



**Gwinnett**

## **Consolidated Plan**

2020-2024

Prepared for  
Submission to the  
U.S. Department of  
Housing and Urban  
Development



A Subsidiary of W. Frank Newton, Inc.

**GWINNETT COUNTY**  
GEORGIA

# TABLE OF CONTENTS

Executive Summary .....	4
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) .....	4
The Process .....	11
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b) .....	11
PR-10 Consultation - 91.100, 91.200(b), 91.215(l) .....	13
PR-15 Citizen Participation .....	19
Needs Assessment .....	24
NA-05 Overview .....	24
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) .....	25
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) .....	33
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) .....	37
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2) .....	41
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) .....	43
NA-35 Public Housing – 91.205(b) .....	45
NA-40 Homeless Needs Assessment – 91.205(c) .....	50
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d) .....	52
NA-50 Non-Housing Community Development Needs – 91.215 (f) .....	56
Housing Market Analysis .....	58
MA-05 Overview .....	58
MA-10 Number of Housing Units – 91.210(a)&(b)(2) .....	59
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) .....	62
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a) .....	65
MA-25 Public and Assisted Housing – 91.210(b) .....	68
MA-30 Homeless Facilities and Services – 91.210(c) .....	71
MA-35 Special Needs Facilities and Services – 91.210(d) .....	74

MA-40 Barriers to Affordable Housing – 91.210(e).....	77
MA-45 Non-Housing Community Development Assets – 91.215 (f).....	78
MA-50 Needs and Market Analysis Discussion.....	90
Strategic Plan.....	93
SP-05 Overview.....	93
SP-10 Geographic Priorities – 91.215 (a)(1).....	96
SP-25 Priority Needs - 91.215(a)(2).....	98
SP-30 Influence of Market Conditions – 91.215 (b).....	101
SP-50 Public Housing Accessibility and Involvement – 91.215(c).....	112
SP-55 Barriers to affordable housing – 91.215(h).....	113
SP-60 Homelessness Strategy – 91.215(d).....	117
SP-65 Lead based paint Hazards – 91.215(i).....	120
SP-70 Anti-Poverty Strategy – 91.215(j).....	122
SP-80 Monitoring – 91.230.....	123
Expected Resources.....	125
AP-15 Expected Resources – 91.220(c)(1,2).....	125
Annual Goals and Objectives.....	128
Projects.....	130
AP-35 Projects – 91.220(d).....	130
AP-38 Project Summary.....	134
AP-50 Geographic Distribution – 91.220(f).....	152
Affordable Housing.....	153
AP-55 Affordable Housing – 91.220(g).....	153
AP-60 Public Housing – 91.220(h).....	155
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	157
AP-75 Barriers to affordable housing – 91.220(j).....	162
AP-85 Other Actions – 91.220(k).....	166

Program Specific Requirements ..... 170

# EXECUTIVE SUMMARY

## ES-05 EXECUTIVE SUMMARY - 24 CFR 91.200(C), 91.220(B)

### Introduction

Gwinnett County, Georgia is located in the northeast portion of the Atlanta, Georgia metropolitan area and is one of the fastest growing counties in the nation, having grown from approximately 72,000 persons in 1970 to more than 927,781 persons in 2018.

Since 1986 Gwinnett County, has received direct assistance under the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program as an entitlement community. Gwinnett County is also a participating jurisdiction under the HOME Investment Partnerships Program (HOME), as well as a formula grantee under the Emergency Solutions Grant Program (ESG). Funds for these programs must be expended within the County for participants who meet applicable eligibility criteria and for eligible activities as identified in program regulations and guidelines.

### Purpose of the Consolidated Plan and Annual Action Plan:

As a recipient of federal grant funds, Gwinnett County is required by HUD to produce a Consolidated Plan every five years and an Annual Action Plan every year. These documents serve as the application for funding for the following federal entitlement programs that serve low-income individuals and/or families:

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

### Summary of the objectives and outcomes identified in the Plan Needs Assessment:

Priority needs were established through a collaborative process with citizens, public interest groups, and other stakeholders in Gwinnett County. The proposed activities seek to address certain significant housing and community development needs for low- and moderate-income residents and homeless individuals. This document includes narrative responses to specific questions that grantees must answer to comply with the Consolidated Planning Regulations at 24 CFR part 91.

The following is an outline of the strategic priorities identified in the 2020-2024 Consolidated Plan.

#### 1. Access to Affordable Housing

1. Extend the useful life of existing affordable housing through weatherization, repair and rehabilitation programs and through homeowner education on home maintenance.

2. Provide down-payment assistance (principal reduction and closing cost reduction) to eligible low- and moderate-income homebuyers.
3. Seek opportunities to create rental units through the adaptive reuse of existing sites and structures and through an emphasis on leveraging of resources.
4. Provide rental subsidies (TBRA) to low-income households to make existing units affordable.
5. Encourage private and nonprofit developers by funding acquisition, development and rehabilitation activities.
6. Increase the supply of affordable housing units.
7. Increase the supply of housing units for low-income, disabled, and elderly persons.

## **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 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

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

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

#### **Evaluation of past performance**

Each year, Gwinnett County reports its progress in meeting the five-year strategic and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). Listed below are some of the accomplishments from the County's 2018 CAPER.

Last year, the Gwinnett Community Development Program managed 80 projects principally benefitting low-and moderate-income persons and dispersed a total of \$4,499,457.67 in CDBG, HOME, and ESG funding to further its strategic priorities as outlined in the 2015-2019 Consolidated Plan and supporting Annual Action Plan.

The County made progress with CDBG, HOME, and ESG funds by increasing the supply of affordable permanent housing, increasing public services for households in need, improving public infrastructure and facilities, and affirmatively furthering fair housing. The highlights and data outlines affordable housing outcomes, homelessness and special needs activities, and other actions in the County's efforts to meet its strategic priorities of the County's Consolidated and Annual Action Plans.

#### **Affordable Housing and Supporting Services Activities**

Affordable housing initiatives were primarily addressed through the acquisition, rehabilitation, and disposition of single-family housing, rental housing, and down-payment assistance. Gwinnett Housing Corporation (GHC) and the Atlanta Neighborhood Development Partnership (ANDP) used HOME program funds to acquire and rehabilitate three affordable housing units to increase the affordable housing stock. Additionally, Gwinnett Habitat for Humanity acquired one vacant lot and one blighted structure to add an additional three units of housing to the affordable housing stock. Lastly, the Homestretch down-payment assistance program provided for nine families to become homeowners.

The County also allocated CDBG funding to provide homeowner education and housing counseling to 167 homeowners and potential homebuyers. Clients were educated about housing costs and home maintenance as a strategy in preventing substandard housing.

As a means of preserving existing affordable housing, the County provided five-year deferred payment loans to income-eligible homeowners to make necessary repairs on their homes. Through the Homeowner Housing Rehabilitation Program, the County rehabilitated nine homes with repairs that included siding replacement, roof replacement, HVAC replacement, electrical, and plumbing repairs.

Nine agencies used CDBG funding to increase housing and supportive services for 2,005 residents who identified as severely disabled, survivors of domestic violence, the elderly, and homeless. The agencies provided services such as emergency, rental, and permanent housing; adult daycare; community integration and day programs for developmentally disabled adults; and, assistance to move homeless persons into stable housing.

### **Homelessness Reduction Activities**

Agencies funded through the Gwinnett County Emergency Solutions Grant (ESG) provided housing support and financial assistance for 928 people. Of the 928 people served, 618 were served by seven agencies operating shelters and providing hotel/motel vouchers; 139 were served by three agencies preventing homelessness; and the remaining 171 were able to secure permanent housing with rapid rehousing assistance from two agencies. Additionally, we leveraged the funding through the HOME program to implement a Tenant Based Rental Assistance (TBRA) to provide housing subsidies to some of the County's most vulnerable populations including elderly and disabled persons with very limited income.

### **Public Improvements and Infrastructure**

The County allocated \$3,220,578.00 in FFY 2018 CDBG funding and carried forward \$2,857,719.62 in prior year CDBG funding to carry out public facility and infrastructure improvements activities. These projects included repair of water and sewer lines, construction of sidewalks to connect people to transit centers and schools, and playground construction and renovations. In FFY 2018, Gwinnett County disbursed \$2,242,545.76 to complete 12 public facility and infrastructure improvement projects that benefited a total of 43,385 LMI persons.

### **Public Service Activities**

The County allocated \$773,105.00 in CDBG funding to support 20 public service activities that served 4,475 LMI persons. The County supported the installation of a campus security system at Annandale Village and purchased a van for the Hi Hope Service Center, Creative Enterprises, and Rainbow Village to provide services for disabled and disadvantaged citizens. The County also provided funding to non-profit organizations for operating costs associated with activities that ranged from community access programs for the



developmentally disabled, youth, job placement & legal service, and abused/neglected children support.

### **Local Economic Development Activities**

Economic Development was recently added as a strategic priority. Goodwill of North Georgia Inc. began operation of its GoodBiz program, which provided training to 26 entrepreneurs leading microenterprise businesses. The County's Office of Economic Development is also working diligently to construct a small business resource center for microenterprises and small business start-up companies.

### **Affirmatively Furthering Fair Housing Choice**

Community Development Program staff attended three community outreach events and hosted two Fair Housing workshops. The staff made touch points with more than 356 residents and shared information about the Homestretch down-payment assistance and Homeowner Housing Rehabilitation programs. Information was also shared on fair housing and housing discrimination rights and responsibilities.

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

Gwinnett County conducted significant consultation with the public, nonprofit leaders, elected officials, County Staff, homeless service providers, fair housing advocates, and leaders representing minority groups in the preparation of this plan. The Community Development Program staff hosted seven needs assessment meetings prior to the development of the plan and two public hearings to review the draft priorities and proposed projects. The meetings are summarized in the Citizen Participation Section of this plan.

During the development of the plan, Gwinnett County met minimal citizen participation requirements by describing the County's methodology for involving citizens in the local program planning, project/activity implementation process, and providing a platform for citizens to provide input.

The Gwinnett County Community Development Program 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 of this document.

To solicit citizen input in the development of Consolidated Plan FFY 2020-2024, the Gwinnett County Community Development Program office compiled a citizen/stakeholders mailing and email list, which was used to notify the public of proposed meetings, and to inform the public of changes that may take place throughout the Consolidated Plan preparation.

Gwinnett County held seven needs assessment meetings from Wednesday, May 1, 2019 through Thursday, July 11, 2019 to solicit public input on the proposed 2020-2024 Consolidated Plan,

Analysis of Impediments to Fair Housing Choice, and the 2020 Annual Action Plan documents. Additionally, Community Development Program staff conducted citizen outreach at nine locations throughout the County to receive citizen input through surveys from Wednesday June 26, 2019 through Tuesday July 9, 2019. The surveys were also made available online in English and Spanish from Friday, April 19, 2019 through Thursday, July 18, 2019.

### **Summary of public comments**

All public comments received can support the strategic priorities identified. To review all public comments, please refer to the Appendix.

1. City of Snellville expressed support for \$385,000 in CDBG funding to achieve City's walkability goal by constructing 5,000 linear foot of sidewalk to connect the City's Briscoe Park and the Towne Center trail system. The trail would also provide walkable access to South Gwinnett High School and Britt Elementary School.
2. North Gwinnett Cooperative Ministries expressed support for a request for \$30,000 in funds for salary of a new position (Case Manager Assistant) and the acquisition of a desk computer, monitor, and printer for new position. The agency assisted nearly 1,700 individuals in the previous year and is currently expanding their footprint by constructing a new building adjacent to the existing building.
3. A representative for Hi-Hope Service Center expressed support for the agency's day program which offers socialization and volunteering opportunities for developmentally disabled adults. The agency has request a vehicle purchase which is necessary to be used for activities in the community and transportation to volunteering events.

The representative also expressed support for its job training program which has gained interest from clients seeking employment opportunities. Many of the clients are completing their high school education and seeking job placement trainings/assistance as their first choice is to be employed.

Lastly, the agency expressed support for the acquisition of five new group homes to serve four disabled adults. The agency has an increasing number of participants whose main caregiver – primarily parents – are reaching an age that they can no longer serve as a primary caregiver leaving the disabled adult with limited housing options.

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

All public comments were accepted.

## Summary

The Proposed Consolidated Plan 2020-2024 established strategic priorities as a product of extensive consultation with community stakeholders, combined with data from the U.S. Census and other sources, which indicate specific housing and community development needs in Gwinnett County. Combined with a needs assessment survey, under the Citizen Participation Plan, Gwinnett County identified the following strategic priorities to address utilizing CDBG, HOME, and ESG funds in conjunction with leveraging other public and private investments:

1. Access to Affordable Housing
2. Homelessness Reduction
3. Non-Housing Community Development
4. Affirmatively Furthering 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	Department of Financial Services
HOME Administrator	GWINNETT COUNTY	Department of Financial Services
ESG Administrator	GWINNETT COUNTY	Department of Financial Services

Table 1 – Responsible Agencies

### Narrative

Under the direction of the Department of Financial Services, the Gwinnett County Community Development Program office manages the County’s HUD portfolio and develops the Annual Action Plan and five-year Consolidated Plan. Since 1986, Gwinnett County’s Community Development Program has been fully staffed and managed by W. Frank Newton, Inc. (WFN), a program management firm specializing in HUD grant programs.

The Community Development Program office 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.

The Community Development Program Office 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

Public concerns, issues, or comments regarding the 2020-2024 Consolidated Plan are to be directed to:

Ms. Eryca Fambro, Director  
Gwinnett County Community Development Program  
[Administered by W. Frank Newton, Inc.]  
446 West Crogan Street, Suite 275  
Lawrenceville, GA 30046-2439  
(678) 518-6008  
(678) 518-6071 *fax*  
eryca.fambro@gwinnettcounty.com

Or

Ms. Shannon Candler, Grants Manager  
Gwinnett County Department of Financial Services  
75 Langley Drive  
Lawrenceville, GA 30046-6935  
(770) 822-7863  
(770) 822-7840 *fax*  
(770) 822-7875 *TDD*  
shannon.candler@gwinnettcounty.com

## 1. Introduction

Gwinnett County conducted significant consultation with members of the public, nonprofit leaders, elected officials, County staff, homeless service providers, fair housing advocates, and community leaders representing minority groups in the preparation of this plan. The Community Development Program staff hosted five needs assessment meetings prior to the development of the plan and two public meetings to review the draft priorities. The meetings are summarized 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(l)).**

The overall success of the programs offered in Gwinnett County hinges on the efficiency or concerted efforts among service providers. The Gwinnett Coalition for Health and Human Services (“the Coalition”) connects individuals and families in crisis with local resources to improve outcomes of the families. The Community Development Program works closely with the Coalition to identify needs, set priorities, plan resources, and mobilize solutions to the County’s most pressing needs. In fact, the Community Development Program requires ESG subrecipients and Housing related agencies to actively participate in the Coalition’s Emergency Assistance Action Team and Housing Collaborative monthly meetings. Agency staff are able to address common goals, share information and resources, discuss challenges and successes, collaborate on special projects, and coordinate services to maximize efficient use of funding.

Additionally, the 2009 HEARTH Act requires ESG grantees and subrecipients to utilize Homeless Management Information System (HMIS). Specific benefits to homeless persons include streamlined referrals, coordinated intake and assessment, and coordinated case management. Furthermore, case managers also benefit from HMIS’ case planning and management tools, eligibility determination assistance, and simplified reporting. The HMIS data allows providers to track client outcomes, review the coordination of services, simplify reporting for agency stakeholders, and analyze program data.

**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 address the needs identified in the Balance of State CoC [these needs are also reflected in the Gwinnett County Consolidated Plan] and must pursue the Homeless Goal(s) and one or more of the priority objectives to address the needs of the homeless. In the sections detailed below, Gwinnett County describes 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 consults regularly with the State to coordinate solutions to end homelessness in Gwinnett County. In consultation to develop this plan and all other plans, the County and the State allocates resources based on a collective set of priorities to ensure that funding is allocated to the highest needs within the County.

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 provide a measure for ESG grantees 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 performance standards for ESG funded activities are reflective of needs identified by the CoC while meeting entitlement area priorities. These performance standards are reviewed annually and consultations with DCA will be held prior to the implementation of 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 Balance of 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 Continuums' policies and procedures for operating and administering HMIS as a framework to ensure consistency. Gwinnett County will continue to work with the Continuum 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 Pathways 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 ClientTrak 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**

Representatives from the broad community, community councils, social service agencies, businesses, housing agencies, community development corporations and other government agencies took the online survey in July 2019. The Community Development Program also hosted stakeholder meetings that included representatives from the following organizations:



Agency/Group/ Organization	Agency/Group/ Organization Type	Section of Plan Addressed by Consultation	How Consulted
<b>Annandale Village Suwanee</b>	Services- Severely Disabled Adults	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy	The strategy in Gwinnett County's mission to reduce homelessness is to help each individual move toward the goal of self-sufficiency.
<b>Catholic Charities of the Archdiocese Atlanta</b>	Services- Housing	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy	The strategy in Gwinnett County's mission to reduce homelessness is to help each individual move toward the goal of self-sufficiency.
<b>Gwinnett Legal Aid</b>	Legal Services - Fair Housing	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy	The strategy in Gwinnett County's mission to increase learning to help each individual move toward the goal of self-sufficiency.
<b>Norcross Cooperative Ministry</b>	Services-Case Management	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy	The strategy in Gwinnett County's mission to reduce homelessness is to help each individual move toward the goal of self-sufficiency.
<b>RCG Consulting Solutions</b>	Services	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy	Goal is to help each individual move toward the goal of self-sufficiency.
<b>The Salvation Army</b>	Services - Housing	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy	The strategy in Gwinnett County's mission to reduce homelessness is to help each individual move toward the goal of self-sufficiency.

Table 2 – Agencies, groups, organizations who participated

**Identify any Agency Types not consulted and provide rationale for not consulting**

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

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2020-2024 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.
Continuum of Care	Gwinnett Coalition for Health & Human Services	1) Increase access to affordable housing is listed as a goal in both plans. 2) The Coalition identifies increasing access to emergency and transitional housing as a strategy; the County has prioritized support of emergency housing and supportive services, as well as providing funding to increase permanent supportive housing.
Gwinnett County 2040 Unified Plan	Gwinnett County	1) A Central Theme of the Unified Plan is to provide more housing choice. The 2020-2024 Consolidated Plan addresses this by prioritizing increasing access to affordable housing, increasing housing options for homeless and at risk of homelessness, and reducing substandard housing. 2) The Unified Plan specifically outlines a policy to expand maintenance and rehabilitation assistance to homeowners; this aligns with the 2020-2024 Consolidated Plan's goal to reduce substandard housing with homeowner housing rehabilitation and homeowner education. 3) The Unified Plan discusses options for redevelopment and infrastructure expansion. The 2020-2024 Consolidated Plan supports the use of HUD funding to construct new, and improve existing, public facilities and infrastructure. 4) The Unified Plan placed a focus on maintaining economic development and fiscal health.
Plan 2040	Atlanta Regional Commission	1) All six goals listed in Gwinnett County's 2020-2024 Consolidated Plan align with Plan 2040's objective to promote places to live with easy access to jobs and services.

Table 2 – 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 to partner with local government agencies and groups to ensure full and complete implementation of the Consolidated Plan. These will specifically include collaborating with Gwinnett County Planning and Development as they begin the process of recalibrating and updating the Unified Plan. This update will allow the Community Development Program the ability to provide input on future land use and development initiatives.

## PR-15 CITIZEN PARTICIPATION

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation

The Gwinnett County Community Development Program 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 Community Development Program staff hosted seven needs assessment meetings prior to the development of the plan and two public hearings 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 2020-2024, the Gwinnett County Community Development Program office compiled a citizen/stakeholders mailing and 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 Fair Housing and Needs Assessment using the following:

### **STAKEHOLDER ENGAGEMENT**

Stakeholders are an important part of the community planning process, and the Gwinnett County Community Development Program 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 seven needs assessment meetings from Wednesday, May 1, 2019 through Thursday, July 11, 2019 to solicit public input on the proposed 2020-2024 Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and the 2020 Annual Action Plan documents. The meetings were held in the cities of Lawrenceville, Norcross, Suwanee, and Snellville. There were a total of 14 attendees to attend the needs assessment meetings to provide feedback.

Additionally, Community Development Program staff conducted citizen outreach at nine locations throughout the County to receive citizen input from Wednesday June 26, 2019 - Tuesday July 9, 2019. Residents were able to provide feedback necessary for the County to assess community development, housing, and homeless needs and impediments to fair housing choice. These engagement opportunities were held in Lawrenceville, Norcross, Snellville, and Buford. Notices of public hearings made available in English and Spanish. They 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 2020-2024 Consolidated Plan, 2020 Action Plan and Analysis of Impediments to Fair Housing Choice was available for public comment from Wednesday, September 11, 2019 – Friday, October 11, 2019.

### *Application Workshops*

A public notice announcing the FFY 2020 HUD Grant Application (NOFA) Workshops was published in the Gwinnett Daily Post newspaper on Friday, February 1, 2019. The County held three HUD Grant Application (NOFA) Workshops on Wednesday, February 6, 2019 and two meetings on Wednesday February 13, 2019. 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 Community Development Program office compiled a citizen/stakeholders mailing and 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 February 1, 2019, 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 April 4, 2019.
- On April 19, 2019, 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 April 19, 2019-May 20, 2019.

### *Surveys*

A Housing and Community Development Needs Survey was developed to solicit additional input from the community. Surveys are a viable planning mechanism to collect public input. Online resources are available to provide computer-based surveys that could be supplemented with paper surveys for persons without computers or persons that do not wish to respond on line.

On April 19 through July 18, 2019, the Community Development Program staff distributed the survey to the public and stakeholders seeking input regarding fair housing and needs in the community. The surveys were available in English and Spanish in electronic and paper form. Survey access was also available via Survey Monkey link distributed at meetings, outreach events, flyers, and via emails. The survey received a total of 137 responses.

### *County Website*

The Gwinnett County website ([www.gwinnettcountry.com](http://www.gwinnettcountry.com)) offers an easy way for the public to receive current information from the Community Development Program. 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;
- 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

#	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Comments not accepted	URL (If applicable)
1	Stakeholder Interviews	Community Stakeholders	5 community stakeholder interviews were held to assess needs in the County.	Consolidated Plan 2020-2024 priority needs were established in part from comments received at the interviews.	N/A	N/A
2	Direct 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 2020-2024 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	Seven 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 2020-2024 priority needs were established in part from comments received at the public hearings.	N/A	<a href="https://conta.cc/2JZGjIX">https://conta.cc/2JZGjIX</a> <a href="https://conta.cc/2GKeeAn">https://conta.cc/2GKeeAn</a>
4	Application Workshops	Nonprofits, County Departments, cities	42 agencies and organizations 62 persons attended the three application workshops.	N/A	N/A	<a href="https://conta.cc/2JZJbWf">https://conta.cc/2JZJbWf</a>
5	Survey	Countywide	137 survey responses were received in relation to the Consolidated Plan.	Consolidated Plan 2020-2024 priority needs were established in part from the survey results.	N/A	<a href="https://www.surveymonkey.com/r/gwinnettneeds">https://www.surveymonkey.com/r/gwinnettneeds</a> <a href="https://www.surveymonkey.com/r/gwinnettneeds-espanol">https://www.surveymonkey.com/r/gwinnettneeds-espanol</a>
6	Flyers	Countywide	Provided advertisement for Public Hearings, Public Meetings, and Needs Assessment survey links.	Consolidated Plan 2020-2024 priority needs were established in part from feedback received from Needs Assessment Surveys and comments received during Public Hearings and Public Meetings.	N/A	<a href="https://conta.cc/2NcljjJ">https://conta.cc/2NcljjJ</a>
7	Public Information Resources	Countywide	N/A	N/A	N/A	<a href="http://www.gwinnettcounty.com">www.gwinnettcounty.com</a>

Table 3 – Citizen Participation Outreach



# NEEDS ASSESSMENT

## NA-05 OVERVIEW

### Needs Assessment Overview

The Needs Assessment is based on an analysis of housing problems across Gwinnett County among renters and owners. The following data indicates the number and percentage of renters and homeowners who may be subject to housing problems, based on income level. Comprehensive Housing Affordability Strategy (CHAS) data is used to demonstrate the number of households in need of housing assistance.

HUD's CHAS data set is a special tabulation of 2011-2015 American Community Survey (ACS) data from the Census Bureau. This "special tabulation" data provides counts of the numbers of households' problems that fit certain combinations of HUD-specified criteria such as housing needs. HUD-defined income limits (primarily 30, 50, and 80% of Area Median Income) and household types of particular interest to planners and policy-makers. Since CHAS data requires the Census Bureau to further calculate estimated housing problems at a micro level, CHAS data often lags behind more recent ACS data. Thus, 2011-2015 ACS data will be used for this Consolidated Plan taking in consideration more recent data where available. These data are widely accepted and used by local governments for housing planning and as part of the Consolidated Planning process.

