220	10,030	0
Black / African American	12,200	6,310	0
Asian	4,280	2,925	0
American Indian, Alaska Native	80	29	0
Pacific Islander	0	0	0
Hispanic	7,925	6,110	0

**Table 14 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2017-2021 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,850	26,930	0
White	1,745	10,610	0
Black / African American	2,520	8,355	0
Asian	1,145	2,255	0
American Indian, Alaska Native	8	25	0
Pacific Islander	0	0	0
Hispanic	1,420	5,195	0

**Table 15 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2017-2021 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### Discussion

According to the data as presented in the tables above, there are 96,225 households with incomes between 0-100% AMI experiencing a housing problem in Gwinnett County. These households fall within four income categories: 0-30% AMI – 26,445 households (27.48%); 30-50% AMI – 29,010 households (30.15%); 50-80% AMI – 33,920 households (35.25%); and 80-100% AMI – 6,850 households (7.11%).

**Housing Problems up to 30% Area Median Income (AMI):** According to **Table 13**, of the 33,430 households with incomes up to 30% AMI, a total of 26,445 (79.11%) have a housing problem. Of these households, 7,825 (29.59%) are Black/African American, 7,690 (29.08%) are White, 6,725 (25.43%) are Hispanic, 3,625 (13.70%) are Asian, 115 (.43%) are American Indian, Alaska Native and 15 (.06%) are Pacific Islander. Based on this data, Black/African American households are experiencing a disproportionately greater number of housing problems at the 0-30% AMI income level, with white and Hispanic households following closely behind.

**Housing Problems 30-50% Area Median Income (AMI):** As shown in **Table 14**, of the 35,795 households with incomes between 30-50% AMI, a total of 29,010 (81.04%) are challenged by one or more of the four housing problems identified. There are 9,710 (33.47%) Hispanic households in this income range exhibiting the highest level of housing problems. Black/African American households follow marginally close behind at 8,980 (30.95%), while 6,405 (22.08%) of White households and 2,925 (10.08%) of Asian households in the same income category encountered one or more of the four housing problems. American Indian, Alaska Native and Pacific Islanders have considerably less housing problems, at 145 (.50%) and 40 (.14%) households, respectively. While not having a significantly higher number of housing problems than their White counterparts, this table demonstrates that Black/African American households at this very low-income level, are confronted with a relatively high number of housing

challenges. Still, the largest disparity is amongst the Hispanic population, suggesting that at this income band, this demographic group has the greatest need.

**Housing Problems 50-80% Area Median Income (AMI):** Out of the total 59,820 households within the 50-80% income cohort, a total of 33,920 (56.70%) have at least one of the four identified housing problems, as reported in **Table 15**. Of these households, Black/African Americans are most impacted with 12,200 (35.97%) of this demographic group experiencing the majority of housing problems. This is followed by White households at 8,220 (24.23%); Hispanic households at 7,925 (23.36%); and 4,280 (12.62%) of Asian households. A total of 80 American Indian, Alaska Native and households making up a relatively small percentage (.13%) of the population experiencing housing problems at this income level. There were no Pacific Islanders households identified. At this 50-80% AMI threshold, a greater number of White households are not affected by any housing problems, as compared to those who are faced with at least one of the four housing problems.

**Housing Problems 80-100% Area Median Income (AMI):** The 80%-100% AMI group is the only income band that has more households with no housing problems. Out of all the demographic groups at this income level, White households were least impacted, with 39.4% of these households having no housing problems. In this income classification, every racial and ethnic demographic group saw a dramatic reduction in the frequency of households experiencing housing problems. As depicted in **Table 16**, of the 33,780 households with incomes between 80-100% AMI, a total of 6,850 (20.28%) have a housing problem. Of these households, 2,520 (36.79%) are Black/African American; 1,745 (25.47%) are White; 1,420 (20.73%) are Hispanic; 1,145 (16.72%) are Asian; 8 (.12%) are American Indian, Alaska Native; and none are Pacific Islander.

An analysis of this data can conclude that as household income increases and greater purchasing power provides a wider range available housing options, the total number of households experiencing a household problem decreases. As the goal to increase access to safe, decent and affordable housing remains a top priority in Gwinnett County, the prevalence of housing problems amongst all income levels should start to decline.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

HUD defines a disproportionately severe housing need when a racial or ethnic group experiences housing problems at a rate greater than 10 percent of the rate for the income level as a whole. The distinction between housing problems and severe housing problems is the degree of cost burden and overcrowding.

As defined by HUD, “severe housing problems” include:

- Lack of complete kitchen facilities;
- Lack of complete plumbing facilities;
- Overcrowding (more than 1.5 persons per room); and
- Cost Burden (cost of housing greater than 50% of the household’s income)

The following four tables detail the incidence of the severe housing problems described above, by income, race and ethnicity. These tables are separated into four income bands as specified below:

- Extremely low income – up to 30% of area median income (AMI);
- Very low income – 30 to 50% AMI;
- Low income – 50 to 80% AMI; and
- Moderate income – 80 to 100% AMI

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	23,670	9,760	0
White	6,260	3,915	0
Black / African American	7,410	1,465	0
Asian	3,295	1,565	0
American Indian, Alaska Native	115	0	0
Pacific Islander	15	0	0
Hispanic	6,160	2,585	0

**Table 16 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2017-2021 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	17,715	18,080	0
White	3,405	6,075	0
Black / African American	5,555	4,465	0
Asian	1,810	2,265	0
American Indian, Alaska Native	115	30	0
Pacific Islander	0	0	0
Hispanic	6,260	4,825	0

**Table 17 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2017-2021 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	7,705	52,115	0
White	1,685	16,565	0
Black / African American	1,995	16,515	0
Asian	1,375	5,830	0
American Indian, Alaska Native	45	64	0
Pacific Islander	0	0	0
Hispanic	1,940	12,095	0

**Table 18 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2017-2021 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,580	32,200	0
White	200	12,150	0
Black / African American	590	10,285	0
Asian	320	3,080	0
American Indian, Alaska Native	0	34	0
Pacific Islander	0	0	0
Hispanic	475	6,140	0

**Table 19 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2017-2021 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**Discussion**

According to the data presented in the tables above, there are 50,760 households with incomes between 0-100% AMI experiencing a severe housing problem. These households fall within four income categories: 0-30% AMI – 23,670 households (46.63%); 30-50% AMI – 17,715 households (34.90%); 50-80% AMI – 7,705 households (15.18%); and 80-100% AMI – 1,580 households (3.11%).

**Severe Housing Problems up to 30% Area Median Income (AMI):** According to **Table 17**, of the 33,430 households with incomes up to 30% AMI, a total of 23,670 (70.80%) have a severe housing problem. Of these households, 7,410 (31.30%) are Black/African American; 6,260 (26.45%) are White; 6,160 (26.02%) are Hispanic; 3,295 (13.92%) are Asian; 115 (.49%) are American Indian, Alaska Native; and 15 (.06%) are Pacific Islander. Based on this data, Black/African American households are experiencing a disproportionately greater number of housing problems at the 0-30% AMI income level, followed by White and Hispanic households.

**Severe Housing Problems 30-50% Area Median Income (AMI):** As shown in **Table 18**, of the 35,795 households with incomes between 30-50% AMI, a total of 17,715 (49.49%) are challenged by one or more of the four severe housing problems identified. There are 6,260 (35.34%) Hispanic households in this income range exhibiting the highest level of housing problems. Black/African American households follow marginally close behind at 5,555 (31.36%), while 3,405 (19.22%) of White households and 1,810 (10.22%) of Asian households in the same income category encountered one or more of the four housing problems. American Indian, Alaska Native have considerably less housing problems, at 115 (.64%) households, and Pacific Islanders had no households at the income levels with severe housing problems. While not having a significantly higher number of severe housing problems than their White counterparts, this table demonstrates that Black/African American households at this very low-income level, are confronted with a relatively high number of severe housing challenges. Still, the largest disparity is amongst the Hispanic population, suggesting that at this income band, this demographic group has the greatest need.

**Severe Housing Problems 50-80% Area Median Income (AMI):** Out of the total 59,820 households within the 50-80% income cohort, a total of 7,705 (12.88%) have at least one of the four identified severe housing problems, as reported in **Table 19**. Of these households, Black/African Americans are most impacted with 1,995 (25.89%) of this demographic group experiencing the majority of housing problems. This is followed by Hispanic households at 1,940 (25.18%); White households at 1,685 (21.87%); and 1,375 (17.85%) of Asian households. A total of 45 American Indian, Alaska Native and households making up a relatively small percentage (.58%) of the population experiencing severe housing problems at this income level. There were no Pacific Islanders households identified. At this 50-80% AMI threshold, a greater number of White and Black/African Americans households are not affected by any housing problems, as compared to those who are faced with at least one of the four severe housing problems.

**Severe Housing Problems 80-100% Area Median Income (AMI):** In this 80%-100% AMI classification, every racial and ethnic demographic group saw a dramatic reduction in the frequency of households experiencing housing problems. As depicted in **Table 20**, of the 33,780 households with incomes between 80-100% AMI, a total of 1,580 (20.28%) have a housing problem. Of these households, 590 (37.34%) are Black/African American; 475 (30.06%) are Hispanic; 320 (20.25%) are Asian; and 200 (12.66%) are White. This is the only income level where Asian households with severe housing problems exceeded White households. None of the American Indian, Alaska Native or Pacific Islander households at this income band are faced with severe housing problems.

An analysis of this data can conclude that as household income increases and greater purchasing power provides a wider range available housing options, the total number of households experiencing a household problem decreases. As the goal to increase access to safe, decent and affordable housing remains a top priority in Gwinnett County, the prevalence of housing problems amongst all income levels should start to decline.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

A stable income is crucial in determining how much a household must allocate for essential housing expenses, including mortgage or rent, food, and utilities, while also sustaining their standard of living. Additionally, consistent income serves as a key factor for mortgage lenders and landlords in assessing a buyer's or tenant's ability to maintain long-term housing affordability.

While each household has different budgeting priorities, the standard threshold for housing cost burden is typically set at 30% of household income. This benchmark has evolved over time from rent limits originally established in the United States National Housing Act of 1937, also known as the Wagner-Steagall Act. Subsequent adjustments were made through the Brooke Amendment (1969) to the 1968 Housing and Urban Development Act for low-income subsidized households. The median renter household in 1960 spent less than a fifth of their income on rent. By 2022, housing costs consumed 31 percent of the median renter's income. And in inflation-adjusted terms, the median rent is up 75 percent over these six decades while the median renter income has risen by just under 15 percent.

Table 21 presents household demographics, comparing the number of households spending 30% or less of their income on housing to those experiencing a housing cost burden exceeding 30% of their income.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	210,815	52,955	44,715	4,680
White	99,825	14,815	11,070	1,400
Black / African American	54,115	18,535	14,190	795
Asian	22,180	6,375	5,865	850
American Indian, Alaska Native	310	125	215	0
Pacific Islander	0	40	15	0
Hispanic	29,730	12,120	11,845	1,500

**Table 20 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2017-2021 CHAS

### Discussion:

According to 2017-2021 CHAS data, Gwinnett County has an estimated total of **210,815** households that spend **30% or less** of their household income toward housing related costs. Table 21 reported that 99,825 White households (47.4%), 54,115 Black/African American households (25.7%), 22,180 Asian households (10.5%), 310 American Indian/Alaskan Native households and 29,730 of Hispanic households (14.1%) are estimated to have housing cost burdens at 30% or less.

In comparison, only **44,715** estimated total households have a severe burden and spend **50% or more** of their household income on housing related expenses. Among those, 11,070 White households (24.8%), 14,190 Black/African American households (31.7%), 5,865 Asian households (13.1%), and 11,845 of Hispanic households (26.5%) have severe housing cost burdens that exceeded 50% or more of their annual income. The number of households with severe cost burdens decreases for all races and ethnicities.

When evaluating percentages of household race and ethnicity with housing cost burdens, there are a smaller percentage of White and Asian households that have over 50% in housing cost burdens. However, for Hispanic households almost half of the households have over 30% in housing cost burden compared to those that have over 50%.

These housing cost burdens can be categorized into needs for (1) access to more affordable housing and (2) reduction of substandard housing.

The first need will be addressed in Gwinnett County's objective to increase access to affordable housing to households that qualify as low-income (below 80% Area Median Income [AMI]) using HOME Funds to provide direct financial assistance to Gwinnett County homebuyers. Gwinnett County will address the second need by relieving housing cost burdens for homeowners by reducing substandard housing with the use of CDBG funds for housing rehabilitation and will perform abatement/removal of hazardous materials.

Since low-income residents are clearly identified as those most likely to struggle from housing cost burden; it is difficult for them to afford high priced homes in higher economic opportunity areas or afford rents that go above fair market value. This limits housing choices and perpetuates the problems that already exist. We can see this problem through the Racially/Ethnically Concentrated Areas of Poverty (RCAPs/ECAPs) that currently exist in predominantly southwestern Gwinnett County. This area has a high concentration of Hispanic/Latino residents as well as a high percentage of homes that are cost burdened.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Based on the income by race data provided by the ACS 2016-2020, the racial and ethnic categories which have the greatest need are Hispanic/Latino and Native Hawaiian/Pacific Islander, and Black/African American. When compared to the majority White population which has a median household income of \$100,685, the median income of Hispanic/Latino households is approximately 69 percent of White households, the median income of Native Hawaiian/Pacific Islander was 70 percent, and the median income of Black/African American households is 81 percent. This translates into a median income of \$69,754 for Hispanic/Latino households, \$70,287 for Native Hawaiian/Pacific Islander, and \$81,564 for Black/African American households.

**If they have needs not identified above, what are those needs?**

Education levels of Gwinnett County residents show a disparity between the non-white minority population and the White population. This educational gap can mean the difference between economic opportunities, higher incomes, and improved housing conditions. Based on an analysis of the data, roughly 47 percent of the White population has a bachelor's degree compared to only 38 percent of the Black/African American population, 16 percent of the Hispanic/Latino population, and 17 percent of the American Indian or Alaska Native population.

A positive correlation between income and education exists, i.e. those with higher levels of education have higher incomes and lower levels of poverty. In Gwinnett County, for individuals with just a high school diploma the poverty rate is 12 percent, while those who hold a bachelor's degree or higher have a poverty rate of 6 percent. To further illustrate the correlation, in Georgia the median income of a bachelor's degree holder is \$41,178 one year after graduation, which is higher than the median income of a resident with only a high school diploma at \$30,927. A key need in Gwinnett County is educating the workforce so they can take advantage of economic opportunities as they arise.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The percentage of those living below the poverty level in Gwinnett County is a nearly 12 percent. The highest concentrations and number of minority households can be found in Norcross, Census Tracts, 503.20, 504.17 and 505.41.

## NA-35 Public Housing – 91.205(b)

### Introduction

There are two public housing authorities in Gwinnett County that manage a total of 63 rental units for low-income households in Gwinnett County. Combined, the housing authorities manage 7 (does not include Norcross) different property sites distributed throughout the cities of Buford, Duluth, Lawrenceville, and Sugar Hill. The Georgia Department of Community Affairs oversees the distribution of over 2,408 housing choice vouchers in Gwinnett County; therefore these numbers are aggregated on a statewide level and not a county level. Housing choice voucher units are scattered throughout Gwinnett County. The tables below analyze the public housing program type used based on: Total in Use; Characteristics of Public Housing Residents; Race; and Ethnicity.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	78	4,117	535	3,582	0	0	215

**Table 21 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	1	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	33	1,017	515	501	0	0
# of Disabled Families	0	0	15	591	89	501	0	0
# of Families requesting accessibility features	0	0	422	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 22 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	32	451	201	215	0	0	0
Black/African American	0	0	36	3,459	290	3,260	0	0	0
Asian	0	0	10	262	226	36	0	0	0

Demo

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	0	1	1	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	64	28	36	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 23 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

Of the total 46 survey responses, less than half (41.02%) were white representing 32 public housing residents while Black/African American residents make up 46.15% of public housing residents. All other races represent less than 13% of households that live in public housing. The data suggests that there is a larger concentration of White and Black residents which is not consistent with the total Gwinnett County population numbers.

### Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	6	270	55	215	0	0	0
Not Hispanic	0	0	72	4,057	690	3,367	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 24 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Demo

Of the total 78 public housing residents only 7.69% (6) were Hispanic, while 92.3% (72) were Non-Hispanic.

### **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Examining the data in Table 26, of these 78 residents, 15 (19.2%) registered as disabled families and 33 (42.3%) registered as elderly. HUD-collected data may include reporting errors for current public housing residents and current needs. No PHAs reported that there were enough requests for handicap accessible housing on their waiting lists and at this time do not anticipate urgent needs to increase the number of handicap accessible units. Due to the infrequency of open application periods, there is not an accurate way to keep precise measurements for quantitative data that will indicate how many public housing units are equipped with accessibility features or how many applicants on each housing authority's waiting list for public housing would require accessibility features for disabled or elderly residents. An increasing number of elderly residents need assistance to afford their existing housing. Almost have of the elderly applicants registered as disabled.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

According to HUD's Affirmatively Furthering Fair Housing mapping tool, there are approximately 2,408 households receiving Housing Choice Voucher (HCV) assistance in Gwinnett County. The Georgia Department of Community Affairs (DCA) distributes these vouchers to Gwinnett County residents based on income qualifications and household size. Housing Choice Vouchers (HCV) subsidizes their rental payments so that low-income households may be able to afford suitable housing.

On average, applicants spend over 5 years on the waiting list to receive assistance. The demand for rental assistance far exceeds the available funding for the HCV program. In responses collected from a 2020 public housing survey conducted with each PHA in Gwinnett County, housing residents identified their greatest need as: (1) increased access to affordable housing with more than two bedrooms to accommodate larger households; (2) quality housing that is ADA compliant; and (3) more affordable transportation options and/or housing near activity centers and employment.

### **How do these needs compare to the housing needs of the population at large**

Based on the Gwinnett County Comprehensive Housing Study conducted in August 2022, affordable housing is the greatest need for Gwinnett County Citizens. At the time of publication, home prices in Gwinnett County increased by 22% over the 12 months prior. Salaries have failed to increase concurrently with the housing market. Additional programs available to help address this need include down-payment assistance for first-time homebuyers, rehabilitation of single-family housing, and relocation assistance for displaced persons. Housing Authority residents are facing similar challenges.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

Gwinnett County and local non-profit organization continue to invest significant resources to prevent a rise in the number of unsheltered homeless. Data shows a significant increase in unsheltered homelessness within the county. As of the most recent PIT count, there was a 34 percent increase in overall homelessness.

Gwinnett County will continue to utilize the Homeless Management Information System (HMIS) data for residents who are currently enrolled or will be enrolled in a homeless program offered by the County. The U.S. Department of Housing and Urban Development (HUD) uses the following categories to define homelessness:

- **Literally Homeless:** An individual or family who lacks a fixed, regular, and adequate nighttime residence
  - Primary nighttime residence that is a public or private place not meant for human habitation.
  - Resides in a publicly or privately operated shelter designated to provide temporary living arrangements
  - Exiting an institution where she/she has resided for 90 days or less and who resided in an emergency shelter
- **Imminently Homeless:** An individual or family who will imminently lose their primary nighttime residence
  - Residence will be lost within 14 days of the date of application for homeless assistance
  - No subsequent residence has been identified
  - Individual or family lacks the resource or support networks needed to obtain permanent housing
- **Other Homeless:** Unaccompanied youth under 25 years of age, or families with Category 3 children and youth
- **Fleeing/Attempting to Flee Domestic Violence:**
  - Is fleeing, or is attempting to flee, domestic violence
  - Has no other residence
  - Lacks the resources or support networks to obtain other permanent housing

Population	Estimate the # of persons experiencing homelessness on a given night	*Estimate the number becoming homelessness	*Estimate the number experiencing homelessness	*Estimate the number or persons exiting homelessness

Demo

			each year	each year	
	Sheltered	Unsheltered			
Persons in Households with Adult(s) and Child(ren)	155	19	403	372	141
Persons in Households with Only Children	0	1	1	1	0
Persons in Households with Only Adults	22	160	244	225	85
Chronically Homeless Individuals	12	1	26	24	9
Chronically Homeless Households	10	0	21	19	7
Veterans	0	3	18	16	6
Unaccompanied Youth	1	11	19	18	7
Parenting Youth	3	0	13	12	5
Persons with HIV	0	0	3	3	1

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

A significant segment of the homeless population found in Gwinnett County are persons in households with only adults. Based on 2024 PIT Count numbers, there were 182 individuals in such households. Of the individuals experiencing homelessness in Gwinnett County, 88% are unsheltered. Another large group found within the county were households with children, there were a total of 174 persons in that family cohort. Of the families experiencing homelessness in Gwinnett County, 89% are sheltered. It is projected that 372 families and 225 individuals will experience homelessness over the next year and increasing annually.

### Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
American Indian, Alaska Native, or Indigenous	<b>0</b>	<b>3</b>
American Indian, Alaska Native, or Indigenous & Hispanic/Latina/e/o	<b>0</b>	<b>0</b>
Asian or Asian American	<b>1</b>	<b>3</b>
Asian or Asian American & Hispanic/Latina/e/o	<b>4</b>	<b>0</b>
Black, African American, or African	<b>128</b>	<b>123</b>
Black, African American, or African & Hispanic/Latina/e/o	<b>12</b>	<b>0</b>
Middle Eastern or North American	<b>0</b>	<b>0</b>
Hispanic/Latina/e/o	<b>0</b>	<b>7</b>
Native Hawaiian or Pacific Islander	<b>0</b>	<b>0</b>
White	<b>25</b>	<b>44</b>
White & Hispanic/Latina/e/o	<b>5</b>	<b>0</b>
Multi-Racial & Hispanic/Latina/e/o	<b>2</b>	<b>0</b>
Multi-Racial (not Hispanic/Latina/e/o)	<b>0</b>	<b>0</b>
<b>Total:</b>	<b>177</b>	<b>180</b>

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

According to 2024 PIT Count data, there were a total of **357** people were served in Emergency Shelter programs including traditional shelters, motel voucher assistance, or transitional housing programs. Of the 357 who were served, 207 (58%) were female, and approximately 18% had experienced domestic violence. Within Gwinnett County, veterans represented a small group of homeless individuals.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Point In Time (PIT) data revealed, of people served with ESG, 251 (70%) were African American and 69 (19%) were White. Only 2% served through the ESG program identified as Hispanic or Latino.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Since the most recent Point-in-Time count (January 28, 2024), the Gwinnett County Housing and Community Development division has reviewed HMIS data to determine the nature and extent of homelessness for our sheltered population. The length of homelessness was measured by exploring the differences, sums, and averages of project entry and exit dates by project type.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

Gwinnett County is home to various subpopulations of individuals and families who are not unhoused but may require supportive services. These populations include the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of family violence (including domestic violence), persons with a criminal record, those who have limited English proficiency, persons with food insecurity, persons with limited access to medical services, chronically unemployed, and those who are transportation disadvantaged. Persons belonging to these populations may have additional needs in functional areas including but not limited to maintaining independence, communication, transportation, supervision, and medical care. The information below will describe why identifying the characteristics and needs of these sub-populations is essential to the planning process for these federal dollars.

### **Describe the characteristics of special needs populations in your community:**

#### **Elderly and Frail Elderly**

In Gwinnett County, according to the 2018-2022 ACS, 269,353 (28%) of residents were elderly (62+) and 35,794 (3.7%) were frail elderly (75+). This population has increased from 2013-2017 ACS data which showed the elder representing 16.4% of the population and 4.6% for the frail elderly. This population will continue to grow and will remain a priority for the County.

Additionally, there were 19,812 elderly households with housing cost burden greater than 30% Area Median Income (AMI) according to 2017-2021 CHAS data. These households represent 33% of the total elderly population and included 5,684 renter households and 14,128 owner households.

The elderly and frail elderly are often unable to maintain existing homes or to afford rent. They are often over-housed in homes that have more square footage than the elderly homeowner or renter can maintain on a limited budget. Housing cost burden-related issues are often compounded by the requirement of additional services it takes for elderly and frail-elderly to age in place. These services may include costly medical and other daily living assistance services. Seniors may require services to support their independence, enhance their dignity and quality of life, meet their diverse needs and interests, reflect their experience and skills, and encourage community involvement and socialization.

#### **Persons with Physical Disabilities**

The 2022 ACS one year estimate reports there were approximately 86,977 persons with disabilities in Gwinnett County representing 9% of the population. Of this total, 30,301 were elderly disabled, representing 34.8% of the disabled population. There were 44,752 disabled adults ages 18-64, or 51.4% of the population. ACS defines ambulatory difficulties as seriously affecting mobility and the ability to walk or climb stairs. Ambulatory difficulties represent 63% of the population, representing a significant

portion of the disabled population. Finding housing that is both affordable and accessible is a significant challenge for persons with physical disabilities.

### **Persons with Developmental Disabilities**

Persons with developmental disabilities are individuals with mental or physical disabilities or a combination of mental and physical conditions resulting in significant impairments to daily functioning, including mental retardation, autism, traumatic brain injury, fetal neurological disorders, epilepsy, and cerebral palsy. The disability's origin is in the brain and is usually established early in life and the disability must be expected to last indefinitely. The 2022 ACS one year estimate reports 4.1% of the disabled population is identified as have cognitive difficulty, there is clearly a need for more services to help developmentally disabled persons stay with their families as well as additional housing and residential facilities; other needed services include vocational services, social and community involvement, and transportation.

### **Domestic Violence**

The Bureau of Justice Statistics defines family violence as victimizations committed by intimate partners (current or former spouses, boyfriends, or girlfriends), immediate family members (parents, children, or siblings), and other relatives. According to the Georgia Commission on Family Violence, Family Violence Statistics and Trends 2018-2021, the number of family violence incidents that occurred in Gwinnett County from 2018-2021 was 17,587. The number of domestic violence fatalities in Gwinnett County from 2018-2021 were 41. From 2018-2021 only two agencies in Gwinnett County provided services to victims of family violence.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

The primary housing and supportive needs of these subpopulations (the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of family violence, and persons with a criminal record and their families) were determined by input from both service providers and the public through the Needs Assessment survey, public meetings, and stakeholder interviews. These needs include affordable, safe housing opportunities and assistance for both single adults and families in areas with access to transportation, job centers and employment assistance, social services, and for education regarding fair housing rights and actions that can be taken in the event those rights are violated. Persons with disabilities often require accessible features and ground floor housing units. Victims of family violence need safe housing, removal of barriers to relocation, and for perpetrators to be held accountable.

Many of the supportive needs of these subpopulations are available through existing nongovernmental organizations. However, there is a strong need for greater collaboration, funding and education among the County's agencies and nonprofits in order to serve the various special needs subpopulations more efficiently and comprehensively.

## **Elderly and Frail Elderly**

The number of elderly requiring medical and other services to remain in their homes rather than in medical facilities continues to increase as the elderly and frail elderly populations continue to increase in Gwinnett County. These elderly, especially the frail elderly, will need long-term services and support, and affording such care and assistance will be challenging.

There is a need for more affordable senior housing and housing for frail elderly. Housing types include independent living that is accessible, independent living with in-home care, assisted living facilities, and nursing facilities. Many seniors are also below the poverty level, adding more challenges to finding affordable care and housing. The needed services include healthcare and medication management, meals and nutritional counseling, caregiver support, abuse prevention and advocacy, money management, personal services, housekeeping and homemaker assistance, and transportation.

## **Persons with Physical Disabilities**

There is a continuing need for housing that is livable, affordable and accessible for persons with physical disabilities. Supportive service needs include transportation, and public facilities and infrastructure that provide for mobility and accessibility. Also important are housing programs that provide home modification and other repairs to enable seniors and persons with physical disabilities to continue to live independently.

## **Persons with Mental Disabilities**

Persons with severe and persistent mental illness need services such as early intervention, recovery, illness management, and self-sufficiency. These services are often correlated with substance abuse treatment, family psycho-treatment education, supportive employment, medication management training, and outreach programs. As facilities for the mentally ill are decentralized and an increasing number of developmentally disabled persons become semi-independent, the need for residential facilities with supervision has increased. Support for these populations is provided in various group homes. While some opportunities for appropriate assisted housing exist, additional units are needed to provide supportive housing for people with a mental illness transitioning from homelessness, and for people in need of higher levels of care and support.

## **Family Violence**

Victims of family violence need comprehensive services such as 24-hour hotlines, emergency shelters in all areas of the County, prevention and education, support and legal advocacy, counseling and recovery services.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

## **Persons living with HIV/AIDS**

Case surveillance data provides the basis for understanding the burden of HIV and is used to guide public health action at the federal, state, and local levels. Knowing how many people are diagnosed with HIV infection each year, and their stage of disease at diagnosis, is important for planning and resource allocation and for monitoring trends and disparities between groups. Similarly, monitoring HIV incidence is critical for allocating resources and evaluating the effectiveness of HIV testing and other prevention programs. Improved surveillance methods allow resources to be better directed for programs and resources to the populations most affected.

The Centers for Disease Control and Prevention's annual HIV Surveillance Report provides an overview of the current epidemiology of HIV disease in the U.S. The most current report provides data for the year 2021 for the Atlanta-Sandy Springs-Marietta MSA. The 2021 surveillance report states approximately 39,172 persons were living with HIV/AIDS. The HIV statistics are undifferentiated and include all HIV stages. According to the 2022 Georgia Department of Public Health HIV surveillance summary report, 4,103 persons with HIV/AIDS resides in Gwinnett County. In 2022, 216 persons were diagnosed with HIV in Gwinnett County.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

### **Housing Needs for Persons with HIV/AIDS or Chronic Mental Illness**

#### **Housing Needs for Persons with HIV/AIDS**

Individuals who are experiencing homelessness or a lack of stable housing are more likely to delay HIV care and are less likely to access care consistently or adhere to their HIV treatment. Having safe, permanent, and affordable housing is extremely important for individuals with HIV/AIDS. Having stable housing with clean water, refrigeration, and food makes it easier for individuals with HIV/AIDS to ensure they are compliant each day with their needed medications. Stable housing allows persons living with HIV/AIDS to access comprehensive healthcare. People living with HIV/AIDS risk losing their housing due to factors such as stigma, increased medical costs, limited income, and in some instances a reduced ability to work due to HIV-related illnesses. Person with HIV/AIDS would benefit from community housing options that offer medical support, training housing counselors, and home-based service coordinators.

#### **Housing Needs for Persons with Chronic Mental Illness**

Individuals with chronic mental health challenges are at risk of experiencing exacerbated mental health symptoms because of housing instability. Housing instability can lead to loss of employment, loss of medical care, and provide considerable stress which can cause significant negative effects on a person's mental health. Individuals that receive disability assistance may find it difficult to obtain affordable housing. Resources that allow persons with chronic mental health would benefit from housing and support services to include behavioral health, person care, transportation, and community living options

with trained housing counselor, housing-based services coordinators, and Fair Housing staff to assist individuals with navigating the housing market.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Gwinnett County identified in its 2045 Unified Plan that maintaining high-quality infrastructure and community amenities: clean water, sewers, stormwater and drainage, power distribution, roads, sidewalks, parks, libraries, and other civic mechanisms were a major element to ensure that the County can prosper and remain sustainable.

While the County is a mostly developed area, revitalization of existing areas sometimes includes the construction of new facilities or the redevelopment of existing ones. As the County continues to grow, the need for Public Facilities continues to increase. The types of Public Facilities needed were identified in multiple meetings, interviews, and survey results over the course of the public comment period:

- Homelessness Solutions
- Business Center Improvements
- Homeless Shelters
- Public Transportation & Accessibility
- Public Infrastructure & Safety
- Affordable Housing
- Community & Senior Centers
- Health and Education Center Rehabilitation & Redevelopment
- Youth Centers
- Public Housing Renovation
- Neighborhood Revitalization & Redevelopment
- Preservation of Affordable Housing

### **How were these needs determined?**

Public Facility needs were identified through a series of community meetings and input from municipal officials, interviews with stakeholders, and a Needs Assessment survey distributed to the public. Other resources consulted were prior plans and progress reports from the County and other agencies that serve the County and its cooperating cities. Needs are also based on ongoing revitalization initiatives that are undertaken by the County.

### **Describe the jurisdiction's need for Public Improvements:**

Quality infrastructure is essential to economic development and business recruitment. Public Infrastructure needs to be maintained on a regular basis to ensure that roads, bridges, sidewalks, and crosswalks remain safe for public use. The County has identified in its 2045 Unified Plan that maintaining existing infrastructure is critical to remain competitive in economic development activities and to increase walkability for its citizens. Other needs include better traffic signaling to handle the influx of traffic, more crosswalks and sidewalks to increase walkability, and greater public transportation options.

In addition to physical structures and infrastructure, communications infrastructure by way of high-speed internet has also become a major need for communities to thrive. Patching vulnerabilities in networks and updating older software is crucial to protect companies—and the County—from vulnerabilities and to ensure that Gwinnett County remains competitive.

Finally, public improvement to existing commercial and community spaces has been identified in various County reports. These include specific redevelopment opportunities within the County's Small Area Plans – which focus on a select number of unincorporated neighborhoods – and the Economic Development Chapter of the 2045 Unified Plan which notes a need for “thoughtful redevelopment of existing assets,” “resources for businesses to scale”, and “exploration of redevelopment and retrofitting.” The County plans to explore consider servicing this need through a commercial exterior and façade improvement project or program during the 2025-2029 cycle.

### **How were these needs determined?**

Public improvement and infrastructure needs were identified through a series of community meetings and input from municipal officials, interviews with stakeholders, and a Needs Assessment survey distributed to the public. Other resources consulted were prior plans and progress reports from the County and other agencies that serve the County and its cooperating cities. Needs are also based on ongoing revitalization initiatives that are undertaken by the County.

### **Describe the jurisdiction's need for Public Services:**

Gwinnett County and its nonprofit partners are committed to serving the needs of low-income and special needs populations with various community services that aid families in participating fully in the community. These families include those at or below poverty levels, at risk of homelessness, unemployed or underemployed, physically challenged, aging, lacking access to health care, or lacking education or literacy skills. The following public service activities have been identified as a need in the

County. Through better collaboration among service providers and government agencies, Gwinnett County ensures that funds and resources are allocated efficiently, duplication of services are minimized, and opportunities to serve more are capitalized.

The Public Service needs that have been identified include:

- Homelessness Solutions
- Legal Services for Homeless Individuals
- Transitional Housing and Transportation Services for Transitional Residents
- Domestic Violence Shelter and Homeless Assistance Operating Costs
- Job Preparedness and Training for Teens and Developmentally Disabled Adults
- Housing Counseling and Fair Housing Education
- Childcare and Afterschool Programs for Lower Income Communities
- Mobile Library Services for Under-Served Children
- Financial Literacy and Single Parenting Education
- Access to Affordable Healthcare
- Support for Increasing Language Access
- Substance Abuse & Mental Health Programming
- Food Stability Programming
- Support for Veterans

### **How were these needs determined?**

Public service needs were identified through a series of community meetings and input from municipal officials, interviews with stakeholders, and a Needs Assessment survey distributed to the public. Other resources consulted were prior plans and progress reports from the County and other agencies that serve the County and its cooperating cities. Needs are also based on ongoing revitalization initiatives that are undertaken by the County.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

According to the 2019-2023 American Community Survey (ACS), Gwinnett County has an estimated a total of 336,078 housing units. Just over 71% of housing units in Gwinnett County are single-family, detached homes. The single-family attached and multi-family attached structures account for 24% of the housing units while the mobile home, boat, RV, and van dwellings account for only 2% of the occupied housing stock.

Approximately 67% of housing units in Gwinnett County are owner-occupied and 33% are renter occupied. The County's vacancy rate has decreased to 3.9% (2023) from 4.2% (2020). The most recent 2019-2023 estimates show that homeowners have fared better than renters with a vacancy rate of 1% and 5% respectively. The county's housing market is characterized by relatively new housing stock with 61% of all housing units being built before the year 2000. As these homes continue to age, the need for rehabilitation and repair is necessary.

The Median Home Value in Gwinnett County has fluctuated over the past five years. According to the ACS, the 2023 median home value is \$345,700; a 46.7% increase in value from the reported 2016-2020 ACS value of \$235,700. As home values increased, so did median rent. Median gross rent increased from \$1,331.00 per month in the 2020 ACS data to \$1,713 in the 2023. Research data supports that someone in every household is affected by at least one of the four housing conditions. While housing opportunities can be limited by household income and purchasing power; the lack of affordable housing options can result in a significant hardship for low- moderate income households. Low- moderate income residents often have fewer financial resources available for making monthly rent or mortgage payments often preventing them from meeting other basic needs. Those that choose to purchase a home must ensure more funds are available for taxes, insurance, homeowner's association fees, and home maintenance/ repairs. Many low-moderate income households choose to rent because of the cost burden and long term responsibility that comes with home ownership. The terms and conditions listed under residential leases require less responsibility and investment from the occupant.

Gwinnett County has 63 public housing units being managed by two Public Housing Authorities (Buford, and Norcross). The Public Housing developments in Gwinnett were established in the 1950's. Most of the development is started to show deterioration due to time and use. The Housing Authorities are encouraged to apply for and utilize HUD grant funds to leverage alongside the private and federal funds received to maintain the public housing units and ensure a safe environment for the residents.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The below tables provide information on Gwinnett County's housing market. Per 2018-2022 American Community Survey (ACS) data, there are 331,184 units of housing in Gwinnett. The majority of this housing is primarily 1-unit detached structures, 3 bedrooms, occupied, and/or built between 1990 and 1999.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	237,146	71.6%
1-unit, attached structure	21,272	6.4%
2-4 units	10,565	3.2%
5-19 units	32,799	9.9%
20 or more units	24,273	7.3%
Mobile Home, boat, RV, van, etc	5,129	1.6%
<b>Total</b>	<b>331,184</b>	<b>100%</b>

**Table 25 – Residential Properties by Unit Number**

Data Source: 2016-2020 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	469	0%	2,444	3%
1 bedroom	519	0%	15,704	17%
2 bedrooms	8,248	4%	31,256	33%
3 or more bedrooms	182,343	95%	44,052	47%
<b>Total</b>	<b>191,579</b>	<b>99%</b>	<b>93,456</b>	<b>100%</b>

**Table 26 – Unit Size by Tenure**

Data Source: 2016-2020 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

#### Federal

According to HUD's 2023 Picture of Subsidized Households, there were 4,410 subsidized units of housing available with an occupancy of 69% with 9,168 persons being served. Household income across individuals in subsidized units was \$17,052, with 95% of the persons served being very low income and 8% of the persons served being extremely low income. These

households were predominantly female headed at 88%, predominantly minority at 90%, and predominantly Black Non-Hispanic at 76%.

In addition to HUD programming, the Low-Income Housing Tax Credit (LIHTC) subsidized 5,121 units with 4,581 of these units being low income (80% AMI) and a majority of these units (3,614) being subsidized for populations at or below 60% AMI. 1,414 subsidized units were 1-bedroom units, 2,647 subsidized units were 2-bedroom units, 880 subsidized units were 3-bedroom units, and 78 subsidized units were 4-bedroom units.

## State

The Georgia Department of Community Affairs manages the Housing Choice Voucher (Section 8) Program for Gwinnett County. 4,117 total households receive vouchers, 535 of which are project-based vouchers and 3,582 of which are tenant-based vouchers. 215 disabled households received special purpose vouchers as well. A total of 8,765 persons are assisted with state vouchers. The average number of persons per subsidized unit under tenant-based vouchers is 3.3, while the average number of persons per subsidized unit under project-based vouchers is 1.8.

Along household characteristics, 1,017 total vouchers are provided to elderly households and 591 total vouchers are provided to disabled households (non-special purpose vouchers). Along race, 451 White households receive vouchers, 3,459 Black/African American households receive vouchers, 262 Asian households receive vouchers, 1 American Indian/Alaska Native household receives vouchers, and 64 Other households receive vouchers. Along ethnicity, 270 Hispanic households receive vouchers, and 4,057 Non-Hispanic households receive vouchers.

Along income characteristics, 100% of both project- and tenant-based vouchers are at or below 80% AMI. 94% and 78% of tenant-based vouchers are at or below 50% AMI and 30% AMI, respectively. For project-based vouchers, 99% and 86% of these are at or below 50% AMI and 30% AMI, respectively.

## Local

Gwinnett County has 3 public housing authorities that manage a total of 78 rental units for low-income households. Along household characteristics, 1 is provided to a homeless at admission household, 33 are provided to elderly households, and 15 are provided to households with a disabled member. Along race, 32 households are White, 36 households are Black/African American, and 10 households are Asian. Along ethnicity, 6 households are Hispanic and 72 are Non-Hispanic.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

Gwinnett County does not anticipate a loss of any affordable housing inventory. The previous consolidated plan anticipated some movement of the County's affordable housing inventory into the Rental Assistance Demonstration (RAD) program, but no negative impact to affordable housing inventory was anticipated as part of this transition.

**Does the availability of housing units meet the needs of the population?**

Current availability of housing units does not meet the needs of the population. According to Gwinnett County's Analysis of Impediments to Fair Housing Choice, one of the key impediments to furthering fair housing choices are the lack of an affordable housing supply in the County. Housing units currently available and constructed tend to target higher income demographics in a disproportionate amount compared to other income groups. Increasing the affordable housing stock is difficult due to a combination of high land prices and restrictive zoning practices, land use, and development policies. Recommendations were made within the report to increase supply, and the County has begun acting on a number of these recommendations.

**Describe the need for specific types of housing:**

As mentioned, Gwinnett County's existing housing stock and new construction has disproportionately focused on higher income brackets instead of furthering fair housing choice. Recommendations have been made within the Analysis of Impediments to Fair Housing Choice to help increase affordability for residents and provide units that will be less likely to cost burden new and existing residents.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

The primary housing challenge in Gwinnett County is the scarcity of affordable units for middle- and lower-income individuals, workers, and families. According to the 2022 Gwinnett County Comprehensive Housing Study, home prices and rental rates have risen since 2010, with substantial increases in the past five years. The housing supply has failed to keep pace with the growing demand as evidenced throughout the 2010-2020 decade, when an average of only 3,620 new housing units per year were produced, which was less than half that of the previous decades. This shortage, worsened by rising costs and fewer available options, has made the existing housing inventory more expensive and less attainable, deepening the current housing crisis and increasing the barriers to available homeownership and rental opportunities for middle- and lower-income households.

### Cost of Housing

	Base Year: 2021	Most Recent Year: 2023	% Change
Median Home Value	307,100	395,500	28.78%
Median Contract Rent	1,484	1,847	24.47%

Table 27 – Cost of Housing

Data Source: 2021 Census (Base Year), 2023 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,372	1.3%
\$500-999	3,279	3.1%
\$1,000-1,499	18,481	17.7%
\$1,500-1,999	41,643	40.0%
\$2,000 or more	39,367	37.8%
<i>Total</i>	104,142	99.9%

Table 28 - Rent Paid

Data Source: 2017-2021 ACS

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	17,200	16,230
50% HAMFI	20,005	15,790
80% HAMFI	27,055	32,765
100% HAMFI	11,140	122,035
<i>Total</i>	75,400	186,820

Table 29 – Housing Affordability

Data Source: 2017-2021 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,599	1,643	1,844	2,230	2,707
High HOME Rent	1,204	1,291	1,552	1,784	1,970
Low HOME Rent	941	1,008	1,210	1,397	1,558

**Table 30 – Monthly Rent**

**Data Source:** HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

Since the 2008 financial crisis, the nation has faced an ongoing housing shortage. The demand for housing has consistently outpaced new construction, resulting in a nationwide deficit of over four million units. This shortage has had a major impact on housing affordability and availability, affecting both renters and prospective homeowners.

As home prices in Gwinnett County continue to rise, many higher-income households are opting to rent rather than buy, reducing the number of available rental units for extremely low- and very low-income households. Affordable housing options for lower-income households are significantly scarcer than those available to households earning 80% of the Area Median Family Income (AMFI) or more. Currently, about 36% of affordable rental housing is occupied by households earning 80% AMFI, while only 22 % is available to those earning 30% AMFI.

This trend extends to the homebuyer market, where over 80% of available housing is occupied by households earning between 80 and 100 % AMFI. Households earning 30% to 50% AMFI face an even greater challenge, with more than 50% fewer homeownership opportunities compared to those in the 80% to 100% AMFI range.

These statistics highlight a widespread housing shortage across all income levels, with the most severe impact on lower-income households. Factors contributing to this crisis include high construction costs, stagnant wages, population growth, and corporate investors. These challenges have created a significant gap between the demand for affordable housing and the available supply, increasing housing insecurity for lower-income households.

## How is affordability of housing likely to change considering changes to home values and/or rents?

As home values and rent prices continue to rise, the affordability of housing is expected to become increasingly strained, particularly for middle- and lower-income individuals and households. When housing costs increase at a faster rate than wages and earnings, it becomes more difficult for these groups to find homes or rental units that fit within their financial means. This growing gap forces many to allocate a larger portion of their income to cover housing expenses, leaving less for other essential needs like healthcare, education, and transportation. Over time, this can lead to heightened financial stress and diminished quality of life.

Additionally, as housing in urban and desirable areas becomes more expensive, lower-income families may be pushed into less accessible or underserved neighborhoods. This can further reinforce economic and geographic segregation, limiting access to employment opportunities, quality schools, and vital services. As a result, rising home values and rent prices not only deepen the housing crisis but also exacerbate social and economic inequalities within communities.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The growing difficulty for many individuals in Gwinnett County to achieve homeownership has led to an increasing demand for rental housing options. Currently, about 33% of households in the county are renting their homes. Rental properties offer a range of advantages, including flexibility, convenience, and relative affordability, which makes them particularly appealing to many segments of the population. This trend is especially notable among younger households, who may find homeownership out of reach due to rising costs and stagnant wages.

In 2023, the median contract rent in Gwinnett County was \$1,847, which was almost 25% higher than the median rent in 2021. This rent price is consistent with the Fair Market Rent for an average two-bedroom unit in the area. HOME rents are slightly lower than the median rent for most unit sizes, making access to these units more accessible for lower-income households.

With the housing costs consistently outpacing wage growth, there is an urgent need for more housing choices that cater to low- to middle-income individuals and families. Gwinnett County is employing measures to expand the availability of affordable housing units and diverse housing types by allowing for greater options such as "Missing Middle" housing— residential units that bridge the gap between single-family homes and large apartment complexes. These housing types, often including duplexes, triplexes, and small-scale multifamily units, could serve the growing number of workers and families who cannot afford traditional housing options but still need reasonably priced, conveniently located living spaces.