Assessing the specific housing needs of Gwinnett County is critical to creating a realistic and responsive affordable housing strategy. As such, an assessment of the County's affordable rental and single-family homes was conducted based on available demographic, economic and housing data for Gwinnett County. The assessment utilized HUD's new eCon Planning Suite downloaded in the Integrated Disbursement and Information System (IDIS). The eCon Planning Suite pre-populates the current housing and economic data available to assist jurisdictions in identifying funding priorities in the Consolidated Plan and Annual Action Plans. Highlights of this assessment are provided in this section.

The tables and narratives below present housing need data for Gwinnett County, provided by HUD, as part of its online eCON Consolidated Plan program. The data originally derived from the 2011-2015 ACS and the HUD CHAS database.

## NA-10 HOUSING NEEDS ASSESSMENT - 24 CFR 91.205 (A,B,C)

### Summary of Housing Needs

In 2010, there were 805,321 residents in Gwinnett County, 268,519 housing units, and a median income of \$63,219.00 per year. According to the 2013-2017 American Community Survey (ACS), the Gwinnett County population grew by 84,633, a 10.51% increase from 2010. The total housing stock increased by 12.53% adding 33,638 housing units and the median annual household income increased by 2.02 or \$1,277.00 annually.

Demographics	Base Year: 2010	Most Recent Year: 2017	% Change
Population	805,321	889,954	10.51%
Households	268,519	302,157	12.53%
Median Income	\$63,219.00	\$64,496.00	2.02%

Table 4 - Housing Needs Assessment Demographics

Data Source: 2010 Census ACS (Base Year), 2013-2017 ACS (Most Recent Year)

### Number of Households Table

The most common household type in Gwinnett County is small-family households which is defined as a household having at least two non-elderly members up to four members. Small families remain the most common type even when controlled for income. Families with incomes above the median family income ranked the highest in the County, followed by families earning less than 80% of the Area Median Family Income (AMFI). The table below describes these households in three separate categories (0-30%HAMFI, >30-50%HAMFI, and >50-80% HAMFI); however these families often face similar housing problems such as overcrowding and cost burden. For the purposes of this plan and the HUD grant program focus on low-income populations, we will focus on families with incomes less than 80% AMFI. Additionally, this plan will identify families with more than five members as large families.

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	32,158	39,350	52,443	31,643	147,201
Small Family Households	13,196	17,044	23,233	15,224	79,444
Large Family Households	4,510	5,123	7,205	3,975	14,879
Household contains at least one person 62-74 years of age	3,995	4,901	7,817	4,956	24,242
Household contains at least one person age 75 or older	2,357	2,900	3,377	1,572	5,744
Households with one or more children 6 years old or younger	8,100	9,382	10,811	5,916	22,892

Table 5 - Total Households Table

Data Source: 2011-2015 CHAS

HUD defines overcrowding as homes that have more than one person per room. Additionally, there are classifications of severe overcrowding where there are more than 1.5 persons per room. Cost burden occurs when housing costs, including utilities, cost more than 30% of monthly income. Severe cost burden occurs when monthly housing costs exceed 50% of monthly income.

### Housing Needs Summary Tables

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

In the table below, 93,586 households are facing at least one housing problem according to 2011-2015 CHAS Data. That means that 44.85% Renters and 43.18% of Owners are facing housing problems with housing cost burden being their biggest problem.

	Renter				Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	
<b>NUMBER OF HOUSEHOLDS</b>					
Substandard Housing - Lacking complete plumbing or kitchen facilities	360	109	265	50	784
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	335	395	230	45	1,005
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,390	1,080	1,200	593	4,263
Housing cost burden greater than 50% of income (and none of the above problems)	11,968	7,658	1,060	55	20,741
Housing cost burden greater than 30% of income (and none of the above problems)	730	8,779	10,194	1,525	21,228
Zero/negative Income (and none of the above problems)	1,743	0	0	0	1,743

Table 6A – Housing Problems Table

	Owner				Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	
<b>NUMBER OF HOUSEHOLDS</b>					
Substandard Housing - Lacking complete plumbing or kitchen facilities	64	125	34	110	333
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	140	54	55	35	284
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	320	154	459	172	1,105
Housing cost burden greater than 50% of income (and none of the above problems)	6,895	6,824	4,980	1,094	19,793
Housing cost burden greater than 30% of income (and none of the above problems)	1,460	3,743	9,762	5,654	20,619
Zero/negative Income (and none of the above problems)	1,688	0	0	0	1,688

Table 7B – Housing Problems Table

Data Source: 2011-2015 CHAS

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

In the table below, 141,262 households are facing at least one of the four housing problem according to 2011-2015 CHAS Data. That means 34.21% of household are having one or more housing problems, 63.36% have none of the four housing problems and 2.43% household has negative income.

	Renter				Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	
<b>NUMBER OF HOUSEHOLDS</b>					
Having one or more of four housing problems	14,063	9,248	2,750	754	26,815
Having none of four housing problems	1,830	10,158	18,074	10,168	40,230
Household has negative income, but none of the other housing problems	1,743	0	0	0	1,743

	Owner				Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	
<b>NUMBER OF HOUSEHOLDS</b>					
Having one or more of four housing problems	7,424	7,159	5,510	1,418	21,511
Having none of four housing problems	2,270	7,839	22,163	17,003	49,275
Household has negative income, but none of the other housing problems	1,688	0	0	0	1,688

**Table 8 – Housing Problems 2**

[Table 9 – Housing Problems 2](#)

Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	6,938	9,907	5,805	22,650	3,952	5,088	7,996	17,036
Large Related	2,890	2,254	1,245	6,389	1,164	2,007	2,358	5,529
Elderly	1,525	1,232	960	3,717	2,347	2,393	2,377	7,117
Other	3,215	4,320	3,833	11,368	1,282	1,284	2,158	4,724
<b>Total need by income</b>	<b>14,568</b>	<b>17,713</b>	<b>11,843</b>	<b>44,124</b>	<b>8,745</b>	<b>10,772</b>	<b>14,889</b>	<b>34,406</b>

[Table 10 – Cost Burden > 30%](#)

Data Source: 2011-2015 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	6,618	4,598	475	11,691	3,328	3,409	2,563	9,300
Large Related	2,575	514	85	3,174	1,064	1,188	594	2,846
Elderly	1,290	672	230	2,192	1,773	1,455	908	4,136
Other	3,080	2,075	290	5,445	1,077	935	944	2,956
<b>Total need by income</b>	<b>13,563</b>	<b>7,859</b>	<b>1,080</b>	<b>22,502</b>	<b>7,242</b>	<b>6,987</b>	<b>5,009</b>	<b>19,238</b>

Table 11 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room) - **Overcrowding** [HUD defines overcrowding as homes that have more than one person per room. Additionally, there are classifications of severe overcrowding where there are more than 1.5 persons 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
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	1,649	1,365	1,130	438	4,582	415	184	419	154	1,172
Multiple, unrelated family households	75	125	270	180	650	45	24	94	52	215
Other, non-family households	10	60	50	20	140	0	0	0	0	0
<b>Total need by income</b>	<b>1,734</b>	<b>1,550</b>	<b>1,450</b>	<b>638</b>	<b>5,372</b>	<b>460</b>	<b>208</b>	<b>513</b>	<b>206</b>	<b>1,387</b>

Table 12 – Crowding Information

Data Source: 2011-2015 CHAS

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

According to the 2013 American Housing Survey, single-person households are spread across all ages. About 28% of all single person households are under the age of 45, 36% between the ages of 45 and 64, and another 36% are over the age of 65. Among the elderly, the older the household head, the higher the percentage that live alone. In 1940, 61% of single-person households consisted of renters, but today owners are in the majority. Between 2003 and 2013, owners accounted for 55% of the growth in single person households. According to the 2011-2015 CHAS data tables above, there are 93,586 households in Gwinnett County that face at least one housing problem, with the most common housing problem identified as cost burden. Cost Burden is a housing condition in which housing costs, including utilities, total more than 30% of monthly income.

### **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 2011-2015 American Community Survey (ACS), an estimate of 61,756 or 7.2% of individuals in Gwinnett County are currently living with a disability such as sensory, physical, mental, work, mobility, and/or self-care limitations. Of these, 25,598 or 7.3% are between the ages of 35-64 years old, 9,507 or 21.3% are 65-74 years old and 12,121 or 49.6% are over 75+ years old. The County does not have a specific methodology for determining the number of households with persons who are disabled. Similarly, when related to housing needs, the County does not currently have a system to identify numbers of victims of domestic violence, dating violence, sexual assault, and stalking. Gwinnett County will continue to work with community partners and stakeholders to help identify an appropriate method that will collect data to help identify special needs residents and victims of domestic violence and other crimes.

### **What are the most common housing problems?**

The most common housing problem is Cost Burden. Cost burden is when a household pay more than 30% of the household's income for housing and a severe housing cost burden is when a household pay more than 50% for housing costs. According to 2011-2015 CHAS data report, housing cost burden is the most common problem in Gwinnett County, affecting an estimate of 93,586 low- and moderate-income households. 88.03% (44.85% of renters and 43.18% of owners) are paying more than 30-50% of their income towards housing costs. When considering the total number of low- and moderate-income households who pay more than 30-50% of their total monthly income towards housing, the housing trend reflects renters are much more likely to have housing problems than homeowners and higher income households.

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

Households with very low income are more affected by cost burden than those of higher income. According to 2011-2015 CHAS data, 66,626 of renter and 53,644 of owner of all households are affected by cost burden. 50.45% small related households are mostly affected with housing problems. Over 34,341 small related renter and 26,366 owner households were shown to have severe cost burden in Gwinnett County. The next largest impact was in the other category,

presumed to be the non-family household. Over 20.37% of the household were affected by cost burden

**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**

In Gwinnett County, homelessness is linked to a shortage of housing for individuals and families with very low- and extremely low-incomes. HUD defines very low-income as 50% of the area median income (AMI) and extremely low-income as 30% AMI. In HUD FY 2015 Income Limits, an individual earning \$23,900.00 is considered to be very low-income while a person earning \$14,350.00 is considered to be extremely low-income. A family of four earning \$34,100 is considered very low-income while a family of four earning \$24,500.00 is considered extremely low-income.

These are the key needs for individuals who are currently receiving rapid re-housing and are near termination of housing assistance. The primary need of these individuals, as it is for all very low- to extremely low-income individuals, is an increased supply of affordable housing. These needs is addressed in Gwinnett County's goal to provide support for Emergency Housing and Supportive Services for the Homeless individuals that qualify as homeless or at risk of homelessness using ESG Funds to provide overnight or emergency shelter. The location of affordable housing is also an important need. Due to limited public transportation, individuals need to live near their place of employment and education.

**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 receive a biennial estimation of its at-risk population through the Georgia Department of Community Affairs. The Georgia Department of Community Affairs utilizes a point in time count to estimate the number of people that are considered at-risk. The most recent data (from 2018) estimated 990 individuals were homeless in Gwinnett County. Due to this data being a point in time count, the scope of what can be seen in a singular night raises questions about the accuracy of the count.

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

Severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI. There are large numbers of households in Gwinnett County paying half of their gross monthly income for housing costs. Other expenses such as transportation, food, utilities, healthcare, and other costs decrease disposable income and a household's ability to save. Consequently, a household can be more vulnerable if unexpected life issues such as illness, job loss or another circumstances that causes a loss of income or an unexpected expense. Limited or lack of income can be linked to instability and risk of becoming homeless.



The lack of affordable housing units for those who earn very low- and extremely low-incomes is linked with increased risk of becoming homeless. The typical measure of housing affordability is whether tenants are becoming either cost burdened (paying more than 30% of gross monthly income on housing cost) or severely cost burdened (paying more than 50% gross monthly income on housing cost). Currently more than 89,000 housing units (2011-2015 CHAS) are cost burdened or severely cost burdened in Gwinnett County. Additional reasons for instability and increased risk of homeless in Gwinnett County include the continued local housing market recovery after it was hit by the foreclosure crisis in 2008, the high unemployment rate, and the lack of financial support and community services available for those families and individuals that are suffering from 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**

Housing needs are based primarily on the condition of existing homes and on the ability of residents to maintain and repair their homes, as well as on their ability to afford the costs of rental or home mortgage payments. HUD defines disproportionately greater need as persons of racial or ethnic minority groups that have problems at rate of 10% or more of the income group as a whole. For the purposes of this analysis, HUD’s definition of disproportionately greater need will apply. The four housing problems are as follows:

1. Lacks complete kitchen facilities;
2. Lacks complete plumbing facilities;
3. Overcrowding (more than one person per room); and
4. Cost Burden greater than 30%.

The following four tables illustrate the breakdown of these housing problems by number of problems in the house and by race. The tables are separated into four ranges of 0% - 30% of Area Median Income, 30% - 50% of Area Median Income, 50% - 80% of Area Median Income, and 80% - 100% of Area Median Income.

**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 or negative income, but none of the other housing problems
Jurisdiction as a whole	23,323	1,888	3,308
White	7,353	1,009	1,035
Black / African American	6,454	302	1,023
Asian	2,132	294	750
American Indian, Alaska Native	45	0	55
Pacific Islander	20	0	0
Hispanic	7,319	283	445

Table 13 - Disproportionally Greater Need 0 - 30% AMI

**Data Source:** 2011-2015 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%.

Table 14 shows 23,323 households with less than 30% AMI have at least one of the four identified housing problems. For those households that experienced one or more housing problems; 31.53% were White, 31.38% were Hispanic, 27.67% were Black/African-American and 9.14% were Asian. These number shows White and Hispanic have the greatest number of housing problems racially and ethnically.

**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	28,308	5,445	0
White	7,805	2,967	0
Black / African American	8,224	834	0
Asian	3,200	609	0
American Indian, Alaska Native	165	15	0
Pacific Islander	0	0	0
Hispanic	8,914	1,019	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 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%

Table 15 shows 28,308 households have one or more of the four housing problems with incomes between 30-50%t AMI. Hispanic households have the highest housing problems at 31.49%, Black/African American at 29.05%, White at 27.57%, and Asian at 11.3%. Even though Hispanic has the highest percentage (31.9%) demographically of having housing problems; racially, White families have the highest incidence of having housing problems at 29.4%.

### 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	28,218	20,282	0
White	9,219	9,108	0
Black / African American	9,604	4,647	0
Asian	3,335	1,537	0
American Indian, Alaska Native	35	130	0
Pacific Islander	0	65	0
Hispanic	5,505	4,533	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

The 50%-80% AMI group has the largest number of households that are suffering from one of the four housing problems at 27,698. Black/African American households have the majority of household problems at 34.7% and White at 32.7% respectively. The demographic group that experiences the most housing problems are White at 38.41%, Black/African American at 29.87%, and Hispanic at 21.04% and Asian households at 10.21%.

### 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	9,355	20,006	0
White	3,840	8,666	0
Black / African American	2,919	5,800	0
Asian	1,389	1,969	0
American Indian, Alaska Native	0	20	0
Pacific Islander	20	0	0
Hispanic	1,049	3,305	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

The 80%-100% AMI group is the only group that has more households with no housing problems. A total of 68.19% of all households in this group experience 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.

## **Discussion**

Gwinnett County has a need across all racial demographics and all income levels to aid residents with these four housing concerns. This is not just a concern for residents that qualify as low-income. There are many residents qualified as moderate to higher income that still experience housing problems. The four housing problems identified are all major concerns that prevent households from functioning adequately and from providing an affordable residence. The condition of housing within Gwinnett County is in need of repair as evidenced by the above data. Efforts to reduce the deterioration of housing through repairs to kitchens and plumbing will provide residents with access to basic needs while also helping to lower their cost burden.

Overall, a total of 88,546 households have one or more of the four housing problems. Among these households 31.9% are White, 30.7% are Black/African American, 25.7% are Hispanic, and 11.2% are Asian. However, when looking at the frequency of housing problems occurring overall 138,966 suffer demographically; White households experienced the most housing problems at 36.7%, Black/African American at 28.65%, Hispanic at 23.29% and Asian at 10.95%.

**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**

The disproportionately greater need of racial or ethnic groups is based on the level of severe housing problems defined as overcrowded households. A housing problem is defined as having a cost burden greater than 50% of household income and/or overcrowding and/or without complete kitchen or plumbing facilities. Overcrowding is defined as 1.5 or more persons per room (more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms).

The data in the tables below is based on special tabulations of the Comprehensive Housing Affordability Strategy (CHAS), provided by HUD, and shows that more low-income households are facing housing problems. In 2011-2015, CHAS data, Gwinnett County as a whole has a total of 138,876 households for all races that have at least one or more of the four housing problems. The Housing Needs Tables below display these numbers on housing problems, income and race for Gwinnett County, Georgia

**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	21,143	4,041	3,308
White	6,413	1,919	1,035
Black / African American	6,149	609	1,023
Asian	1,787	634	750
American Indian, Alaska Native	45	0	55
Pacific Islander	20	0	0
Hispanic	6,729	879	445

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

30%-50% 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	16,074	17,685	0
White	4,617	6,162	0
Black / African American	4,678	4,384	0
Asian	1,825	1,964	0
American Indian, Alaska Native	0	180	0
Pacific Islander	0	0	0
Hispanic	4,954	4,995	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

50%-80% 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	8,117	39,574	0
White	2,440	15,883	0
Black / African American	2,909	11,334	0
Asian	1,158	3,703	0
American Indian, Alaska Native	0	165	0
Pacific Islander	0	65	0
Hispanic	1,610	8,424	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

## 80%-100% 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	2,118	26,816	0
White	673	11,801	0
Black / African American	684	8,030	0
Asian	282	3,060	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	20	0
Hispanic	479	3,885	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

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	47,452	88,116	3,308
White	14,143	35,765	1,035
Black / African American	14,420	24,357	1,023
Asian	5,052	9,361	750
American Indian, Alaska Native	45	365	55
Pacific Islander	20	85	0
Hispanic	13,772	18,183	445

## Discussion

The tables above shows 47,452 Gwinnett County households have one or more of the four severe housing problems within racial and ethnic groups. Among those 30.4% are Black/African American household, 29.8% are White household, 29% are Hispanic household and 10.6% are Asian household. By examining the frequency of housing problems occurring demographically, a slightly different result is observed: 36.7% are White, 28.7% are Black/African American, 23.3% are Hispanic, and 10.9% are Asian.

It appears that the biggest concern for severe housing problems is for minority households facing housing cost burden of greater than 50% of their income. This speaks to the need for assistance to lower the costs of housing for households by prioritizing programs that address housing costs.



As part of the five-year plan, Gwinnett County proposes to increase access to affordable housing through the production of new units. The County is going to reduce the number of substandard housing units that are forcing property values down through rehabilitation of existing units. It also proposes to continue providing down payment assistance (principal reduction and closing cost reduction) to eligible low- and moderate-income homebuyers.

**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:**

Regular income plays an important role in determining how much money a household needs to budget for housing expenses, such as a mortgage/rent payment and utilities, compared with income the household may need to maintain their individual standard of living. Regular income is also a strong indicator for mortgage lenders and landlords in determining their potential buyers’ or tenants’ capacity to maintain affordability of their future residence.

While budgeting priorities are different for each household, a standard of 30% of household income is utilized as a threshold for housing cost burdens that have evolved over time from rent limits originally established in the United States National Housing Act of 1937. After 1937, rent limits for low-income subsidized households were adjusted again by the Brooke Amendment (1969) of the 1968 Housing and Urban Development Act. Data provided in Table 22 displays household demographics in relation to the number of households that spend 30% or less of their income on housing costs and compares this population to the number of households with increased housing cost burdens over 30% of their income.

**Housing Cost Burden**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	173,782	51,716	42,797	3,548
White	98,578	18,462	13,948	1,105
Black / African American	39,014	15,884	13,264	1,088
Asian	15,250	6,365	4,758	780
American Indian, Alaska Native	505	245	45	55
Pacific Islander	65	20	20	0
Hispanic	20,370	10,740	10,762	520

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

## Discussion:

According to 2011-2015 CHAS data, Gwinnett County has an estimated total of 173,782 households that spend 30% or less of their household income toward housing related costs. Table 22 reported that 98,578 White households (56.7%), 39,014 Black/African American households (22.4%), 15,250 Asian households (8.8%), 505 American Indian/Alaskan Native households and 20,370 of Hispanic households (11.6%) are estimated to have housing cost burdens at 30% or less.

In comparison, only 42,797 estimated total households have a severe burden and spend 50% or more of their household income on housing related expenses. Among those, 13,948 White households (32.6%), 13,264 Black/African American households (31%), 4,758 Asian households (11.1%), and 10,762 of Hispanic households (25.1%) have severe housing cost burdens that exceed 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, Black/ African American 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 goal 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 be suffering 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 choice and perpetuates the problems that already exist. We can see this problem through the Racially/Ethnicity Concentrated Areas of Poverty (RCAPs/ECAPs) that currently exist in predominantly southwestern Gwinnett County. This area has a high concentration of Hispanic 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?**

Overall, a total of 88,546 households have one or more of the four housing problems. Among these households 31.9% are White, 30.7% are Black/African American, 25.7% are Hispanic, and 11.2% are Asian. However, when looking at the frequency of housing problems occurring, White households experienced the most housing problems at 36.7%, Black/African American at 28.65%, Hispanic at 23.29% and Asian at 10.95%.

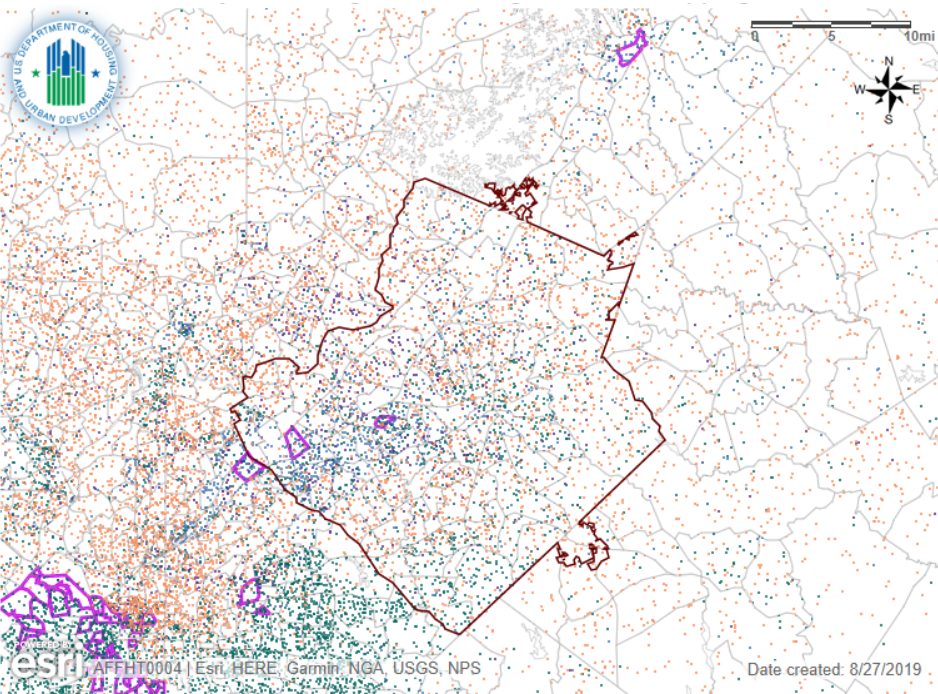
**If they have needs not identified above, what are those needs?**

Households that experience a disproportionately greater need may be faced with other needs such as affordable rentals in areas of opportunity (e.g. in proximity to public transit) and accessible to additional supportive services.

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

To determine the location of minority concentrations with disproportionately greater needs, low and moderate-income areas (block groups where more than 51% of the households are low and moderate-income) were compared with areas of minority concentration. Areas of minority concentration are block groups where populations of minority racial or ethnic groups are at least 10% greater than for the city as a whole. LMI areas with minority concentrations indicate where these disproportionately greater needs are located. According to the R/ECAP demographics, the Hispanic population represents the highest concentration of poverty at 67.39%, the Black population has 12.84%, and White at 10.45%. Families with children represent 61.90% of the population and 24.21% of the people in the R/ECAP area was born in Mexico. Other countries of origin include El Salvador, Guatemala, Vietnam, Honduras, Ethiopia, India, Burma, Ecuador, and Bangladesh.

The highest concentrations and number of minority households can be found in Lawrenceville, Census Tract, 505.41 and Norcross, Census Tract 505.03 as outlined on the map below.