Gwinnett County has implemented additional strategies to prioritize housing options and opportunities including the creation of the Housing and Community Development Division in 2022 which oversees affordable housing programs such as the Homestretch Down Payment Assistance program, that aims to enhance affordable housing access for low-income residents. The Tenant Based Rental Assistance program offers financial assistance to residents to ensure that they can sustain their housing and avoid experiencing homelessness. Through its homeowner rehabilitation program, Gwinnett County aims to preserve existing affordable housing by providing income eligible homeowners with five-year deferred payment loans to make essential home repairs. All these various programs aim to address affordable housing needs within the community.

**Discussion**

The Gwinnett County 2045 Unified Plan identifies housing affordability as a central priority. Through the implementation of targeted strategies designed to both create and preserve affordable housing units for middle- and lower-income individuals and households, Gwinnett can sustain its growth trajectory, while also retaining essential workers and promoting a diverse population. Prioritizing affordability across multiple income levels can yield many positive outcomes on the local economy while alleviating pressures on vulnerable populations and decreasing housing insecurities caused by increasingly high housing costs.

## **MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)**

### **Introduction**

The age and condition of housing units in Gwinnett County are important variables in assessing the overall characteristics of the local housing market. This section will review data to assess important factors that affect the County's housing stock. For the purposes of this analysis, property located in low income neighborhoods that are more than 30 years old is considered "older housing stock". Gwinnett County's "standard condition" for housing units must meet code enforcement requirements as well as HUD's minimum Housing Quality Standards (HQS). Gwinnett County considers a housing unit in "substandard condition" if it is in poor condition and is both structurally and financially feasible to rehabilitate. Older housing, particularly rentals, often has code and deferred maintenance issues that can impact the longevity of the structure. As a result, housing stock is diminished in terms of accessibility and affordability. For planning purposes, owner- and renter-occupied units that lack a minimum of one out of four selected housing conditions will establish a base number of units that require financial assistance.

In the sections below we will compare and contrast the condition of homeowner- and renter-occupied units in Gwinnett County, evaluate the age differences between homeowner- and renter-occupied units, and compare the number of vacant units to the number of units that are at risk of having lead-based paint.

### **Definitions**

The 2016-2020 American Community Survey (ACS) estimates that approximately 43,385 owner-occupied households (23%) and 52,095 renter occupied households (52%) are affected by at least one of four housing conditions: (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room (overcrowding), and (4) cost burden greater than 30%.

The U.S. Census considers a housing unit to have "complete plumbing facilities" if it has hot and cold piped water, a flush toilet, and a bathtub or shower. A housing unit is considered to have "complete kitchen facilities" if it has a sink with a faucet, a stove or range, and a refrigerator. Overcrowding is defined by HUD as 1.01 to 1.50 persons per room, while severe overcrowding is 1.51 or more persons per room. Cost Burden is when a household has expended more than 30% of the gross household income on housing costs (rent or mortgage) that include utilities (electricity, gas, sewer, and water). Cost burdened households will find it difficult to meet all household needs; severely cost burdened households may be in danger of homelessness.

## Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	45,385	23%	52,095	52%
With two selected Conditions				
With three selected Conditions				
With four selected Conditions				
No selected Conditions	153,805	77%	48,400	48%
Total	199,185	100%	100,495	100%

**Table 31 - Condition of Units**

Data Source: 2016-2020 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	71,628	37%	25,963	28%
1980-1999	92,602	48%	52,049	56%
1950-1979	25,899	14%	14,223	15%
Before 1950	1,401	1%	1,255	1%
Total	191,530	100%	93,490	100%

**Table 32 – Year Unit Built**

Data Source: 2016-2020 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	27,300	14%	15,478	17%
Housing Units build before 1980 with children present	48,008	25%	29,682	32%

**Table 33 – Risk of Lead-Based Paint**

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	8,180		8,180
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

**Table 34 - Vacant Units**

## **Need for Owner and Rental Rehabilitation**

There is a great need for owner and rental rehabilitation in Gwinnett County. Housing units, especially those located in naturally occurring affordable housing communities require extensive rehabilitation to sustain the quality and condition of the housing unit. As time passes and units age; the costs to repair and maintain the units become increasingly expensive. As a result low and moderate- income homeowners incur a significant costs to make necessary repairs. Meanwhile, low-income renters are posed with the threat of increased rents as a result of costly maintenance and renovation repairs.

## **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

The 2016-2020 ACS data for the number of housing units at risk of lead based paint hazards in Gwinnett County show that 75,308 owner households (39%) and 45,160 renter households (49%) may be at risk of lead hazard problems due to age. HUD regulations regarding lead-based paint apply to all federally assisted housing. Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Lead is a highly toxic metal that can cause a range of health problems for individuals, and especially children. The major source of lead exposure comes from lead-contaminated dust found in deteriorating homes and buildings. Many residential properties built before 1978 contain lead-based paint.

Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. In most circumstances, low-income households that earn between 0 to 50% Median Family Income (MFI) are least able to afford well-maintained housing and, therefore, are often at greater risk of lead poisoning. The potential health hazards of living in a home built prior to 1978 and being exposed to lead-based paint are more likely to have harmful effects on children.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

There are two public housing authorities in Gwinnett County that manage a total of 63 rental units for low-income households in Gwinnett County. Combined, the housing authorities manage 7 (does not include Norcross) different property sites distributed throughout the cities of Buford, Duluth, Lawrenceville, and Sugar Hill. The Georgia Department of Community Affairs oversees the distribution of over 2,408 housing choice vouchers in Gwinnett County. Housing choice voucher units are scattered throughout Gwinnett County.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	198	0	0	0	0	0	0
# of accessible units	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 35 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

The Norcross Housing Authority's (GA-209) mission is to provide safe and sanitary dwelling accommodations in the City of Norcross to persons of low-income at rental rates that they can afford. The NHA owns 17 multi-family residential units that are offered at low rental rates to low-income households.

The Buford Housing Authority (GA-091) provides affordable, safe and decent homes to families and individuals. Today, the Buford Housing Authority has 46 residential units that consist of multi-family and single-family options in seven different developments across four cities that offer below market rental housing to low-income families.

The Lawrenceville Housing Authority (GA-093) has converted all of its units from Public Housing to Rental Assistance Demonstration and no longer qualified as a Public Housing Authority.

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

The Buford Housing Authority has 46 housing units that are distributed throughout different locations in the cities of Buford, Duluth, and Sugar Hill. The Norcross Housing Authority has 17 units distributed in one location. Physical inspection score data is no longer kept via the HUD User database.

## Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	N/A

Table 36 - Public Housing Condition

### **Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

In a recent public housing survey, Gwinnett County housing authorities responded that additional allocations in their capital funds from HUD are the greatest need in renovating and revitalizing their current housing stock. Each of the housing authorities reported that the housing stock is in decent condition and each also inspects units on a regular basis to ensure good quality and appearance.

### **Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Housing providers in Gwinnett County are always seeking new solutions to improve the surrounding environment of its residents of public housing. In fact, the Lawrenceville Housing Authority and its subsidiary, the Lawrenceville Housing Corporation has embarked upon a unique opportunity to relocate 36 units of public housing and redevelop vacant land to construct four additional units of affordable housing. The Lawrenceville Housing Authority as well as the housing authorities located in Norcross and Buford are implementing a variety of initiatives to address the backlog of physical needs within the Public Housing portfolio. There are various strategies to preserve the portfolio to ensure optimal benefits to residents and to stay aligned with the agencies' mission to provide quality and sustainable affordable housing.

In addition to keeping housing units in compliance with codes and ensuring that residents are given access to safe, decent, and affordable housing, public housing authorities in the cities of Buford, Lawrenceville, and Norcross have also taken appropriate steps to increase resident involvement through the establishment of Resident Advisory Boards. Resident Advisory Boards act as communication ambassadors to the housing authority by collecting feedback from tenants, sharing the needs and requests of current tenants with housing authority management and staff, helping public housing staff formulate annual agency plans, and acting as citizen advocates for the enforcement of the housing authority's policies and procedures.

### **Discussion:**

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The Gwinnett County Emergency Solutions Grant (ESG) Program, GA Balance of State (BoS) Continuum of Care (CoC) funding, State of Georgia ESG, State Housing Trust Funds, HUD Shelter Plus Care, and HUD Supportive Housing Program funds are used to address the needs of the individual/families who are literally homeless in Gwinnett County. The need for emergency and transitional housing is addressed with funding from the above-mentioned sources by using emergency shelters—issuing vouchers to homeless clients for extended stay motels, and transitional housing. The existing shelter spaces (116) are not adequate to meet the growing demand for housing for the homeless in Gwinnett County, and the primary shelter resource – extended stay motels – are not a long-term solution

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	111	0	154	103	0
Households with Only Adults	5	0	0	0	0
Chronically Homeless Households	0	0	0	89	0
Veterans	0	0	0	14	0
Unaccompanied Youth	0	0	0	0	0

**Table 37 - Facilities and Housing Targeted to Homeless Households**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Gwinnett County encourages agencies to integrate grant-funded programs with mainstream services to better support individuals experiencing homelessness, maximizing benefits for clients and promoting long-term stability. These mainstream services include housing, healthcare, social services, employment, education, and youth programs. Addressing the root causes of homelessness is essential, as shelters and human service providers alone cannot effectively resolve the issue without tackling its underlying factors.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The following is a list of service providers working to meet the needs of homeless persons in Gwinnett County as identified by the platform Unite Us.

Homeless Service Providers in Gwinnett County, GA:

Service Provider:	Services Offered:
Africa's Children Fund	Provides assistance and services to children and families in need in the United States of America, Africa and the Caribbean to improve the quality of their lives
Algie's House of Refuge Inc.	Employment assistance for homeless men
Amani Woman Center	Culturally tailored programs and services that empower and contribute to the economic security, spiritual, mental, and physical well-being of refugees and immigrant women.
Another Chance of Atlanta, Inc.	Housing and support to homeless Veterans, families, and individuals
Arms Wide Open CDC	Home and community-based services to individuals with disabilities and chronic illnesses
Art Pharmacy	Non-clinical, community-based activities with protective and therapeutic benefits

Because One Matters	Provides assistance to foster children
Bethany Christian Services - Georgia	Supportive assistance to families, refugees, and immigrants
Community Resources Corporation (CRC)	Create, harness, and share resources with the communities that work to advance equity, self-determination, and collective justice.
Connecting Communities and Families, Inc.	Provide supportive social services to underserved and under-resourced communities.
Construction Ready	Offering fully funded construction job training programs
Duluth Cooperative Ministry	Rent, Utilities, Food, Prescriptions
Empowerment Resource Center	Provide programs, services, and community-level solutions that improve the health-related quality of life for the communities we are privileged to serve.
Family Promise of Gwinnett	Provides shelter to children and their families experiencing homelessness
First Step Staffing	Alternative staffing organization that provides motivated, grateful, and work-read employees by providing the specialized support the job applicant needs
For My Sisters	Utility Assistance
Friends of Gwinnett Seniors	Support services like home-delivered meals and medical transportation for seniors in Gwinnett County
Georgia Dept. of Veterans Services – Lawrenceville	Advising, counseling, and assisting Georgia’s veterans and their families in receiving their rightful benefits under the vast and complex framework of veterans’ laws
Georgia Department of Community Affairs	Housing Choice Vouchers
Georgia Legal Services Program/Georgia ENROLL	Provide free, unbiased, factual information and assistance regarding GeorgiaAccess.gov,

	Georgia's state-based Exchange for health insurance
Good Samaritan Health Center of Gwinnett	Serves the uninsured with low-cost dental and health services
Gwinnett Children's Shelter, Inc dba Home of Hope at GCS	Transitional living program for children and their moms experiencing homelessness
Gwinnett Coalition	Resource directory for Gwinnett County
Gwinnett Council for the Arts, dba Hudgens Center for the Arts	Offering unique and inspiring year-round exhibitions, workshops and classes
Gwinnett County Child Advocacy & Juvenile Services	Provides zealous legal representation for children in order to advocate for their legal rights and best interests; volunteer oversight for children in foster care by collaborating with multi-disciplinary stakeholders; and supervision for youthful offenders utilizing the least restrictive interventions that do not compromise public safety.
Gwinnett County DFCS	Provides assistance to foster children
Gwinnett Global School	Provides a transformational opportunity for students from all backgrounds in Gwinnett County to experience a world class bilingual elementary education, formed by the core values of Curiosity, Courage and Care
Gwinnett Housing Corporation	Low-income housing
Gwinnett United in Drug Education, Inc	Substance abuse prevention
Gwinnett/Walton Habitat for Humanity	Building and improving homes in partnership with individuals and families in need of a decent and affordable place to live
HOPE Atlanta	Provides shelter and housing
Home Helpers Home Care	Senior in-home care
Hope Clinic	Provide medical care to those with limited or no access to healthcare

Hope Thru Soap	Provides Mobile Outreach to the less fortunate experiencing homelessness and poverty (showers, haircuts, clothing, food)
House of Globalization	Domestic violence and human trafficking supportive services
Impact 46, Inc.	Eviction prevention, utility assistance, temporary housing vouchers, housing center
J.M. Tull-Gwinnett Family YMCA	Youth development, healthy living, and social responsibility
Korean American Senior Citizens League of Greater Atlanta, Inc	Senior supportive services
Lady Butterflies	Providing comprehensive 'one-stop' social supportive services for women and teen girls in transition
Latin American Association	Homelessness prevention, social & health services
Morningstar Urban Development Inc	Provides support to individuals & families addressing finances, employment, successful tenancy, purchasing and maintaining homeownership through education, coaching, and training that will ensure their economic success
My Sister's House	Shelter for woman and children
NAMI Gwinnett	Provides mental health support, online groups, resources and education
Neighborhood Cooperative Ministries	Rental assistance, utilities, prescriptions, hotel vouchers
Ninth District Opportunity, Inc.	Provide assistance to low-income people, promoting access to opportunities leading toward Self-Development, Self-Reliance, and Self-Determination.
Noor Family Services Corporation	Advocate for domestic violence

North Gwinnett Co-Op	Provides food, clothing, utility and prescription medication assistance
Obria Medical Clinics	Provides preventative services to woman
Overcomer's House	Food pantry
Partnership Against Domestic Violence	Provides emergency services to survivors of domestic violence
Peachtree Christian Health	Adult day care, senior and elder care, and respite services
Positive Impact International	Serves children and youth with Artistic Programs at little or no cost
Royal Adult Day Services	Provides senior with Stimulation Therapy (CST), socialization, nutritious meals, assistance with daily living, and meaningful activities at an all-inclusive, affordable rate
The Salvation Army	Utilities, Mortgage & Rental Assistance; Prescription Medication
Senior Community Outreach Center Corp	Provides various programs which give food and entertainment to seniors
Sisu of Georgia	Provides integrated learning environment where children from 6 weeks to 6 years with special needs learn and interact alongside their typically developing peers
Sojourn Ministries, Inc. DBA Navigate Recovery Gwinnett	Provides assistant with addictions
Southeast Gwinnett Cooperative Ministry	Food assistance, utilities and prescriptions
Southside Medical Center, Inc.	Comprehensive healthcare
Special Needs Schools of Gwinnett, Inc.	Provides assistance to children with disabilities
Spectrum Autism Support Group, Inc.	Provides programs, support groups, events and resources for individuals of all abilities on the autism spectrum

Summit Counseling Center	Mental Health Therapy
St. Vincent DePaul	Medical, dental, prescriptions, counseling, rent, utilities, food, legal fees, transportation, burials.
View Point Health	Health services, Homeless assistance
Zion Keepers	Veteran services, permanent housing, emergency shelter, rent/utility assistance,

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Special needs persons identified by Gwinnett County are: Persons with disabilities (mental, physical, developmental), elderly, frail elderly, persons with alcohol and/or drug addictions, public housing residents, victims of domestic violence, single parents, persons living with HIV/AIDS and their families and homeless individuals.

This section will assess the existing community infrastructure of supportive services to address the needs of persons in various subpopulations of Gwinnett County who are not homeless but may require supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with HIV/AIDS and their families, persons with alcohol or drug addiction, and victims of domestic violence, persons with a criminal record, those who have limited English proficiency, and those who are transportation disadvantaged.

Identifying the gaps in the supportive services network, allows Gwinnett County to further assist its residents with services to support or enhance their quality of life. Many individuals and families with special needs are often on fixed incomes, live in cost burdened housing situations, and have accessibility needs that may not be met in traditional methods, often leaving them to turn to resources in the community to meet basic needs. Services needed often include but not limited to: maintaining independence, communication, transportation, supervision, and medical care. The section below will describe why identifying the strengths and gaps in the supportive services network is essential to the planning process and ensuring a high quality of life for Gwinnett's most vulnerable residents.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

### **Elderly and Frail Elderly**

Elderly and frail elderly are often unable to maintain existing homes or to afford rent. They are often over-housed in homes that have more square footage than the elderly homeowner or renter can maintain on limited budgets. Housing cost burden-related issues are often compounded by the requirement of additional services it takes for elderly and frail-elderly to age in place.

### **Persons with Physical Disability**

ACS defines ambulatory difficulties as seriously affecting motility and the ability to walk or climb stairs. Ambulatory difficulties represent 48.1% of the population, consume a significant portion of the disabled population. Finding housing that is both affordable and accessible is a basic challenge for persons with physical disabilities.

### **Persons with Developmental Disabilities**

The 2017 ACS one year estimate reports 5.39% of the disabled population is identified as have cognitive difficulty, there is clearly a need for more services to help developmentally disabled persons stay with their families as well as additional housing and residential facilities; other needed services include vocational services, social and community involvement, and transportation.

## **Domestic Violence**

According to the Georgia Bureau of Investigations (GBI) 2023 crime statistics, 17,213 crimes occurred in Gwinnett County, of which 2,550 (14.8%) were domestic violence related crimes. Due to the intimate nature of these crimes, victims need emergency shelter, counseling and other supportive services when fleeing from their abusers. Additionally, these victims need housing subsidies to assist with moving costs as a result of domestic violence. This population could also benefit from supportive housing policies that are attuned to their special circumstances.

## **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

ViewPoint Health provides individual and group counseling, medication management, recovery and crisis stabilization services. The agency has a limited pool of supportive housing units for people with mental health and substance abuse disorders. The agency is working to enhance its ability to provide community-living, group home type housing for those transitioning from inpatient care to more independent living situations. ViewPoint Health is also working to expand its Shelter Plus Care program to provide permanent supportive housing to the special population it serves.

The Hi-Hope Service Center supports adults with developmental disabilities. Services are tailored to the needs and desires of a diverse group of over 140 adults. Individual interests determine what will be chosen to reach unique personal goals – ranging from steady employment and social/recreational activities to acquiring, retaining, or improving skills required for active community participation and independent functioning. Hi-Hope Service Center's residential services offer a range of supports to include assistance with and/or training in activities of daily living, such as bathing, dressing, grooming, other personal hygiene, feeding, toileting, transferring, and other similar tasks. These services also include training and/or assistance in household care, such as meal preparation, clothes laundering, bed-making, housecleaning, simple home repair, yard care, and other similar tasks.

Hi-Hope also offers residential services through the Host Home/Life Sharing arrangements provide a typical family-like atmosphere for one or two individuals. In this setting our residents live in the home of a caring, responsible family and enjoy all of the benefits of fully family membership.

Annandale Village provides progressive life assistance to adults with developmental disabilities and traumatic brain injuries so that they can maximize their abilities and maintain their independence in the least restrictive environment. Annandale Village offers both residential and non-residential programs and services that provide a balance of structure, freedom, encouragement, and fulfillment designed to improve the quality of life of each individual served, according to his or her own unique needs and abilities. Characteristically, individuals served at Annandale Village are 18 years of age or older with a

primary diagnosis of an intellectual disability, autism, cerebral palsy, Down syndrome, other developmental disability, or have experienced a traumatic brain injury.

Annandale's residential services consist of a wide range of options to meet the needs and desires of residents. Residential options range from cottage settings, to independent on-campus apartments, as well as, assisted living and the D. Scott Hudgens Center for Skilled Nursing. All on-campus residences are designed to allow residents the ability to live as independently as possible, while providing assistance when necessary to create an environment that is comfortable, attractive, familiar and secure.

Other services provided through the Residential Program include: Health Services; Social Services/Case Manager; Person-Centered Planning; Nutrition; Creative & Performing Arts; Wellness & Special Olympics; Recreational Activities; Vocational Program and Training; Academics; Community Access Group; Medication Management; Financial Services; Adult Basic Education; Computer Lab; and Transportation.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Gwinnett County will continue to work with nonprofits, and others, seeking to build or expand facilities and services to serve Targeted Populations. This will include strengthening nonprofit organizations in their operational and financial capacity by leveraging future CDBG awards. It will also include seeking additional resources which can be used by nonprofit organizations for the development of special needs housing. Community Development staff will continue to direct nonprofits to both the Georgia Center for Nonprofits and the Foundation Center of Atlanta for nonprofit capacity building.

The County will continue many of the projects begun in the last Five-Year plan. Activities will include providing assistance to senior citizens, services for individuals with disabilities, supporting building renovations for public housing residents, and providing shelter for victims of domestic violence.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Public policies play a crucial role in shaping the landscape of affordable housing and residential investment. However, certain policies can have unintended negative effects, exacerbating housing shortages, increasing costs, and discouraging investment in residential development.

A significant challenge arises from restrictive zoning laws and land-use regulations. Policies enforcing strict zoning requirements, such as single-family zoning or large minimum lot sizes, constrain the availability of affordable housing by limiting where and how developers can build. These restrictions frequently lead to higher land and construction costs, making it more challenging to develop housing that remains accessible to low- and moderate-income families.

Additionally, burdensome permitting and approval processes can significantly delay housing projects, increasing costs and discouraging developers from pursuing affordable housing initiatives. Lengthy bureaucratic procedures, environmental impact assessments, and community opposition can stall developments for years, creating uncertainty for investors and driving up overall project expenses.

Public policies that impose heavy taxes on property transactions such as impact fees, transfer taxes, and high property taxes can discourage investment in residential real estate. These financial burdens make housing development less appealing to investors and increase overall costs, ultimately making homes less affordable for potential buyers.

While public policies are essential for addressing housing affordability and guiding residential investment, poorly designed regulations, restrictive zoning, and burdensome taxation, can create barriers to development, limit housing supply, and ultimately worsen affordability issues. A balanced approach that encourages responsible development while protecting vulnerable populations is key to fostering a healthy and sustainable housing market.

While public policies play a crucial role in addressing housing affordability and shaping residential investment, poorly designed regulations, restrictive zoning, and excessive taxation can hinder development, constrain housing supply, and exacerbate affordability challenges. A well-balanced approach that promotes responsible development while safeguarding vulnerable populations is essential for cultivating a sustainable and thriving housing market.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

### Economic Development Market Analysis

### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,224	743	0.3%	0.2%	0.0%
Arts, Entertainment, Accommodations	44,954	33,820	9.5%	8.9%	0.0%
Construction	40,377	24,562	8.5%	6.5%	0.0%
Education and Health Care Services	90,223	66,920	19.0%	17.6%	0.0%
Finance, Insurance, and Real Estate	33,784	19,114	7.1%	5.0%	0.0%
Information	12,801	8,305	2.7%	2.2%	0.0%
Manufacturing	40,816	26,462	8.6%	7.0%	0.0%
Other Services	25,647	10,512	5.4%	2.8%	0.0%
Professional, Scientific, Management Services	67,506	76,760	14.2%	20.2%	33.8%
Public Administration	16,320	9,259	3.4%	2.4%	0.0%
Retail Trade	55,911	55,143	11.8%	14.5%	0.0%
Transportation & Warehousing	28,169	12,935	5.9%	3.4%	0.0%
Wholesale Trade	17,222	35,339	3.6%	9.3%	66.2%
Grand Total	<b>474,954</b>	<b>379,874</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>

**Table 38 - Business Activity**

**Data Source:** 2017-2022 ACS (Workers), 2022 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	736,740
Civilian Employed Population 16 years and over	504,118
Unemployment Rate	2.9%
Unemployment Rate for Ages 16-24	8.2%
Unemployment Rate for Ages 25-65	3.4%

**Table 39 - Labor Force**

Data Source: 2017-2022 ACS

Occupations by Sector	Number of People
Management, business and financial	209,203
Farming, fisheries and forestry occupations	1,249
Service	81,078
Sales and office	102,929
Construction, extraction, maintenance and repair	49,071
Production, transportation and material moving	66,492

**Table 40 – Occupations by Sector**

Data Source: 2017-2022 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	2,787,635	21%
30-59 Minutes	6,110,470	46%
60 or More Minutes	2,608,460	33%
Total	<b>13,296,560</b>	<b>100%</b>

**Table 41 - Travel Time**

Data Source: 2016-2020 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	41,058	1,137	17,776
High school graduate (includes equivalency)	78,884	3,137	26,040
Some college or Associate's degree	107,800	4,344	26,017
Bachelor's degree or higher	173,731	5,463	24,080

**Table 42 - Educational Attainment by Employment Status**

Data Source: 2016-2020 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,371	4,052	5,618	8,731	2,759
9th to 12th grade, no diploma	6,444	4,114	3,881	6,408	2,494
High school graduate, GED, or alternative	17,929	16,657	15,920	27,643	11,944
Some college, no degree	13,165	11,218	11,016	21,046	8,903
Associate’s degree	1,902	4,846	6,961	10,405	3,469
Bachelor’s degree	4,900	16,397	14,778	30,951	11,591
Graduate or professional degree	245	4,621	8,436	18,095	5,994

**Table 43 - Educational Attainment by Age**

Data Source: 2016-2020 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$31,821
High school graduate (includes equivalency)	\$37,076
Some college or Associate’s degree	\$45,162
Bachelor’s degree	\$63,562
Graduate or professional degree	\$76,122

**Table 44 – Median Earnings in the Past 12 Months**

Data Source: 2016-2020 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

As depicted in Table 45, Gwinnett County’s workforce is comprised of 474,954 working adults. Of those working, the largest job sector in Gwinnett County is Education and Health Care Services (19.0%), followed by Professional, Scientific, Management Services (14.2%), and Retail Trade (11.8%). The Agriculture, Mining, Oil and Gas Extraction sector has the lowest number of workers at 0.3%.

### Describe the workforce and infrastructure needs of the business community:

Gwinnett County’s thriving business community recognizes that traditional economic development activities are fundamental; however, it has increasingly more important to develop the larger community to encourage new business and economic growth in the County. This includes

transportation, education, infrastructure, entertainment, housing, recreation, and public space. Employers are now recognizing that community assets as equally important as salary and benefits. As such, Gwinnett County recognizes that developing business infrastructure that is attractive, vibrant, and sustainable, and intersects with community development to encourage a live, work, and play community.

As service industries in Gwinnett continue to expand, this will have serious implications for the County regarding land use, traffic, and development patterns. The demand for appropriate space - office buildings, hospitals, clinics, smaller commercial spaces, etc. - will increase.

Similarly, the decline in manufacturing and wholesale trade will decrease demand for existing industrial and warehousing space as new facilities are constructed. The existing supply of industrial space and warehouses has potential for redevelopment as a mix of office and commercial uses while retaining some industrial spaces.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The continued fall of regional shopping malls and big box stores has been the dominant retail format in Gwinnett County for many years resulting in an over-abundance of retail space and strip malls. The rise of online shopping and the reduced demand for retail space drives the need for sweeping changes in wholesale and distribution channels as well as other innovative solutions to address the changing tides in the retail sector.

Gwinnett County will continue to have increased workforce development, infrastructure, and business support needs. In addition to traditional means of training - universities, trade schools, and certificate programs - for the County's workforce; the need for non-traditional training and retooling is critical to the County's growth and residents' quality of life. Entrepreneurship support, workforce development, and job training programs are also necessary to train or retrain the existing workforce on new jobs and/or opportunities.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Gwinnett County is home to many employers in the sectors of healthcare, education, professional services, arts, entertainment, and accommodations. Many of these positions require post-secondary degrees or specific training certifications depending on the job sector. Many positions offered in retail and the food service industry sectors, along with some manufacturing companies, do not require a higher degree to gain part-time or temporary employment.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Gwinnett County is committed to ensuring growth in employment opportunities and high-quality jobs for its residents. For this reason, a public-private economic development effort known as Partnership Gwinnett was developed in 2007. This partnership attracts and recruits employers in targeted industries to ensure sustained business growth and that the County has a well-trained and developed workforce to meet the demands of the local economy. The Partnership Gwinnett 4.0 Strategy provides a strategic framework to enable public and private community partners to build the momentum required to take the community to the next level. The overall structure of the Partnership Gwinnett 4.0 Strategy is structure by 3 goals - Business Development, Talent Development, and Community Development. Partnership Gwinnett oversees the attraction, retention, and growth of Gwinnett's target industries, which include Information and Technology Solutions; Health Sciences and Services; Professional and Corporate Services; Supply Chain Management; and Advanced Manufacturing.

Additionally, Gwinnett County established the Economic Development Division to create economic development opportunities through business outreach, promoting entrepreneurship and small businesses, and building local, regional, and national partnerships. The Economic Development Division is dedicated to ensuring the financial prosperity of the County, its businesses, and its residents. The responsibilities of the Economic Development Division include the effective management of tax incentives and abatements, overseeing Tax Allocation Districts, operating the Gwinnett Entrepreneur Center, and helping to plan and execute significant projects such as the Gwinnett Place Mall Equitable Redevelopment Plan. The Office of Economic Development is currently using Community Block Development Grant (CBDG) funds to assist the Gwinnett Entrepreneur Center with providing technical assistance, co-working space, and other resources to entrepreneurs and small business owners.

Gwinnett County is also engaged in creating several business and economic councils that will nurture local and international communication and resources. Through these councils, programs assessing and developing strategies designed to expand services, recruit businesses, and expand opportunities will facilitate new avenues of economic enhancement from local businesses, new entrepreneurs, and interested foreign companies.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No, Gwinnett County does not participate in a Comprehensive Economic Development Strategy (CEDS). Because of the initiatives of Partnership Gwinnett, the County has not previously devoted its HUD funding toward the planning and implementation of a Comprehensive Economic Development Strategy. In the recent economic climate, Gwinnett County has shifted some of its CBDG resources towards economic development activities.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Tax Allocation Districts (TADs) are used nationwide as an economic development incentive to attract quality development to an underutilized or distressed redevelopment area. Gwinnett County may consider the use of TAD financing to support certain projects that provide a substantial public benefit. TAD projects help to create new jobs and/or retain existing employment, eliminate blight, reduce crime, strengthen the employment and economic base, increase property values and tax revenues, decrease poverty, create economic opportunity, redevelop underperforming neighborhoods and underused commercial parcels, and to implement the County's 2045 Unified Plan and its economic development strategy.

Gwinnett County currently has five County-sponsored TAD's that are prime locations for redevelopment projects:

1. The **Gwinnett Place TAD** is located in the Gwinnett Place CID at the intersection of Interstate 85 and Pleasant Hill Road near the city of Duluth.
2. The **Indian Trail TAD** is located in the Gwinnett Village CID at the intersection of Interstate 85 and Indian Trail-Lilburn Road adjacent to the city of Norcross.
3. The **Jimmy Carter Boulevard TAD** is located in the Gwinnett Village CID at the intersection of Interstate 85 and Jimmy Carter Boulevard adjacent to the city of Norcross.
4. The **Lake Lucerne TAD** is located in the Evermore CID at the intersection of U.S. 78 (Stone Mountain Highway) and Killian Hill Road.
5. The **Park Place TAD** is located in the Evermore CID at the intersection of U.S. 78 (Stone Mountain Highway) and Rockbridge Road.

A Community Improvement District (CID) is an association of property owners in a defined area that voluntarily tax themselves in order to fund improvements within the district's boundaries. The CIDs seek to improve business development opportunities and enhance property values by developing and promoting coordinated transportation and community character improvements to benefit property owners, business owners, and residents in their specific district.

The CIDs are powerful public-private tools that can help revitalize business districts and re-energize entire communities. Taking a geographically defined district in which commercial property owners vote to impose additional ad valorem real estate taxes, these stakeholders take the future into their hands by determining how the additional funds will be spent to benefit their immediate area. In addition to leveraging their funds with federal and local government monies, CIDs allow community leaders and the actual property owners to chart a course they determine for an area's economic growth and lasting vitality. CIDs in have an average return on investment (ROI) of 10 to 1 or greater.

Gwinnett County has six Community Improvement Districts dedicated to improving transportation, public safety, and attractiveness of their respective areas to encourage new investment, job creation, and redevelopment.

1. The **Braselton CID** (est. December 2010) is located along the interstate 85 & State Route 403 at the northeastern point of the Gwinnett County line.
2. The **Evermore CID** (est. April 2003) is located along the U.S. 78 (Stone Mountain Highway) between the DeKalb County/Gwinnett County line and the City of Snellville.
3. The **Gwinnett 85 CID** (est. March 2005) is located around the intersection of Interstate 85 and Jimmy Carter Boulevard partially within the City of Norcross.
4. The **Gwinnett Place CID** (est. March 2006) is located around the intersection of Interstate 85 and Pleasant Hill Road near the City of Duluth.
5. The **Lilburn CID** (est. April 2010) is located along the U.S. 29 (Lawrenceville Highway) mostly within the City of Lilburn.
6. The **Sugarloaf CID** (est. May 2016) is located along Interstate 85, just north of the junction of I-85 North and SR 316.

Local governments which undertake redevelopment and revitalization efforts in certain older commercial and industrial areas can now qualify those areas for the State's maximum job tax credit of \$4,000 per year for 5 years for every new job created. The incentive, which is available for new or existing businesses that create two or more jobs, is a Job Tax Credit which can be taken against the business's Georgia income tax liability and payroll withholding tax. The credit is available for areas designated by the Georgia Department of Community Affairs (DCA) as an Opportunity Zone (OZ).

#### Opportunity Zone Tax Credit Incentives:

- The maximum Job Tax Credit allowed under law - \$4,000 per job created for 5 years
- The lowest job creation threshold of any job tax credit program - two jobs
- Use of Job Tax Credits against 100% of Georgia income tax liability and withholding tax
- Provides for businesses of any nature to qualify, not just a defined "business enterprise"

Gwinnett County has two County-sponsored Opportunity Zones (OZ):

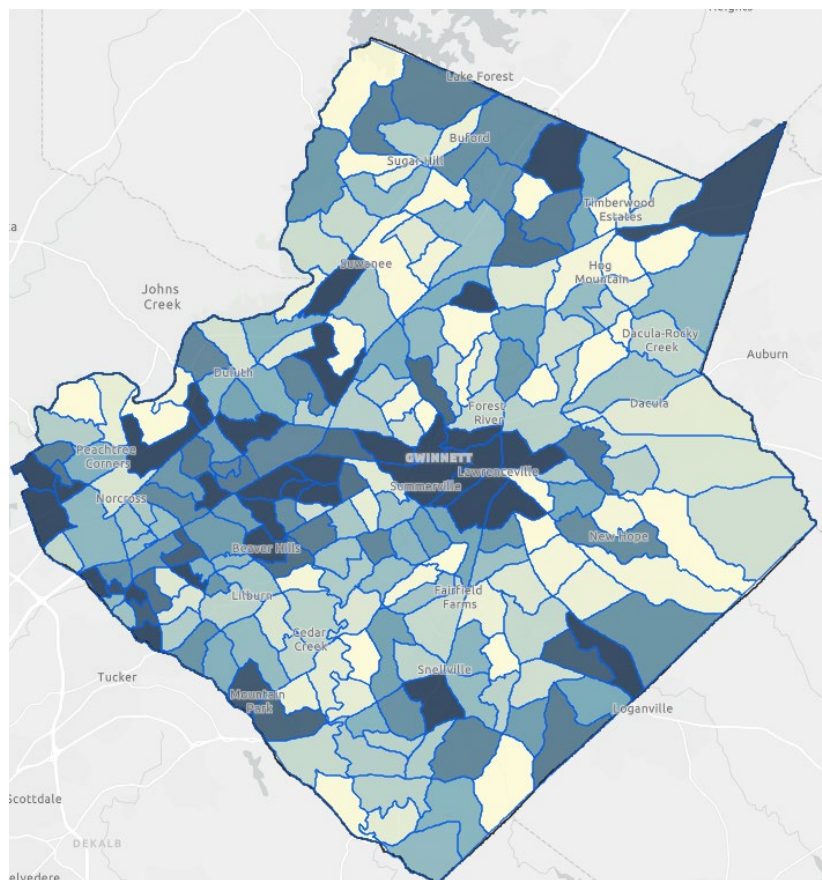
1. The **Gwinnett County OZ** is located in the Gwinnett Village CID at the intersection of Interstate 85 and Jimmy Carter Boulevard adjacent to the City of Norcross.
2. The **Gwinnett Place OZ** is located in the Gwinnett Place CID at the intersection of Interstate 85 and Pleasant Hill Road near the City of Duluth.

## MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated?  
(include a definition of "concentration")**

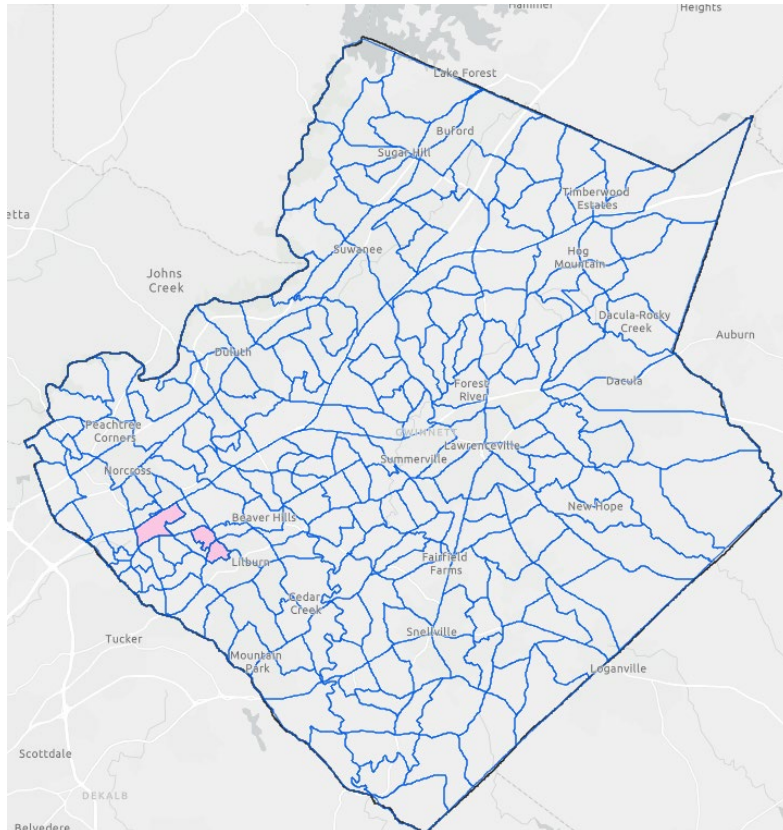
The map on the following page identifies the Qualified Census Tracts (QCT) in Gwinnett County and the shading (varying shades of blue) identifies the concentration of households in each tract with one or more of the four primary types of housing problems: (1) cost burden of more than 30%, (2) more than one person per room, (3) lack of complete kitchen facilities, and (4) lack of complete plumbing facilities. The darker the shading, the higher the percentage of households in the tract with 1+ housing problem.

The map clearly identifies two areas where the concentration of households with 1+ housing problem is the greatest. Those two areas are the I-85 corridor and the City of Lawrenceville. These dark blue QCTs represent >30% of the homes are faced with 1+ housing problem. With the I-85 corridor being the largest transportation artery through Gwinnett County and Lawrenceville being the County seat, it is clear that these are two of the older housing markets within the jurisdiction. As such, an aging housing stock is undoubtedly one of the primary reasons behind the elevated concentration of households with 1+ housing problem.



**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The map on the following page identifies the Qualified Census Tracts (QCT) in Gwinnett County and the shading (pink) identifies the areas where racial or ethnic minorities or low-income families are concentrated. HDU defines a Racially or Ethnically Concentrated Area of Poverty (R/ECAP) as a tract where (1) the non-white population is >50% of the total population, (2) the poverty rate is >40%, or (3) the poverty rate is 3x the poverty rate for the metropolitan area.



**What are the characteristics of the market in these areas/neighborhoods?**

The majority of housing in the areas referenced above likely have two things in common: they are aging, and they are single-family, detached residences. As mentioned previously, the I-85 corridor and the City of Lawrenceville are two areas of Gwinnett County that were built out the earliest given their business and transportation/access relevance. This older stock of housing is now being combined with newer, multi-family properties creating a unique dynamic within each community.

As time goes on, we anticipate we will see the percentage of households with 1+ housing problem continue to grow in these areas, as a direct result of the aging residences. There will, however, be the opportunity for rehabilitation and redevelopment of these aging homes.

**Are there any community assets in these areas/neighborhoods?**

These two primary areas that have been discussed during this section, the I-85 corridor and the City of Lawrenceville, both have community assets in the immediate area, but also in surrounding Census tracts.

Schools, parks, and libraries are evenly distributed throughout Gwinnett County, along with solid infrastructure, including road and water/sewer lines. Major employers, like Northside Hospital or Crown Bakeries, can also be found in these areas.

**Are there other strategic opportunities in any of these areas?**

A strategic area in one of the R/ECAP tracts is Oakbrook Parkway – an area identified as a Daily Community in the County’s 2045 Unified Plan. Connections to the Countywide Trail System and additional transportation improvements are currently being planned.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Broadband connectivity is a critical resource, and virtual necessity, in today's fast paced society. Access provides opportunities for education, employment, and enrichment for all who utilize it. Broadband is defined by the FCC as a download speed of 25 Megabits per second and an upload speed 3 Megabits per second, at a minimum.

While access at home is critical for all, it can be argued that the need is greatest for low- to moderate-income households. Economic and transportation issues impact this population the most, therefore, stable connectivity at home can at least begin to help level the playing field.

Through significant research into Federal Communications Commission, Department of Community Affairs, and American Community Survey data, it has been determined that as of late-2022 there were only 66 (<.0002%) residential properties in Gwinnett County that did not have broadband access. None of these parcels were located in a Qualified Census Tract.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Competition is a plus for the consumer in a free market – broadband internet is no different. There are numerous broadband providers throughout Gwinnett County, leaving the decision up to the consumer.

At this time, there is sufficient coverage and service provider offerings for broadband connectivity in Gwinnett County.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Hazard mitigation is any action taken to permanently eliminate or reduce the long-term RISK to human life and property from natural and technological hazards. It is an essential element of emergency management along with preparedness, response, and recovery. Gwinnett County, through the Office of Emergency Management, prepared a Hazard Mitigation Plan to define how it would reduce risk due to natural disasters.

According to Gwinnett County's Hazard Mitigation Plan, the County conducted a hazard analysis to reduce community vulnerability. The assessment of natural hazard risks associated with climate change revealed the County is most susceptible to thunderstorms and lightning hazards.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Severe thunderstorms and high winds pose one of the greatest threats to Gwinnett County in terms of property damage and injuries and loss of life. Severe thunderstorms and high winds are the most frequently occurring natural hazard in Gwinnett County and have the greatest chance of affecting Gwinnett County each year. Thunderstorm winds occur more frequently than any other natural hazard event within Gwinnett County. Five thunderstorm wind events occurred in 2012, none of which caused injuries or fatalities. These five events caused \$11,000 in property damage.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

Like many other jurisdictions, Gwinnett County faces difficult decisions regarding the allocation of federal grant funds, as the needs often exceed the available resources. This strategic plan was developed through a community needs survey and an analysis of demographic, housing, and non-housing data from both HUD and local sources.

The Strategic Plan outlined below highlights the key priorities and geographic focus areas for community development and housing efforts in Gwinnett County over the next five years. This plan will outline the County's anti-poverty initiatives, market conditions, available resources and structures, and the approach for monitoring performance and compliance for each HUD program funded by the County. The identified priorities are based on insights gathered from needs assessment surveys, market analysis, stakeholder meetings, and public comments.

Gwinnett County is expected to receive over \$34,000,000 in federal funds during the 5-year Consolidated Plan period. The Gwinnett County Housing and Community Development office, under the oversight of the Department of Financial Services, will manage these grant funds. The GCHCD office will collaborate with County departments, participating cities, qualified nonprofit partners, developers, community housing development organizations, local housing authorities, and coalitions to allocate these funds toward eligible activities that align with the strategic priorities outlined in this Plan.

All allocations of CDBG, ESG, and HOME will be utilized to create long-term improvements for low- and moderate-income residents and communities, while addressing various federal, state, and local priorities such as affordable housing, homelessness, and work force development. The County will continue to focus CDBG spending on large community facilities, infrastructure projects, public service activities, and economic development initiatives. HOME funds will support the development or rehabilitation of single- and multi-family housing units, tenant-based rental assistance programs, homelessness prevention, and homebuyer initiatives. Additionally, the County will maintain its focus on rapid re-housing, homelessness prevention, emergency shelter, and essential services for the homeless through the ESG grant.

Gwinnett County currently has 120 Census Block Groups classified as low/moderate income. These areas, defined by the U.S. Department of Housing and Urban Development (HUD), are shown on the map and in the table below.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Area Name :	Area Type:	Other Target Area Description:	HUD Approval Date:	% of Low/Mod :	Revital Type:	Other Revital Description:	Identify the neighborhood boundaries for this target area.	Include specific housing and commercial characteristics of this target area.	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Identify the needs in this target area?	What are the opportunities for improvement in this target area?	Are there barriers to improvement in this target area?
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Gwinnett County will only target Geographic Areas that are considered 51% LMI based on HUD issued LMISD data for the 2025-2029 Consolidated Plan.