**Legend**

**Jurisdiction**



**Demographics 2010**

1 Dot = 100

- White, Non-Hispanic
- Black, Non-Hispanic
- Native American, Non-Hispanic
- Asian/Pacific Islander, Non-Hispanic
- Hispanic

**TRACT**



**R/ECAP**



**Name:** Map 2 - Race/Ethnicity Trends

**Description:** Past race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs

**Jurisdiction:** Gwinnett County (CDBG, HOME, ESG)

**Region:** Atlanta-Sandy Springs-Roswell, GA

**HUD-Provided Data Version:** AFFHT0004

## NA-35 PUBLIC HOUSING – 91.205(B)

### Introduction

Gwinnett County has three public housing authorities that manage a combined total of 446 rental units for low-income households in Gwinnett County. Combined, the housing authorities manage 18 different property sites distributed throughout the cities of Buford, Duluth, Lawrenceville, Norcross, and Sugar Hill. The Georgia Department of Community Affairs oversees the distribution of over 1,800 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			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	446	0	0	0	0	0	0

Table 22 - 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	145	0	0	0	0	0	
# of Disabled Families	0	0	96	0	0	0	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 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

While only one public housing participant reported being homeless at the time of admission, 145 residents registered for public housing that were age 62+ and 96 households have at least one resident who has some form of disability. A total of 422 households requested accessibility features upon applying for public housing. No residents reported having HIV/AIDS or being a victim of domestic violence.

Race of Residents

Race	Program Type									
	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	209	0	0	0	0	0	0	
Black/African American	0	0	204	0	0	0	0	0	0	
Asian	0	0	7	0	0	0	0	0	0	
American Indian/Alaska Native	0	0	1	0	0	0	0	0	0	
Pacific Islander	0	0	1	0	0	0	0	0	0	
Other	0	0	0	0	0	0	0	0	0	
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition										

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Of the total 422 survey responses, nearly half (49.52%) were white representing 209 public housing residents while Black/African American residents make up 48.34% of public housing residents. All other races represent less than 1% 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	31	0	0	0	0	0	0
Not Hispanic	0	0	391	0	0	0	0	0	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Of the total 422 public housing residents only 7.34% (31) were Hispanic, while 92.6% (390) were Non-Hispanic.

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

Reviewing the data in Table 26, 422 (94.46%) of the 446 public housing participants require accessibility feature accommodations. Also out of these 446 residents, 96 (21.5%) registered as disabled families and 145 (32.5%) registered as elderly.

HUD-collected data may include reporting errors for current public housing residents and current needs. From responses collected in a recent public housing survey released to each housing authority, Norcross Housing Authority reported that they had two units considered handicap accessible for their residents; Buford Housing Authority reported that they had 20 units considered handicap accessible; and Lawrenceville Housing Authority reported that they had 22 handicap accessible units. No PHAs reported that there were a sufficient number of 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.

### **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 1,800 households receiving Housing Choice Voucher (HCV) assistance in Gwinnett County. The Georgia Department of Community Affairs (DCA) distributes these vouchers based on income qualifications and household size so that low-income households may subsidize their rental payments and be able to afford suitable housing.

With HUD's 2013 Picture of Subsidized Households reporting that on average, applicants spend over 5 years on the waiting list to receive assistance; demand exceeds available funding for the HCV program. In responses collected from a 2014 public housing survey conducted with each PHA in Gwinnett County, housing residents identified their greatest need as: (1) more affordable transportation options; (2) affordable child care; and (3) increased access to affordable housing with more than two bedrooms to accommodate larger households.

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

In a public survey conducted in 2019, 32.2% of survey respondents answered that the greatest housing needs in Gwinnett County were improvements regarding energy efficiency of the current housing stock. Other needs included down-payment assistance for first-time homebuyers, rehabilitation of single-family unit housing, and relocation assistance for displaced persons. Residents of the housing authority are facing similar challenges to the population at large.

## NA-40 HOMELESS NEEDS ASSESSMENT – 91.205(C)

### Introduction:

Gwinnett County utilized all Homeless Management Information System (HMIS) data for persons who were enrolled in a homeless program in the County at any time between the 2016 and 2018. The U.S. Department of Housing and Urban Development (HUD) uses the following categories to define homelessness:

- Literally Homeless:
  - Sheltered Homeless: lives in emergency shelter, transitional housing for the homeless or a hotel or motel with the stay being paid for by an organization.
  - Unsheltered Homeless: lives in a car, park, abandoned building, encampment, dilapidated building, on the sidewalk, or similar location.
- Imminently Homeless: is facing loss of housing within two weeks, has no subsequent residence identified, and lacks the resources or support networks needed to obtain other permanent housing.
- Other Homeless: in jail, a hospital, or a detox program, but would otherwise have been homeless.
- Fleeing/Attempting to Flee Domestic Violence: Is fleeing, or is attempting to flee, domestic violence; has no other residence; and lacks the resources or support networks to obtain other permanent housing

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):

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

Race	Total
American Indian	16
Asian	15
Asian, Black or African American, White	3
Asian, White	3
Black or African American	762
Black or African American - White	13
Client Doesn't Know	10
Client Refused	7
White	99
Grand Total:	928

Table 27:

Ethnicity	Total
Client Doesn't Know	3
Client Refused	6
Data not collected (99)	5
Hispanic/Latino	84
Non-Hispanic/Non-Latino	830
Grand Total:	928

Table 26:

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

According to HMIS data, there were a total of 618 people served in Emergency Shelter programs through traditional shelters, motel voucher assistance, or transitional housing programs. Of the 618 who were served, 333 (54%) were children under the age of 18, 66% were female, and about 47% had experienced domestic violence. At just 2% of all persons served in Gwinnett County, veterans represented a small group of homeless individuals. It should be noted that the County offers other programs to assist the needs of homeless veterans.

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

According to HMIS data, 82% of people served with ESG were African American and 11% were White. Only 9% 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, 2019), the Gwinnett Community Development Program 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:

This section will discuss the characteristics and 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. Persons belonging to this population may have additional needs before, during, and after an incident in functional areas including but not limited to: maintaining independence, communication, transportation, supervision, and medical care. The section 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 2013-2017 ACS, 102,844 (11.6%) of residents were elderly (62+) and 21,080 (2.4%) were frail elderly (75+). This population continues to grow and remains a priority for the county

Additionally, there were 61,861 elderly households with housing cost burden greater than 30% Area Median Income (AMI) according to 2011-2015 CHAS data. These households represent 10.2% of the total elderly population and included 1,525 renter households and 2,347 owner households.

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. The Gwinnett County Department of Senior Services, helps Gwinnett County residents age 60 or older (or their spouses) enhance their quality of life and maintain their independence through education, support, referrals, and free or low cost services. Seniors receive services and participate in activities that 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. Services may include: transportation (to and from the centers), continental breakfast and hot lunch (with two meal options in a cafeteria style service), and individual counseling.

## **Persons with Physical Disability**

The 2017 ACS one year estimate reports there were approximately 67,103 persons with disabilities in Gwinnett County representing 13.63% of the population. Of this total, 23,926 were elderly disabled, representing 35% of the disabled population. There were 36,940 disabled adults ages 18-64, or 55% of the population. 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**

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 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**

The Bureau of Justice Statistics defines domestic 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 2018 Georgia Bureau of Investigations (GBI) crime statistics, 21,035 crimes occurred in Gwinnett County, of which 4,345 (20.6%) were domestic violence crimes. Due to the intimate nature of these crimes, victims need emergency shelter, counseling and other supportive services when fleeing from their abusers.

### **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 domestic 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 in areas with access to transportation, commercial and job centers, 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 domestic 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 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. 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.

## **Domestic Violence**

Victims of domestic 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 year 2017 for the Atlanta-Sandy Springs-Marietta MSA. The 2017 surveillance report states approximately 32,043 persons were living with HIV and approximately 16,356 persons were living with AIDS. The HIV statistic is undifferentiated and includes all HIV stages.



## NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS – 91.215 (F)

### **Describe the jurisdiction’s need for Public Facilities and Infrastructure:**

Gwinnett County identified in its Unified Plan 2040 that maintaining high-quality infrastructure and community amenities: clean water, sewers, storm-water 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:

- Business Centers
- Homeless Shelters
- Park improvements
- Community Centers
- Senior Centers
- Building Redevelopment
- Youth Centers
- Public Housing Renovations and updates

### **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 often needs to be maintained on a regular basis to ensure that roads, bridges, sidewalks, crosswalks remain safe for public use. The County has identified in its Unified Plan 2040 that maintaining existing infrastructure is critical to remain competitive in economic development activities and to increase walkability for its citizens. Additionally, the needs assessment revealed that better traffic signaling to handle the influx of traffic and to provide other public infrastructure such as crosswalks and more sidewalks through neighborhoods with lower drivers, as a large percentage of low-income families rely on public transportation or travel by foot.

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.

### **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 the 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

### **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 2011-2015 American Community Survey (ACS), Gwinnett County has an estimated a total of 298,670 housing units. Nearly 73% of occupied housing units in Gwinnett County are single-family, detached homes. The single-unit attached and multi-unit structures account for 24.2% of the housing units while the mobile home, boat, RV, and van dwellings account for only 1.5% of the occupied housing stock.

Over 70% of housing units in Gwinnett County are owner-occupied and 29.6% are renter occupied. The County's vacancy rate has increased to 7.9% (2010) from 3.5% (2000). However, recent 2013-2017 estimates that homeowners have fared better than renters with a vacancy rate of 2% and 6.9% respectively. The county's housing market is characterized by relatively new housing stock in which more than half (53%) of Gwinnett County's homes were built from 1980-1999. 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 2017 median home value is \$187,900; an 11.2% increase in value from the reported 2011-2015 ACS value of \$169,100. As home values increased, so did Median Contract Rent. The MCR increased from \$1,043.00 per month in the 2015 Census to \$1,142.00 in the 2017. 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. According to 2009-2013 ACS data, Gwinnett County has 12.5% less occupied rental units than nearby Fulton County (46.1%), and 2% more occupied rental units than Gwinnett County (31.6%).

Gwinnett County has 446 public housing units being managed by three Public Housing Authorities (Buford, Lawrenceville, 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 tables and narrative below portray the housing market in Gwinnett County by unit number, type, tenure and size. Data provided by the 2011-2015 ACS, as shown in Table 29, reveals 79% of the county's housing stock was of single-family configuration with attached and detached unit structures. The remaining housing stock was in a variety of multi-family configurations, ranging from 2- 4 unit structures to structures with 20 or more units. According to the 2015 ACS, the county had a total of 274,017 (92.5%) occupied housing units and 22,351 (7.5%) vacant housing units. In 2015, the county's housing stock contained 232,169 (78.4%) single family units; 9,539 (3.3%) with 2- 4 units; 35,621 (14.1%) with 5-19 units; and 13,763 (4.6%) with 20 or more units. The county also had 4,986 (1.7%) mobile home structures in its inventory while boats, RVs, and vans had the lowest number of structures in units at less than 1% or 290 units.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	216,824	73%
1-unit, attached structure	17,090	6%
2-4 units	9,849	3%
5-19 units	35,719	12%
20 or more units	13,755	5%
Mobile Home, boat, RV, van, etc.	5,433	2%
<i>Total</i>	<i>298,670</i>	<i>100%</i>

Table 28 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	350	0%	1,935	2%
1 bedroom	645	0%	16,470	18%
2 bedrooms	9,058	5%	33,307	36%
3 or more bedrooms	173,192	95%	41,278	44%
<i>Total</i>	<i>183,245</i>	<i>100%</i>	<i>92,990</i>	<i>100%</i>

Table 29 – Unit Size by Tenure

Data Source: 2011-2015 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 2018 Picture of Subsidized Households, there were 501 individuals residing in public housing units in Gwinnett County (GC). GC has 230 units of public housing available with 97% of the units occupied.

Data Source: <https://www.huduser.gov/portal/datasets/assthsg.html>

**State:** Georgia Department of Community Affairs oversees and administers the Housing Choice Voucher and Project Based Section 8 programs funded through HUD. According to HUD’s 2018 Picture of Subsidized Households, there are 6,755 people in Gwinnett County that reside in housing supplemented from funding through these vouchers. 96% of these individuals are classified as very low income.

Data Source: <https://www.huduser.gov/portal/datasets/assthsg.html>

**Local:** Gwinnett County (GC) utilizes the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investments Partnership (HOME) entitlement funds to service low-moderate income individuals and families throughout the county. CDBG grant funds are utilized to carry out public facility and public service activities that service individuals at or below 80% Area Median Income (AMI). The ESG program funds are utilized to provide hotel/motel vouchers to homeless individual in Gwinnett County. Rapid Re-Housing and Homelessness Prevention activities are also funded under the ESG to target individuals and families who are homeless, or at risk of homelessness with an annual income at or below 30% AMI. The HOME grant is utilized to fund affordable housing activities such as down-payment assistance, single family acquisition, land acquisition, and multi-family acquisition geared towards individuals with an annual income at or below 80% AMI. Rental projects (transitional) funded with HOME Program resources must be occupied by tenants that are at or below 60% AMI. The Tenant Based Rental Assistance (TBRA) program participants must have an income at or below 80% AMI.

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

While Gwinnett County is not aware of any imminent loss of any of its affordable housing inventory there is the potential for some of its properties to move into the Rental Assistance Demonstration (RAD) program. RAD was introduced in 2012 to assist Public Housing Authorities (PHA) with converting their public housing units into a project-based Section 8 unit. This conversion would give local PHA’s the ability to leverage public and private debt and equity to reinvest in the public housing stock. This conversion would not eliminate any of Gwinnett County’s affordable housing inventories; however, it would change the classification of these units.

Data Source: <https://www.hud.gov/RAD>

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

Data collected from the American Community Survey (ACS) database was used to assess the County's ability to meet the needs of its population with current housing stock. Based on the data, it was apparent that the county's existing housing stock does not fully meet the needs of the existing population. The total number of housing units located in Gwinnett County is enough to meet the jurisdiction's population needs; however, there is a significant disconnect between the supply and location of affordable housing units and the quality and the condition of these homes.

Data Source: <https://www.census.gov/quickfacts/fact/table/gwinnettcountrygeorgia/PST040218>

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

Census data and anecdotal evidence from needs assessment data was used to assess the ability of the County's current housing stock to meet the needs of its population. Households in the market for moderate- to high-priced rentals, affordable homeownership opportunities, and owner-occupied homes with three or more bedrooms have plenty of options. Renters with low-incomes or who need three or more bedrooms, elderly, and disabled households are likely to find more limited options. Rent has significantly increased as home values have increased but incomes have not drastically increased further widening the gap between low-income wage earners and affordable units. According to the 2017 ACS estimates, 50.5% of the renters in Gwinnett County were expending more than 30% of their household incomes on rental expenses.

## MA-15 HOUSING MARKET ANALYSIS: COST OF HOUSING - 91.210(A)

### Introduction

This section contains pre-populated tables that provide an overview of the cost of housing and affordability for homeowners and renters in Gwinnett County based on 2011-2015 ACS data. The limited stock of affordable housing creates barriers to available homeownership and rental opportunities for low- and moderate income households. Since 2015, there has been a significant uptick in housing prices that is not captured in this data, but is important to note as we access cost of housing for this Consolidated Plan period.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	194,300	167,700	(14%)
Median Contract Rent	780	850	9%

Table 30 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

### Rent Paid

Rent Paid	Number	%
Less than \$500	6,317	6.8%
\$500-999	59,949	64.5%
\$1,000-1,499	23,054	24.8%
\$1,500-1,999	2,679	2.9%
\$2,000 or more	934	1.0%
<i>Total</i>	<i>92,933</i>	<i>99.9%</i>

Table 31 - Rent Paid

Data Source: 2011-2015 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,987	No Data
50% HAMFI	12,141	12,962
80% HAMFI	59,418	47,789

% Units affordable to Households earning	Renter	Owner
100% HAMFI	No Data	68,810
<i>Total</i>	<i>73,546</i>	<i>129,561</i>

Table 32 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	873	898	1,031	1,344	1,651
High HOME Rent	851	898	1,031	1,260	1,386
Low HOME Rent	655	701	842	972	1,085

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Income is a major factor when determining affordability in the housing market and what factors contribute to associated cost burdens. According to data 2011-2015 CHAS data, 29% of households in Gwinnett County are costs burdened – using more than 30% of their income for housing costs - and 14% of those have are severely cost burdened and are using more than 50% of their household income for housing related costs. Individuals and families budget for mandatory expenditures such as the mortgage, rent, and utility payments before determining how much money is available for living expenses, savings, and investments.

Although, the median household income in Gwinnett County is reported at \$68,914, families earning less than 50% AMI would find it difficult to afford housing of any size in Gwinnett County. For example, a family earning 50% AMI can only afford 850.00 monthly for rent but the fair market rent for any size unit is higher than 850.00.

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

Due to the rapid population growth in Gwinnett County, there is a strong demand for new affordable housing units. Demographic trends, overcrowding, job creation, and housing costs has influenced market conditions thereby leading to increased property values and even higher rental rates. The need for affordable housing, especially rentals, is expected to increase over the next five years. According to the 2013-2017 ACS data, property values in Gwinnett County increased by 10.43% and the area median rent was increased by 9.49% from 2015 to 2017.



The Housing Affordability table shows that there were only 1,987 units available to households earning below 30% of the county's HUD Area Median Family Income (HAMFI). Housing prices for owner-occupied units and rentals are expected to continually rise over the next five years. However, anticipated increases in interest rates could also negatively affect affordability.

**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 area median rent of \$850 is low in comparison to the average HOME Rents (\$968) and Fair Market Rents (\$1,159) in Gwinnett County. According to the National Low Income Housing Coalition's "Out of Reach" 2019 Annual Report, the Fair Market Rent (FMR) for a two-bedroom apartment in Georgia is \$958; however the FMR in Gwinnett County is \$1,106; 15.45% higher than the state. Renters are unable to afford decent housing without encountering a significant cost burden. Although Fair Market Rents are generally higher than actual median rents; current FMR's appear sufficiently attractive to developers and affordable to tenants with a moderate level of HOME subsidy. Gwinnett County is committed to conceptually understanding the problem and developing a long term strategy to preserve affordability in the rental market by establishing benchmarks and performance targets to meet the goals set forth in this plan.

**Discussion**

Research shows that rising housing costs undermine equitable access to neighborhoods that offer health and quality of life benefits such as safety, walkability, open space, and healthy food options. The growing demand for housing and associated development is a result of a steady growing population. According to the National Low Income Housing Coalition (NLIHC) 2019 *Out of Reach Report*, the minimum wage for Georgia is \$7.25 per hour. A minimum wage earner living alone would need to work 87 hours per week in order to afford a one-bedroom apartment at fair market rate. The current FMR for a three bedroom unit in Gwinnett County is reporting at \$1,427; a 6.18% increase from the amount shown in the table above.

According to the 2011-2015 ACS, the overall vacancy rate for Gwinnett County was 7.5%. The vacancy rate for homeowner units was only 2.8% with a total of 625 vacant units while the rental vacancy rate was much higher at 7.5% with 1,676 vacant units. High rental vacancy rates could indicate that prospective renters, particularly low-moderate income individuals, may have a difficult time finding suitable and affordable housing in Gwinnett County. Low overall vacancy rates are reflective of the high demand in the local housing market which often results in increased rental rates and could also highlight the lack of rental units available with 3+ bedrooms.

## 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 2011-2015 American Community Survey (ACS) estimates that approximately 51,953 owner-occupied households (28.36%) and 49,455 renter occupied households (53.20%) 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	50,755	28%	45,401	49%
With two selected Conditions	1,149	1%	3,845	4%
With three selected Conditions	49	0%	209	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	131,264	72%	43,513	47%
<i>Total</i>	<i>183,217</i>	<i>101%</i>	<i>92,968</i>	<i>100%</i>

Table 34 - Condition of Units

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	60,593	33%	24,388	26%
1980-1999	93,972	51%	52,324	56%
1950-1979	26,963	15%	15,244	16%
Before 1950	1,701	1%	1,026	1%
<i>Total</i>	<i>183,229</i>	<i>100%</i>	<i>92,982</i>	<i>99%</i>

Table 35 – Year Unit Built

Data Source: 2011-2015 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	28,664	16%	16,270	17%
Housing Units build before 1980 with children present	50,160	27%	29,964	32%

Table 36 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	22,351	N/A	

Table 37 - 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. Table 37 shows that 33.14% of the County’s housing stock was built prior to 1980; 28,664 owner-occupied units (15.64%) and 16,270 renter-occupied housing units (17.50%). These units are at a greater risk of falling into poor condition due to age and requiring major renovations and updates to become energy efficient and sustainable for living. Furthermore, a greater demand for the CDBG and HOME funded rehabilitation program may call for larger funding allocations to meet the needs of the community.

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

The 2011-2015 ACS data for the number of housing units at risk of lead based paint hazards in Gwinnett County show that 28,664 owner households (16%) and 16,270 renter households (17%) 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

Gwinnett County has three public housing authorities that manage a combined total of 446 rental units for low-income households. Overall, the housing authorities manage 18 property sites distributed throughout the cities of Buford, Duluth, Lawrenceville, Norcross, and Sugar Hill. DCA oversees the distribution of over 1,800 housing choice vouchers in Gwinnett County. Housing choice voucher units are located 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	1800	0	0	0	0	0	0
# of accessible units	0	0	446	0	0	0	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

Table 38 – 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 45 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 189 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) provides quality, affordable housing opportunities to clients, while fostering economic independence, through responsible stewardship of public funds. The Lawrenceville Housing Authority was created for the purpose of providing decent, safe, and sanitary housing to the low-income citizens of Lawrenceville and surrounding areas. The LHA owns 212 residential units located at nine different properties that are offered at low rental rates.

LHA also operates as the parent organization of the Lawrenceville Housing Corporation, a nonprofit organization that operates a program offering affordable homeownership opportunities to low-income households as well as transitional housing opportunities for low-income households that qualify under one of HUD's definitions of "homeless".

**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 189 housing units that are distributed throughout different locations in the cities of Buford, Duluth, and Sugar Hill. Lawrenceville Housing Authority has 212 housing units that are spread out over eight locations and the Norcross Housing Authority has 45 units distributed throughout four locations. On a 100-point inspection scale, the Buford Housing Authority received an average inspection rating of 88 on its inspections, the Lawrenceville Housing Authority received an average inspection rating of 96, and the Norcross Housing Authority received an average inspection rating of 88.

**Public Housing Condition**

Public Housing Development	Average Inspection Score
City of Buford Housing Authority	88
City of Lawrenceville Housing Authority	96
City of Norcross Housing Authority	88

Table 39 - 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:**

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.

## 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 homeless, or near homeless, individuals and families 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 (148) 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)	62	56	70	0	0
Households with Only Adults	8	20	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 40 - 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 for which persons that are homeless or at-risk of homelessness to maximize the benefit for clients and ensure their long-term sustainability. Mainstream services include; housing programs, health programs, social services, employment programs, education programs and youth programs. Shelters and human service providers will not be effective in resolving the problem of homelessness unless the issues of causation are addressed.

**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 surveys conducted by the Gwinnett Coalition for Health & Human Services in 2019.

Homeless Service Providers in Gwinnett County, GA	
Service Providers	Services Offered
Action Ministries	Homeless Assistance
Another Chance of Atlanta	Homeless Assistance
Asian American Resource Center	Homeless Assistance
Buford Housing Authority	Low-Income Housing
Center for Pan Asian Community Services	Shelter/Crisis/Counseling, Housing Counseling
ClearPoint Credit Counseling Center	Housing Counseling
Creative Enterprises	Disability Assistance
Department of Family and Children Services	Health & Social Services, Prescriptions, Utilities
Duluth Cooperative Ministry	Rent, Utilities, Food, Prescriptions
Family Promise of Gwinnett	Homeless Assistance
For My Sisters, Inc.	Utility Assistance
Friends of Disabled Adults and Children	Disability Assistance
Friends of Seniors	Home-Delivered Meals Program (for Seniors)
GA Department of Community Affairs	Section 8 Vouchers
Good Samaritan Health Center	Health Services
Gwinnett County Health Department	Health Services
Gwinnett County Helpline – Gwinnett Coalition	Resource Directory for Gwinnett County
Habitat for Humanity	Supportive Housing

Hi-Hope Service Center	Disability Assistance, Housing for Disabled
HomeSafe Georgia	Mortgage Assistance
HOPE Atlanta	Homelessness Prevention, Social & Health Services
HOPE Clinic	Health Services
Latin American Association	Homelessness Prevention, Social & Health Services
Lawrenceville Cooperative Ministry	Utilities, Food, Prescriptions
Lawrenceville Housing Authority	Low-Income Housing
Lilburn Cooperative Ministry	Rent, Utilities, Food Prescriptions
Medicaid	Health and Social Services
Norcross Cooperative Ministry	Rent, Utilities, Food, Prescriptions, Homeless Assistance, Homelessness Prevention
Norcross Housing Authority	Low-Income Housing
North Gwinnett Cooperative Ministry	Utilities, Food, Prescriptions
Office of Disability Services Ombudsman	Disability Assistance
Partnership Against Domestic Violence	Shelter/Crisis/Counseling/Comprehensive DV Services
Partnership for Community Action	Utility Assistance, Rental Assistance
Rainbow Village	Homeless Assistance
Salvation Army	Homeless Assistance, Prescription Assistance, Health & Social Services
Senior Helpline	Resource Directory for Gwinnett County Seniors
Southeast Gwinnett Cooperative Ministry	Utilities, Food Prescriptions
St. Vincent de Paul	Medical, Dental, Prescriptions, Counseling, Rent, Housing Utilities, Food, Legal Fees, Transportation, Burials
View Point Health	Health Services, Homeless Assistance

## MA-35 SPECIAL NEEDS FACILITIES AND SERVICES – 91.210(D)

### Introduction

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) 2018 crime statistics, 21,035 crimes occurred in Gwinnett County, of which 4,345 (20.6%) 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

The Analysis to Impediments to Fair Housing (AI) contains a discussion and action steps for the impediments listed below. Over the course of the 2020-2024 Consolidated Plan, the County and its municipalities, service providers will continue to meet annually to address these impediments with concrete strategies and actions.

## MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS – 91.215 (F)

### Introduction

Gwinnett County has reach a critical juncture in its evolution in that we are in the midst of a second wave of development characterized by infill development and redevelopment to replace some of the original development with new buildings, new communities, new activity centers, and new ways of living. During the 1970's, the Gwinnett County that we see today was largely formed by rapid growth and suburbanization. It was during this time that land use, development, transportation, and employment patterns were established. As community's age and trends shift, we must reassess assets and opportunities for future sustainability.

Gwinnett County is acutely aware that ensuring continued success hinges on the ability to build and maintain high quality infrastructure and community amenities to include clean water, sewers, storm-water and drainage, power distribution, roads, sidewalks, parks, libraries, and other civic mechanisms. Additionally, communications infrastructure has become increasingly important to the sustainability of business, economic development, and growth of the county. The County uses its allocations from the CDBG funding to ensure equal access to these same amenities in low income neighborhoods. In this section, the County will analyze various economic development activities that demonstrate community assets.

### 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	512	295	0	0	0
Arts, Entertainment, Accommodations	39,670	33,482	12	10	-1
Construction	15,537	19,450	5	6	1
Education and Health Care Services	45,537	33,406	14	10	-3
Finance, Insurance, and Real Estate	24,569	22,426	7	7	0
Information	13,971	11,810	4	4	-1
Manufacturing	23,642	26,152	7	8	1
Other Services	9,635	8,493	3	3	0
Professional, Scientific, Management Services	39,124	36,097	12	11	-1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	0	0	0	0	0
Retail Trade	47,688	52,889	14	16	2
Transportation and Warehousing	12,645	8,233	4	3	-1
Wholesale Trade	27,442	35,244	8	11	3
Total	299,972	287,977	--	--	--

Table 41 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

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

As depicted in Table 42, Gwinnett County’s workforce is comprised of 82.9% private wage and salary workers, 10.6% government employees, 6.2% self-employed business owners and, 0.3% unpaid family workers. The largest percentage of Gwinnett County’s labor force (18%) is employed in the educational services, health care or social assistance sectors. The second largest percentage of the labor force (14.1%) is employed in the professional, scientific, management, administrative, and waste management sector, which is followed closely by those employed in the retail trade sector, which makes up (12.9%) of Gwinnett’s labor force.



## Labor Force

Total Population in the Civilian Labor Force	450,228
Civilian Employed Population 16 years and over	412,730
Unemployment Rate	8.33
Unemployment Rate for Ages 16-24	19.33
Unemployment Rate for Ages 25-65	5.66

Table 42 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	107,378
Farming, fisheries and forestry occupations	17,997
Service	39,177
Sales and office	109,782
Construction, extraction, maintenance and repair	39,807
Production, transportation and material moving	22,212

Table 43 – Occupations by Sector

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	178,398	47%
30-59 Minutes	151,610	40%
60 or More Minutes	51,367	13%
<i>Total</i>	<i>381,375</i>	<i>100%</i>

Table 44 - Travel Time

Data Source: 2011-2015 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	37,220	3,744	16,263
High school graduate (includes equivalency)	72,919	6,853	25,193
Some college or Associate's degree	106,129	9,526	25,850
Bachelor's degree or higher	139,260	6,603	22,160

Table 45 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

**Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,460	7,909	8,785	10,550	6,559
9th to 12th grade, no diploma	11,857	9,579	9,164	11,221	5,905
High school graduate, GED, or alternative	24,893	28,407	28,622	48,002	22,647
Some college, no degree	28,142	24,351	26,886	46,039	13,159
Associate's degree	4,044	10,923	11,518	22,101	4,468
Bachelor's degree	7,044	27,233	32,615	54,275	11,590
Graduate or professional degree	339	9,012	17,133	28,003	7,317

Table 46 - Educational Attainment by Age

Data Source: 2011-2015 ACS

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

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	502,156
High school graduate (includes equivalency)	775,887
Some college or Associate's degree	994,315

Educational Attainment	Median Earnings in the Past 12 Months
Bachelor's degree	1,219,161
Graduate or professional degree	1,698,539

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Industry	Labor Force	%
<b>Class of Worker</b>		
Private Wage & Salary Workers	364,415	82.9%
Government Workers	46,756	10.6%
Self-Employed in Own Not Incorporated Business Workers	27,261	6.2%
Unpaid Family Workers	1,202	.3%
<b>Total Private Industry</b>		
Civilian employed population 16 years and over	<b>439,634</b>	<b>100%</b>
Agriculture, Forestry, Fishing, Hunting, & Mining	816	.2%
Construction	39,541	9%
Manufacturing	37,026	8.4%
Wholesale Trade	17,047	3.9%
Retail Trade	56,745	12.9%
Transportation & Warehousing, & Utilities	21,006	4.8%
Information	13,785	3.1%
Finance & Insurance, Real Estate, Rental, & Leasing	32,373	7.4%
Professional, Scientific, Management, Administrative, & Waste Management	61,824	14.1%
Educational Services, Healthcare, & Social Assistance	78,951	18.0%
Arts, Entertainment, Recreation, Accommodation, & Food Services	41,555	9.5%

Industry	Labor Force	%
<b>Class of Worker</b>		
Other Service, except public administration	24,884	5.7%
Public Administration	14,081	3.2%

Table 48: Class of Worker Percentages

Data Source: 2013-2017 American Community Survey

## Gwinnett County Industry Sector Percentages

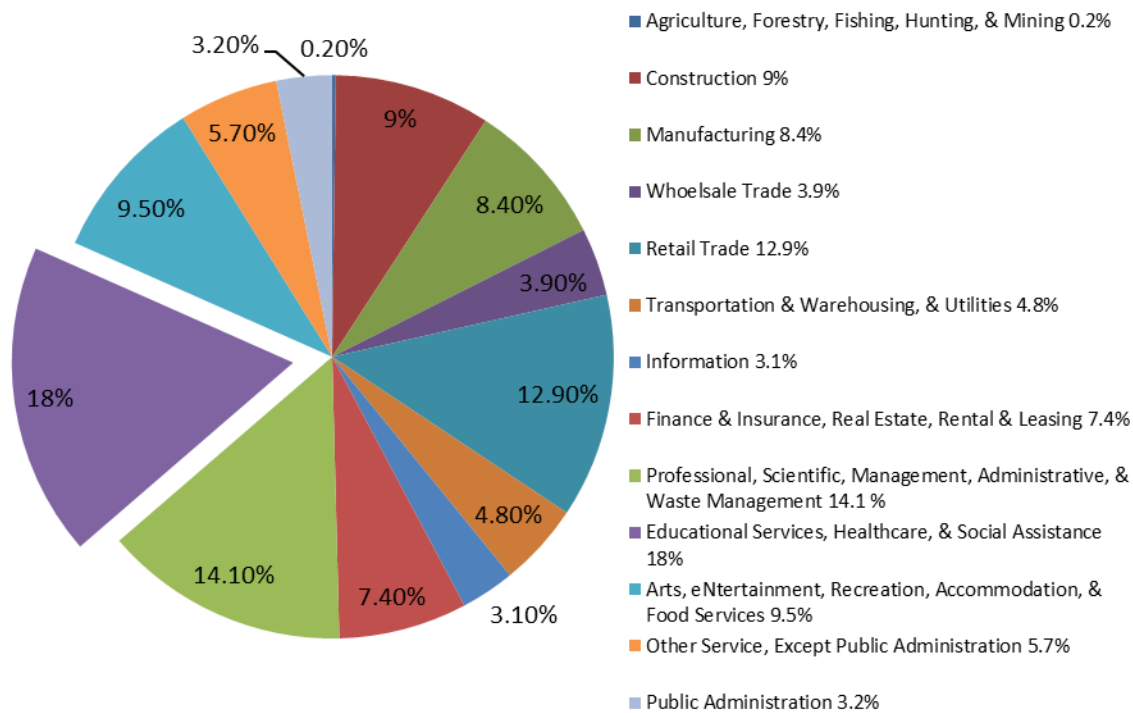


Figure 1: Gwinnett County Private Industry Sector Percentages

Source: 2013-2017 American Community Survey

### 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 in which companies may choose to operate, including quality-of-life, 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, play community.

According to Gwinnett County’s Unified Plan 2040, the rise of service industries in Gwinnett has serious implications for the county regarding land use, traffic, and development patterns. As growth in the service section continues to expand, the demand for appropriate space—office buildings, hospitals and 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 refurbishment as a mix of office and commercial uses, while retaining some industrial spaces (which may evolve to be smaller scale, and/or more craft-focused).

**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 rise and fall of regional shopping malls and big box stores has been the dominant retail format in Gwinnett County for many years. However; over the last 10 years, there has been a major shift in the way that people shop and access goods resulting in an over-abundance of retail space and strip malls. The rise on 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.

Because of the economic impact of these fundamental shifts in employment trends, Gwinnett County will 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 as a result of reduced retail needs and increased logistics needs.

Communications infrastructure and the need for broadband is also a major need. The investment in high speed communications networks in low income areas is critical to ensure that these communities and its residents have equal access to participate fully in all that Gwinnett has to offer.

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

Gwinnett County is home to a large number of employers in the sectors of healthcare, education, manufacturing, professional services and supply chain management. Consistent with the business activity data provided as well as the Labor Force Numbers found above, a table of Gwinnett’s top employers is listed below, along with their business sector and number of employees. Most positions offered in retail and the food service industry sectors, along with some manufacturing companies, do not require a higher degree in order to gain part-time or temporary employment.

**Table 50: Gwinnett County Top Employers**

Company	Industry	Number of Employees
Gwinnett County Public Schools	Public/Education	21,007
Gwinnett County Government	Public	5,137
Gwinnett County Health Care System	Healthcare	4,053
Walmart	Retail	3,291
State of Georgia ( includes Georgia Gwinnett College)	Public/Education	2,621
Kroger	Grocery/Retail	2,246
US Postal Service	Public	2,172
Primerica	Private	1,738
NCR	Private	1,690

Table 49: Gwinnett County Top Employers

Source: Gwinnett County Department of Financial Services. Survey of Business. Accessed August 26, 2019 <http://www.gwinnettcountry.com/portal/gwinnett/AboutGwinnett/BusinessandEconomy/MajorEmployers/>

**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 3.0 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 3.0 Strategy is structure by 3 Goals - Business Development, Talent Development and Community Development.

Additionally, Gwinnett County established the Office of Economic Development to create economic development opportunities through business outreach, promoting entrepreneurship and small business, and building local, regional, and national partnerships. The Office of Economic Development is currently using CDBG funds to develop a small business resource center to provide technical assistance, co-working space, and other resources to entrepreneurs and small business owners.

Additionally, Gwinnett County is engaged in creating a number of 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 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 Comprehensive Plan (2030 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 north eastern 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"

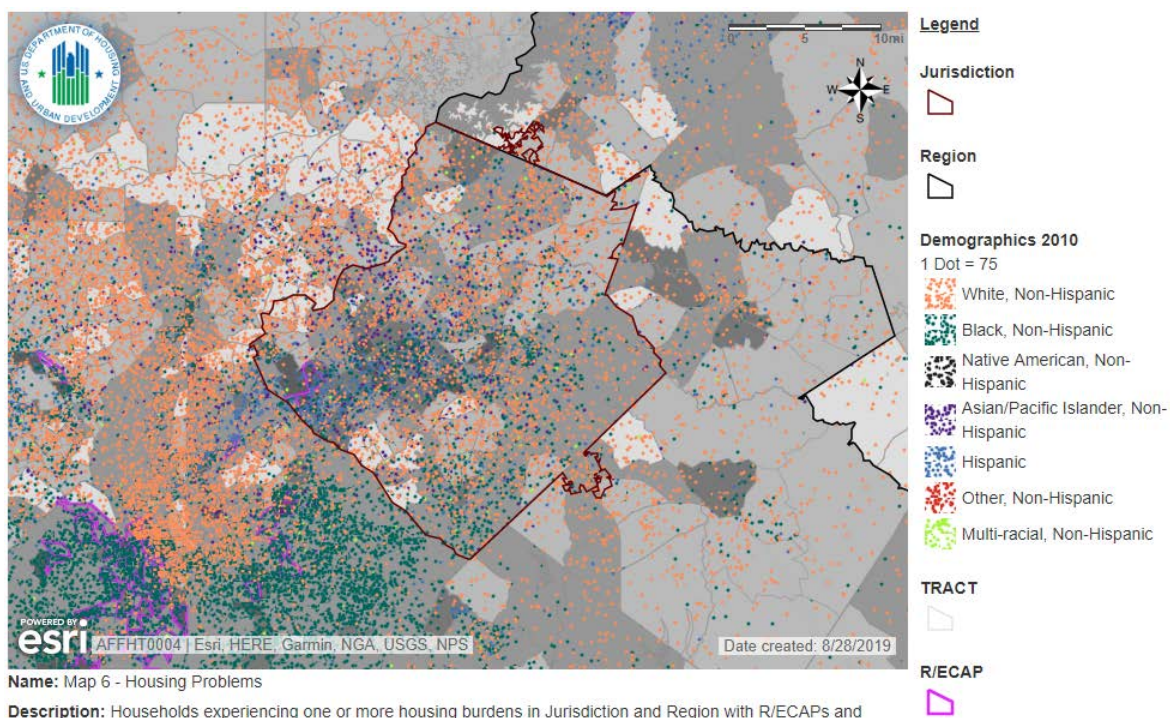
Gwinnett County has two county-sponsored Opportunity Zones:

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")

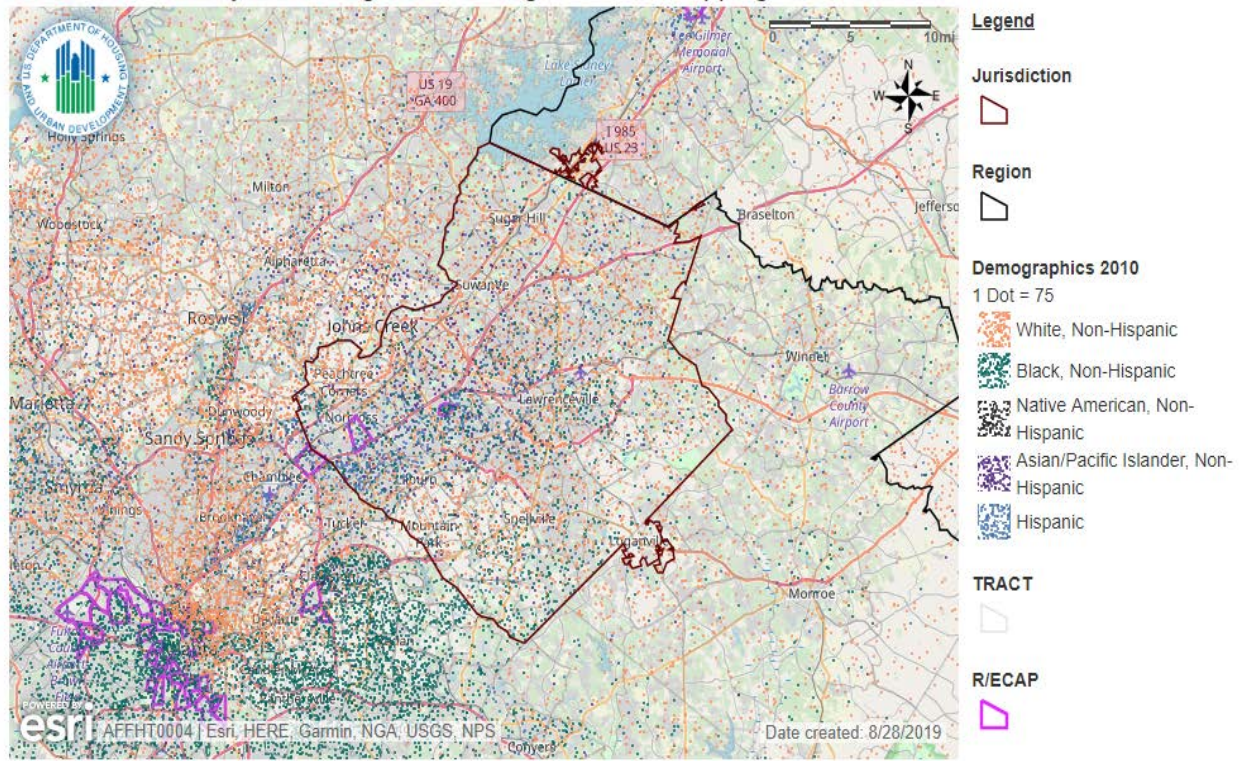
There are areas in Norcross, Lawrenceville, and the entire eastern boundary of the County where households with multiple housing problems are concentrated. The CPD map below shows a concentration of census tracts for areas throughout the County that are affected by multiple housing problems. Within these areas, the White population has a higher percentage of households suffering from multiple housing problems. This is most likely an effect of earning lower wages, which results in the rental of older units with physical deterioration.



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

HUD defines areas of racial or ethnic concentration as geographical areas in which the minority population share is 10% higher than the group's countywide average. Gwinnett County's population is comprised of more than 50% minority residents. There are a large percentage of Hispanic and Black residents in the western portion of the County with concentrations in the Cities of Lawrenceville, Lilburn, and Norcross. An increase in the number of Asian and Hispanic/Latino residents in Gwinnett County has necessitated an increase in services and outreach from County agencies and nonprofit organizations.

As noted above, the County has a several census tracts with high concentrations of racial and minority populations. Gwinnett County has two census tracts located in Lawrenceville and Duluth that show a concentration of racial or ethnic minorities that are low-moderate income. The map below illustrates the areas of minority population within Gwinnett County.



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

A majority of housing in Gwinnett County was constructed during the 1980’s and 1990’s at a rapid pace during the industrial boom in the area. The emergent need for housing resulted in many areas with structures of a similar type and a similar age. As the County continued to grow, neighborhoods were formed and at any given time was dominated by widespread construction of a single type of structure, built in a consistent configuration within a single geographic area, over a short period of time.

As a result of the reliance on single family detached housing structures, there is a threat to naturally occurring affordable housing units. These homes in these neighborhoods often require costly repairs and/or extensive rehabilitation which contributes to high vacancy rates, and a concentration of people in need of supportive social services.

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

Despite some of the challenges these communities face, there are some assets available in the community that serve as the foundation for future growth and sustainability. For example, water is among the vital substances that communities need to not only survive, but to thrive. Gwinnett

County has been recognized both statewide and nationally for excellence in water production, wastewater treatment, and infrastructure development.

Aside from infrastructure assets, Gwinnett County boasts many physical assets to include publicly and privately owned spaces to increase connectivity. These assets include parks, plazas, health centers, recreational facilities, libraries, senior centers, roads, sidewalks, paths, and transit options. Additionally, Gwinnett County has a premiere public school system and several hospitals that serve as major employment centers in the County to enhance the quality of life for residents.

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

Gwinnett County has identified particular areas within Unincorporated Gwinnett, specifically the Mechanicville Area, and Lawrenceville that when redeveloped, will drive revitalization and reinvestment throughout all of County. The Board of Commissioners, Department of Financial Services, CDP staff, and community partners has made a significant contribution of staff time and financial resources to plan and implement strategies for revitalization efforts in each of the respective areas. Considering the high level of interest and activity in each of the aforementioned areas, there within lies an opportunity to create a single, cohesive implementation plan that will promote investment in housing, business attraction and retention, and public infrastructure. During this planning period, the County will continue to encourage funding alternatives to increase strategic opportunities in low- and moderate-income areas.

# STRATEGIC PLAN

## SP-05 OVERVIEW

### Strategic Plan Overview

The Strategic Plan provided below identifies priority needs and geographic focus areas for community development and housing efforts in Gwinnett County for the next five years. This Plan will identify the County's anti-poverty initiatives, market conditions, available resources and structures, and the plan to monitor performance and compliance for each HUD program for which it receives funds. The priorities identified are based on the information received from needs assessment surveys, market analysis, stakeholder meetings, and public comments. Gwinnett County is anticipating over \$28,000,000 in federal funds over this 5-year Consolidated Plan period. The Gwinnett County Community Development Program office, with oversight from the Department of Financial Services, will administer these grant funds. The Community Development Program office will partner with County departments, participating cities, qualified nonprofit partners, developers, community housing development organizations, local housing authorities, and coalitions to expend these funds on eligible activities that address the strategic priorities listed in this Plan.

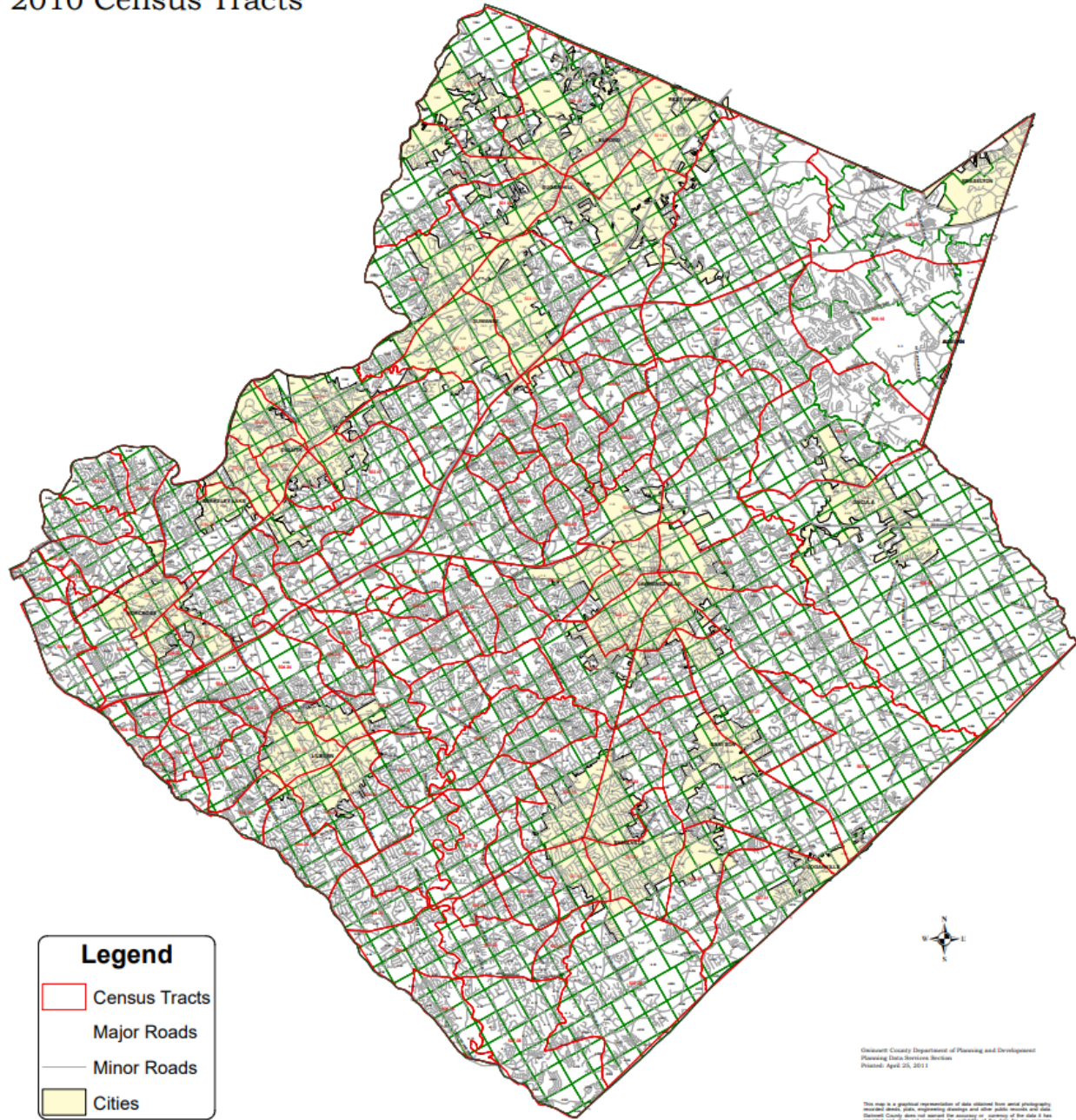
CDBG, ESG, and HOME allocations will be leveraged to generate long term improvements for low and moderate income residents and communities while helping to address various federal, state, and local priorities, such as affordable housing, fair housing choice, homelessness, and lead-based paint hazards. The County will continue to concentrate CDBG spending on large community facilities, infrastructure projects, public service activities, and economic development activities. HOME funds will be utilized on the development or rehabilitation of single and multi-family housing units, tenant based rental assistance activities, and homebuyer activities. Additionally, the County will continue to focus on rapid re-housing, homelessness prevention, emergency shelter, and essential services for the homeless with the ESG grant.