**Table 45 - Geographic Priority Areas**

## **General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Gwinnett County receives a direct entitlement of CDBG, HOME, and ESG funds from the U.S. Department of Housing and Urban Development to address the needs in the community. The needs identified during the Needs Assessment process were not exclusive to any specific geographic area within the County. The County has opted to undertake projects that will benefit income eligible households throughout the County rather than a target area. The County relies on widely accepted data such as American Community Survey, HUD low/moderate income summary data, and Federal Financial Institutions Examinations Council (FFIEC) data to determine areas throughout the community with concentrations of low and moderate-income communities to assist. Program resources are allocated County-wide based on low-mod areas which often coincide with areas of minority concentration; however projects and activities located within low-mod census tracts will be given preference due to the impact that they will offer to the community.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Priority Need Name	Priority Level	Population	Geographic Areas Affected	Associated Goals
Access to Affordable Housing	High	Extremely Low-Income (ELI), Very Low-Income (VLI), and Low-to-Moderate Income (LMI)	All	Production of New Units; Preservation of Existing Units; Increase of Non-Profit Developers; Tenant-Based Rental Assistance; and Accessory Dwelling Units
Homelessness Reduction	High	Literally Homeless and At-Risk of Homelessness	All	Emergency Shelter; Rapid Re-Housing; Homelessness Prevention; Street Outreach; and Other Financial Assistance
Non-Housing Community Development	High	LMI	All	Improve existing deteriorated public facilities and infrastructure; Increase accessibility and walkability; Provide Public Service Funding; Maintain quality infrastructure and community amenities; Promote Economic Development Activities; Placemaking
Affirmatively Furthering Fair Housing Choice	High	ELI, VLI, LMI, and Protected Classes	All	Acquisition; Public Facilities; Public Improvements and Infrastructure; Economic Development; Public Services;

**Table 46 – Priority Needs Summary**

### Narrative (Optional)

#### 1. Access to Affordable Housing

- Extend the useful life of existing affordable housing through weatherization, repair and rehabilitation programs and through homeowner education on home maintenance.
- Provide down-payment assistance (principal reduction and closing cost reduction) to eligible low- and moderate-income homebuyers.

- Seek opportunities to create rental units through the adaptive reuse of existing sites and structures and through an emphasis on leveraging of resources.
- Provide rental subsidies (TBRA) to low-income households to make existing units affordable.
- Encourage private and nonprofit developers by funding acquisition, development and rehabilitation activities.
- Increase the supply of affordable housing units.
- Increase the supply of housing units for Targeted Populations.
- Utilize Revised Code to Pilot Accessory Dwelling Units Project

## **2. Homelessness Reduction**

- Provide funding for emergency shelter, rapid re-housing, and homelessness prevention programs.
- Provide funding to increase permanent supportive housing opportunities and work to create a stronger network of providers of supportive and mainstream services to individual clients.
- Encourage the efficient use of HMIS technology and support its expansion beyond homeless service providers to link the various services provided by Gwinnett County nonprofits and agencies and standardize performance measures.
- Support nonprofit, private and public service providers that provide housing opportunities for the homeless, those at risk of becoming homeless, and targeted populations.

## **3. Non-Housing Community Development**

- Maintain high-quality infrastructure and community amenities: clean water, sewers, storm water and drainage, power distribution, roads, sidewalks, parks, libraries, and other civic mechanisms.
- Provide funding to support the following Public Service needs as defined in CDBG regulations
- Support initiatives that increase walkability and improve the health of residents in low-income areas.
- Improve existing deteriorated public facilities and infrastructure in low- and moderate-income areas.
- Equipment and operating public services support for agencies serving Targeted Populations.
- Construct, acquire, and/or renovate public facilities and infrastructure to meet the needs of targeted populations.
- Conduct Economic Development Activities
- Pilot Placemaking Activities to create community within LMI areas

## **4. Affirmatively Further Fair Housing Choice**

- Increase fair housing education and build capacity for testing and enforcement of fair housing law.
- Support improved access to community resources.
- Continue to operate in compliance with expanded protected class definitions found in federal regulations.
- Refer housing discrimination complaints to HUD FHEO for investigation and potential action.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Cost burdened low- to moderate-income households, high rental rates, and too few affordable housing units are all characteristics to justify the need for HOME-funded Tenant Based Rental Assistance.
TBRA for Non-Homeless Special Needs	Gwinnett County does not use HOME funds for Tenant Based Rental Assistance for Non-Homeless Special Needs populations.
New Unit Production	With a continued influx in population combined with high rental rates and minimal units currently on the market that are considered affordable, Gwinnett County must push for the production of new, affordable housing units.
Rehabilitation	An aging housing stock, the condition of existing housing stock, and the cost for the new construction of homes all influence the use of funds for rehabilitation. Given these factors, plus others including the continued rise in housing costs, the rehabilitation of affordable housing must stay prevalent and will remain so for Gwinnett County.
Acquisition, including preservation	There are many opportunities to obtain existing properties/structures in an attempt to combat high rental rates or counteract the cost of construction for new housing units. Though Gwinnett County has yet to convert an existing structure to new, affordable housing units, all options are being considered.

**Table 47 – Influence of Market Conditions**

## **SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

The total budget for FFY 2025 is \$8,566,353.56 and is broken out by grant as follows: CDBG (\$5,816,102.00), ESG (\$504,556.00), and HOME (\$2,245,695.56).

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public – Federal	Admin and Planning Economic Development Housing Acquisition/Renovation Public Infrastructure Placemaking Public Services	\$5,816,102.00	\$0.00	N/A	\$5,816,102.00	\$0.00	CDBG Funds used throughout the County will leverage other federal, local and private funds.
HOME	Public – Federal	Admin and Planning Homebuyer Assistance New Rental Construction Rental Rehab New Ownership Construction Acquisition TBRA Accessory Dwelling Units	\$2,245,695.56	\$15,000.00	N/A	\$2,260,695.56	\$0.00	HOME funds will leverage other federal, local, and private funds. Subrecipient or developers supply 25% match of HOME funds
ESG	Public – Federal	Admin and Planning Emergency Shelter Rapid Re-housing Homelessness Prevention Street Outreach HMIS Administration	\$504,556.00	\$0.00	N/A	\$504,556.00	\$0.00	ESG match requirements will be met by requiring organizations to meet a 100% match of all funds received.

Table 48 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Gwinnett County will use a combination of public and private funding to carry out activities identified in this plan. During this Consolidated Plan period, the County will research opportunities to apply for additional funding streams which are consistent with the goals of the Consolidated Plan. Currently, the County uses its Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) program funds, and HOME Investment Partnership (HOME) program funds to offset funding reductions through its HUD CPD program funding. Gwinnett County will continue to investigate other sources of funding that are consistent with the goals of the 2025-2029 Consolidated Plan by working with community partners and non-profit organizations to encourage leveraging of available funding sources and strengthen capacity building.

The HOME program requires a 25% match of the total amount of funds drawn down during the federal fiscal year. Gwinnett County HOME subrecipients are required to submit a match log that identifies the sources of match funds for each fiscal year. Match funds can be derived from various sources to include: the value of sponsorships from local businesses; waived County fees; donated land or improvements; volunteer hours; donated materials; or by other eligible methods as provided in the HOME regulations. The County's anticipated match obligation anticipation for FFY2025 is \$440,000.00. Historically, match amounts for HOME subrecipients have far exceeded the 25% annual contribution requirements stipulated by HOME program regulations.

The ESG program requires a 100% match for the total amount of funds drawn down during the federal fiscal year. Gwinnett County requires all ESG subrecipients to provide a dollar-for-dollar match by calculating the value of volunteer hours, private donations, and salary not covered by ESG, other grant funding, in-kind donations, or by other eligible methods as provided in the ESG regulations. The County's anticipated match obligation for 2025 is \$380,676.00.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Gwinnett County has not identified any publicly owned land or property for use to address the needs identified in the plan; however, the County will continue to focus their efforts on improving areas of greatest need throughout the community. The Housing and

Community Development Division office will further investigate options to acquire, rehabilitate, and redevelop vacant land and properties throughout the County for affordable housing or other community development projects that will benefit LMI residents.

## **SP-40 Institutional Delivery Structure – 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Annandale Village	Nonprofit Organization	Public Facility/ Public Service	Gwinnett County
Another Chance Atlanta	Nonprofit Organization	Homelessness/ Public Service	Gwinnett County
Atlanta Legal Aid	Nonprofit Organization	Homelessness/ Public Services	Gwinnett County
Atlanta Neighborhood Development Partnership	Redevelopment Authority	Homeownership/CHDO	Gwinnett County
Boys and Girls Clubs of Metro Atlanta	Nonprofit Organization	Public Service	Gwinnett County
Catholic Charities of the Archdiocese of ATL	Community/Faith Based Organization	Public Service	Gwinnett County
City of Buford	Government	Infrastructure Improvement	Gwinnett County
City of Dacula	Government	Infrastructure Improvement	Gwinnett County
City of Lawrenceville	Government	Infrastructure Improvement	Gwinnett County
City of Lilburn	Government	Infrastructure Improvement	Gwinnett County
City of Loganville	Government	Infrastructure Improvement	Gwinnett County
City of Norcross	Government	Infrastructure Improvement	Gwinnett County
City of Snellville	Government	Infrastructure Improvement	Gwinnett County
City of Sugar Hill	Government	Infrastructure Improvement	Gwinnett County
Catholic Charities of the Archdiocese of ATL	Community/Faith Based Organization	Public Service	Gwinnett County
Families First	Nonprofit Organization	Public Service	Gwinnett County
Family Support Circle	Nonprofit Organization	Public Service	Gwinnett County
Goodwill of North GA	Nonprofit Organization	Economic Development/ Public Service	Gwinnett County
Good Samaritan	Nonprofit Organization	Public Facility	Gwinnett County
Gwinnett County	Government	Administration and Planning/ Affordable Housing/ Infrastructure Improvements	Gwinnett County
Gwinnett County Economic Development	Government	Economic Development	Gwinnett County
Gwinnett County Habitat for Humanity, Inc.	Nonprofit Organization/ Redevelopment	Homeownership/Affordable Housing	Gwinnett County
Gwinnett Housing Corporation	Nonprofit Organization	Homeownership/Rental Housing/PHA/ Affordable Housing	Gwinnett County
Hi Hope Service Center	Nonprofit Organization	Public Service	Gwinnett County
Hope Clinic	Nonprofit Organization	Public Service	Gwinnett County
Latin American Association	Nonprofit Organization	Homelessness/ Public Service/TBRA	Gwinnett County
Lawrenceville Housing Authority	Public Housing Authority	Public Facility	Gwinnett County
Money Management dba ClearPoint	Nonprofit Organization	Public Service	Gwinnett County
Norcross Cooperative Ministries	Community/Faith Based Organization	Homelessness/ Public Service	Gwinnett County
North Gwinnett Cooperative	Community/Faith Based Organization	Public Service	Gwinnett County
Partnership Against Domestic Violence	Nonprofit Organization	Homelessness/ Public Service	Gwinnett County

Rainbow Village	Nonprofit Organization	Homelessness/ Public Service/ TBRA	Gwinnett County
Ser Familia	Nonprofit Organization	Public Service	Gwinnett County
The Salvation Army	Nonprofit Organization	Homelessness/ Public Service	Gwinnett County
View Point Health	Nonprofit Organization	Homelessness	Gwinnett County

**Table 49 - Institutional Delivery Structure**

## Assess of Strengths and Gaps in the Institutional Delivery System

Gwinnett County has a comprehensive network of service providers that is made up of nonprofits, private sector developers, community based development organizations, local housing authorities, and coalitions. Additionally, Gwinnett County has enough staff capacity to dedicate one staff member per grant program that is administers. This allows both the staff and the service providers to become subject matter experts in their grant programs. This expertise maximizes both the efficiency and effectiveness of the programs administration and minimizes mistakes.

One of the greatest gaps in the Institutional Delivery System is the financial capacity of the nonprofit partners. The funding Gwinnett County provides is intended to be supplemental to the operation of programs. For many of the nonprofits the County's funding represents the majority of the money expended for a program and limits the reach of the program beyond the amount allocated by HUD. An additional gap has been identified since the release of the revised HOME Final Rule. The final rule eliminated the ability of local housing authorities to serve as Community Housing Development Organizations (CHDOs). While a new CHDO has been identified to take the place of this housing authority some local institutional knowledge has been lost in the transition.

## Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
Other			

Table 50 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Gwinnett County is a direct recipient of Emergency Solutions Grant (ESG) Program funds from the U.S. Department of Housing and Urban Development. Through this funding source, Gwinnett allocates funding to a number of nonprofit partners who offer programs meant to address homelessness in Gwinnett: Emergency Shelter, Rapid Re-Housing, Homelessness Prevention and data entry into the Homelessness Management Information System.

Gwinnett County does not receive any Housing Opportunities for Persons with AIDS (HOPWA) grant funds that are reserved for persons living with HIV/AIDS. AID Gwinnett, Inc., a nonprofit organization based in Lawrenceville, receives HOPWA Program funds. AID Gwinnett has been assisting persons who have AIDS or HIV to help prevent them from becoming homeless and to provide supportive services to these individuals. In 1992, Gwinnett County applied through Fulton County for these funds and offered them to AID Gwinnett. Beginning in 1993, the City of Atlanta began allocating HOPWA funding to AID Gwinnett who still receives its HOPWA funds directly from the City of Atlanta.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

A coordinated system between Gwinnett County and the Georgia Department of Community Affairs Balance of State Continuum of Care (CoC) is essential if Gwinnett County is going to effectively end homelessness. Homeless systems and partners are often fragmented and uncoordinated. Homeless individuals and families are forced to navigate different eligibility criteria and are often on multiple waitlists for shelter beds and housing programs. Multiple service providers are often carrying out assessment and referral efforts on behalf of the same individuals/families. A more coordinated system

that offers a standardized and uniform process to service individuals/families would enable service providers to avoid duplication of efforts. A standardized and uniform assessment proves will also lend itself to a more transparent system that targets the most appropriate housing and services resources for each individual/family.

Since Gwinnett County does not directly receive HOPWA funds it has not been actively involved in the HOPWA program. The City of Atlanta is the primary recipient for HOPWA funds that cover a 28 County region that includes Gwinnett County. Currently three nonprofit groups operate HOPWA programs in Gwinnett County: AID Atlanta, AID Gwinnett, and Living Room.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Gwinnett County's Community Development Program Director was appointed to the Georgia Balance of State Continuum of Care (BoS CoC) Governance Board and was elected to serve as Vice Chair. This appointment will help to further integrate both the County's ESG program along with the BoS CoC program offerings, thus ensuring a coordinated effort moving forward.

With the City of Atlanta being the sole recipient of HOPWA funding in the region, Gwinnett County will work to develop a collaborative partnership to ensure consistency with the Consolidated Plan. In order to accomplish this, Gwinnett County will initiate contact with the City of Atlanta's Department of Finance's Office of Grant Services – that is responsible for reviewing all funding applications and make funding recommendations.

The development of a regional collaboration to coordinate the work of organizations, disseminate news and information, eliminate duplication of effort, and spearhead community-wide solutions to local needs is necessary to assist the community in overcoming gaps in services.

## **SP-45 Goals Summary – 91.215(a)(4)**

## Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Infrastructure	2025	2029	Create Suitable Living Environment	Countywide	Non-Housing Community Development	CDBG: \$18,127,335	Persons Assisted: 50,000
2	Economic Development	2025	2029	Create Economic Opportunity	Countywide	Non-Housing Community Development	CDBG: \$225,000	Businesses Assisted: 50
3	Public Services	2025	2029	Create Suitable Living Environment	Countywide	Non-Housing Community Development	CDBG: \$4,362,075	Persons Assisted: 10,000
4	Placemaking	2025	2029	Create Suitable Living Environment	Countywide	Non-Housing Community Development	CDBG: \$50,000	Community Projects: 1
5	Homeowner Housing Rehabilitation	2025	2029	Provide Decent Affordable Housing	Countywide	Increase Access to Affordable Housing	CDBG: \$500,000	Housing Units Rehabbed: 150
5	Provide Downpayment Assistance	2025	2029	Provide Decent Affordable Housing	Countywide	Increase Access to Affordable Housing	HOME: \$500,000	Direct Financial Assistance to Homebuyer: 100
6	Acquisition / Rehabilitation / Disposition of Single-Family Affordable Housing Units/Land	2025	2029	Provide Decent Affordable Housing	Countywide	Increase Access to Affordable Housing	HOME: \$6,038,382	New Affordable Housing Units: 300

7	Acquisition / Rehabilitation / Disposition of Multi-Family Affordable Housing Units/Land	2025	2029	Provide Decent Affordable Housing	Countywide	Increase Access to Affordable Housing	HOME: \$1,825,000	New Affordable Housing Units: 300
8	Tenant Based Rental Assistance	2025	2029	Provide Decent Affordable Housing	Countywide	Increase Access to Affordable Housing	HOME: \$1,142,250	Households Assisted: 250
9	Accessory Dwelling Units	2025	2029	Provide Decent Affordable Housing	Countywide	Increase Access to Affordable Housing	HOME: \$600,000	New Housing Units: 5
9	Emergency Shelter and Supportive Services	2025	2029	Provide Decent Affordable Housing	Countywide	Homelessness Reduction	ESG: \$1,025,000	Persons Assisted: 3,000
10	Homelessness Rental Assistance and Supportive Services	2025	2029	Provide Decent Affordable Housing	Countywide	Homelessness Reduction	ESG: \$375,000	Persons Assisted: 750
11	At-Risk of Homelessness Rental Assistance and Supportive Services	2025	2029	Provide Decent Affordable Housing	Countywide	Homelessness Reduction	ESG: \$747,945	Persons Assisted: 1,000
12	Outreach and Supportive Services for Homeless	2025	2029	Provide Decent Affordable Housing	Countywide	Homelessness Reduction	ESG: \$150,000	Persons Assisted: 500
13	Homeless Management Information Systems	2025	2029	Provide Decent Affordable Housing	Countywide	Homelessness Reduction	ESG: \$36,630	N/A

14	Program Administration	2025	2029	Create Economic Opportunities	Countywide	Non-Housing Community Development	CDBG: \$5,816,100 HOME: \$1,122,845 ESG: \$189,205	N/A
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Table 51 – Goals Summary

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Over the five year Consolidated Plan period, Gwinnett County anticipates providing affordable housing as follows:

1. Through Gwinnett County's Homestretch Down-payment Assistance Program, direct financial assistance (for principal reduction and closing cost reduction) will be provided to approximately 100 low-income households. This assistance will primarily serve low-income households between 70-80% of area median income, given the high housing costs.
2. Community Housing Development Organizations, and other housing providers, will receive HOME program funds to acquire, rehabilitate, and dispose of affordable housing units benefiting approximately 600 low-income households. This assistance will primarily serve low-income households between 60-80% of area median income, given the high housing costs.
3. Half of these new affordable housing units will be single-family and the other half will be multi-family.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Not applicable. No housing authorities in Fulton County are currently under a voluntary compliance agreement related to Section 504.

### **Activities to Increase Resident Involvements**

All public housing authorities in Gwinnett County have each taken appropriate steps to increase resident involvement through the establishment of a Resident Advisory Board. Resident Advisory Boards act as communication ambassadors to the housing authority by collecting feedback from tenants, sharing the needs and requests of current tenants with housing authority management and staff, helping public housing staff formulate annual agency plans, and acting as citizen advocates for the enforcement of the housing authority's policies and procedures. Public housing residents are also encouraged to attend public events that provide seminars and advisement on financial planning, budgeting, credit management, and other aspects of improving household wealth and credit.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

None of the public housing agencies are designated as troubled.

### **Plan to remove the 'troubled' designation**

N/A

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

Gwinnett County has previously identified multiple barriers to affordable and fair housing choice through its Comprehensive Housing study and 2045 Unified Plan. In it, eight impediments were identified along with recommendations.

1. **Lack of Affordable Housing Supply** - The inventory of affordable housing units in Gwinnett County is not sufficient to meet demand. Tools that might alleviate the housing cost burden, such as Housing Choice Vouchers, are currently inaccessible. Gwinnett County (including all municipalities) is forecast to experience demand for over 15,000 new or replacement housing units per year, on average, over the next 20 years.
2. **Housing Affordability/Cost Burden**  
Since 2015, costs among all housing types in Gwinnett have risen rapidly. New housing in Gwinnett is priced primarily toward the middle and upper end of the income spectrum. Rising housing costs, and a limited supply of new lower-cost units, have resulted in an acute housing shortage for households earning less than \$50,000 per year. According to the most recent CHAS data, there are more than 300,000 households who are burdened with housing cost.
3. **Limited Housing Choices**  
Shifting housing trends, driven by smaller households and lower-income populations, indicate a growing demand for a more diverse range of housing options. In many areas across the United States, including Gwinnett County, longstanding zoning and land-use regulations, building codes, community opposition, economic conditions, and other factors have limited housing production to a few common types: single-family detached homes, townhomes, large apartment complexes, and senior housing communities. As a result, many housing options often referred to as "Missing Middle Housing" are not being developed in significant numbers. Expanding the production of these diverse housing types could help create a more varied and accessible housing inventory.
4. **Restrictive Zoning Laws**  
The 16 municipalities within Gwinnett County enforce their own zoning provisions and codes in addition to those outlined in the Unified Development Ordinance. These zoning laws include restrictive regulations on accessory structures, varying definitions of what constitutes a family, differing lot size requirements, and complex rezoning procedures that can be difficult to navigate.

## 5. NIMBYism

While some Gwinnett County residents understand and see the need for the development of affordable housing, others object to affordable housing being located near their homes or businesses.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The housing market is complex and influenced by a variety of economic, fiscal, social, and regulatory factors. While some of these factors can be managed or influenced locally by Gwinnett County, many particularly national economic and demographic trends are beyond its control. However, the County can indirectly impact certain issues through strategic priorities, subsidies, and support programs. Additionally, zoning and land-use policies fall directly within the County's authority, allowing for more direct intervention in shaping housing development.

Gwinnett County is committed to a comprehensive housing strategy that addresses both immediate and long-term housing needs. The first step in this effort is to establish clear housing goals and priorities, providing a framework for strategic policies, investments, and initiatives that will shape the County's housing future. To support these goals, the County will strengthen its organizational infrastructure by enhancing staff dedicated to housing programs, forming an inter-jurisdictional housing task force, and expanding the role of the Gwinnett Housing Authority. In addition, the County will review and refine zoning and land use regulations to remove barriers to affordable and "Missing Middle Housing" development, that hinder a more diverse and affordable housing inventory, while also exploring options such as fee waivers, expedited permitting processes, and density bonuses to incentivize projects that align with housing priorities.

Recognizing the potential of public land ownership, the County will explore strategies such as land banks and community land trusts to promote affordable and workforce housing while leveraging regulatory tools and financial incentives to encourage housing development in strategic areas. Expanding housing affordability remains a key priority, with efforts focused on reducing regulatory barriers, offering financial incentives, and collaborating with development authorities to support projects that align with the County's housing goals.

Additionally, the County is committed to preserving and maintaining existing affordable housing by identifying properties in need of rehabilitation, providing funding for repairs, and strengthening code enforcement efforts. To promote housing stability, the County will assist low-income homebuyers with down payment and closing cost assistance, work to remove non-income-based barriers to housing access, and expand resources for unhoused individuals.

Partnerships with development authorities will be strengthened to implement and promote initiatives that support affordable and workforce housing. The County will subsidize and prioritize both market-rate and affordable housing in areas designated for higher-intensity development. To further expand access, a housing opportunity bond will be created and funded, supporting programs designed to increase affordability.

Furthermore, the County will monitor institutional investors in the single-family rental market and address public safety concerns related to extended-stay motels. The County will expand the production of affordable housing units by leveraging the HOME Investment Partnerships Program. Recognizing the vital role of nonprofit organizations in housing development, the County aims to increase their participation in its affordable housing initiatives. To further assist low-income families struggling with high rental costs, the County will utilize Tenant-Based Rental Assistance (TBRA) as a means of financial support. Recognizing the importance of education and financial assistance, the County will provide access to resources that help individuals and families navigate housing challenges and connect with available programs.

Beyond these efforts, the County will explore opportunities to endorse and invest in Low-Income Housing Tax Credit (LIHTC) projects to stimulate affordable housing development. Moreover, by partnering with Community Improvement Districts (CIDs) and the Economic Development Department, the County will work to identify and advance potential projects within the two designated Opportunity Zones, fostering long-term housing solutions and economic growth. Collaboration with the Georgia Initiative for Community Housing (GICH) will ensure the development and management of targeted programs to enhance housing opportunities. Additionally, financial support through grants, loans, Tax Allocation District (TAD) funding, and other resources will be made available to encourage development projects that align with the County's housing goals. Through these efforts, Gwinnett County aims to create a more inclusive and accessible housing market for all residents.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Gwinnett County currently funds approximately 10 subrecipients, who administer 20 projects under the Emergency Solutions Grant program. These subrecipients work to build trusting relationships with those who are literally homeless, living in shelters, and the at-risk population: to remain stably housed. The subrecipients perform assessments for homeless persons and those at risk of homelessness to link them to shelters and other supportive services that are appropriate to meet their needs. All subrecipients funded through Gwinnett County ESG have participated in coordinated entry. These organizations provide emergency shelter, rental and utility assistance, food and clothing, and other homeless services to individuals, families with children, veterans, unaccompanied youth, and including persons with HIV.

Gwinnett County will open its first Housing Center for Homeless Men in Spring 2025 which was funded utilizing a mix of federal and county funds. Services being provided at the emergency shelter will include meals, bathroom/shower facilities, and a concrete opportunity to engage homeless persons in case management to assess their homeless history and current needs and work to place them in appropriate, longer emergency shelter or transitional housing programs so that they can work towards regaining their permanent housing.

### **Addressing the emergency and transitional housing needs of homeless persons**

Gwinnett County currently awards its Emergency Solutions Grant entitlement funds to subrecipients for the operation of emergency shelters, provision of hotel/motel vouchers, financial assistance through rapid rehousing to become stably housed, and homeless prevention programs to serve individuals and families. Some emergency shelters and homeless prevention programs are designed to focus their services to the needs of specific populations such as families, victims of domestic violence, persons being evicted, and persons with severe mental health disorders or substance abuse history.

In response to the HEARTH Act and 24 CFR part 576, Gwinnett County, in collaboration with its subrecipients are working together to prevent homelessness by helping families remain within their communities and retain their current permanent housing or diverting people to permanent housing solutions. The first step in this process is to streamline the intake of homeless families seeking emergency shelter. The improved coordination will result in more families being diverted away or exiting homelessness and being rapidly re-housed in permanent housing.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Gwinnett County has focused on designing and implementing significant changes to our homeless delivery system. Presently, Gwinnett County funds 10 subrecipients: Another Chance of Atlanta, Impact 46, Latin American Association, Overcomers House Inc, Partnership Against Domestic Violence, The Salvation Army, Mission Agape Corporation, Metro Atlanta Youth for Christ, Berean Christian Church, Inc., and Ser Familia, Inc.

Gwinnett County will continue to administer the Emergency Solutions Grant (ESG) and oversee activities for homeless individuals and families. The County has identified rapid re-housing as a priority during this Consolidated Plan period. Obtaining permanent housing for homeless individuals and families will shorten the length of time spent in emergency and transitional shelters.

Gwinnett County encourages collaboration with organizations to transition as many people as possible into permanent housing as quickly as possible. Gwinnett County also supports the implementation of the Gwinnett Coordinated Entry System to assess and direct the homeless to appropriate housing and services. It ensures that people are assessed quickly and fairly, and connected to the services they need.

Some families or individuals may require only limited assistance for a short period of time, such as emergency food and shelter; until a first paycheck is received or a medical emergency has passed. Others will require more comprehensive and long-term assistance, such as transitional housing with supportive services and job training. Due to limited resources, it is important for agencies to eliminate duplication of effort by local agencies, both in assessment procedures and in subsequent housing and supportive services. The Homeless Management Information System (HMIS) can be improved with common intake forms, shared data, effective assessment instruments and procedures, and on-going coordination of assistance among community organizations.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Currently, all subrecipients funded through the Gwinnett County Emergency Solutions Grant program have participate in coordinated entry. These organizations will provide emergency shelter, rental and utility assistance, food and clothing, and other homeless services to individuals, families with children, veterans, unaccompanied youth, and including persons with HIV.

Diversion to housing and services outside of the traditional homeless services system is an integral part of the Coordinated Access and Assessment program. One of the first interventions will determine if there are other housing options available for the household rather than accessing shelter through the homeless system. For example, family or friends that the client may be able to stay with while stabilizing their housing situation, which may be more beneficial for the household and simultaneously reserves homeless shelter resources for those with no other options.

Additionally, rapid rehousing assistance will be made available for those households with low to moderate barriers to housing in the form of move-in assistance and short-term rental subsidies. This assistance may be all that the household needs to regain and maintain their permanent housing. By using a standardized assessment known as the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT) for individuals or for families; service providers can identify the level of barriers to housing. Agencies can then target the type of service intervention to best addresses those barriers, we are then able to reduce the amount of time that an individual or family is homeless and increase their ability to maintain their permanent housing. Gwinnett County works closely with the Emergency Solutions Grant subrecipients to assist in the connection to supportive service that helps to address housing, health, social services, employment, and educational needs.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

HCD sponsors multiple initiatives for LBP hazard elimination and provision of housing without LBP hazards. First, the County offers direct housing programming through the Homeowner Rehabilitation Program and the Homestretch Downpayment Assistance Program. The former program provides eligible County homeowners with critical repairs to their property of up to \$20,000. The latter program provides eligible homebuyers with downpayment assistance of up to \$10,000. Secondly, the County funds new construction of housing against applicable code guidelines and regulatory guidelines that mandate no new usage of lead-based paint.

The County will continue to fund these activities through the 2025-2029 cycle and will incorporate lead-based paint testing where applicable in any property that meets the age requirements. Additionally, the County is looking into implementing new rehabilitation and redevelopment programs on properties. Any property moving forward that meets age requirements will be required to be tested for lead-based paint.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Eligible repairs on the County's Homeowner Rehabilitation Program can include environmental remediation efforts, including reduction of lead-based paint. Every home rehabbed through the program built in 1978 or older receives lead-based paint testing. Homes eligible under the Homestretch Downpayment Assistance Program must pass a Uniform Physical Conditions Standards inspection before funding can be expended on the property to aid in home acquisition. This inspection tests for lead-based paint hazards in the home.

Affordable housing development projects have been funded through the HOME Investments Partnerships Grant which requires properties to be brought up to code for rehabilitation projects. Applicable County and State code guidelines mandate no new usage of lead-based paint.

### **How are the actions listed above integrated into housing policies and procedures?**

Current entitlement-funded programs require remediation of lead-based paint in homes older than 1978. For instance, the County's Homeowner Rehabilitation Program is funded through CDBG and requires mitigation of lead-based paint hazards if present to be remediated as part of the project's scope of work. Additionally, the County's Homestretch Downpayment Assistance Program is funded through HOME and requires a Uniform Physical Conditions Standards Inspection to be performed to determine eligibility. Properties are ineligible to have funding expended toward downpayment if a lead-based paint hazard is determined, and the property would be required to have lead-based paint remediated before funding can be expended.

In addition to the County's direct program offerings, subrecipients and CHDOs are required to design in accordance with current code regulations which prohibit lead as an additive in residential paint.<sup>1</sup> All relevant construction work requires building permits to be pulled by licensed general contractors. Both entities are aware of requirements surrounding lead-based paint and are required to take proper precautions and measures to ensure safety of new units constructed and existing unit activities.

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<sup>1</sup> [Lead Frequently Asked Questions | Environmental Protection Division \(georgia.gov\)](#)

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

Gwinnett County's jurisdictional goal of reducing the number of poverty - level families recognizes the importance of the alleviation of cost burdened households to facilitate the reduction of poverty. Through HUD entitlement grants, Gwinnett County allocates the maximum amount allowable to support public services annually to further the anti-poverty efforts of many local area non-profits. This collaboration allows housing assistance, affordable housing opportunities, food assistance, utility assistance, transportation assistance, and access to health care services to help those in poverty reduce their expenses so that they may use their limited resources for other living expenses. These services are critical to ensuring that citizens have services to support the achievement of self-sufficiency while living in affordable housing. Education and work requirements as well as limitations on receiving benefits are in place to discourage dependency on welfare. Having supportive services available while gaining or improving skills and education can provide a foundation and support to those hoping to better themselves and work their way out of poverty and become financially self-sufficient.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The Gwinnett County Anti-Poverty Strategy is an economic development plan that increases employment opportunities for low- and moderate-income households. The economic changes in the region have led to growth in the number of low paying jobs. The implementation of anti-poverty efforts is a cooperative effort among County funded and non-government funded projects and member organizations who collaboratively work with the Gwinnett County Coalition to Health and Human Services. Through this collaboration, Gwinnett County looks to increase the emphasis placed on economic development and employment opportunities that will directly benefit lower income households.

Affordable housing provides household members the stability to pursue jobs, education, and training. Gwinnett will continue to use HOME funds to support affordable housing programs through designated Community Housing Development Organizations (Atlanta Neighborhood Development Partnership), as well as other nonprofit developers, (Gwinnett Habitat and Gwinnett Housing Corporation). In addition, we offer down payment assistance programs (HOMEstretch Downpayment Assistance), and an owner-occupied rehabilitation program. These HOME programs help individuals and families to become self-sufficient through the alleviation of household expenses through access to home ownership and home rehabilitation, to the extent that they can reduce housing costs and provide residents with a feeling of empowerment through affordable rental and homeownership activities.

Gwinnett County will continue utilize Emergency Solutions Grant (ESG) funds to provide emergency shelter, rapid re-housing, and homelessness prevention services to citizens within the community. Collectively, they administer programs that enable households to remain in their current residences and assist those needing additional stability. While permanent housing, often coupled with supportive

services, is the best way to end homelessness, many individuals and families need short-term stabilization before they can find housing that will meet their long-term needs.

Finally, Gwinnett County will continue to utilize Community Block Development Grant (CDBG) funds to partner with non-profits in the area to provide additional supportive services such as housing counseling, utility assistance, legal assistance for housing, childcare assistance, food assistance, and assistance with transportation to alleviate some of the cost burden on poverty-level families.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

To ensure each recipient of the Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, Emergency Solutions Grant (ESG) Program, and Neighborhood Stabilization Program (NSP) are in full compliance with HUD regulation; Gwinnett County established monitoring standards consistent with the federal guidelines for each program. Each year, the respective program specialist for CDBG, HOME, and ESG, prepare a risk analysis matrix for monitoring all appropriate subrecipients. **Monitoring Procedures**

The County determines its annual monitoring strategy based on the number of moderate to high risk subrecipients. As a general rule, staff monitors (on-site) all moderate and high risk subrecipients on an annual basis, typically in the third or fourth quarter of each program year. Conversely, the low-risk subrecipients are monitored on-site every other program year during the same time frame, and desk reviews are conducted throughout the year. Staff closely monitors performance expectations of subrecipients [timeliness and productivity] in line with the new performance measurement system initiated by HUD. Monitoring involves a five-step process to ensure that all statutory and regulatory requirements are being met:

1. Monitoring organizations and programs which use federal funds awarded by Gwinnett County. Reports are made on a regular basis as required by the appropriate federal program regulations. Gwinnett County checks the records of organizations receiving federal funds from Gwinnett County to ensure the information is reported accurately and completely.
2. Collecting and reviewing data to ensure consistency with the Consolidated Plan. The County reviews the number, and types, of households served with federal funds and analyze leveraging and matching sources.
3. Making visits to each subrecipient organization to check records and verify the occurrence of grant funded activities.
4. Using a system of checklists and documentation for HUD-funded projects. Site visits to projects and reviews of project documentation are geared to ensure compliance with regulations and agreements.
5. Utilizing a system of notification to alert agencies or organizations when an instance(s) of non-compliance with federal regulations or county policies has been determined. The County notifies the agency or organization responsible and proceeds according to the established policies and procedures.

Gwinnett County's monitoring tools are detailed in the operating procedures for each program and are consistent with those used by HUD that are contained in the Community Planning and Development Monitoring Handbook.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The total budget for FFY 2025 is \$8,566,353.56 and is broken out by grant as follows: CDBG (\$5,816,102.00), ESG (\$504,556.00), and HOME (\$2,245,695.56).

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Table 52 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Gwinnett County will use a combination of public and private funding to carry out activities identified in this plan. During this Consolidated Plan period, the County will research opportunities to apply for additional funding streams which are consistent with the goals of the Consolidated Plan. Currently, the County uses its Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) program funds, and HOME Investment Partnerships (HOME) program funds through its HUD CPD program funding. Gwinnett County will investigate other sources of funding that are consistent with the goals of the 2025-2029 Consolidated Plan by working with community partners and non-profit organizations to encourage leveraging of available funding sources and strengthen capacity building.

The HOME program requires a 25% match of the total amount of funds drawn down during the federal fiscal year. Gwinnett County HOME subrecipients are required to submit a match log that identifies the sources of match funds for each fiscal year. Match funds can be derived from various sources including the value of sponsorships from local businesses; waived County fees; donated land or improvements; volunteer hours; donated materials; or other eligible methods as provided in the HOME regulations. The County's anticipated match obligation for FFY 2025 is \$549,948.00. Historically, match amounts for HOME subrecipients have far exceeded the 25% annual contribution requirements stipulated by HOME program regulations.

The ESG program requires a 100% match for the total amount of funds drawn down during the federal

fiscal year. Gwinnett County requires all ESG subrecipients to provide a dollar-for-dollar match by calculating the value of volunteer hours, private donations, and salary not covered by ESG, other grant funding, in-kind donations, or by other eligible methods as provided in the ESG regulations. The County's anticipated match obligation for FFY 2025 is \$475,845.00.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

**Discussion**

Not applicable for this Action Plan.

## **Annual Goals and Objectives**

### **AP-20 Annual Goals and Objectives**

## Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Infrastructure	2025	2029	Create Suitable Living Environment	Countywide	Non-Housing Community Development	CDBG: \$3,635,467	Persons Assisted: 14,500
2	Economic Development	2025	2029	Create Economic Opportunity	Countywide	Non-Housing Community Development	CDBG: \$45,000	Businesses Assisted: 29
3	Public Services	2025	2029	Create Suitable Living Environment	Countywide	Non-Housing Community Development	CDBG: \$872,415	Persons Assisted: 3,119
4	Placemaking	2025	2029	Create Suitable Living Environment	Countywide	Non-Housing Community Development	CDBG: \$50,000	Community Projects: 1
5	Homeowner Housing Rehabilitation	2025	2029	Provide Decent Affordable Housing	Countywide	Increase Access to Affordable Housing	CDBG: \$100,000	Housing Units Rehabbed: 30
6	Provide Downpayment Assistance	2025	2029	Provide Decent Affordable Housing	Countywide	Increase Access to Affordable Housing	HOME: \$100,000	Direct Financial Assistance to Homebuyer: 10
7	Acquisition / Rehabilitation / Disposition of Single-Family Affordable Housing Units/Land	2025	2029	Provide Decent Affordable Housing	Countywide	Increase Access to Affordable Housing	HOME: \$1,207,676.56	New Affordable Housing Units: 38

7	Acquisition / Rehabilitation / Disposition of Multi-Family Affordable Housing Units/Land	2025	2029	Provide Decent Affordable Housing	Countywide	Increase Access to Affordable Housing	HOME: \$365,000	New Affordable Housing Units: 144
8	Tenant Based Rental Assistance	2025	2029	Provide Decent Affordable Housing	Countywide	Increase Access to Affordable Housing	HOME: \$228,450	Households Assisted: 55
9	Accessory Dwelling Units	2025	2029	Provide Decent Affordable Housing	Countywide	Increase Access to Affordable Housing	HOME: \$120,000	New Housing Units: 1
9	Emergency Shelter and Supportive Services	2025	2029	Provide Decent Affordable Housing	Countywide	Homelessness Reduction	ESG: \$205,000	Persons Assisted: 296
10	Homelessness Rental Assistance and Supportive Services	2025	2029	Provide Decent Affordable Housing	Countywide	Homelessness Reduction	ESG: \$75,000	Persons Assisted: 61
11	At-Risk of Homelessness Rental Assistance and Supportive Services	2025	2029	Provide Decent Affordable Housing	Countywide	Homelessness Reduction	ESG: \$149,589	Persons Assisted: 331
12	Outreach and Supportive Services for Homeless	2025	2029	Provide Decent Affordable Housing	Countywide	Homelessness Reduction	ESG: \$30,000	Persons Assisted: 177
13	Homeless Management Information Systems	2025	2029	Provide Decent Affordable Housing	Countywide	Homelessness Reduction	ESG: \$7,126	N/A

14	Program Administration	2025	2029	Create Economic Opportunities	Countywide	Non-Housing Community Development	CDBG: \$1,163,220 HOME: \$224,569 ESG: \$37,841	N/A
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Table 53 – Goals Summary

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

In 2025, Gwinnett County will allocate CDBG funding to a total of 38 projects. While most of these projects will provide a direct benefit to LMI persons, 4 will provide low-mod area (LMA) benefits to identified low-income Census Tracts. Two municipalities that participate in Gwinnett's Urban County CDBG program will benefit from three projects and one portion of unincorporated Gwinnett County will benefit from one are-based project. Per HUD regulations, no more than 20% of the total CDBG award can be allocated to Planning and Administration. In 2025, Gwinnett County will allocate \$918,547.00 (20% of the total CDBG award), for administration and planning. HUD also allows no more than 15% (\$688,911) of the CDBG award to be used for Public Services projects. In 2025, Gwinnett County will allocate \$688,911 (15%), to Public Services projects.

In 2025, Gwinnett County will allocate HOME funding to a total of 8 projects. These projects will provide a direct or aggregate housing benefit to low-to-moderate income persons. HUD's HOME regulations allow no more than 10% of the total HOME award to be used for administrative costs. In 2025, Gwinnett County will allocate \$175,983.00 (10%) of the total HOME award to fund planning and administration costs. HOME regulations also require that at least 15% (\$263,975.09) of the total HOME award be allocated to a Community Housing Development Corporation (CHDO). Gwinnett County will allocate \$300,000 to Atlanta Neighborhood Development Partnership for CHDO activities.

In 2025, Gwinnett County will allocate ESG funding to a total of 20 projects. These projects will provide a direct benefit to 100% LMI persons. Per HUD regulations, no more than 7.5% of the total ESG award can be used for Planning and Administration.

## Projects

#	Project Name
1	CDBG Program Administration and Planning
2	CDBG Housing Rehabilitation
3	CDBG Economic Development
4	CDBG County Projects
5	CDBG Public Facilities – Acquisition and Rehabilitation
6	CDBG Public Facilities – Infrastructure Improvements
7	CDBG Placemaking
8	CDBG Public Services – Equipment
9	CDBG Public Services – Operating Costs
10	HOME Grant Program Administration and Planning
11	Community Housing Development Organization (CHDO)
12	HOME Affordable Housing
13	HOME Accessory Dwelling Units
14	Tenant-Based Rental Assistance (TBRA)
15	ESG 2025 – Gwinnett County

**Table 54 – Project Information**

### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The projects selected meet the identified needs in the community, and Gwinnett County has based allocations for this Action Plan period on the priorities identified in the FFY 2025-2029 Consolidated Plan, community input, and qualified applications for funding under the Gwinnett County Board of Commissioners' direction. Gwinnett County hopes to maximize beneficiaries served with this allocation despite obstacles created from potential lack of funding. Gwinnett County will continue to research other avenues for funding opportunities where applicable to serve more beneficiaries.

By using CDBG, HOME, and ESG funds, Gwinnett County's priorities are to meet the various needs of low and moderate-income persons residing in the County. These needs include, but are not limited to, affordable housing for low and moderate-income persons, housing options for homeless and at-risk populations, increased capacity for public services, addressing community development needs, and access to economic development activities.

Gwinnett County prioritizes its allocations by ensuring that all proposed projects align with at least one of its strategic priorities and principally benefit low to moderate-income persons. This can be accomplished in the following ways:

- **Area Benefit:** Projects can target a Census Tract identified as defined by HUD's Income Limit Guidelines based on the Atlanta-Sandy Springs-Marietta Metro Statistical Area (MSA); 4 of the projects allocated funding in FFY 2025 will provide an Area Benefit; or,
- **Direct Benefit:** At least 51% of project beneficiaries must meet the FFY 2025 income limits or belong to a presumed benefit group. Subrecipients must document the income and/or

presumed benefit status of every reported beneficiary.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG Program Administration & Planning
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Administration & Planning
	<b>Needs Addressed</b>	Access to Affordable Housing Non-Housing Community Development Affirmatively Further Fair Housing Choice
	<b>Funding</b>	CDBG: \$1,163,220.00
	<b>Description</b>	CDBG program administration funds will be used to project oversight, reporting, monitoring, and fair housing activities as required by HUD.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not Applicable
	<b>Location Description</b>	Gwinnett County
	<b>Planned Activities</b>	Provide administrative structure for the planning, implementation, and management of the CDBG program.
2	<b>Project Name</b>	CDBG Housing Rehabilitation
	<b>Target Area</b>	Countywide Gwinnett County AH
	<b>Goals Supported</b>	Homeowner Housing Rehabilitation
	<b>Needs Addressed</b>	Access to Affordable Housing

	<b>Funding</b>	CDBG: \$100,000.00
	<b>Description</b>	Funding will be used to manage the program and meet the program's pending obligations and address the community demand for additional program enrollment.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 5 low – to moderate- income households will be served with this project.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Funding will be used to manage the program and meet the program's pending obligations and address the community demand for additional program enrollment.
<b>3</b>	<b>Project Name</b>	CDBG Economic Development
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$45,000.00
	<b>Description</b>	Funding for Economic Development activities will assist LMI individuals in workforce training and job placement.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 29 disabled adults will benefit from the proposed activities.
	<b>Location Description</b>	Gwinnett County

	<b>Planned Activities</b>	Disability Action Center of Georgia, Inc. - Locating Employment Avenues through Peer Support: Pathways to Success - \$45,000.00
<b>4</b>	<b>Project Name</b>	CDBG County Projects
	<b>Target Area</b>	Low/Mod Census Tracts
	<b>Goals Supported</b>	Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$250,000
	<b>Description</b>	Funding will be used for Non-Housing Community Development activities, such as constructing, acquiring, and /or renovating public facilities and infrastructure to mee the needs of targeted populations.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that more than 11,396 LMI households will benefit from the completion of this trail project
	<b>Location Description</b>	Vines Park
	<b>Planned Activities</b>	This project will add a new multi-purpose rail in Vines Park
<b>5</b>	<b>Project Name</b>	CDBG Public Facilities – Acquisition and Rehabilitation
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$977,928.00
	<b>Description</b>	Funding will be used to acquire and/or renovate new or existing facilities for non-housing community development activities.