Gwinnett County currently has 120 Census Block groups that are classified as low/moderate income. These tracts were defined by the U.S. Department of Housing and Urban Development (HUD) as low/moderate-income and are shown on the map below and table below.

Tract	Block Group	Low/Mod%	Tract	Block Group	Low/Mod%	Tract	Block Group	Low/Mod%
50535	1	51.23%	50534	2	62.41%	50522	2	74.07%
50511	2	51.40%	50606	2	62.55%	50421	2	74.18%
50531	3	51.43%	50511	3	62.68%	50304	1	74.40%
50318	1	51.97%	50209	2	62.71%	50304	2	74.54%
50719	1	52.53%	50417	1	62.76%	50319	2	75.35%
50728	2	52.55%	50541	2	63.11%	50315	2	75.54%
50524	2	52.58%	50436	2	63.43%	50211	3	75.67%
50205	1	52.66%	50542	1	63.82%	50423	3	76.77%
50105	2	53.03%	50306	1	64.09%	50319	1	78.96%
50538	3	53.15%	50317	1	64.10%	50521	4	78.99%
50103	2	53.26%	50106	4	64.24%	50422	3	79.56%
50712	3	53.28%	50317	3	65.02%	50423	3	76.77%
50520	1	53.39%	50306	2	65.58%	50319	1	78.96%
50313	6	53.42%	50421	3	65.77%	50521	4	78.99%
50533	2	53.50%	50524	1	66.03%	50422	3	79.56%
50545	1	53.90%	50545	3	66.34%	50421	1	79.73%
50525	2	54.46%	50317	2	66.67%	50608	3	80.65%
50304	3	54.49%	50526	1	66.72%	50422	2	80.79%
50315	1	54.72%	50314	1	66.73%	50431	1	81.22%
50106	1	55.06%	50539	2	66.93%	50422	1	81.23%
50546	3	55.10%	50523	1	67.18%	50537	2	81.56%
50533	3	55.43%	50721	1	67.51%	50434	1	81.80%
50535	2	55.60%	50729	1	67.72%	50424	1	82.19%
50416	1	56.11%	50709	2	68.09%	50418	2	82.62%
50434	3	56.40%	50435	1	68.16%	50410	2	83.00%
50526	2	56.55%	50431	2	68.39%	50520	2	84.03%
50534	1	56.60%	50320	1	68.89%	50417	3	84.25%
50728	3	56.64%	50424	2	69.85%	50423	2	84.45%
50419	2	56.69%	50539	1	71.43%	50520	3	85.09%
50436	4	57.31%	50318	2	71.56%	50211	2	86.18%
50314	2	58.18%	50320	3	71.60%	50418	3	88.45%
50719	2	58.53%	50220	3	71.75%	50434	2	88.63%
50426	3	59.14%	50418	1	71.76%	50521	1	90.32%
50430	1	60.00%	50105	3	71.83%	50541	1	90.57%
50521	3	60.00%	50220	2	72.41%	50320	2	91.61%
50541	3	60.35%	50536	3	72.65%	50546	2	93.39%
50433	1	60.39%	50313	5	73.21%	50313	1	93.42%
50537	1	60.55%	50419	1	73.50%	50211	1	94.44%
50424	3	60.61%	50531	2	73.56%	50417	2	96.32%
50722	1	61.16%	50410	1	74.03%	50105	1	97.37%

Table 50: Low-Mod Census Tracts

## Gwinnett County Georgia 2010 Census Tracts





**FIGURE 2: GWINNETT COUNTY CENSUS TRACTS SP-10 GEOGRAPHIC PRIORITIES – 91.215 (A)(1)**

**Geographic Area**

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 based on low-mod areas which often coincide with areas of minority concentration. Over the next five years, the County intends to utilize CDBG, HOME, and ESG funds in unincorporated parts of the County, along with the 12 cooperating cities and two towns: Berkeley Lake, Buford, Dacula, Duluth, Grayson, Lawrenceville, Lilburn, Loganville, Norcross, Snellville, Sugar Hill, Suwanee, Town of Braselton, and Town of Rest Haven. Income eligible areas (areas where 51% or more of residents have low or moderate household incomes) are shown in the map below:

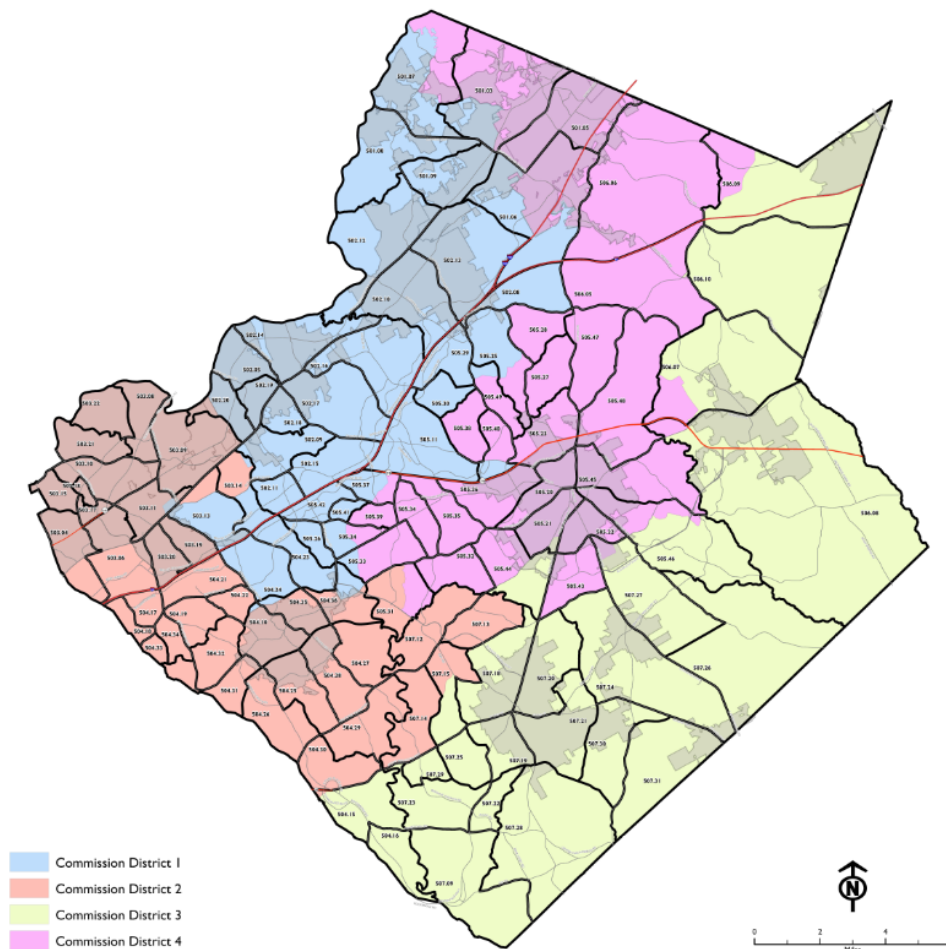


Figure 3: Geographic Priority Areas

## 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	Goals Addressing
Access to Affordable Housing	High	Extremely Low Low Moderate	Production of new units and Rehabilitation of existing units; Increase of Non-Profit Developers; Tenant Based Rental Assistance
Homelessness Reduction	High	Homeless and at Risk of Homelessness	Emergency Shelter; Transitional Housing; Rapid Re-Housing; Homelessness Prevention; Rental and Other Financial Assistance.
Non-Housing Community Development	High	Low Moderate	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
Affirmatively Further Fair Housing Choice	High	Extremely Low Low Moderate Protected Classes	Acquisition; Public Facilities; Public Improvements and Infrastructure; Economic Development; Public Services;

Table 51 – Priority Needs Summary

## Narrative (Optional)

### 1. Access to Affordable Housing

5. Extend the useful life of existing affordable housing through weatherization, repair and rehabilitation programs and through homeowner education on home maintenance.
6. Provide down-payment assistance (principal reduction and closing cost reduction) to eligible low- and moderate-income homebuyers.
7. Seek opportunities to create rental units through the adaptive reuse of existing sites and structures and through an emphasis on leveraging of resources.
8. Provide rental subsidies (TBRA) to low-income households to make existing units affordable.
9. Encourage private and nonprofit developers by funding acquisition, development and rehabilitation activities.
10. Increase the supply of affordable housing units.
11. Increase the supply of housing units for Targeted Populations.

### 5. 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.

### 6. 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

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

1. Increase fair housing education and build capacity for testing and enforcement of fair housing law.
2. Support improved access to community resources.
3. Continue to operate in compliance with expanded protected class definitions found in federal regulations.
4. 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**

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	TBRA is an important tool for families to maintain affordable housing. Severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI at greatest risk of becoming homeless.
TBRA for Non-Homeless Special Needs	Lack of units with supportive services influences the use of funds available for this housing type. Based upon consultations with homeless housing and social service agencies, a need for supportive housing has been identified as a priority. The special needs households include those with disabilities as well as families experiencing domestic violence. Market characteristics impacting this priority relate to the shortage of privately-owned housing units which are available to provide supportive housing programs. This problem is intensified by the lack of public funds.
New Unit Production	A shortage of affordable, decent housing units is an identified need. The market characteristics influencing this priority include the age and condition of the existing housing stock without the rent levels to support rehabilitation. New construction faces the same market conditions. The HOME program can provide some resources to address this issue.
Rehabilitation	Rents will not financially support the cost of major rehabilitation projects. Similar to the new unit production priority discussed above, the achievable rents and income levels in Gwinnett County often results in rehabilitation in the private marketplace to be financially infeasible. This issue is intensified by the age and condition of the housing stock.
Acquisition, including preservation	There are opportunities to improve the conditions and affordability of housing by the acquisition of vacant, deteriorating structures. These structures are for the most part multi-unit in nature or previously nonresidential buildings appropriate for conversion. The cost and complexity of acquisition and rehabilitation of these structures usually requires implementations by an experienced housing development entity and financial assistance. When structures are of historic or architectural value, the cost can be increased. Similar to the new unit production, the HOME program can provide the resources for this type of development.

Table 52 – Influence of Market Conditions

**SP-35 ANTICIPATED RESOURCES - 91.215(A) (4), 91.220(C) (1, 2)**

**Introduction** The anticipated budget for FFY 2020 is as follows: CDBG (\$4,274,763), ESG (\$386,253), and HOME (\$1,560,039). Gwinnett County anticipated the receipt of approximately \$75,000 in program income (\$25,000 for the CDBG program and \$50,000 for the HOME program).

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1 in Dollars (\$)				Available Remainder of ConPlan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Public-Federal	<ul style="list-style-type: none"> <li>- Administration &amp; Planning</li> <li>- Economic Development</li> <li>- Equipment Purchases</li> <li>- Facility Acquisitions/Renovations</li> <li>- Housing Rehabilitation</li> <li>- Housing Service Delivery</li> <li>- Infrastructure Improvements</li> <li>- Public Service Activities</li> </ul>	\$4,274,763	\$25,000	N/A	\$4,299,763	\$0	CDBG Funds used throughout the County will leverage other federal, local and private funds.
HOME	Public-Federal	<ul style="list-style-type: none"> <li>- Administration</li> <li>- CHDO Activities</li> <li>- Homebuyer Assistance</li> <li>- Acquisition</li> <li>- Rehabilitation</li> <li>- New Construction</li> <li>- Tenant Based Rental Assistance</li> </ul>	\$1,560,039	\$50,000	N/A	\$1,610,039	\$0	HOME funds will leverage other federal, local, and private funds. Subrecipient or developers supply 25% match of HOME funds
ESG	Public-Federal	<ul style="list-style-type: none"> <li>- Administration</li> <li>- Emergency Shelter</li> <li>- Homelessness Prevention</li> <li>- Rapid Re-Housing</li> <li>- HMIS Administration</li> </ul>	\$386,253	\$0	N/A	\$386,253	\$0	ESG match requirements will be met by requiring organizations to meet a 100% match of all funds received.

Table 53 - 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 Services Block Grant (CSBG), 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 2020-2024 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 FFY2020 is \$390,010.00. 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 2020 is \$386,253.00.

**If appropriate, describe publically 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 publically 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 Community Development Program 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.

Action Ministries	Community/Faith Based Organization	Homelessness/ Public Service/ TBRA	Gwinnett County
Africa's Children Fund	Nonprofit Organization	Homelessness/ Public Service	Gwinnett County
Annandale Village	Nonprofit Organization	Public Facility/ Public Service	Gwinnett County
Another Chance Atlanta	Nonprofit Organization	Homelessness/ Public Service	Gwinnett County
Asian American Resource Foundation	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
Center for Pan Asian Community Services	Nonprofit Organization	Homelessness/ Public Service	Gwinnett County
City of Buford	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
Catholic Charities of the Archdiocese of ATL	Community/Faith Based Organization	Public Service	Gwinnett County
City of Snellville	Government	Infrastructure Improvement	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	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

Gwinnett County	Government	Administration and Planning/ Affordable Housing	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 Executive Committee of the Baptist Convention of the State of GA (GA Baptist Mission Board)	Nonprofit Organization	Public Service	Gwinnett County
The Salvation Army	Nonprofit Organization	Homelessness/ Public Service	Gwinnett County
United Way	NGO	Public Service	Gwinnett County
View Point Health	Nonprofit Organization	Homelessness	Gwinnett County

Table 54 - 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			
Mobile Clinics			
Other Street Outreach Services			

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 55 - 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 process 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

Table 6 - Goals Summary Information						
Goal Name	Start/End Year	Priority Needs Addressed	Allocation	Goal Outcome Indicator	Annual Goal	Unit of Measurement
Provide Down payment Assistance	2020	Increase Access to Affordable Housing	\$115,666.00 (HOME)	Direct financial assistance to homebuyers	15	Households Assisted
Acquisition/Rehabilitation/Disposition of Affordable Housing Units and Land	2020	Increase Access to Affordable Housing; Non-Housing Community Development; Affirmatively Further Fair Housing Choice	\$914,364.00 (HOME)	Homeowner Housing Added	8	Households Assisted
Community Housing Development Organizations (CHDO)	2020	Increase Access to Affordable Housing; Affirmatively Further Fair Housing Choice	\$234,006.00 (HOME)	CHDO Related Activities	1	Housing Units
Tenant Based Rental Assistance	2020	Increase Access to Affordable Housing; Increase Housing Options for At Risk of Homelessness	\$140,000 (HOME)	Tenant-Based Rental Assistance	145	Persons Assisted
Provide Support for Emergency Shelter and Supportive Services for the Homeless	2020	Homelessness Reduction	\$175,000 (ESG)	Emergency Shelter Activities Overnight Shelter	1,352	Persons Assisted
Provide Funding to Increase Permanent Supportive Housing to Homeless and At Risk of Homelessness Populations	2020	Homelessness Reduction	\$174,284.00 (ESG)	Homelessness Prevention & Rapid Rehousing	3,113	Persons Assisted
Homelessness Management Information Systems (HMIS)	2020	Homelessness Reduction	\$8,000.00 (ESG)	HMIS Coordination Activities	NA	TBD
Rehabilitation of Existing Housing	2020	Access to Affordable Housing	\$350,000.00 (CDBG)	Homeowner Housing Rehabilitated	17	Households Assisted

Public Services	2020	Non-Housing Community Development	\$619,900.00 (CDBG)	Public Service Activities: Agency Operating Cost; Agency Equipment Purchases	35,203	Persons Assisted
Public Facilities and Infrastructure	2020	Non-Housing Community Development	\$2,363,863 (CDBG)	Public Facility and Infrastructure Activities	8,463	Persons Assisted
Support Economic Development Projects	2020	Non-Housing Community Development	\$142,000.00 (CDBG)	Microenterprise Training & Development; Businesses assisted and/or jobs created	30	Businesses assisted and/or jobs created
Administrative Structure for the Planning, Implementation and Management of the CDBG, HOME and ESG grant programs	2020	Provide Overall Program Administration	\$577,000.00 (CDBG) \$156,003.00 (HOME) \$28,969.00 (ESG) \$222,000 (CDBG Housing Service Delivery Costs and Rehab Admin	N/A	N/A	N/A

Table 56 – 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 nonprofit housing providers, will receive HOME program funds to acquire, rehabilitate, and dispose of affordable housing units benefiting approximately 15 low-income households. This assistance will primarily serve low-income households between 70-80% of area median income, given the high housing costs.
3. The acquisition and rehabilitation of transitional housing units will be utilized to provide affordable rental and transitional housing units, benefiting approximately 10 extremely low-income households.
4. Nonprofit service providers will utilize CDBG funding to acquire, construct, and rehabilitate housing for targeted populations, benefiting approximately 450 extremely low-income households.
5. Assistance for minor home repairs provided through Gwinnett County's Homeowner Housing Rehabilitation Program (CDBG funded) and Neighborhood Stabilization Program's housing rehabilitation will serve an estimated 88 low-income.



## 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)**

Gwinnett County's public housing authorities, located in the cities of Buford, Lawrenceville, and Norcross, each have handicap accessible units designated to meet the current needs of tenants requiring ADA compliant living space; however, there is a need to increase this number to meet future population growth projections in Gwinnett County. As the elderly and disabled populations of Gwinnett County increase, so should the number housing units that are considered handicap accessible. For example, out of the combined total 44 handicap accessible units that belong to the three housing authorities, 22 units are compliant with Section 504 standards. These numbers mean that out of the total 446 public housing units in Gwinnett County, only 9.8% of units are considered handicap accessible. With an increasing population and a large number of elderly residents, more investment is needed to increase the number of handicap accessible units.

Based on current numbers of public housing occupants along with current waiting list numbers, public housing authorities report that there is not an urgent need to increase the number of accessible units required by Section 504 Voluntary Compliance Agreements; however, the need for more handicap accessible units will increase with population growth. The housing authorities should consider including universal design elements [i.e. no step entries, wider doorways] in all future developments to allow for a diversity of housing types and options.

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

Public housing authorities in the cities of Buford, Lawrenceville, and Norcross 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

In its most recent Analysis of Impediments to Fair Housing Choice, Gwinnett County identified eight barriers to affordable housing.

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.
2. **Housing Affordability/Cost Burden**- High rents in relationship to the earnings of low skilled workers put housing affordability out of the reach for many. Housing is the biggest monthly cost for most citizens in Gwinnett County. Housing Affordability/Cost Burden is a problem impacting a large portion of citizens whom are between extremely low and low income earning households.
3. **Pre-Requisites for Rental Housing** - There are a number of barriers stopping people from finding rental housing and some of them interact to compound difficulties for low-income households. The changes in the housing market, which have increased demand in recent years, have interacted with the shortfalls in housing benefit to make landlords less willing to house clients. Even if a household could find somewhere they can afford to rent, the large upfront costs involved in private renting, including deposits and fees, makes the hurdles even higher.
4. **Lack of ADA Accessible Housing** - Low-income residents encounter mobility issues due to limited transportation and accessibility options.
5. **Restrictive Zoning Laws** - Gwinnett County's 16 municipalities operate their own zoning provisions and codes beyond what is offered in the Unified Development Ordinance. Zoning laws include restrictive accessory structure requirements, varying definitions of what qualifies as a family, differing lot size requirements, and rezoning procedures that are complicated and difficult to understand.
6. **Resident Viewpoint on Affordable Housing** - 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.
7. **Deficiency of Fair Housing Education** - Additional fair housing education is needed to help individuals and property owners understand the requirements and their rights under the Fair Housing Act.

8. **Underserved Populations** - A portion of Gwinnett County residents, (low-income, homeless, and disabled persons), are currently underserved as it pertains to meeting their housing needs. Comprehensive quality data in regards to accessible housing in the County do not exist and it is difficult to fully understand the extent of the problem. Much of the data currently collected relies on self-reporting from landlords, which does not yield reliable information because landlords are often unfamiliar with accessibility standards. Integrating people with disabilities into the community through accessible housing and other housing supports is beneficial for everyone. Making these opportunities available will prevent homelessness as well as unnecessary, costly, and overall harmful institutionalization of people with disabilities.

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

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

Gwinnett County will address the need for more decent and affordable housing by continuing to prioritize investment of funds into all of its housing programs. In 2020, Gwinnett will: (1) Increase the preservation of existing affordable housing by the continued funding of the Homeowner Housing Rehabilitation program; (2) Increase the production of affordable housing units through the use of the HOME Investment Partnerships Program; (3) Increase the number of nonprofit developers involved in the County's affordable housing programs while strengthening the capacity of those already engaged; and (4) introduce the use of Tenant Based Rental Assistance (TBRA) to offset high rents for low-income families.

The County will also continue to consider opportunities to support Low-Income Housing Tax Credit (LIHTC) projects proposed by developers in the area, either through letters of endorsement and/or the investment of CDBG funds. There are two Opportunity Zones located in Gwinnett County. One is located at the intersection of Interstate I-85 and Jimmy Carter Boulevard adjacent to the City of Norcross; the other is located at the intersection of Interstate I-85 and Pleasant Hill Road near the City of Duluth. Gwinnett County will partner with Community Improvement Districts (CID) and the Economic Development Department to discuss the potential for projects within these Opportunity Zones.

### **Barrier: Housing Affordability/Cost Burden**

Gwinnett County faces a burgeoning issue in trying to identify, quantify and qualify new and existing affordable housing units. With a wider range of housing options, Gwinnett County would be better equipped to tackle the affordable housing problem. The effort requires comprehensive strategies and a variety of tools that can be used alone or in combination to reduce costs and increase availability.

In 2020, Gwinnett 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) explore the benefits of

inclusive housing tax policy (3) encourage more private sector investment in existing affordable housing properties to supplement federally funded efforts; (4) Leverage Tenant Based Rental Assistance (TBRA) as an interim solution for housing affordability; (5) develop economic development activities that will provide opportunities for small businesses to grow their customer base in their pursuit of sustainability.

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

Gwinnett County will address this need by (1) examining credit policies of landlords and encouraging our subsidy programs; (2) examining the relationship between income and housing unit affordability of landlords, and (explore the possibility of creating laws to impose on owners of rental property to incentivize them to relax some of the restrictions used to exclude potential residents. Source of income protections are invaluable in maximizing a voucher family's ability to secure safe and decent housing.

**Barrier: Lack of ADA Accessible Housing**

Gwinnett County will address this need by (1) exploring reliable methods to quantify the need for accessible housing; (2) raising 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) taking a scattered site approach to housing that is accessible housing; and (5) ensuring accessibility and convenience in the area around housing units including curb ramps in the sidewalk, proximity to public transportation and other amenities such as restaurants and grocery stores.

**Barrier: Restrictive Zoning Laws**

Gwinnett County recently updated it's of its Unified Plan in which zoning laws were reviewed and goals and priorities were developed for the next 15 years. The Community Development Program participated in this process by attending public hearings and scheduling meetings with Planning and Development staff. Gwinnett County will review land use and future development to ensure compliance with Fair Housing Act and explore Zone Classifications to determine the inclusion of various types of housing to expand housing choice

**Barrier: Resident Viewpoint on Affordable Housing**

One of the main obstacles entitlement jurisdictions must overcome when attempting to develop affordable housing is negative perceptions of this type of housing. Opponents often conclude that affordable housing is always subsidized, project based, high-density apartments with unappealing facades that attract crime to the neighborhood. As a result, local residents often oppose affordable housing developments where they live.

To combat the negative attitudes toward various types of fair and affordable housing, the County will continue to fund Fair Housing education activities.

**Barrier: Deficiency of Fair Housing Education**

Gwinnett County will assist agencies and organizations that educate citizens and stakeholders in the affordable housing process. Homeowner education programs will continue to be offered throughout the year. The County will work with nonprofit partners to provide a clearer understanding of affordable housing issues in Gwinnett County by targeting lenders, realtors, builders and developers, homeowners associations, the general public, local officials, building inspectors, and, civic organizations. Other outreach efforts will focus on issues such as informing the public about the need for affordable housing and reducing fears and resistance often put forth by organizations which anticipate a reduction in their property values if affordable housing is constructed.

In 2020, Gwinnett County will invest in projects that provide Gwinnett residents with housing and foreclosure prevention counseling, homebuyer workshops, and fair housing education. Additionally, the Community Development Program will facilitate both public and private meetings to educate local officials and interested citizens about the Affirmatively Furthering Fair Housing Final Rule.

**Barrier: Underserved Populations**

Populations identified as underserved in Gwinnett County are comprised of homeless individuals and families, minority groups, and special needs individuals. In order to identify what can be done to ensure that the needs of the underserved are met, the County will collaborate with local service providers, the Gwinnett County Coalition for Health and Human Services, and the Georgia Department of Community Affairs Balance of State Continuum of Care to help determine needs and capture data on underserved populations in Gwinnett County.

## SP-60 HOMELESSNESS STRATEGY – 91.215(D)

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

Gwinnett County funds approximately eight subrecipients, whom administer 11 projects under the ESG program. They work to build trusting relationships with homeless persons living on the streets and in shelters as well as at-risk populations to remain stably housed. The subrecipients perform assessments for homeless persons and those at risk of homelessness to link them to shelter and other supportive services that are appropriate to meet their needs. Between late 2019 and early 2020, all subrecipients funded through Gwinnett County ESG 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 including persons with HIV.

Also in late 2019 Gwinnett County will open its first Emergency Shelter 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 ESG 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 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 histories.

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 was to streamline the intake of homeless families seeking emergency shelter. The improved coordination will result in more families being diverted away from homelessness and more families 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 eight (8) organizations: The Salvation Army, Another Chance of Atlanta, Center For Pan Asian Community Services, Partnership Against Domestic Violence, Norcross Cooperative Ministry, Latin American Association, Action Ministries and Rainbow Village.

The 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 the next 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. The County also supports the implementation of coordinated entry process to assess and direct the homeless 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 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**

Between late 2019 or early 2020, all subrecipients funded through the Gwinnett County ESG program will 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 are able to identify the level of barriers to housing. Agencies can then target the type of service intervention to best addresses those barriers, we are 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 ESG subrecipients to assist in the connection to supportive service that helps to address housing, health, social services, employment, and education needs.



## SP-65 LEAD BASED PAINT HAZARDS – 91.215(I)

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

Housing built prior to 1978 are considered to be at risk of containing some amount of lead-based paint and lead-based paint hazards. Gwinnett County is committed to ensuring that recipients of HOME, CDBG, and ESG funds administer programs that adequately limit the risks associated with lead-based paints. If funded, applicants receive additional information on dealing with lead-based paint hazards and ongoing technical assistance throughout the project to reduce or eliminate the risk associated with lead-based paint hazards. Depending upon the type of activity being funded, both the CDBG and HOME programs allow grant funds to be used to assist with the cost of lead-based paint removal and abatement activities.

Gwinnett County requires testing for the presence of lead-based paint in all housing proposed for rehabilitation that was built prior to 1978. Contractors working on these homes must be lead-certified and follow safe work practices while working on any of the affected areas to protect their workers. The State Department of Natural Resources provides education, training, and certification to contractors in the treatment of lead-based paint. Gwinnett County provides the owners and occupants a lead pamphlet, *Protect Your Family from Lead in Your Home*, as a part of every program and documents that the pamphlet was received.

Gwinnett County will perform two primary steps during the Consolidated Plan period to reduce lead based paint hazards: (1) Continued evaluation/assessment of the incidence of lead-based paint hazards in Gwinnett; and (2) removal of such hazards once identified.

Currently, there is limited information on the number of lead-based paint incidences in Gwinnett County, or the extent to which such incidence(s) pose significant hazards. The incidence of lead-based paint in Gwinnett is based on the age of the housing stock (see Strategic Plan - Other Housing Issues). However, this procedure is imprecise and provides a limited base from which to implement a lead removal program. Gwinnett County addresses lead-based paint hazards on all housing that receives rehabilitation or down-payment assistance. Inspections of these homes are performed by certified Lead Risk Assessors to ensure compliance with lead-based paint regulations mandated by the United States Department of Housing and Urban Development. Gwinnett County is using HUD grant funds (CDBG and/or HOME) to perform lead removal in dwelling units (homeowner or rental) being rehabilitated with program funds.

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

Program policies and procedures regarding single- or multi-family housing rehabilitation must incorporate the HUD-mandated requirements for notification. Subrecipients of CDBG and HOME funds must incorporate these procedures into their local policies. As work write-ups are prepared and submitted for approval, the presence and proposed treatment of lead-based paint is reviewed thoroughly as part of the environmental review prior to approving the work and issuing a notice to

proceed. For multi-family properties, this subject is covered thoroughly at the pre-construction conference.

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

All proposed rehabilitation projects for units built before 1978 will be tested for the presence of lead-based paint. If found, risk assessments will be completed and all lead-related work will be performed by lead-certified contractors. Clearance tests will be completed to ensure that the hazard has been removed from the home. The Department of Human Services will continue to administer other lead poisoning prevention programs throughout the state including a lead poisoning surveillance system that incorporates electronic reporting of all elevated blood levels, health education awareness programs, and follow-up treatment for all children diagnosed with elevated blood levels.

Of particular significance is the need to develop a plan which addresses problems in our society which inhibit the abilities of residents to be able to achieve the goals of providing decent and safe housing. One of the major threats to pregnant women, young children (age six and younger), and women of child-bearing age, particularly low-income children, is the danger present in paint which contains toxic lead compounds. Gwinnett County gathered information in the Unified Plan development process on this issue and has included information later in this document addressing this issue in some detail. The data indicates Gwinnett County has relatively few housing units with the potential for incidence of LBP, i.e. constructed before 1979 (47,651) which represents sixteen (16%) of the total housing units in Gwinnett County at the time of ACS, 2012. More than 80% of the housing units in Gwinnett County were built after 1980. Neither the Gwinnett County Health Department nor the Gwinnett County Department of Family and Children Services indicated that they have current caseloads of individuals with elevated levels of lead based paint in their blood.

## 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 goals 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 and affordable housing opportunities to help those in poverty reduce their housing expenses so that they are able to 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), 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 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.

## 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

### Monitoring Process

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 anticipated budget for FFY 2020 is as follows: CDBG (\$4,274,763), ESG (\$386,253), and HOME (\$1,560,039). Gwinnett County anticipated the receipt of approximately \$75,000 in program income (\$25,000 for the CDBG program and \$50,000 for the HOME program).

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1 in Dollars (\$)				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Public-Federal	<ul style="list-style-type: none"> <li>- Administration &amp; Planning</li> <li>- Economic Development</li> <li>- Equipment Purchases</li> <li>- Facility Acquisitions</li> <li>- Facility Renovations</li> <li>- Homeowner Housing Rehabilitation</li> <li>- Housing Service Delivery</li> <li>- Infrastructure Improvements</li> <li>- Public Service Activities</li> </ul>	\$4,274,763	\$25,000	N/A	\$4,299,763	\$0	CDBG Funds used throughout the County will leverage other federal, local and private funds.
HOME	Public-Federal	<ul style="list-style-type: none"> <li>- Administration</li> <li>- CHDO Activities</li> <li>- Homebuyer Assistance</li> <li>- Acquisition</li> <li>- Rehabilitation</li> <li>- New Construction</li> <li>- Tenant Based Rental Assistance</li> </ul>	\$1,560,039	\$50,000	N/A	\$1,610,039	\$0	HOME funds will leverage other federal, local, and private funds. Subrecipient or developers supply 25% match of HOME funds
ESG	Public-Federal	<ul style="list-style-type: none"> <li>- Administration</li> <li>- Emergency Shelter</li> <li>- Homelessness Prevention</li> <li>- Rapid Re-Housing</li> <li>- HMIS Administration</li> </ul>	\$386,253	\$0	N/A	\$386,253	\$0	ESG match requirements will be met by requiring organizations to meet a 100% match of all funds received.

Table 57 - 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 Services Block Grant (CSBG), 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 2020-2024 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 FFY2020 is \$390,010.00. 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 2020 is \$386,253.00.

**If appropriate, describe publically 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 publically 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 Community Development Program 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.

**Discussion**

N/A



# ANNUAL GOALS AND OBJECTIVES

## AP-20 ANNUAL GOALS AND OBJECTIVES

### Goals Summary Information

Table 6 - Goals Summary Information

Goal Name	Start/End Year	Priority Needs Addressed	Allocation	Goal Outcome Indicator	Annual Goal	Unit of Measurement
Provide Down payment Assistance	2020	Increase Access to Affordable Housing	\$115,666.00 (HOME)	Direct financial assistance to homebuyers	15	Households Assisted
Acquisition/Rehabilitation/Disposition of Affordable Housing Units and Land	2020	Increase Access to Affordable Housing; Non-Housing Community Development; Affirmatively Further Fair Housing Choice	\$914,364.00 (HOME)	Homeowner Housing Added	8	Households Assisted
Community Housing Development Organizations (CHDO)	2020	Increase Access to Affordable Housing; Affirmatively Further Fair Housing Choice	\$234,006.00 (HOME)	CHDO Related Activities	1	Housing Units
Tenant Based Rental Assistance	2020	Increase Access to Affordable Housing; Increase Housing Options for At Risk of Homelessness	\$140,000 (HOME)	Tenant-Based Rental Assistance	145	Persons Assisted
Provide Support for Emergency Shelter and Supportive Services for the Homeless	2020	Homelessness Reduction	\$175,000 (ESG)	Emergency Shelter Activities Overnight Shelter	1,352	Persons Assisted
Provide Funding to Increase Permanent Supportive Housing to Homeless and At Risk of Homelessness Populations	2020	Homelessness Reduction	\$174,284.00 (ESG)	Homelessness Prevention & Rapid Rehousing	3,113	Persons Assisted
Homelessness Management Information Systems (HMIS)	2020	Homelessness Reduction	\$8,000.00 (ESG)	HMIS Coordination Activities	NA	TBD

Rehabilitation of Existing Housing	2020	Access to Affordable Housing	\$350,000.00 (CDBG)	Homeowner Housing Rehabilitated	17	Households Assisted
Public Services	2020	Non-Housing Community Development	\$619,900.00 (CDBG)	Public Service Activities: Agency Operating Cost; Agency Equipment Purchases	35,203	Persons Assisted
Public Facilities and Infrastructure	2020	Non-Housing Community Development	\$2,363,863 (CDBG)	Public Facility and Infrastructure Activities	8,463	Persons Assisted
Support Economic Development Projects	2020	Non-Housing Community Development	\$142,000.00 (CDBG)	Microenterprise Training & Development; Businesses assisted and/or jobs created	30	Businesses assisted and/or jobs created
Administrative Structure for the Planning, Implementation and Management of the CDBG, HOME and ESG grant programs	2020	Provide Overall Program Administration	\$577,000.00 (CDBG) \$156,003.00 (HOME) \$28,969.00 (ESG) \$222,000 (CDBG Housing Service Delivery Costs and Rehab Admin	N/A	N/A	N/A

Table 58 – Goals Summary

# PROJECTS

## AP-35 PROJECTS – 91.220(D)

### Introduction

In 2020, Gwinnett County will allocate CDBG funding to a total of 82 projects. While the majority of these projects will provide a direct benefit to LMI persons, five will provide low-mod area (LMA) benefit to identified low-income Census Tracts located within municipalities that participate in Gwinnett’s Urban County CDBG program.

Per HUD regulations, no more than 20% of the total CDBG award can be allocated to Planning and Administration. In 2019, Gwinnett County will allocate \$500,000.00 (11.69% of the total CDBG award), administration and planning.

HUD also allows no more than 15% (\$641,214.45) of the CDBG award to be used for Public Services projects. In 2020, Gwinnett County will allocate \$619,900.00, to Public Services projects.

HUD’s HOME regulations allow no more than 10% of the total HOME award to be used for Administration costs. In 2020, Gwinnett County will allocate \$156,003.00, (10% of the total HOME award) to fund planning and administration costs. HOME regulations also require that at least 15% of the total HOME award is allocated to a Community Housing Development Corporation (CHDO). Gwinnett County will allocate \$234,006.00 to Atlanta Neighborhood Development Partnership for CHDO activities.

Per HUD regulations, no more than 7.5% of the total ESG award can be used for Planning and Administration. In 2018, Gwinnett County will allocate \$28,969.00 (7.5% of the total award), to administration and planning.

A detailed listing of 2020 projects is provided in Table 60.

<b>Project Information</b>		
<b>Project#</b>	<b>Project Name</b>	<b>Funding Award</b>
<b>Community Development Block Grant</b>		
<b>Program Administration &amp; Planning</b>		
1	Gwinnett County: Administration & Planning	\$203,000.00
	WFN - Program Management & Reimbursable: Administration & Planning	\$297,000.00
	WFN – DPA Program Management: Administration & Planning	\$77,000.00
<b>Housing Rehabilitation and Housing Service Delivery</b>		
2	Gwinnett County: Housing Service Delivery (CDBG Rehab) - Inspections and Related Fees	\$50,000.00
	Gwinnett County: Housing Service Delivery (HOMEstretch) - Inspections and Related Fees	\$40,000.00
	Gwinnett County: Housing Service Delivery (CDBG, HOME, NSP) - Cancellation/ Title Search Fees	\$10,000.00
	Gwinnett County: Homeowner Housing Rehabilitation Program - Owner Occupied Housing Rehab-Single Family	\$350,000.00
	WFN CDBG Rehab Program Management: CDBG Rehab Program Administration	\$122,000.00
<b>Public Facilities &amp; Infrastructure</b>		
3	Annandale Village: Generators for Facilities Serving Adults with Severe Developmental Disabilities	\$132,374.00
	Good Samaritan Health Center of Gwinnett, Inc.: East Gwinnett Relocation and Expansion Activity	\$388,990.00
	Lawrenceville Housing Authority: LHA Community Beautification/Playground Upgrades	\$50,000.00
4	City of Norcross: Safe Sidewalks Trip Hazard Mitigation	\$15,000.00
	City of Lilburn: Wynne Russell Drive/W. Johns Road Sidewalk - Accessibility and Handicap Activity	\$600,000.00
	City of Snellville: Briscoe Trail Sidewalk Construction (2020 CDBG)	\$385,000.00
	City of Loganville: Storm Drainage and Asphalt Repaving Improvements of Pecan Road)	\$487,499.00
	City of Buford: Bona Road Pedestrian Improvements	Supplemental Consideration
<b>Public Services</b>		
5	Boys and Girls Clubs of Metro Atlanta: Job Training: L-Ville Workforce Readiness Program	\$30,000.00
	Home Clinic: Chronic Care Management Program	\$30,000.00
6	The Salvation Army: Home Sweet Home Gwinnett	\$30,000.00
	Hi Hope Service Center: Job Training: Community Employment Services	\$30,000.00
	Action Ministries: Gwinnett County Rapid Re-Housing Activity	\$25,000.00
7	Boys and Girls Clubs of Metro Atlanta: Job Training: A. Worley Brown Workforce Readiness Program	\$25,000.00
	Goodwill of North Georgia: Take Ten Job Training	\$25,000.00
	Home Clinic: Mental Health Services	\$25,000.00
8	Hi Hope Service Center: Community Access Day Service Operating	\$25,000.00
	Latin American Association: Latino Homelessness Prevention Program (LHPP)	\$25,000.00
	United Way: HomeFirst Gwinnett Initiative	\$25,000.00
9	Norcross Cooperative Ministries: Emergency Assistance Program - Financial Support Case Management	\$25,000.00
	Annandale Village: Support for Adults with Developmental Disabilities in a Program Center	\$25,000.00
	Catholic Charities of the Archdiocese of ATL: Bilingual Housing Counseling	\$25,000.00
	The Executive Committee of the Baptist Convention of the State of GA: GA Baptist Mission Board Ministry Program	\$25,000.00
	Families First: Gwindale Permanency Cooperative	\$15,000.00
Rainbow Village: Transportation Services	\$15,000.00	
10	Atlanta Legal Aid: Legal Services to Prevent Homelessness	\$15,000.00
	Africa's Children Fund: Therapeutic Intervention Program for Abused and Neglected Children and Battered Women	\$15,000.00
	Asian American Resource Foundation: AARC Rapid Re-Housing Activity	\$10,000.00
	Partnership Against Domestic Violence: Gwinnett County Domestic Violence Shelter	\$10,000.00
	Another Chance Atlanta: Homeless Housing Assistance Program	\$10,000.00
11	Money Management dba Clearpoint: Homeless Support Program	\$10,000.00
12	Family Support Circle: Youth Excellence Program	\$10,000.00
	North Gwinnett Cooperative: Client Services Center Operating Costs	\$10,000.00
	Ser Familia: Services Assistance to Latino Families- Mental Health Counseling	\$10,000.00

	Center for Pan Asian Community Services: Housing Counseling and Education for Immigrants and Refugees	\$10,000.00
	Center for Pan Asian Community Services: Tenant Based Rental Assistance	\$10,000.00
	Boys and Girls Clubs of Metro Atlanta: A. Worley Brown Transportation- Minibus	\$51,900.00
	Hi-Hope Service Center, Inc.: Community Access Day Service- Minivan	\$23,000.00
	Gwinnett County Board of Health: Preventive Health-Tuberculosis Clinic X-Ray Equipment	0.00
<b>Economic Development</b>		
<b>13</b>	Gwinnett County Economic Development: Microenterprise Development–Small Business Incubator	\$100,000.00
<b>14</b>	The Goodwill of North Georgia: Microenterprise: GoodBiz Entrepreneurship Education	\$42,000.00
<b>TOTAL CDBG AWARD</b>		<b>\$4,274,763.00</b>
<b>1</b>	Gwinnett County: HOME Investment Partnerships Program Administration	\$156,003.00
<b>15</b>	Latin American Association: Tenant Based Rental Assistance	\$50,000.00
	Rainbow Village: Tenant Based Rental Assistance	\$40,000.00
	Action Ministries: Tenant Based Rental Assistance	\$50,000.00
<b>16</b>	Atlanta Neighborhood Development Partnership: CHDO Reserve – Single Family Acquisition	\$234,006.00
<b>18</b>	Gwinnett Housing Corporation: Acquisition, Rehabilitation and Disposition of Housing	\$457,182.00
<b>19</b>	Gwinnett County Habitat for Humanity, Inc.: Land Acquisition	\$457,182.00
<b>20</b>	Gwinnett County*: HOMEstretch Down-payment Assistance	\$115,666.00
<b>TOTAL HOME AWARD</b>		<b>\$1,560,039.00</b>
<b>21</b>	Gwinnett County Emergency Solutions Grant Program Administration	\$28,969.00
	Norcross Cooperative Ministry: Emergency Shelter	\$35,000.00
	Action Ministries: Emergency Shelter	\$20,000.00
	View Point Health: Emergency Shelter	\$20,000.00
	The Salvation Army: Emergency Shelter	\$20,000.00
	Center for Pan Asian: Emergency Shelter	\$20,000.00
	Rainbow Village: Emergency Shelter	\$20,000.00
	Another Chance of Atlanta: Emergency Shelter	\$20,000.00
	Partnership Against Domestic Violence: Emergency Shelter	\$20,000.00
	Norcross Cooperative Ministry: Homelessness Prevention	\$40,000.00
	Action Ministries: Homelessness Prevention	\$17,500.00
	Latin American Association: Homelessness Prevention	\$17,500.00
	Action Ministries: Rapid Re-Housing	\$22,500.00
	Africa's Children Fund: Rapid Re-Housing	\$20,000.00
	Asian American Resource Foundation, Inc.: Rapid Re-Housing	\$20,000.00
	The Salvation Army: Rapid Re-Housing	\$17,000.00
	Another Chance of Atlanta: Rapid Re-Housing	\$19,784.00
	Pathways Community Network: HMIS	\$8,000.00
<b>TOTAL ESG AWARD</b>		<b>\$386,253.00</b>
<b>GRAND TOTAL</b>		<b>\$6,221,055.00</b>

Table 59 – Project Information

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

The projects were selected to meet identified needs in the community with the resources provided. Limited resources with which to finance programs and projects is the greatest obstacle to meeting the municipality's underserved needs. Gwinnett County will continue to base allocations for this Action Plan period on the priorities identified in the FFY2020-2024 Consolidated Plan, community input, qualified applications for funding under the Gwinnett County Board of Commissioners direction.

Gwinnett County recognizes the various needs for low and moderate-income persons residing in the County that are met through the use of CDBG, HOME, and ESG funds. These needs include access 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 clientele within the County's borders. 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); Five of the projects allocated funding in 2020 will provide an Area Benefit; or,
- **Direct Benefit:** At least 51% of project beneficiaries must meet the FFY2020 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

#### COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Project Summary Information	
Project #1	
Activity	Gwinnett County CDBG Program Administration
Description	CDBG program administration funds project oversight, reporting, monitoring and fair housing activities as required by HUD.
Funding Requested	N/A
2020 Funding Allocation	\$203,000.00
Goal Name	Administrative Structure for the Planning, Implementation and Management of the CDBG program
Target Areas	Gwinnett County
Priority Needs Addressed	Provide Overall Program Administration
Annual Goal	N/A
Activity	Gwinnett County Housing: WFN Program Management
Description	Overall Management of the CDBG Program.
Funding Requested	N/A
2020 Funding Allocation	\$297,000.00
Goal Name	Provide the Administrative Program Management of the CDBG program.
Target Areas	Gwinnett County
Priority Needs Addressed	Provide Overall Program Administration
Annual Goal	N/A
Activity	Gwinnett County Housing: WFN DPA Program Management
Description	N/A
Funding Requested	N/A
2020 Funding Allocation	\$77,000.00
Goal Name	N/A
Target Areas	Gwinnett County
Priority Needs Addressed	N/A
Annual Goal	N/A
Project #2	
Activity	Gwinnett County Homeowner Housing Rehabilitation Program
Description	Additional funding for the Homeowner Housing Rehabilitation Program is necessary to meet the program's pending obligations and to address the community demand for additional program enrollment.
Funding Requested	N/A
2020 Funding Allocation	\$350,000.00
Goal Name	Rehabilitation of Existing Housing
Target Areas	Gwinnett County
Priority Needs Addressed	Reduce Substandard Housing

Annual Goal	17 Housing/Household Units
Activity	<b>Gwinnett County Housing Service Delivery (CDBG Rehab)</b>
Description	This project covers service delivery costs and fees incurred when administering the Homeowner Housing Rehabilitation program.
Funding Requested	N/A
2020 Funding Allocation	\$50,000.00
Goal Name	Rehabilitation of Existing Housing; Acquire/Construct/Rehab Housing and Rental Housing for Targeted Populations; Acquisition/Rehabilitation/Disposition of Single Family Units and Rental Housing, and Inspections and Related Fees
Target Areas	Gwinnett County
Priority Needs Addressed	Reduce Substandard Housing; Increase Access to Affordable Housing; Increase Housing and Supportive Services for Targeted Populations
Annual Goal	28 Households
Activity	<b>Gwinnett County Housing Service Delivery (HOMEstretch)</b>
Description	This project covers service delivery costs and fees incurred when administering the Homestretch Down Payment Assistance program.
Funding Requested	N/A
2020 Funding Allocation	\$40,000.00
Goal Name	Rehabilitation of Existing Housing; Acquire/Construct/Rehab Housing and Rental Housing for Targeted Populations; Acquisition/Rehabilitation/Disposition of Single Family Units and Rental Housing, and Inspections and Related Fees
Target Areas	Gwinnett County
Priority Needs Addressed	Reduce Substandard Housing; Increase Access to Affordable Housing; Increase Housing and Supportive Services for Targeted Populations
Annual Goal	66 Households
Activity	<b>Gwinnett County Housing Service Delivery (CDBG, HOME, NSP)</b>
Description	This project covers service delivery costs and fees incurred when administering the CDBG, HOME, and NSP programs.
Funding Requested	N/A
2020 Funding Allocation	\$10,000.00
Goal Name	This project covers service delivery costs and fees incurred when administering the CDBG, HOME, and NSP programs.
Target Areas	Gwinnett County
Priority Needs Addressed	Reduce Substandard Housing; Increase Access to Affordable Housing; Increase Housing and Supportive Services for Targeted Populations
Annual Goal	833 Households
Activity	<b>Gwinnett County Housing: WFN CDBG Rehab Management</b>
Description	Overall Management of the CDBG Homeowner Housing Rehabilitation Program.