	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	978
	<b>Location Description</b>	Gwinnett County
	<b>Planned Activities</b>	Annandale – Dining Hall Expansion - \$200,000 Boys & Girls Club Roof Replacement - \$150,000 Lawrenceville Housing Authority – Security Cameras - \$207,928 The Georgia Wellness Group – Maternity Home - \$400,000 Rainbow Village – Retaining Wall Repair - \$20,000
6	<b>Project Name</b>	CDBG Public Facilities – Infrastructure Improvements
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$2,357,539
	<b>Description</b>	Funding will be used to renovate or construct public infrastructure such as sidewalks, roads, and sewers, etc.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,124
	<b>Location Description</b>	Gwinnett County

	<b>Planned Activities</b>	City of Buford – North Gwinnett Sanitary Sewer Improvements - \$525,000 City of Norcross – Road Paving - \$250,000 City of Snellville – Briscoe Park Recreation Center - \$1,072,352 City of Buford – Wilson Avenue Pedestrian Improvements - \$250,000 City of Dacula – Sanjo Street Paving, Drainage, and Sidewalk Improvements
<b>7</b>	<b>Project Name</b>	CDBG Placemaking
	<b>Target Area</b>	Low/Mod Census Tracts
	<b>Goals Supported</b>	Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Funding will be used to create community in LMI areas through the installation of public art or other beautification efforts.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 LMI Community
	<b>Location Description</b>	Gwinnett County
	<b>Planned Activities</b>	Gwinnett County – Placemaking Pilot - \$50,000
<b>8</b>	<b>Project Name</b>	CDBG Public Services - Equipment
	<b>Target Area</b>	Countywide Limited Clientele
	<b>Goals Supported</b>	Public Services

	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$177,000.00
	<b>Description</b>	Funding will be used for the purchase of equipment needed for public services program activities.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 1,585 individuals will benefit from this proposed activity.
	<b>Location Description</b>	Gwinnett County
	<b>Planned Activities</b>	Annandale at Suwanee, Inc. – FF&E for Program Center - \$50,000.00 Overcomers House, Inc. – Pallet Jack, CPU Equipment, and Walk-in Cooler - \$13,000 King David Community Center of Atlanta – Vans Purchase - \$62,000.00 King David Community Center of Atlanta – Academy Playground - \$62,000.00
9	<b>Project Name</b>	CDBG Public Services - Operating Costs
	<b>Target Area</b>	Countywide Limited Clientele
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Non-Housing Community Development Affirmatively Further Fair Housing Choice
	<b>Funding</b>	CDBG: \$695,415
	<b>Description</b>	Funding will be used to support public service program needs as defined in CDBG regulations.
	<b>Target Date</b>	12/31/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	As estimated 1,534 individuals will benefit from this proposed activity.
	<b>Location Description</b>	Gwinnett County

	<b>Planned Activities</b>	<p>Annandale Village - Annandale/All In Transportation - \$30,000</p> <p>Another Chance of Atlanta - Emergency Shelter Operating - \$30,000</p> <p>Center for Visually Impaired, Inc. - Florence Maxwell Low Vision Clinic - \$25,000</p> <p>Easter Seals of North Georgia, Inc. - Children's Services Program- Gwinnett - \$35,000</p> <p>First Senior Center of Georgia, Inc - Groceries for LI Seniors &amp; Disabled Adults - \$20,000</p> <p>First Senior Center of Georgia, Inc. - Transportation Services - \$25,000</p> <p>Goodwill of North Georgia - Healthcare Career Training - \$20,000</p> <p>Gwinnett Housing Corporation - Homeowner Resource Center - \$20,000</p> <p>Helping Mamas, Inc. - Basic Needs - \$19,978</p> <p>Hi-Hope Service Center, Inc. - Community Access - \$35,000</p> <p>Hi-Hope Service Center, Inc. - Community Employment - \$30,000</p> <p>Hope Clinic, Inc. - Chronic Care Management Program - \$30,000</p> <p>Impact 46, Inc. - Housing Stabilization Program - \$30,000</p> <p>Latin American Association, Inc - Latino Basic Needs Program - \$25,000</p> <p>Metro Atlanta Youth for Christ - City Life Growth Hub - \$25,000</p> <p>Mission Agape Corporation - RRH Operating - \$20,000</p> <p>Overcomers House, Inc. - Food Project - \$20,000</p> <p>Pearl Transit Corporation - Transportation and Food Delivery - \$30,000</p> <p>Rehab &amp; Beyond, Inc. - Indigent Rehabilitative Care - \$20,000</p> <p>Sheltering Arms - Early Education - \$30,000</p> <p>Special Needs Schools Of Gwinnett, Inc. - Student Support Services - \$20,000</p> <p>The Georgia Wellness Group, Inc. - Maternal Mental and Behavioral Health - \$30,000</p> <p>The Georgia Wellness Group, Inc. - Pediatric Care - \$20,000</p> <p>The Partnership Against Domestic Violence, Inc. - Gwinnett Emergency Shelter - \$35,437</p> <p>The Salvation Army - Financial Emergency Services - \$20,000</p> <p>Vision Tutoring Educational Foundation - Tutoring At-Risk Youth - \$20,000</p> <p>Zion Keepers, Inc. - Housing Program Operations - \$30,000</p>
<b>10</b>	<b>Project Name</b>	HOME Grant Program Administration & Planning

	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Administration & Planning
	<b>Needs Addressed</b>	Access to Affordable Housing
	<b>Funding</b>	\$219,979
	<b>Description</b>	Funding will be used for program administration costs that include activity oversight, reporting, and monitoring as required by HUD.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not Applicable
	<b>Location Description</b>	Gwinnett County
	<b>Planned Activities</b>	Provide Overall Program Administration
11	<b>Project Name</b>	Community Housing Development Organization (CHDO)
	<b>Target Area</b>	Countywide Gwinnett County AH
	<b>Goals Supported</b>	Community Housing Development Organizations (CHDO)
	<b>Needs Addressed</b>	Access to Affordable Housing
	<b>Funding</b>	\$329,968
	<b>Description</b>	HOME Program funds are set aside for Community Housing Development Organizations (CHDO) for the development of affordable housing.
	<b>Target Date</b>	12/31/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 7 new affordable housing units will be developed as a result of the proposed activities.
	<b>Location Description</b>	Gwinnett County
	<b>Planned Activities</b>	Atlanta Neighborhood Development Partnership - Single Family New Construction - \$443,826.56
<b>12</b>	<b>Project Name</b>	HOME Affordable Housing
	<b>Target Area</b>	Countywide Gwinnett County AH
	<b>Goals Supported</b>	Increasing Access to Affordable Housing
	<b>Needs Addressed</b>	Access to Affordable Housing
	<b>Funding</b>	\$1,228,850
	<b>Description</b>	HOME Program funds for the development of new single-family and multiple family affordable housing units and to provide downpayment assistance to first time homebuyers.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 185 new affordable housing units will be developed as a result of the proposed activities.
	<b>Location Description</b>	Gwinnett County
	<b>Planned Activities</b>	New River's Edge 2, LLC – New River's Edge Phase II - \$365,000 Gwinnett Housing Corporation – Medlock Bridge Road - \$500,000 City of Sugar Hill – Roosevelt Commons - \$263,850 Gwinnett County – Homestretch Downpayment Assistance Program - \$100,000

13	<b>Project Name</b>	HOME Accessory Dwelling Unit
	<b>Target Area</b>	Countywide Gwinnett County AH
	<b>Goals Supported</b>	Increasing Access to Affordable Housing
	<b>Needs Addressed</b>	Access to Affordable Housing
	<b>Funding</b>	\$120,00.00
	<b>Description</b>	HOME Program funds for the a new pilot program to help fund the development of affordable accessory dwelling units.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 1 new affordable ADU will be developed as a result of the proposed activities.
	<b>Location Description</b>	Gwinnett County
	<b>Planned Activities</b>	Gwinnett County – Affordable ADU Pilot - \$120,000
14	<b>Project Name</b>	Tenant-Based Rental Assistance (TBRA)
	<b>Target Area</b>	Countywide Gwinnett County AH
	<b>Goals Supported</b>	Tenant-Based Rental Assistance
	<b>Needs Addressed</b>	Access to Affordable Housing
	<b>Funding</b>	\$228,450
	<b>Description</b>	TBRA is a rent subsidy for eligible applicants with income at or below 80% AMI.
	<b>Target Date</b>	12/31/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 104 households will benefit as a result of the proposed activities.
	<b>Location Description</b>	Gwinnett County
	<b>Planned Activities</b>	Society of St. Vincent de Paul Georgia, Inc. - \$78,450 Anchor of Hope, Inc. - \$75,000 Another Chance of Atlanta, Inc. - \$50,000 Zion Keepers - \$25,000
<b>15</b>	<b>Project Name</b>	ESG 2025 - Gwinnett County
	<b>Target Area</b>	Limited Clientele
	<b>Goals Supported</b>	Administration & Planning Emergency Shelter and Supportive Services-Homeless Permanent Supportive Housing-Homeless/At-Risk Reduce Unsheltered Homelessness
	<b>Needs Addressed</b>	Homelessness Reduction
	<b>Funding</b>	\$504,556
	<b>Description</b>	Program activities that provide support for emergency housing and supportive services for the homeless or those who may become homeless.
	<b>Target Date</b>	12/31/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	865
	<b>Location Description</b>	Gwinnett County
	<b>Planned Activities</b>	<p>Gwinnett County - ADMIN - \$37,841</p> <p>Pathways Community Network - HMIS - \$7,126</p> <p>The Partnership Against Domestic Violence, Inc. - ES - \$50,000</p> <p>Impact 46, Inc. - ES - \$35,000</p> <p>Mission Agape Corporation - ES - \$20,000</p> <p>Overcomers House, Inc. - ES - \$35,000</p> <p>The Salvation Army - ES - \$35,000</p> <p>Another Chance of Atlanta, Inc. - ES - \$30,000</p> <p>Metro Atlanta Youth for Christ - HP - \$25,000</p> <p>Latin American Association, Inc. - HP - \$29,589</p> <p>Mission Agape Corporation - HP - \$10,000</p> <p>The Salvation Army - HP - \$25,000</p> <p>Berean Christian Church, Inc. - HP - \$20,000</p> <p>Overcomers House, Inc. - HP - \$20,000</p> <p>Ser Familia, Inc. - HP - \$20,000</p> <p>Overcomers House, Inc. - RRH - \$35,000</p> <p>Another Chance of Atlanta, Inc. - RRH - \$30,000</p> <p>Mission Agape Corporation - RRH - \$10,000</p> <p>Metro Atlanta Youth for Christ - SO - \$20,000</p> <p>Overcomers House, Inc. - SO - \$10,000</p>

## **AP-50 Geographic Distribution – 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Gwinnett County is an urban county that relies on widely accepted data such as American Community Survey (ACS), HUD low and moderate-income summary data, and Federal Financial Institutions Examinations Council (FFIEC) data to determine areas throughout the community with concentrations of low and moderate-income communities. Program resources are allocated County-wide primarily with smaller allocations to Low/Mod Census Tracts for public facility projects and limited clientele activities as well. The chart below details out the complete

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
<b>Countywide</b>	66.85%
<b>Low/Mod Census Tracts</b>	27.52%
<b>Limited Clientele</b>	5.63 %

**Table 55 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Gwinnett County is an urban County that covers over 437 square miles. However, there are concentrated areas of poverty that exist. Program resources are allocated Countywide based on low-mod areas which often coincide with areas of minority concentration.

### **Discussion**

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The lack of affordable housing remains a significant challenge affecting many people across the country. Several factors contribute to this issue, including rising housing costs, low inventory, high interest rates, and increased demand. The limited availability of quality affordable housing has been identified as a barrier to Fair Housing Choice and was a recurring concern during the planning process. Households with low and very low incomes are the most vulnerable, facing a higher risk of negative impacts due to this housing shortage. To address this issue, affordable housing programs have been designed to meet the needs of this underserved population.

Gwinnett County employs various strategies to sustain, develop, and enhance the quantity and quality of affordable housing. Under its Consolidated Plan, the county has prioritized several housing initiatives aimed at increasing the supply of affordable homes. These initiatives include housing rehabilitation (CDBG), down payment assistance (HOME), acquisition, rehabilitation, and new construction (HOME), tenant-based rental assistance (HOME), short-term rent/mortgage/utility aid (ESG), and homelessness prevention programs (ESG).

During this Action Plan period, Gwinnett County will oversee programs related to homeownership, homelessness prevention, and rent subsidies to help preserve and expand access to affordable housing.

One Year Goals for the Number of Households to be Supported	
Homeless	423
Non-Homeless	298
Special-Needs	0
Total	721

**Table 56 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	336
The Production of New Units	749
Rehab of Existing Units	12
Acquisition of Existing Units	5
Total	1,102

**Table 57 - One Year Goals for Affordable Housing by Support Type**

### Discussion

#### One-Year Goals for the Number of Households to be Supported by Population Type

In FFY 2025, Gwinnett County will allocate \$1,009,991.92.00 to support approximately 423 homeless

households through its nonprofit partners that provide emergency shelter, street outreach activities, and rapid rehousing services. Additionally, the County will offer rental assistance, support new construction projects, and acquire and rehabilitate existing housing units, benefiting 1,102 households.

#### **One-Year Goals for the Number of Households Supported by Program Type**

In FFY 2025, Gwinnett County will allot \$1,692,859.91.00 to provide rental assistance for 336 households. Of these, 38 will receive assistance through the HOME tenant-based rental assistance program, with a budget of \$743,800.00, while 298 households will benefit from ESG homelessness prevention funding, totaling \$949,059.91.

The County will also dedicate \$1,665,000.00 in HOME funding to acquire land for the development and rehabilitation of 749 affordable housing units. This initiative, in collaboration with New River's Edge 2, LLC, Gwinnett Housing Corporation, and Atlanta Neighborhood Development Partnership, aims to expand housing opportunities for low-income residents in Gwinnett County. Additionally, Gwinnett County Habitat for Humanity will be awarded \$500,000.00 in HOME funds to purchase land for the future construction of 15 multifamily rental housing units. Lastly, the County will invest up to \$250,000.00 to repair 12 homes for low-income homeowners through its Homeowner Housing Rehabilitation Program.

#### **Affordable Housing Development Fund**

In addition to the previously mentioned grant programs, Gwinnett County will utilize approximately \$19 million in additional funding to support and expand affordable housing development in FFY 2025. The Affordable Housing Development Fund combines resources from the American Rescue Plan Act, State and Local Fiscal Recovery Funds, HOME Investment Partnerships Program, and Emergency Rental Assistance Program. These funds will help facilitate the development of affordable housing for households earning at or below 65 percent of Area Median Income (AMI), addressing the ongoing impacts of the COVID-19 pandemic.

With this funding, Gwinnett County aims to increase the housing supply through twelve awards, generating a total of 999 housing units. Of these, approximately 79 percent will be designated as affordable, directly benefiting low-income households. The breakdown of these units includes 753 for rental housing, 121 for homeownership activities, and the remaining 125 for the preservation of existing units.

All of these affordable housing projects are scheduled for completion by December 2026.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities.<sup>i</sup> Managed by public housing authorities (PHAs), these programs aim to ensure that residents have access to affordable living conditions. Public housing can include various types of dwellings, ranging from single-family homes to multi-family apartment complexes, and is often funded through federal, state, and local resources.

In Gwinnett County, public housing initiatives are vital to addressing the needs of a rapidly growing population. The Gwinnett County Department of Community Affairs (DCA) plays a critical role in managing various affordable housing initiatives, including the Housing Choice Voucher program (commonly known as Section 8).<sup>ii</sup> Additionally, the Norcross Housing Authority (NHA) operates under the guidance of the DCA, focusing on providing affordable housing options and ensuring residents have access to essential services. This collaboration aims to improve housing access and maintain community stability, particularly for vulnerable populations facing financial challenges. Currently, the NHA manages a total of 17 public housing units in Norcross, GA, with one two-bedroom apartment available for move in; however, the NHA has an extensive waiting list. The waiting list is currently open and will remain open indefinitely.

Public housing also plays a crucial role in ensuring that residents do not become cost burdened. Cost burden occurs when a household spends more than 30% of its income on housing costs, which can lead to financial strain and limit the ability to afford essential needs such as food, healthcare, and transportation. According to HUD's 2017 - 2021 Comprehensive Housing Affordability Strategy (CHAS) data<sup>iii</sup>, a total of 97,670 households are cost burdened. Of those, approximately 46% (44,715) are severely cost burdened, spending over 50% of their income on housing.

Ultimately, public housing serves as a crucial mechanism for alleviating housing instability and improving living conditions for low-income families. In Gwinnett County, the partnership between PHAs, the Department of Community Affairs, and HUD facilitates targeted efforts to enhance housing affordability and accessibility, providing residents with the support they need to thrive in their communities.

### **Actions planned during the next year to address the needs to public housing**

In FFY 2025, Gwinnett County will continue addressing public housing needs through developer collaboration in developing affordable units, public housing authority (PHA) partnerships, and through actively seeking of funding for new initiatives. These efforts aim to establish a sustainable housing environment that meets the diverse needs of its residents.

Additionally, the Norcross Housing Authority (NHA) has initiated several key actions. In 2024, NHA demolished 29 of its existing public housing units to make way for two new affordable housing developments in partnership with Walton Communities.

The NHA has successfully secured two 9% Low-Income Housing Tax Credit (LIHTC) awards, which will enable the construction of a total of 166 new units—90 family units in phase 1 and 76 units for residents aged 55 and older in phase 2. As part of phase 1, 15 project-based vouchers (PBVs) are being allocated to provide income-based housing for families earning under 50% of the Area Median Income (AMI), with plans to apply for additional PBVs in phase 2 to further expand this assistance.

Additionally, NHA is exploring the redevelopment of units to create workforce rental housing, ensuring that the diverse needs of the community are met. Through these efforts, NHA is committed to enhancing the availability of affordable housing options and effectively addressing public housing needs.

**Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The Norcross Housing Authority (NHA) takes proactive steps to increase resident involvement in management and support participation in homeownership. The NHA consults residents through a Resident Advisory Board when preparing the annual agency plan. This approach ensures that residents have a voice in decision-making processes and can provide valuable feedback on housing policies and programs.

Additionally, the NHA is committed to organizing seminars and workshops that educate residents about homeownership opportunities and financial literacy. These initiatives aim to empower residents with the knowledge and resources needed to pursue homeownership and enhance their overall engagement in the housing authority's activities. By fostering resident involvement and providing educational opportunities, NHA seeks to create a more inclusive and participatory environment for its residents.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The Norcross Housing Authority is designated as a standard performer.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Gwinnett County's 2025-2029 Consolidated Plan identifies the increase of housing options and affordability for both the homeless and at risk of homelessness population as a vital priority. Gwinnett County addresses the needs of its most vulnerable citizens by working with local partners to fund and/or implement CDBG, ESG, and HOME Investment Partnerships grants, to prevent homelessness, provide shelter, supportive services, as well as support and develop affordable housing. ESG funding is also used to support Coordinated Entry and the Homeless Management Information System (HMIS). The coordinated entry system is used to assess those experiencing homelessness and match them with the appropriate resources.

The FFY 2025 Emergency Solutions Grant allocation will fund emergency shelter and prevention services that are projected to assist over 700 beneficiaries. The identified projects target homeless individuals and families who shortfall the resources to independently regain reliable, safe, secure housing. Programs are designed to couple clients with the services necessary to ensure they shift from emergency shelters to transitional or permanent housing.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Gwinnett County supports the delivery of outreach services utilizing ESG funds through subrecipient contracts. The partnership between local human service agencies and Gwinnett County allows agencies to connect unsheltered homeless individuals to shelter and permanent housing through outreach, housing stabilization and support services, and rent/utility deposits and rent subsidies.

Gwinnett County will utilize \$380,676.00 in FFY 2025 Emergency Solutions Grant funding for Emergency Shelter, Homelessness Prevention, Rapid Re-Housing, Street Outreach, HMIS, and the administration of the ESG Program. Funding for these programs is projected to benefit approximately 721 people with nearly 25% being impacted by street outreach efforts. The funded projects are designed to help lessen the amount of time the client experiences homelessness, improve their ability to secure stable housing, and prevent recurrent homeless episodes.

The following subrecipients have been allocated FFY 2025 Emergency Solutions Grant funding for a combined amount of \$150,000 under Emergency Shelter:

- Mission Agape Corporation: Allocated \$ 20,000 to serve 14 residents
- The Partnership Against DV: Allocated \$40,000 to serve 82 residents
- The Salvation Army: Allocated \$20,000 to serve 50 residents
- Impact 46, Inc.: Allocated \$25,000 to serve 30 residents
- Another Chance of Atlanta Inc: Allocated \$ 20,000 to serve 11 residents
- Overcomers House, Inc: Allocated \$25,000 to serve 24 residents

The following subrecipients have been allocated FFY 2025 Emergency Solutions Grant funding for a combined amount of \$120,000 under Homelessness Prevention:

- Metro Atlanta Youth for Christ: Allocated \$25,000 to serve 206 residents
- Latin American Association, Inc.: Allocated \$ 20,000 to serve 34 residents
- Mission Agape Corporation: Allocated \$10,000 to serve 4 residents
- The Salvation Army: Allocated \$ 20,000 to serve 17 residents
- Berean Christian Church, Inc: Allocated \$15,000 to serve 2 residents
- Overcomers House Incorporated: Allocated \$15,000 to serve 9 residents
- Ser Familia, Inc.: Allocated \$15,000 to serve 27 residents

The following subrecipients have been allocated FFY 2025 Emergency Solutions Grant funding for a combined amount of \$45,000 under Rapid Re-Housing:

- Mission Agape Corporation: Allocated \$10,000 to serve 3 residents
- Another Chance of Atlanta Inc: Allocated \$15,000 to serve 8 residents
- Overcomers House Incorporated: Allocated \$20,000 to serve 24 residents

The following subrecipients have been allocated FFY 2025 Emergency Solutions Grant funding for a combined amount of \$30,000 under Street Outreach:

- Metro Atlanta Youth for Christ: Allocated \$20,000 to serve 169 residents

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Gwinnett County currently awards its Emergency Solutions Grant entitlement funds to subrecipients for the operation of emergency shelters, provision of hotel/motel vouchers, financial assistance through rapid re-housing to become stably housed, street outreach activities, and homeless prevention programs to serve individuals and families. Some emergency shelters and homeless prevention programs are designed to focus their services on the needs of specific populations such as families, victims of domestic violence, and persons with severe mental health disorders or substance abuse histories.

In alignment with the Georgia Balance of State Continuum of Care, Gwinnett County supports

efforts to reduce the duration of homelessness through a Housing First approach. To achieve this, the County allocates ESG resources to fund subrecipient rapid rehousing programs, which offer a more flexible and efficient alternative to traditional transitional housing models that often require significant time and resources.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Gwinnett County continues to focus on devising and implementing significant changes to its homeless services delivery system. Presently, Gwinnett County funds 10 subrecipients: Another Chance of Atlanta, Impact 46, Latin American Association, Overcomers House Inc, Partnership Against Domestic Violence, The Salvation Army, Mission Agape Corporation, Metro Atlanta Youth for Christ, Berean Christian Church, Inc., and Ser Familia, Inc.

The County will administer the Emergency Solutions Grant Program and oversee activities for homeless individuals and families. The County has identified access to permanent affordable housing as a priority during this Consolidated Plan period. Developing more affordable permanent housing options for homeless individuals and families will shorten the length of time spent in emergency and transitional shelters.