Funding Requested	N/A
2018 Funding Allocation	\$122,000.00
Goal Name	Provide the Administrative Structure for Rehabilitation projects through the CDBG program.
Target Areas	Gwinnett County
Priority Needs Addressed	Provide Overall Program Administration
Annual Goal	N/A
<b>Project #3 - Public Facilities &amp; Infrastructure Improvements</b>	
Activity	<b>Annandale Village: Generators for Facilities Serving Adults with Severe Developmental Disabilities</b>
Description	Facility Renovations: Annandale will provide Generators for Facilities Serving Adults with Severe Developmental Disabilities.
Funding Requested	\$198,560.00
2020 Funding Allocation	\$132,374.00
Goal Name	Provide Generators for Facilities Serving Adults with Severe Developmental Disabilities.
Target Areas	Gwinnett County
Priority Needs Addressed	Increase the Capacity of Public Facilities
Annual Goal	46 Persons Assisted
Activity	<b>Good Samaritan Health Center of Gwinnett, Inc.: East Gwinnett Relocation and Expansion Activity</b>
Description	Good Samaritan Health Center of East Gwinnett Relocation and Expansion Project
Funding Requested	\$1,489,000.00
2020 Funding Allocation	\$388,990.00
Goal Name	Good Samaritan Health Center of East Gwinnett Relocation and Expansion Project
Target Areas	Gwinnett County
Priority Needs Addressed	Relocation of the Good Samaritan Health Center of East Gwinnett to Increase the Capacity of Public Facilities.
Annual Goal	3,021 Persons Assisted
Activity	<b>Lawrenceville Housing Authority: LHA Community Beautification/Playground Upgrades</b>
Description	LHA Community Beautification/Playground Upgrades
Funding Requested	\$50,000.00
2020 Funding Allocation	\$50,000.00
Goal Name	LHA Community Beautification/Playground Upgrades
Target Areas	Gwinnett County
Priority Needs Addressed	LHA Community Beautification/Playground Upgrades
Annual Goal	88 Persons Assisted

<b>Project #4</b>	
Activity	<b>City of Norcross: Safe Sidewalks Trip Hazard Mitigation</b>

Description	The City of Norcross will install safe sidewalks trip hazard mitigation.
Funding Requested	\$15,000.00
2020 Funding Allocation	\$15,000.00
Goal Name	Install safe sidewalks trip hazard mitigation.
Target Areas	City of Norcross
Priority Needs Addressed	Increase the Capacity of Public Facilities
Annual Goal	1,590 Persons Assisted
<b>Activity</b>	<b>City of Lilburn: Wynne Russell Drive/W. Johns Road Sidewalk - Accessibility and Handicap Activity</b>
Description	The City of Lilburn will provide upgrades to Wynne Russell Drive/W. Johns Road Sidewalk - Accessibility and Handicap Activity
Funding Requested	\$600,000.00
2020 Funding Allocation	\$600,000.00
Goal Name	Wynne Russell Drive/W. Johns Road Sidewalk - Accessibility and Handicap Activity
Target Areas	City of Lilburn
Priority Needs Addressed	Allow Accessibility and Handicap Activity
Annual Goal	600 Persons Assisted
<b>Activity</b>	<b>City of Snellville: Briscoe Trail Sidewalk Construction</b>
Description	The City of Snellville will construct a sidewalk along Briscoe Trail
Funding Requested	\$385,000.00
2020 Funding Allocation	\$385,000.00
Goal Name	Improve pedestrian safety and city walkability
Target Areas	City of Snellville
Priority Needs Addressed	Improve pedestrian safety and city walkability
Annual Goal	2,970 Persons Served
<b>Activity</b>	<b>City of Loganville: Storm Drainage and Asphalt Repaving Improvements of Pecan Road</b>
Description	The City of Loganville will provide Storm Drainage and Asphalt Repaving Improvements of Pecan Road
Funding Requested	\$487,499.00
2018 Funding Allocation	\$487,499.00
Goal Name	Storm Drainage and Asphalt Repaving Improvements of Pecan Road
Target Areas	City of Loganville
Priority Needs Addressed	Storm Drainage and Asphalt Repaving Improvements of Pecan Road
Annual Goal	40 Persons Served
<b>Activity</b>	<b>City of Buford: Bona Road Pedestrian Improvements</b>
Description	The City of Buford will improve Bona Road Pedestrian Improvements
Funding Requested	\$775,000.00
2020 Funding Allocation	\$305,000.00

Goal Name	Bona Road Pedestrian Improvements
Target Areas	City of Buford
Priority Needs Addressed	Improve safety and welfare of residents
Annual Goal	108 Persons Served
<b>Community Development Block Grant (CDBG) - Public Services</b>	
<b>Project #5</b>	
Activity	<b>Boys and Girls Clubs of Metro Atlanta: Job Training: L-Ville Workforce Readiness Program</b>
Description	Boys and Girls Clubs of Metro Atlanta will use Operating Funds to provide Job Training
Funding Requested	\$60,000.00
2020 Funding Allocation	\$30,000.00
Goal Name	Job Training: L-Ville Workforce Readiness Program
Target Areas	Gwinnett County
Priority Needs Addressed	Job Training: L-Ville Workforce Readiness Program
Annual Goal	25 Persons Served
Activity	<b>Hope Clinic: Chronic Care Management Program</b>
Description	Support Chronic Care Management
Funding Requested	\$125,000.00
2020 Funding	\$30,000.00
Goal Name	Support Chronic Care Management Program
Target Areas	Gwinnett County
Priority Needs Addressed	Support Chronic Care Management Program
Annual Goal	1,284 Individuals Assisted
<b>Project #6</b>	
Activity	<b>The Salvation Army: Home Sweet Home Gwinnett</b>
Description	Home Sweet Home Gwinnett
Funding Requested	\$108,000.00
2020 Funding	\$30,000.00
Annual Goals	Home Sweet Home Gwinnett
Target Areas	Gwinnett County
Priority Needs Addressed	Home Sweet Home Gwinnett
Goal Outcome Indicator	722 Individuals Assisted
Activity	<b>Hi Hope Service Center: Job Training: Community Employment Services</b>
Description	Funding will be used to support Job Training: Community Employment Services
Funding Requested	\$48,000.00

2020 Funding	\$30,000.00
Annual Goal	Job Training: Community Employment Services
Target Areas	Gwinnett County
Priority Needs Addressed	Job Training: Community Employment Services
Goal Outcome Indicator	46 Individuals Assisted
<b>Activity</b>	<b>Action Ministries: Gwinnett County Rapid Re-Housing Activity</b>
Description	Funding will be used to support Gwinnett County Rapid Re-Housing Activity
Funding Requested	\$80,000.00
2020 Funding	\$25,000.00
Annual Goal	Gwinnett County Rapid Re-Housing Activity
Target Areas	Gwinnett County
Priority Needs Addressed	Gwinnett County Rapid Re-Housing Activity
Goal Outcome Indicator	11 Individuals Assisted
<b>Project #7</b>	
<b>Activity</b>	<b>Boys and Girls Clubs of Metro Atlanta: Job Training: A. Worley Brown Workforce Readiness Program</b>
Description	Boys and Girls Clubs of Metro Atlanta will utilize this funding to provide Job Training: A. Worley Brown Workforce Readiness Program
Funding Requested	\$60,000.00
2020 Funding Allocation	\$25,000.00
Goal Name	Job Training: A. Worley Brown Workforce Readiness Program
Target Areas	Gwinnett County
Priority Needs Addressed	Job Training: A. Worley Brown Workforce Readiness Program
Annual Goal	21 Persons Assisted
<b>Activity</b>	<b>Goodwill of North Georgia: TakeTen Job Training</b>
Description	Goodwill of North Georgia will utilize this funding to provide TakeTen Job Training
Funding Requested	\$65,720.00
2020 Funding Allocation	\$25,000.00
Goal Name	TakeTen Job Training Assistance
Target Areas	Gwinnett County
Priority Needs Addressed	TakeTen Job Training Assistance
Annual Goal	10 Persons Assisted
<b>Activity</b>	<b>Hope Clinic: Mental Health Services</b>
Description	Hope Clinic will utilize this funding to provide Mental Health Services in Gwinnett County.
Funding Requested	\$125,000.00
2020 Funding Allocation	\$25,000.00
Goal Name	Mental Health Services
Target Areas	Gwinnett County

Priority Needs Addressed	Mental Health Services
Annual Goal	65 Persons Assisted
<b>Project #8</b>	
Activity	<b>Hi Hope Service Center: Community Access Day Service Operating</b>
Description	Community Access Day Service Operating
Funding Requested	\$345,486.00
2020 Funding Allocation	\$25,000.00
Goal Name	Community Access Day Service Operating
Target Areas	Gwinnett County
Priority Needs Addressed	Community Access Day Service Operating
Annual Goal	8 Individuals Assisted
Activity	<b>Latin American Association: Latino Homelessness Prevention Program (LHPP)</b>
Description	This funding will provide support to the Latino Homelessness Prevention Program (LHPP)
Funding Requested	\$55,000.00
2020 Funding Allocation	\$25,000.00
Goal Name	This funding will provide support to the Latino Homelessness Prevention Program (LHPP)
Target Areas	Gwinnett County
Priority Needs Addressed	This funding will provide support to the Latino Homelessness Prevention Program (LHPP)
Annual Goal	186 Individuals Assisted
Activity	<b>United Way: HomeFirst Gwinnett Initiative</b>
Description	HomeFirst Gwinnett Initiative
Funding Requested	\$50,000.00
2020 Funding Allocation	\$25,000.00
Goal Name	HomeFirst Gwinnett Initiative
Target Areas	Gwinnett County
Priority Needs Addressed	HomeFirst Gwinnett Initiative
Annual Goal	25,000 Persons Assisted
<b>Project #9</b>	
Activity	<b>Norcross Cooperative Ministries: Emergency Assistance Program - Financial Support Case Management</b>
Description	Emergency Assistance Program - Financial Support Case Management
Funding Requested	\$50,000.00
2020 Funding Allocation	\$25,000.00
Goal Name	Emergency Assistance Program - Financial Support Case Management
Target Areas	Gwinnett County
Priority Needs Addressed	Emergency Assistance Program - Financial Support Case Management
Annual Goal	195 Persons Assisted

<b>Activity</b>	<b>Annandale Village: Support for Adults with Developmental Disabilities in a Program Center</b>
Description	Support for Adults with Developmental Disabilities in a Program Center
Funding Requested	\$25,200.00
2020 Funding Allocation	\$25,000.00
Goal Name	Support for Adults with Developmental Disabilities in a Program Center
Target Areas	Gwinnett County
Priority Needs Addressed	Support for Adults with Developmental Disabilities in a Program Center
Annual Goal	32 Persons Assisted
<b>Activity</b>	<b>Catholic Charities of the Archdiocese of ATL: Bilingual Housing Counseling</b>
Description	Bilingual Housing Counseling
Funding Requested	\$50,000.00
2020 Funding Allocation	\$25,000.00
Goal Name	Bilingual Housing Counseling
Target Areas	Gwinnett County
Priority Needs Addressed	Bilingual Housing Counseling
Annual Goal	160 Persons Assisted
<b>Activity</b>	<b>The Executive Committee of the Baptist Convention of the State of GA: GA Baptist Mission Board Ministry Program</b>
Description	GA Baptist Mission Board Ministry Program
Funding Requested	\$147,018.55
2020 Funding Allocation	\$25,000.00
Goal Name	GA Baptist Mission Board Ministry Program
Target Areas	Gwinnett County
Priority Needs Addressed	GA Baptist Mission Board Ministry Program
Annual Goal	442 Persons Assisted
<b>Activity</b>	<b>Families First: Gwindale Permanency Cooperative</b>
Description	Gwindale Permanency Cooperative
Funding Requested	\$35,000.00
2020 Funding Allocation	\$15,000.00
Goal Name	Gwindale Permanency Cooperative
Target Areas	Gwinnett County
Priority Needs Addressed	Gwindale Permanency Cooperative
Annual Goal	10 Persons Assisted
<b>Activity</b>	<b>Rainbow Village: Transportation Services</b>
Description	Transportation Services
Funding Requested	\$20,000.00
2020 Funding Allocation	\$15,000.00
Goal Name	Transportation Services
Target Areas	Gwinnett County

Priority Needs Addressed	Transportation Services
Annual Goal	56 Persons Assisted
<b>Project #10</b>	
<b>Activity</b>	<b>Families First: Gwindale Permanency Cooperative</b>
Description	Families First will use Operating Funds to administer a permanent placement program for foster teens.
Funding Requested	\$35,000.00
2020 Funding Allocation	\$15,000.00
Goal Name	Financial Assistance (Equipment and Operating Costs) for Agencies Serving Targeted Populations
Target Areas	Gwinnett County
Priority Needs Addressed	Increase Housing and Supportive Services for Targeted Populations
Annual Goal	9 Individuals Assisted
<b>Activity</b>	<b>Atlanta Legal Aid: Legal Services to Prevent Homelessness</b>
Description	Legal Services to Prevent Homelessness
Funding Requested	\$35,000.00
2020 Funding Allocation	\$15,000.00
Goal Name	Legal Services to Prevent Homelessness
Target Areas	Gwinnett County
Priority Needs Addressed	Legal Services to Prevent Homelessness
Annual Goal	204 Persons Assisted
<b>Activity</b>	<b>Africa's Children Fund: Therapeutic Intervention Program for Abused and Neglected Children and Battered Women</b>
Description	Therapeutic Intervention Program for Abused and Neglected Children and Battered Women
Funding Requested	\$87,000.00
2020 Funding Allocation	\$15,000.00
Goal Name	Therapeutic Intervention Program for Abused and Neglected Children and Battered Women
Target Areas	Gwinnett County
Priority Needs Addressed	Therapeutic Intervention Program for Abused and Neglected Children and Battered Women
Annual Goal	52 Persons Assisted
<b>Activity</b>	<b>Asian American Resource Foundation: AARC Rapid Re-Housing Activity</b>
Description	AARC Rapid Re-Housing Activity
Funding Requested	\$50,000.00
2020 Funding	\$10,000.00
Annual Goals	AARC Rapid Re-Housing Activity
Target Areas	Gwinnett County
Priority Needs Addressed	AARC Rapid Re-Housing Activity
Goal Outcome Indicator	4 Persons Assisted

<b>Activity</b>	<b>Partnership Against Domestic Violence: Gwinnett County Domestic Violence Shelter</b>
Description	Gwinnett County Domestic Violence Shelter
Funding Requested	\$45,000.00
2020 Funding Allocation	\$10,000.00
Goal Name	Gwinnett County Domestic Violence Shelter
Target Areas	Gwinnett County
Priority Needs Addressed	Gwinnett County Domestic Violence Shelter
Annual Goal	67 Persons served
<b>Project #11</b>	
<b>Activity</b>	<b>Another Chance Atlanta: Homeless Housing Assistance Program</b>
Description	Homeless Housing Assistance Program
Funding Requested	\$39,000.00
2020 Funding Allocation	\$10,000.00
Goal Name	Homeless Housing Assistance Program
Target Areas	Gwinnett County
Priority Needs Addressed	Homeless Housing Assistance Program
Annual Goal	24 Persons Assisted
<b>Activity</b>	<b>Money Management dba Clearpoint: Homeless Support Program</b>
Description	Homeless Support Program
Funding Requested	\$35,000.00
2020 Funding Allocation	\$10,000.00
Goal Name	Homeless Support Program
Target Areas	Gwinnett County
Priority Needs Addressed	Homeless Support Program
Annual Goal	86 Individuals Assisted
<b>Activity</b>	<b>Family Support Circle: Youth Excellence Program</b>
Description	Youth Excellence Program
Funding Requested	\$100,000.00
2020 Funding Allocation	\$10,000.00
Goal Name	Youth Excellence Program
Target Areas	Gwinnett County
Priority Needs Addressed	Youth Excellence Program
Annual Goal	10 Individuals Assisted
<b>Activity</b>	<b>North Gwinnett Cooperative: Client Services Center Operating Costs</b>
Description	Client Services Center Operating Costs
Funding Requested	\$30,000.00



2020 Funding Allocation	\$10,000.00
Goal Name	Client Services Center Operating Costs
Target Areas	Gwinnett County
Priority Needs Addressed	Client Services Center Operating Costs
Annual Goal	6,000 Persons Assisted
Activity	<b>Ser Familia: Services Assistance to Latino Families- Mental Health Counseling</b>
Description	Services Assistance to Latino Families- Mental Health Counseling
Funding Requested	\$144,000.00
2020 Funding Allocation	\$10,000.00
Goal Name	Services Assistance to Latino Families- Mental Health Counseling
Target Areas	Countywide
Priority Needs Addressed	Services Assistance to Latino Families- Mental Health Counseling
Annual Goal	19 Persons Assisted
Activity	<b>Center for Pan Asian Community Services: Housing Counseling and Education for Immigrants and Refugees</b>
Description	Housing Counseling and Education for Immigrants and Refugees
Funding Requested	\$35,000.00
2020 Funding Allocation	\$10,000.00
Goal Name	Housing Counseling and Education for Immigrants and Refugees
Target Areas	Gwinnett County
Priority Needs Addressed	Housing Counseling and Education for Immigrants and Refugees
Annual Goal	41Persons Assisted
Activity	<b>Center for Pan Asian Community Services: Tenant Based Rental Assistance</b>
Description	Tenant Based Rental Assistance
Funding Requested	\$20,560.00
2020 Funding Allocation	\$10,000.00
Goal Name	Tenant Based Rental Assistance
Target Areas	Gwinnett County
Priority Needs Addressed	Tenant Based Rental Assistance
Annual Goal	12 Persons Assisted
Activity	<b>Boys and Girls Clubs of Metro Atlanta: A. Worley Brown Transportation- Minibus</b>
Description	A. Worley Brown Transportation- Minibus
Funding Requested	\$51,900.00
2020 Funding Allocation	\$51,900.00
Goal Name	A. Worley Brown Transportation- Minibus

Target Areas	Gwinnett County
Priority Needs Addressed	A. Worley Brown Transportation- Minibus
Annual Goal	420 Persons Assisted
Activity	<b>Hi-Hope Service Center, Inc.: Community Access Day Service- Minivan</b>
Description	Community Access Day Service- Minivan
Funding Requested	\$143,000.00
2020 Funding Allocation	\$23,000.00
Goal Name	Community Access Day Service- Minivan
Target Areas	Gwinnett County
Priority Needs Addressed	Community Access Day Service- Minivan
Annual Goal	19 Persons Assisted
Activity	<b>Gwinnett County Board of Health: Preventive Health-Tuberculosis Clinic X-Ray Equipment</b>
Description	Preventive Health-Tuberculosis Clinic X-Ray Equipment
Funding Requested	\$65,942.10
2020 Funding Allocation	Funded with prior year funding
Goal Name	Preventive Health-Tuberculosis Clinic X-Ray Equipment
Target Areas	Gwinnett County
Priority Needs Addressed	Preventive Health-Tuberculosis Clinic X-Ray Equipment
Annual Goal	N/A
<b>Economic Development</b>	
Activity	<b>Gwinnett County Economic Development: Microenterprise Development– Small Business Incubator</b>
Description	Microenterprise Development–Small Business Incubator
Funding Requested	NA
2020 Funding Allocation	\$100,000.00
Goal Name	Microenterprise Development–Small Business Incubator
Target Areas	Gwinnett County
Priority Needs Addressed	Microenterprise Development–Small Business Incubator
Annual Goal	TBD
Activity	<b>The Goodwill of North Georgia: Microenterprise: GoodBiz Entrepreneurship Education</b>
Description	Microenterprise: GoodBiz Entrepreneurship Education
Funding Requested	\$42,000.00
2020 Funding Allocation	\$42,000.00
Goal Name	Microenterprise: GoodBiz Entrepreneurship Education

Target Areas	Gwinnett County
Priority Needs Addressed	Microenterprise: GoodBiz Entrepreneurship Education
Annual Goal	30 Businesses Assisted

### HOME Investment Partnerships Program (HOME)

HOME Investment Partnerships Program (HOME)	
<b>Activity</b>	<b>Gwinnett County: HOME Investment Partnerships Program Administration</b>
Description	The HOME program administration funds project oversight, reporting, and monitoring as required by HUD.
Funding Requested	N/A
2020 Funding Allocation	\$156,003.00
Goal Name	Provide the Administrative Structure for the Planning, Implementation and Management of the HOME program.
Target Areas	Gwinnett County
Priority Needs Addressed	Providing Overall Program Administration
Annual Goal	N/A
<b>Activity</b>	<b>Latin American Association: Tenant Based Rental Assistance</b>
Description	Tenant Based Rental Assistance
Funding Requested	\$50,000.00
2020 Funding Allocation	\$50,000.00
Goal Name	Tenant Based Rental Assistance
Target Areas	Gwinnett County
Priority Needs Addressed	Tenant Based Rental Assistance
Annual Goal	50 Individuals Assisted
<b>Activity</b>	<b>Rainbow Village: Tenant Based Rental Assistance</b>
Description	Tenant Based Rental Assistance
Funding Requested	\$40,000.00
2020 Funding Allocation	\$40,000.00
Goal Name	Tenant Based Rental Assistance
Target Areas	Gwinnett County
Priority Needs Addressed	Tenant Based Rental Assistance
Annual Goal	60 Individuals Assisted
<b>Activity</b>	<b>Action Ministries: Tenant Based Rental Assistance</b>
Description	Tenant Based Rental Assistance
Funding Requested	\$150,000.00
2020 Funding Allocation	\$50,000.00

Goal Name	Tenant Based Rental Assistance
Target Areas	Gwinnett County
Priority Needs Addressed	Tenant Based Rental Assistance
Annual Goal	35 Individuals Assisted
Activity	<b>Atlanta Neighborhood Development Partnership: CHDO Reserve – Single Family Acquisition</b>
Description	CHDO Reserve – Single Family Acquisition
Funding Requested	\$600,000.00
2020 Funding Allocation	\$234,006.00
Goal Name	CHDO Reserve – Single Family Acquisition
Target Areas	Gwinnett County
Priority Needs Addressed	CHDO Reserve – Single Family Acquisition
Annual Goal	1 Housing Unit
Activity	<b>Gwinnett Housing Corporation: Acquisition, Rehabilitation and Disposition of Housing</b>
Description	Acquisition, Rehabilitation and Disposition of Housing
Funding Requested	\$500,000.00
2020 Funding Allocation	\$457,182.00
Goal Name	Acquisition, Rehabilitation and Disposition of Housing
Target Areas	Gwinnett County
Priority Needs Addressed	Acquisition, Rehabilitation and Disposition of Housing
Annual Goal	2 Households Assisted
Activity	<b>Gwinnett County Habitat for Humanity, Inc.: Land Acquisition</b>
Description	Land Acquisition
Funding Requested	\$500,000.00
2020 Funding Allocation	\$457,182.00
Goal Name	Land Acquisition
Target Areas	Gwinnett County
Priority Needs Addressed	Land Acquisition
Annual Goal	6 Households Assisted
Activity	<b>Gwinnett County*: HOMEstretch Down-payment Assistance</b>
Description	HOMEstretch Down-payment Assistance
Funding Requested	\$0.00
2020 Funding Allocation	\$115,666.00
Goal Name	HOMEstretch Down-payment Assistance
Target Areas	Gwinnett County
Priority Needs Addressed	HOMEstretch Down-payment Assistance
Annual Goal	15 Households Assisted

## EMERGENCY SOLUTIONS GRANT (ESG)

Project #21	
<b>Activity</b>	<b>Gwinnett County Emergency Solutions Grant Program Administration</b>
Description	ESG program administration funds project oversight, reporting, and monitoring as required by HUD.
Funding Requested	N/A
2020 Funding Allocation	\$28,969.00
Goal Name	Provide the Administrative Structure for the Planning, Implementation and Management of the ESG program.
Target Areas	Gwinnett County
Priority Needs Addressed	Providing Overall Program Administration
Annual Goal	N/A
<b>Activity</b>	<b>Norcross Cooperative Ministry: Emergency Shelter</b>
Description	Funding will provide for the provision of emergency shelter services.
Funding Requested	\$125,000.00
2020 Funding Allocation	\$35,000.00
Goal Name	Provide Support for Emergency Housing and Supportive Services for the Homeless
Target Areas	Gwinnett County
Priority Needs Addressed	Increase Housing Options for Homeless and At Risk of Homelessness
Annual Goal	84 Persons Assisted
<b>Activity</b>	<b>Action Ministries: Emergency Shelter</b>
Description	Emergency Shelter
Funding Requested	\$25,000.00
2020 Funding Allocation	\$20,000.00
Goal Name	Emergency Shelter
Target Areas	Gwinnett County
Priority Needs Addressed	Emergency Shelter
Annual Goal	36 Persons Assisted
<b>Activity</b>	<b>View Point Health: Emergency Shelter</b>
Description	Emergency Shelter
Funding Requested	\$50,000.00
2020 Funding Allocation	\$20,000.00
Goal Name	Emergency Shelter
Target Areas	Gwinnett County
Priority Needs Addressed	Emergency Shelter
Annual Goal	14 Persons Assisted
<b>Activity</b>	<b>The Salvation Army: Emergency Shelter</b>
Description	Emergency Shelter
Funding Requested	\$50,000.00
2020 Funding Allocation	\$20,000.00
Goal Name	Emergency Shelter
Target Areas	Gwinnett County
Priority Needs Addressed	Emergency Shelter

Annual Goal	140 Persons Assisted
<b>Activity</b>	<b>Center for Pan Asian: Emergency Shelter</b>
Description	Emergency Shelter
Funding Requested	\$60,000.00
2020 Funding Allocation	\$20,000.00
Goal Name	Emergency Shelter
Target Areas	Gwinnett County
Priority Needs Addressed	Emergency Shelter
Annual Goal	15 Persons Assisted
<b>Activity</b>	<b>Rainbow Village: Emergency Shelter</b>
Description	Emergency Shelter
Funding Requested	\$85,000.00
2020 Funding Allocation	\$20,000.00
Goal Name	Emergency Shelter
Target Areas	Gwinnett County
Priority Needs Addressed	Emergency Shelter
Annual Goal	24 Persons Assisted
<b>Activity</b>	<b>Another Chance of Atlanta: Emergency Shelter</b>
Description	Emergency Shelter
Funding Requested	\$101,400.00
2020 Funding Allocation	\$20,000.00
Goal Name	Emergency Shelter
Target Areas	Gwinnett County
Priority Needs Addressed	Emergency Shelter
Annual Goal	20 Persons Assisted
<b>Activity</b>	<b>Partnership Against Domestic Violence: Emergency Shelter</b>
Description	Emergency Shelter
Funding Requested	\$50,000.00
2020 Funding Allocation	\$20,000.00
Goal Name	Emergency Shelter
Target Areas	Gwinnett County
Priority Needs Addressed	Emergency Shelter
Annual Goal	120 Persons Assisted
<b>Activity</b>	<b>Norcross Cooperative Ministry: Homelessness Prevention</b>
Description	Homelessness Prevention
Funding Requested	\$162,000.00
2020 Funding Allocation	\$40,000.00
Goal Name	Homelessness Prevention
Target Areas	Gwinnett County
Priority Needs Addressed	Homelessness Prevention
Annual Goal	96 Persons Assisted
<b>Activity</b>	<b>Action Ministries: Homelessness Prevention</b>
Description	Homelessness Prevention
Funding Requested	\$75,000.00
2020 Funding Allocation	\$17,500.00