Gwinnett County encourages collaboration with organizations to transition as many people as possible into permanent housing as quickly as possible. The County continues to support an effective coordinated entry process to assess and connect those experiencing homelessness to appropriate housing and services. Some families or individuals may require only limited assistance for a short period of time, such as emergency food and shelter -- until a first paycheck is received or a medical emergency has passed. Others, however, will require more comprehensive and long-term assistance, such as transitional housing with supportive services and job training. Due to limited resources, agencies need to eliminate duplication of effort by local agencies, both in intake and assessment procedures and in subsequent housing and supportive services. The Homeless Management Information System (HMIS) can be improved with common intake forms, shared data, effective assessment instruments and procedures, and ongoing coordination of assistance among community organizations.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities,**

**foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

In 2025, all subrecipients funded through Gwinnett County Emergency Solutions Grant will participate in coordinated entry. These organizations provide emergency shelter, rental and utility assistance, food and clothing, and other homeless services to individuals, families with children, veterans, unaccompanied youth, and persons with HIV. Within the coordinated entry system, diversion is an integral part of coordinated entry and assessment program. Diversion is a proactive service aimed at identifying safe and appropriate alternatives to shelter, rather than the absence or denial of assistance. It focuses on empowering the initial points of contact within the system to help individuals and families resolve their housing crises through natural support networks and progressive engagement with less intensive solutions. By exploring these alternatives first, diversion reduces reliance on emergency shelters and other homeless services while promoting more sustainable housing options. For example, family or friends that the client may be able to stay with while stabilizing their housing situation, which may be more beneficial for the household and simultaneously reserves homeless shelter resources for those with no other options. Diversion is most effective when integrated into a coordinated entry system for shelter services, as it provides greater structure, consistency, and control over its application. In contrast, a decentralized approach to shelter entry can lead to "service shopping," where individuals seeking assistance may move from one shelter to another until they gain admission, potentially bypassing diversion efforts aimed at identifying alternative housing solutions.

Rapid rehousing assistance will be available to households with low to moderate barriers to housing, providing move-in support and short-term rental subsidies. This assistance may be all that is needed for a household to regain and sustain permanent housing. By utilizing the standardized Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT) for individuals and families, service providers can assess housing barriers and tailor interventions accordingly. This targeted approach helps reduce the time individuals and families experience homelessness while increasing their ability to maintain stable housing. Gwinnett County collaborates closely with ESG subrecipients to connect individuals and families with supportive services that address housing, health, social services, employment, and education needs.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

In its most recent Analysis of Impediments to Fair Housing Choice, Gwinnett County identified eight impediments to fair housing. These impediments are significant barriers to achieving Gwinnett County's affordable housing goals:

1. **Lack of Affordable Housing Supply** - Local housing markets are not able to meet the current demand for affordable housing units. This is mostly due to the high cost of housing development, which suppresses production of affordable housing units.
2. **Housing Affordability/Cost Burden** - High rents relative to workers' earnings puts housing affordability out of reach for many Gwinnett County residents. Housing is the largest cost for most households, and households with incomes below 80% of AMI are affected most severely.
3. **Housing Accessibility/ADA** - Disability-accessible housing locations are difficult to catalogue, making it hard to integrate people with disabilities into suitable living arrangements. This can push people with disabilities into costly or insecure situations, such as institutionalization and homelessness.
4. **Public Transportation Infrastructure Needs** - Gwinnett County offers a primarily north-south transit system, prioritizing travel along the I-85 corridor. The limited transit system shrinks residents' housing choices and limits access to affordable housing.
5. **Restrictive Zoning Provisions** - Strict zoning restrictions, such as minimum lot size requirements and few multifamily zoning opportunities, limit the number and affordability of housing units.
6. **Deficiency of Fair Housing Education** - Lack of education about fair housing rights prevents equal access to existing affordable housing units.
7. **Underserved Population** - Portions of Gwinnett County's extremely diverse population are either difficult to reach on a consistent basis or lack a coherent civic voice. Language, cultural, and socioeconomic barriers are usually the reason for this. These barriers create a challenge for appropriately housing those in need.
8. **Pre-Requisites for Rental Housing** - Difficulty finding affordable housing units for residents is exacerbated by high income qualifications, credit requirements, application fees, and security deposits.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

### **Barrier: Lack of Affordable Housing Supply**

Gwinnett County will address the need for greater affordable housing supply by continuing to prioritize investment of funds into all housing programs.

In 2025 and beyond, the County will (1) Maintain affordable inventory by increasing the preservation of existing affordable housing through funding the CDBG Homeowner Rehabilitation Program; (2) Increase the production of affordable housing units through the use of the Home Investment Partnerships Program and Neighborhood Stabilization Program funds; (3) Increase the number of nonprofit developers that participate in the County's affordable housing programs and strengthen the capacity of those currently engaged; and (4) Support Low Income Housing Tax Credit (LIHTC) projects proposed by developers in the area, either through letters of endorsement or the investment of HOME funds.

**Barrier: Housing Affordability/Cost Burden**

Gwinnett County will take steps to lower the financial burden of housing by targeting key factors that prevent affordability.

In 2025 and beyond, the County will (1) Explore re-purposing of existing real estate to include strip malls and extended stay hotels into rental units, including SRO options; (2) Provide tax incentives for residential property owners who set aside a certain number of their existing units as affordable housing; (3) Encourage more private sector investment in existing affordable housing properties; (4) Leverage Tenant Based Rental Assistance as an interim solution for housing affordability; and (5) Develop economic development activities that will strengthen small businesses and provide greater job opportunities for residents.

**Barrier: Housing Accessibility/ADA**

Gwinnett County will address the need for disability-accessible housing by increasing the tracking and promotion of accessible units.

In 2025 and beyond, the County will 1) Explore reliable methods to quantify the need for and location of accessible housing; (2) Raise awareness about universal design principles and provide incentives for new developers to use universal design techniques; (3) Expand the Housing Rehabilitation Program to provide financial assistance for residents to modify their homes incorporating universal design elements; (4) Use a scattered-site approach to promote accessible units throughout the County; and (5) Ensure that accessible design, public transportation, and other amenities such as restaurants and grocery stores are near housing units.

**Barrier: Public Transportation Infrastructure Needs**

Gwinnett County will address the need for public transportation by aligning housing projects with the County's future transportation plans.

In 2025 and beyond, the County will (1) Evaluate projects for consistency with Gwinnett County Department of Transportation's Comprehensive Transportation Plan (CTP), which implements plans for transportation modes including bicycling, walking and transit; and (2) Optimize the current transportation system within five years by changing existing routes, shifting hours of operations, and taking other necessary actions.

### **Barrier: Restrictive Zoning Provisions**

Gwinnett County will reduce the burden of restrictive zoning ordinances by targeting cumbersome regulations and practices.

In 2025 and beyond, the County will (1) Promote new allowances in its Unified Development Ordinance, such as the ability to construct accessory dwelling units; (2) Consider implementing inclusionary zoning policy to reduce development restrictions in and promote mixed-income development in specific zones; and (3) Consider creating an expedited review process to speed development of affordable housing.

### **Barrier: Deficiency of Fair Housing Education**

Gwinnett County will tackle a lack of education about Fair Housing rights by spreading awareness about what Fair Housing entails.

In 2025 and beyond, the County will (1) Fund and promote fair housing education and housing counseling activities with CDBG Public Service funds; and (2) Expand current initiative to create a fair housing education campaign to increase public awareness.

### **Barrier: Underserved Population**

Gwinnett County will reduce the barriers between housing units and underserved populations by increasing outreach to various community groups.

In 2025 and beyond, the County will (1) Expand collaboration to include a wide spectrum of the housing community to develop strategies about engaging underserved populations; (2) Nurture non-profit partnerships by devising a collaborative plan that will engage the County 101 with its local non-profit service providers to identify needs and present action steps to address the needs; (3) Translate all notices, document, and forms into the most commonly spoken languages to encourage all citizens to participate fully in the community; (4) Increase Outreach to Non-English-speaking populations.

### **Barrier: Pre-Requisites for Rental Housing**

Gwinnett County will lessen the effects of rental housing pre-requisites by creating policy to restrain exorbitant costs, fees, and restrictions.

In 2025 and beyond, the County will (1) Examine credit policies of property owners; (2) Examine the relationship between income and housing unit affordability of property owners; and (3) Explore the possibility of creating laws to incentivize rental property owners to relax restrictions used to exclude potential residents.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The Strategic Plan addresses the issue of meeting underserved needs through a variety of initiatives. Several of these initiatives are proposed for funding in this Annual Plan that include Affordable Housing Initiatives, Homeowner Housing Rehabilitation, Community Outreach, and HOMEstretch Down Payment Assistance. The Housing and Community Development staff will host various workshops and technical assistance meetings for subrecipients to provide an overview of program guidelines and expectations. We will utilize these workshops and technical assistance meetings as an opportunity to network, share successes and lessons learned, and to discuss best practices for utilizing HUD funding.

### **Actions planned to address obstacles to meeting underserved needs**

Gwinnett County will collaborate with community leaders, stakeholders, and local non-profit agencies to help remove obstacles to better meet the needs of the underserved population and improve service delivery. The County relies on agencies like the Gwinnett County Coalition for Health and Human Services and Georgia Department of Community Affairs Balance of State Continuum of Care to help determine the needs and capture data on underserved populations in Gwinnett County. Gwinnett County will support the continued use and expansion of HMIS technology beyond homeless service providers as a way to link the various categories of services provided by our partner non-profit organizations and standardize performance measures. The County will also review and analyze the work of its various departments and divisions to find opportunities for collaboration between similar programs. The Housing and Community Development staff will also ensure that all fair housing education materials are current and compliant with the Affirmatively Furthering Fair Housing Final Rule.

### **Actions planned to foster and maintain affordable housing**

Gwinnett County will actively work to address the need for more decent and affordable housing by continuing to prioritize the investment of funds into all of its housing programs. In 2018, the Gwinnett County Board of Commissioners spearheaded an Affordable Housing Initiative to address homelessness and affordable housing needs throughout the County. Coordination and collaboration among non-profit housing developers such as Atlanta Neighborhood Development Partnership, Gwinnett Habitat for Humanity, and Gwinnett Housing Corporation helps the County maintain its affordable housing stock. In the interest of preserving affordable housing, the County will continue to support the use of HOME program funds for activities such as: down-payment assistance, land acquisition, TBRA, and single/multifamily acquisitions and rehabilitation. Additionally, the County will continue to utilize CDBG program funds to rehabilitate owner-occupied homes. In an effort to promote fair housing choice, the County will encourage and support fair housing rights for all and provide program funds to conduct outreach and education regarding the Fair Housing Law Act of 1968.

## **Actions planned to reduce lead-based paint hazards**

Gwinnett County will continue to implement counter measures to reduce lead-based paint hazards by abating or removing lead-based paint hazards found in existing housing built prior to 1978. Individuals who reside in properties built prior to 1978 and receive assistance through CDBG, ESG, HOME, or NSP grant programs are required to be inspected for lead-based paint hazards. These inspections are completed by a HUD Certified Inspector in accordance with HUD and Environmental Protection Agency (EPA) guidelines. Gwinnett County educates the public on the hazards of leadbased paint and how to protect children and the elderly. In response to lead-based paint hazards and the limited resources available, the County has planned a steady, long-term response in accordance with Federal lead-based paint standards, other applicable federal regulations, and local property standards. Policies and procedures for abatement of lead hazards have been established in Gwinnett County, which include determining cost effectiveness for abatement and procedures for assessing, contracting and inspecting post-abatement work. The policies and procedures also include preparing work write-ups and costs estimates for all income eligible persons in Gwinnett County with identified lead-based paint hazards.

## **Actions planned to reduce the number of poverty-level families**

Gwinnett County will continue to increase its efforts to implement anti-poverty strategies for the citizens of Gwinnett. The County will strive to increase its efforts in assisting homeowners and renters with housing rehabilitation and renovation of affordable housing to decrease the financial burden on low-to-moderate-income persons.

The County will employ the following strategies to reduce the number of poverty-level families:

1. Support the collaborative efforts of the service providers in Gwinnett County to attract new business and industry to Gwinnett.
2. Support the efforts of the Gwinnett County Chamber of Commerce to target certain segments of the economy for business development/job creation
3. Encourage nonprofit organizations to expand housing development programs to incorporate job-training opportunities as a part of their operations
4. Promote the use of referral services for the existing Human Service Centers which involves a partnership with many human service agencies in Gwinnett, including job referrals.
5. Provide homeowners with housing repair assistance through the Homeowner Housing Rehabilitation program
6. Provide financial assistance to the County's CHDO (Atlanta Neighborhood Development Partnership) to acquire and construct affordable rental housing for low/moderate income persons
7. Participate in the development of a regional social service collaborative to coordinate the

work of social service organizations, disseminate news and information, eliminate duplication of efforts, and spearhead community-wide solutions to local needs.

8. Use enhanced accomplishment data as a criterion in the evaluation of applications for ESG funding

9. Support any expansion of local transit service and/or for express transit service to Atlanta.

Through the initiatives described above, and in cooperation with the agencies and nonprofit organizations noted, the Housing and Community Development Division will continue to assist low and moderate-income persons of Gwinnett County over the next five years.

### **Actions planned to develop institutional structure**

The Housing and Community Development Division, (under the leadership of the Gwinnett County Department of Planning and Development), is the lead agency that administers, plans, and manages all facets of the HUD grants for Gwinnett County to ensure that all aspects of the grant programs perform in a concerted manner. The Housing and Community Development Division will work as the housing and community development liaison between County agencies, local public housing, participating cities, state agencies, and non-profit and community-based organizations. Gwinnett County recognizes the need to maintain a high level of coordination on projects involving other departments and/or non-profit organizations. This collaboration guarantees an efficient use of resources with maximum output in the form of accomplishments. The Housing and Community Development Division will address gaps and improve institutional structure by using the following strategies:

- Reduce and/or alleviate any gaps in services and expedite the delivery of housing and community development improvements to eligible persons.
- Evaluate the procurement process and guidelines for all rehabilitation and construction projects.
- Coordinate projects among County departments and support ongoing efforts for County initiatives.
- Maintain a strong working relationship with the housing authorities based on the mutually shared goal of providing suitable housing for low- and extremely low-income persons.
- Work with and financially support community housing development organizations (CHDOs) operating in low- and moderate-income neighborhoods to build affordable housing for the elderly, veterans, and other special needs populations.
- Use established lines of communication to identify opportunities for joint ventures with agencies that provide funding to construct affordable housing and/or finance homeownership opportunities.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Gwinnett County will continue to work with a broad cross-section of public, private, faith-based, and community organizations to identify the needs of its citizens. Relationship building among the social services and housing agencies encourages referrals and creates a clear path for clients to move from homelessness, through to emergency shelter and transition housing services, to affordable rental housing and homeownership opportunities. The Housing and Community Development Division also encourages collaborative relationships amongst ESG and HOME funded organizations to develop wrap-around services and to provide a more streamlined approach for clients. ESG subrecipients are encouraged to actively participate in the Gwinnett County Coalition for Health and Human Services to discuss the broad range of needs for families including affordable housing, fair housing education, literacy, public safety, and workforce development. Ultimately, this collaborative approach will assist in developing longer-term, sustainable solutions to the challenges clients face in maintaining their self-sufficiency and is critical to the success of the County's Consolidated Plan.

Lastly, the County is an active participant in the development and implementation of a coordinated intake system (Continuum of Care (CoC) program) that will provide a special focus through a diverse group of community organizations, homeless shelters, permanent affordable housing developers, supportive service providers, and target population groups to examine needs, re-establish priorities, and plan strategies. Through this collaborative process, housing and service providers were able to contribute ideas and strategies to the development of this Plan. The Department of Community Affairs (DCA) will serve as the Lead Agency for the CoC to ensure that access and the use of wrap-around services are supported and monitored in a cooperative, sustainable and systemic manner to avoid duplication of services within the County. These efforts are critical to the County to ensure local nonprofit organizations relate to other agencies to match critical needs with resources available from local committed business partners.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit – A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Action Plan.	100%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Gwinnett County does not use other forms of investment.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Gwinnett County utilizes a recapture policy in compliance with 24 CFR 92.254. The affordability period is determined based on the amount of HOME Investment Partnerships Program funds

invested into an individual project. HOME Regulations set three minimum tiers of affordability periods.

When a homeowner chooses to sell or use the property for non-eligible HOME Program activities during the Period of Affordability, the full amount of the HOME Program Direct Subsidy shall be recaptured and repaid to Gwinnett County provided that net proceeds are sufficient. If net proceeds are insufficient to repay the total HOME investment due, only the actual net proceeds will be recaptured. In the event that net proceeds are zero (as is usually the case with foreclosure), the recapture provision still applies. Recaptured funds shall be returned to the Gwinnett County HOME Trust Fund to reinvest in other affordable housing projects for low- to moderate-income persons.

**3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

Gwinnett County's resale and recapture provisions ensure the affordability of units acquired with home funds in several ways. The HOME rule at §92.254(a)(4) establishes the period of affordability for all homebuyer housing. How Gwinnett County calculates the amount of HOME assistance in each unit and therefore the applicable period of affordability varies depending on whether the unit is under resale or recapture provisions.

**A. Period of Affordability Under Resale Provisions**

Under resale, §92.254(a) (5) (i) of the HOME rule states that the period of affordability is based on the total amount of HOME funds invested in the housing. In other words, the total HOME funds expended for the unit determines the applicable affordability period. Any HOME program income used to assist the project is included when determining the period of affordability under a resale provision.

**B. Period of Affordability Under Recapture Provisions**

For HOME-assisted homebuyer units under the recapture option, the period of affordability is based upon the HOME-funded Direct Subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included when determining the period of affordability.

**Table – Required Minimum Affordability Periods**

If the total HOME investment (resale) or Direct Subsidy (recapture) in the unit is:	The minimum period of affordability is:
Under \$15,000	5 years
Between \$15,000 and \$40,000	10 years
Over \$40,000	15 years

**4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is**

**rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

Gwinnett County has no intentions to use any of its HOME Program funds to refinance existing debt secured by housing that is rehabilitated with HOME Program funds.

5. **If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**  
Not Applicable.
6. **If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**  
Not Applicable.
7. **If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**  
Not Applicable.

### **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

1. **Include written standards for providing ESG assistance (may include as attachment)**  
Gwinnett County will focus on the two eligible populations that can be assisted with funds: persons at risk of becoming homeless and persons who are literally homeless. While these are the targeted populations, it is important to assist eligible participants who are in the most need of funds.

#### **Eligibility for Assistance**

Each individual or family receiving assistance must first meet with a case manager or intake personnel to determine the appropriate type of assistance to meet their needs. The household must be at or below 30% of Area Median Income (AMI), be either homeless or at risk of losing its housing, and meet the following circumstances: (1) no appropriate subsequent housing options have been identified; and (2) the household lacks the financial resources and support networks to obtain immediate housing or remain in existing housing.

#### **Homelessness Prevention Assistance**

Although there are minimum requirements, HUD encourages grantees and subrecipients to target prevention assistance to individuals and families at the greatest risk of becoming homeless. The target population for Gwinnett County will have the following risk factors:

- Sudden and significant loss of income
- Eviction within two weeks from a private dwelling
- Severe house cost burden (greater than 50% of income for housing costs)
- Pending rental housing foreclosure

- Credit problems that preclude obtaining housing

### **Rapid Re-Housing Assistance**

Rapid re-housing assistance is available for persons who are homeless according to HUD's definition of homeless. The target population for the Gwinnett County rapid re-housing program will have the following risk factors:

#### **Individual/family lacking a fixed, regular, and adequate nighttime residence:**

- Has a primary nighttime residence that is a public or private place not meant for human habitation;
- Living in a public or private shelter that provides temporary living arrangements (including congregate shelters, transitional housing, hotels and motels paid for by charitable organizations or by federal, state, and local government programs.
- Is exiting in an institution where an individual has resided for up to 90 days and resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

### **Coordination**

Gwinnett County will coordinate with the Continuum of Care (CoC) by attending the bi-monthly Continuum of Care meetings and monthly steering committee for the CoC. In addition to bi-monthly meetings, several committees also meet monthly to coordinate and establish policies.

### **Determining and Prioritizing Eligibility**

To best prioritize those who are homeless or at risk of becoming homeless, those who are at risk of becoming homeless will need to show they will become homeless if they do not receive ESG Homeless Prevention funds and they must have suffered an economic hardship to become at risk of losing their home. There must be documented evidence in the client files that determine:

- Lack of financial resources.
- No other housing options.
- No support networks.

### **Client Share of Rent and Utility Costs**

When a provider determines that a household is a priority for either Homeless Prevention or Rapid Re-housing rental assistance, they will be eligible to receive up to 100% rental assistance for no more than the full amount of the rent stated on the lease.

### **Short Term and Medium Term Rental Assistance Duration**

The County requires short-term and medium-term rental assistance to allow individuals and families to remain in their existing rental units or to help them obtain and remain in the rental units they select. A lease must be in place in the program participant's name to receive assistance.

Short-term rental assistance can only be used for three (3) months while medium-term rental assistance ranges from four (4) to 24 months and participants must be evaluated every three (3) months to determine the amount of assistance needed.

Rental assistance may pay up to six (6) months of rental arrears however, the six (6) months count towards the 24-month total and cannot exceed the actual rental cost, complying with HUD's standard of "rent reasonableness." Rental payments cannot be made on behalf of eligible individuals or families at the same time and for the same cost types that are being provided through another federal, state, or local housing subsidy program.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.  
The Georgia Balance of State Continuum of Care has not formally developed a coordinated assessment system; however, Gwinnett County – in conjunction with the Balance of State CoC – and the Georgia Department of Community Affairs are utilizing the same ESG forms as a first step toward developing an outreach and intake system.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).  
The Gwinnett County Housing and Community Development Division publishes a notification of funding availability in the Gwinnett Daily Post, the local newspaper, to announce the availability of program funds. Application notices are also emailed to the Housing and Community Development Division's wide network of stakeholders and posted on the Gwinnett County website for organizations to download and apply for funding. These applications are then reviewed by an application rating committee for conformance with the program requirements, qualifications of applicants, availability of matching funds, and other factors. The applications committee makes recommendations to the Gwinnett County Board of Commissioners for final approval of funding allocations.
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.  
The Gwinnett County Housing and Community Development Division requires subrecipient organizations to include homeless or formerly homeless individuals on the Board of Directors or other equivalent policymaking entities. Non-profit organizations recommended for PY2025 funding have procedures in place for homeless or formerly homeless persons to be involved with the program design and implementation.
5. Describe performance standards for evaluating ESG.  
Performance standards provide a measure for Gwinnett County to evaluate the effectiveness of each ESG service provider in the areas of (a) Targeting those who need assistance most; (b) Reducing the number of people living on the streets or in emergency shelters; (c) Reducing the time people spend homeless; and, (d) Reducing clients' housing barriers or housing stability risks.

**Gwinnett County will evaluate each ESG service provider's performance based on the following standards:**

1. Subrecipients will develop and adhere to priorities for service delivery by need.

2. Subrecipients will assist clients swiftly to permanent housing from shelters or on the street.
3. Subrecipients will ensure that clients have easy access to services
4. Subrecipients will provide comprehensive case management to address a spectrum of needs for each client

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<sup>i</sup> U.S. Department of Housing and Urban Development, Public Housing, Retrieved from [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph](https://www.hud.gov/program_offices/public_indian_housing/programs/ph)

<sup>ii</sup> Department of Community Affairs. (2024). Guide to services FY2025. Retrieved from [https://issuu.com/ga\\_dca/docs/guide\\_to\\_services\\_fy2025\\_final](https://issuu.com/ga_dca/docs/guide_to_services_fy2025_final)

<sup>iii</sup> U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy Data-Gwinnett County, Georgia-Accessed February 4, 2025.