Goal Name	Homelessness Prevention
Target Areas	Gwinnett County
Priority Needs Addressed	Homelessness Prevention
Annual Goal	9 Persons Assisted
Activity	<b>Latin American Association: Homelessness Prevention</b>
Description	Homelessness Prevention
Funding Requested	\$35,000.00
2020 Funding Allocation	\$17,500.00
Goal Name	Homelessness Prevention
Target Areas	Gwinnett County
Priority Needs Addressed	Homelessness Prevention
Annual Goal	310 Persons Assisted
Activity	<b>Action Ministries: Rapid Re-Housing</b>
Description	Rapid Re-Housing
Funding Requested	\$100,000.00
2020 Funding Allocation	\$22,500.00
Goal Name	Rapid Re-Housing
Target Areas	Gwinnett County
Priority Needs Addressed	Rapid Re-Housing
Annual Goal	17 Persons Assisted
Activity	<b>Africa's Children Fund: Rapid Re-Housing</b>
Description	Rapid Re-Housing
Funding Requested	\$32,000.00
2020 Funding Allocation	\$20,000.00
Goal Name	Rapid Re-Housing
Target Areas	Gwinnett County
Priority Needs Addressed	Rapid Re-Housing
Annual Goal	50 Persons Assisted
Activity	<b>Asian American Resource Foundation, Inc.: Rapid Re-Housing</b>
Description	Rapid Re-Housing
Funding Requested	\$50,000.00
2020 Funding Allocation	\$20,000.00
Goal Name	Rapid Re-Housing
Target Areas	Gwinnett County
Priority Needs Addressed	Rapid Re-Housing
Annual Goal	7 Persons Assisted
Activity	<b>The Salvation Army: Rapid Re-Housing</b>
Description	Rapid Re-Housing
Funding Requested	\$17,000.00
2020 Funding Allocation	\$17,000.00
Goal Name	Rapid Re-Housing
Target Areas	Gwinnett County
Priority Needs Addressed	Rapid Re-Housing
Annual Goal	2,600 Persons Assisted
Activity	<b>Another Chance of Atlanta: Rapid Re-Housing</b>

Description	Rapid Re-Housing
Funding Requested	\$80,000.00
2020 Funding Allocation	\$19,784.00
Goal Name	Rapid Re-Housing
Target Areas	Gwinnett County
Priority Needs Addressed	Emergency Shelter
Annual Goal	24 Persons Assisted
Activity	Pathways Community Network: HMIS
Description	HMIS
Funding Requested	\$0.00
2020 Funding Allocation	\$8,000.00
Goal Name	HMIS
Target Areas	Gwinnett County
Priority Needs Addressed	HMIS
Annual Goal	TBD



## 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 based on low-mod areas which often coincide with areas of minority concentration. Over the next five years, the County intends to utilize CDBG, HOME, and ESG funds in unincorporated parts of the County, along with the 12 cooperating cities and two towns: Berkeley Lake, Buford, Dacula, Duluth, Grayson, Lawrenceville, Lilburn, Loganville, Norcross, Snellville, Sugar Hill, Suwanee, Town of Braselton, and Town of Rest Haven. Income eligible areas (areas where 51% or more of residents have low or moderate household incomes) are shown in the map below:

### Geographic Distribution

Target Area	Percentage of Funds
Countywide	100%

Table 60 - 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.

While most proposed projects provide Countywide services, the County proposes to fund projects in each commission district to benefit LMI residents and protected classes.

# AFFORDABLE HOUSING

## AP-55 AFFORDABLE HOUSING – 91.220(G)

### Introduction

A limited supply of decent affordable housing options was identified as an impediment to Fair Housing Choice and was a common thread among all discussions during the planning period. The greatest need is among households with low- and very low-incomes. As a result, affordable housing programs are designed to address these needs.

Gwinnett County uses various approaches to maintain, create, and improve the quality of affordable housing throughout the County. For the Consolidated Plan, Gwinnett County prioritized the following housing activities housing rehabilitation (CDBG), down payment assistance (HOME), acquisition/rehabilitation/new construction (HOME), tenant based rental assistance (HOME), short-term rent/mortgage/utility assistance (ESG), and homelessness prevention (ESG).

During this Consolidated Plan period, Gwinnett County will administer the homeownership, homeless prevention programs, and rent subsidy programs to preserve and increase access to affordable housing. Annual goals for affordable housing and descriptions of activities for each program are included in the following tables:

One Year Goals for the Number of Households to be Supported	
Homeless	77
Non-Homeless	81
Special-Needs	32
Total	190

Table 61 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	99
The Production of New Units	3
Rehab of Existing Units	16
Acquisition of Existing Units	14
Total	132

Table 62 - One Year Goals for Affordable Housing by Support Type

## Discussion

In FY2020, Gwinnett County will utilize \$115,664.80 for the first time homebuyer down payment assistance program called HOMEstretch. The remaining \$1,444,374.20 in projected HOME funding will be used towards Acquisition/Rehab/Disposition, Tenant Based Rental Assistance (TBRA) and the administration of the HOME Program.

Gwinnett County will utilize \$175,000 for Emergency Shelter. The remaining \$211,253.00 in projected ESG funding will be used towards Homelessness Prevention, Rapid Re-Housing and the administration of the ESG program.

## 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. There are currently three public housing authorities (PHAs) operating in Gwinnett County: Lawrenceville Housing Authority, City of Norcross Housing Authority and City of Buford Housing Authority. Combined, these PHAs manage a total of 446 Public Housing units in 18 locations throughout the County. The waiting list for the Lawrenceville Housing Authority was opened on June 18, 2018 for 10 days to accept new applicants for housing. The Department of Community Affairs collected over 25,000 requests for housing vouchers. DCA used the lottery system to reduce the list to 8,000 applicants. DCA does not currently have a scheduled time to reopen the list for Housing Vouchers. The Norcross Housing Authority's waiting list is open for two, three, and four bedroom units each month with no availability for one-bedroom units. The waiting list for the Buford Housing Authority is currently closed.

Having access to affordable housing is key to ensuring that low-income residents do not become cost burdened by housing costs, including rent/mortgage and utility bills. "Cost burdened" is defined as spending more than 30% of monthly household income on housing costs, while "severely cost burdened" is defined as spending 50% or more.

Cost burden disproportionately affects lower-income households in Gwinnett County. According to HUD's 2010-2014 Comprehensive Housing Affordability Strategy Data<sup>1</sup>, a total of 97,295 Gwinnett County households that qualify as low-income are cost burdened. Of those, 45% (43,590) qualify as severely cost burdened reporting incomes less than 50% Area Median Income.

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

In FFY 2020, Gwinnett County will continue working with the Lawrenceville Housing Authority for renovation of the exteriors of Gwinnett's public housing units including doors, windows, exterior paint, landscaping and playground upgrades. These much needed upgrades will help to maintain the livability of the County's public housing. Gwinnett County PHAs will also independently seek additional funding resources to address public housing needs. PHAs will continue to provide housing assistance and social services to residents, and will maintain efforts to implement additional programs if resources and funding allow.

---

<sup>1</sup> U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy Data-Gwinnett County, Georgia-Accessed June 14, 2018.

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

Public housing authorities in the cities of Buford, Lawrenceville, and Norcross 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.

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

All three Gwinnett County PHAs are classified as standard performers.

## AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES – 91.220(I)

### Introduction

Gwinnett County's 2020-2024 Consolidated Plan identifies increasing housing options for homeless and at risk of homelessness as a strategic priority. Long-term objectives include supporting emergency housing and supportive services, and the implementation of a coordinated entry system.

The 2020 ESG allocation will fund emergency shelter and prevention services that are projected to assist over 600 beneficiaries. The identified projects target homeless individuals and families who lack the resources to independently regain stable housing. Programs are designed to connect clients with the services necessary to ensure they move from emergency shelter to transitional or permanent housing.

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

Gwinnett County will utilize \$386,253.00 dollars in FFY2020 Emergency Solutions Grant funding for Emergency Shelter, Homelessness Prevention, Rapid Re-Housing and the administration of the ESG Program. Funding for these programs are projected to benefit 632 people. The funded projects are designed to help shorten the period of time the client experiences homelessness, improve their ability to secure stable housing, and prevent recurrent homeless episodes.

The following subrecipients have been allocated 2020 ESG funding:

1. Action Ministries will receive \$22,500.00 in funding to provide Rapid Rehousing assistance to 17 Gwinnett County residents. Eligible costs include apartment application fees, security and utility deposits. Action Ministries is expected to serve nine individuals needing homeless prevention services with \$17,500.00 in FFY2020 funds. In addition they will receive \$20,000.00 to provide 36 homeless clients with hotel/motel vouchers. Case Management services will also be provided to those clients in need of additional support to overcome barriers to stable housing.
2. Another Chance of Atlanta (ACOA) will receive \$19,738.98 in funding to provide Rapid Rehousing assistance to 24 Gwinnett County residents. Eligible costs include apartment application fees, security and utility deposits. ACOA will also receive \$20,000.00 to assist 20 homeless persons with hotel/motel vouchers as well as case management to help remove barriers to housing stability.
3. The Center for Pan Asian Community Services (CPACS) will receive \$20,000.00 to fund the operating costs of Hanna's House, a domestic violence shelter that provides emergency shelter, advocacy and case management services to help women rebuild their lives free from violence. CPACS will assist 15 domestic violence survivors with this

funding award.

4. Norcross Cooperative Ministry (NCM), located in one of the most impoverished areas of the County, will receive \$35,000.00 for Emergency Shelter and \$40,000.00 for Homelessness Prevention activities. NCM will assist 84 homeless persons with hotel/motel vouchers as well as case management to help remove barriers to housing stability. The organization will also assist 96 persons with emergency financial assistance to pay rent and associated household bills.
5. The Latin American Association's (LAA) Homelessness Prevention Program will receive \$40,000.00 for Homelessness Prevention activities. LAA will offer short-term financial assistance for rent, mortgage and utility costs, along with housing case management services. The organization is expected to assist 30 persons.
6. Partnership Against Domestic Violence (PADV) will receive \$20,000.00 to support the operations of the Gwinnett Shelter, which is the largest domestic violence shelter in the state of Georgia. In addition to receiving safe lodging, 120 women and children will be provided with comprehensive case management and crisis stabilization services.
7. Rainbow Village will receive \$20,000.00 to support their transitional housing program. In 2020, their award-winning housing model will assist 24 individuals.
8. The Salvation Army will receive \$20,000.00 to provide 60 homeless clients with hotel/motel vouchers. Case Management services will also be provided to those clients in need of additional support to overcome barriers to stable housing. The organization will also receive \$17,000.00 to provide Rapid Rehousing activities to 26 individuals.
9. View Point Health (VPH) serves homeless individuals with disabilities. VPH will receive \$20,000.00 to provide 14 homeless clients with hotel/motel vouchers. Case Management services will also be provided to those clients in need of additional support to overcome barriers to stable housing.
10. Africa's Children Fund (ACF) will receive \$20,000.00 in funding to provide Rapid Re-Housing assistance to 50 Gwinnett County residents. Eligible costs include apartment application fees, security and utility deposits.
11. Asian American Resource Foundation (AARF) will receive \$20,000.00 for Rapid Re-Housing activities. AARF will assist 7 homeless persons with financial assistance.

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

## needs

Gwinnett County funds approximately eight subrecipients, whom administer 11 projects under the ESG program. They work to build trusting relationships with homeless persons living on the streets and in shelters as well as at-risk populations to remain stably housed. The subrecipients perform assessments for homeless persons and those at risk of homelessness to link them to shelter and other supportive services that are appropriate to meet their needs. Between late 2019 and early 2020, all subrecipients funded through Gwinnett County ESG 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 including persons with HIV.

Also in late 2019 Gwinnett County will open its first Emergency Shelter 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 shelter and transitional housing needs of homeless persons**

Gwinnett County currently awards its ESG 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 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 histories.

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 was to streamline the intake of homeless families seeking emergency shelter. The improved coordination will result in more families being diverted away from homelessness and more families 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 eight (8) subrecipients: The Salvation Army, Another Chance of Atlanta, Center for Pan Asian Community Services, Partnership against Domestic Violence, Norcross Cooperative Ministry, Latin American Association, Action Ministries and Rainbow Village.

The County will continue to administer the Emergency Solutions Grant Program and oversee activities for homeless individuals and families. The County has identified rapid re-housing as a priority during the next 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. The County also supports the implementation of coordinated entry process to assess and direct the homeless 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, it is important for agencies 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 on-going 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**

Between late 2019 and early 2020, all subrecipients funded through Gwinnett County ESG will 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 be to determine if there are other housing options available to 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 the standardized assessment called the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT) for Individuals or for Families; service providers are able to identify the level of barriers to housing. Agencies can then target the type of service intervention to best addresses those barriers, we are 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 ESG subrecipients to assist in the connection to supportive service that helps to 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 barriers to affordable housing.

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.
2. **Housing Affordability/Cost Burden**- High rents in relationship to the earnings of low skilled workers put housing affordability out of the reach for many. Housing is the biggest monthly cost for most citizens in Gwinnett County. Housing Affordability/Cost Burden is a problem impacting a large portion of citizens whom are between extremely low and low income earning households.
3. **Pre-Requisites for Rental Housing** - There are a number of barriers stopping people from finding a home in rented sector and some of them interact to compound difficulties for low-income households. The changes in the housing market, which have increased demand in recent years, have interacted with the shortfalls in housing benefit to make landlords less willing to house clients. Even if a household could find somewhere they can afford to rent, the large upfront costs involved in private renting, including deposits and fees, makes the hurdles even higher.
4. **Lack of ADA Accessible Housing** - Low-income residents encounter mobility issues due to limited transportation and accessibility options.
5. **Restrictive Zoning Laws** - Gwinnett County's 16 municipalities operate their own zoning provisions and codes beyond what is offered in the Unified Development Ordinance. Zoning laws include restrictive accessory structure requirements, varying definitions of what qualifies as a family, differing lot size requirements, and rezoning procedures that are complicated and difficult to understand.
6. **Resident Viewpoint on Affordable Housing** - 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.
7. **Deficiency of Fair Housing Education** - Additional fair housing education is needed to help individuals and property owners understand the requirements and their rights under the Fair Housing Act.
8. **Underserved Populations** - A portion of Gwinnett County residents, (low-income, homeless, and disabled persons especially), are currently underserved as it pertains to

meeting their housing needs. Comprehensive quality data in regards to accessible housing in the County do not exist and it is difficult to fully understand the extent of the problem. Much of the data that is currently collected relies on self-reporting of landlords, which does not yield reliable information because landlords are often unfamiliar with accessibility standards. Integrating people with disabilities into the community through accessible housing and other housing supports is beneficial for everyone. Making these opportunities available will prevent homelessness as well as unnecessary, costly, and overall harmful institutionalization of people with disabilities.

**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 decent and affordable housing by continuing to prioritize investment of funds into all of its housing programs. In 2020, Gwinnett will: (1) Increase the preservation of existing affordable housing by the continued funding of the Homeowner Housing Rehabilitation program; (2) Increase the production of affordable housing units through the use of the HOME Investment Partnerships Program; (3) Increase the number of nonprofit developers involved in the County's affordable housing programs while strengthening the capacity of those already engaged; and (4) introduce the use of Tenant Based Rental Assistance (TBRA) to offset high rents for low-income families.

The County will also continue to consider opportunities to support Low-Income Housing Tax Credit (LIHTC) projects proposed by developers in the area, either through letters of endorsement and/or the investment of CDBG funds. There are two Opportunity Zones located in Gwinnett County. One is located at the intersection of Interstate I-85 and Jimmy Carter Boulevard adjacent to the City of Norcross; the other is located at the intersection of Interstate I-85 and Pleasant Hill Road near the City of Duluth. Gwinnett County will partner with Community Improvement Districts (CID) and the Economic Development Department to discuss the potential for projects within these Opportunity Zones.

**Barrier: Housing Affordability/Cost Burden**

Gwinnett County faces a burgeoning issue in trying to identify, quantify and qualify new and existing affordable housing units. With a wider range of housing options, Gwinnett County would be better equipped to tackle the affordable housing problem. While there is no single "silver bullet" solution to the challenge of making housing more affordable. The effort requires comprehensive strategies and a variety of tools that can be used alone or in combination to reduce costs and increase availability.

In 2020, Gwinnett 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) explore the benefits of inclusive housing tax policy (3) encourage more private sector investment in existing affordable housing properties to supplement federally funded efforts; (4) Leverage Tenant Based Rental Assistance (TBRA) as an interim solution for housing affordability; (5) develop economic development activities that will provide opportunities for small businesses to grow their customer base in their pursuit of sustainability.

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

Gwinnett County will address this need by (1) examining credit policies of landlords and encouraging our subsidy programs; (2) examining the relationship between income and housing unit affordability of landlords, and (explore the possibility of creating laws to impose on owners of rental property to incentivize them to relax some of the restrictions used to exclude potential residents. Source of income protections are invaluable in maximizing a voucher family's ability to secure safe and decent housing.

**Barrier: Lack of ADA Accessible Housing**

Gwinnett County will address this need by (1) exploring reliable methods to quantify the need for accessible housing; (2) raising 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) taking a scattered site approach to housing that is accessible housing; and (5) ensuring accessibility and convenience in the area around housing units including curb ramps in the sidewalk, proximity to public transportation and other amenities such as restaurants and grocery stores.

**Barrier: Restrictive Zoning Laws**

Gwinnett County is recently updated it's of its Unified Plan in which zoning laws were reviewed and goals and priorities were developed for the next 15 years. The Community Development Program participated in this process by attending public hearings and scheduling meetings with Planning and Development staff. Gwinnett County will Review land use and future development to ensure compliance with Fair Housing Act and explore Zone Classification to determine the inclusion of various types of housing to expand housing choice

**Barrier: Resident Viewpoint on Affordable Housing**

One of the main obstacles entitlement jurisdictions must overcome when attempting to develop affordable housing is negative perceptions of this type of housing. Opponents often conclude that affordable housing is always subsidized, project based, high-density apartments with unappealing facades that attract crime to the neighborhood. As a result, local residents often oppose affordable housing developments where they live.

To combat the negative attitudes toward various types of fair and affordable housing, the County will continue to fund Fair Housing education activities.

**Barrier: Deficiency of Fair Housing Education**

Gwinnett County will assist agencies and organizations that educate citizens and stakeholders in the affordable housing process. Homeowner education programs will continue to be offered throughout the year. The County will work with nonprofit partners to provide a clearer understanding of affordable housing issues in Gwinnett County, targeting: lenders; realtors; builders and developers; homeowners associations; the general public; local officials; building inspectors; and, civic organizations. Other outreach efforts will focus on issues such as informing the public about the need for affordable housing and reducing fears and resistance often put forth by organizations which anticipate a reduction in their property values if affordable housing is constructed.

In 2020, Gwinnett County will invest in projects that provide Gwinnett residents with housing and foreclosure prevention counseling, homebuyer workshops, and fair housing education. Additionally, the Community Development Program will facilitate both public and private meetings to educate local officials and interested citizens about the Affirmatively Furthering Fair Housing Final Rule.

**Barrier: Underserved Populations**

Populations identified as underserved in Gwinnett County are comprised of homeless individuals and families, minority groups, and special needs individuals. In order to identify what can be done to ensure that the needs of the underserved are met, the County will collaborate with local service providers, the Gwinnett County Coalition for Health and Human Services, and the Georgia Department of Community Affairs Balance of State Continuum of Care to help determine the needs of, and capture data on, underserved populations in Gwinnett County.

## 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, and HOMEstretch Down Payment Assistance. The Community Development Program staff will host various workshops for subrecipients to provide an overview of program guidelines and expectations. We will utilize these workshops as an opportunity to network, share successes and lessons learned, and to discuss best practices for utilizing HUD funding. Technical Assistance will also be provided to CDBG, HOME, and ESG subrecipients as needed.

### **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 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 Community Development Program 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 to HUD and Environmental Protection Agency (EPA) guidelines. Gwinnett County educates the public on the hazards of lead-based 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
1. 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.
2. Provide homeowners with housing repair assistance through the Homeowner Housing Rehabilitation program



3. Provide assistance to the County's CHDO (Atlanta Neighborhood Development Partnership) to acquire and construct affordable rental housing for low/moderate income persons
4. 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.
5. Use enhanced accomplishment data as a criterion in the evaluation of applications for ESG funding
6. 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 CDBG Program Office will continue to assist low and moderate-income persons of Gwinnett County over the next five years.

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

The Community Development Program office, (under the leadership of the Gwinnett County Department of Financial Services), 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 Community Development Program office is fully staffed and managed by W. Frank Newton, Inc.; a program management firm that specializes in HUD Grant Programs. WFN, Inc. has been managing all facets of Gwinnett County's HUD Programs since 1986. The Community Development Program office 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 CDBG Program Office 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 Community Development Program office 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 are connected with other agencies to match critical needs with resources available from local committed business partners.

## PROGRAM SPECIFIC REQUIREMENTS

### AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.220(L)(1,2,4)

**Introduction:**

**Community Development Block Grant Program (CDBG)  
Reference 24 CFR 91.220(l)(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.

	0
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
<b>Total Program Income</b>	<b>0</b>

**Other CDBG Requirements**

1. The amount of urgent need activities	0
---	---

## HOME Investment Partnership Program (HOME)

### Reference 24 CFR 91.220(l)(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 of 24 CFR 92.254. The affordability period is determined based upon 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 had no intention to use any of its HOME Program funds to refinance existing debt secured by housing that is rehabilitated with HOME Program funds.

**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 give assistance to eligible participants who are in the most need of funds.

**Eligibility for Assistance**

Each individual or family who is receiving assistance must first meet with a case manager or intake personnel who can determine the appropriate type of assistance to meet their needs. The household must be at or below 30% of Area Median Income (AMI). Assets are counted for determining AMI eligibility. AMI is prospective and only counts income generated at that particular time. The household must be either homeless or at risk of losing its housing and meet both of the following circumstances: (1) no appropriate subsequent housing options have been identified; AND (2) the household lacks the financial resources and support networks needed to obtain immediate housing or remain in its 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 or family who lacks a fixed, regular, and adequate nighttime residence, meaning:**

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

The purpose of these funds is to assist eligible program participants to move into permanent housing and achieve housing stability. Therefore, Gwinnett County subrecipients providing assistance will utilize a process to assess the level of service needed for all potential program participants, other resources available to them, and the appropriateness of their participation in the rapid re-housing assistance portion of ESG.

### **Coordination**

Gwinnett County will coordinate with the Continuum of Care (CoC) by attending and participating in the bi-monthly Continuum of Care meetings and monthly steering committee for the CoC. The Continuum includes several emergency shelter providers, essential service providers, homeless prevention and rapid re-housing assistance providers, other homeless assistance providers, mainstream service, and housing providers. In addition to bi-monthly meetings, there are several committees that also meet on a monthly basis to coordinate and

establish policies. These committees include the Emergency Action Team and the Emergency Housing Team meetings.

### **Determining and Prioritizing Eligibility**

The County and its providers within the Continuum recognize that individuals and households must be prioritized to ensure that funding is distributed to best serve the needs of those who are homeless or at-risk of becoming homeless.

Subrecipients will perform intake and evaluate each individual and household on a case-by-case basis. They recognize that each case is different, and that the demographics throughout the county are so different so as to not be able approach potential clients with a “one size fits all strategy.” To best prioritize those who are homeless or at risk of becoming homeless for rapid re-housing or homeless prevention funds, those who are at-risk of becoming homeless will need to show that they will become homeless if they do not receive ESG Homeless Prevention funds, and they must have also suffered an economic hardship to become at risk of losing their home.

Subrecipients may choose to prioritize homeless individuals and households who have been involved with their particular program for Rapid Re-housing assistance, although each individual and household will be evaluated before being able to receive funding.

In addition to the household income being below 30% AMI and the household currently experiencing homelessness or being at imminent risk of becoming homeless, there must be documented evidence in the client files that determine:

- There is a lack of financial resources.
- There are no other housing options.
- There are no support networks.

### **Client share of rent and utilities 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, as stated on the lease.

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

The County will require 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 rental units they select. A lease must be in place in the program participants name for them 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. No program participant may receive more than 24 months of assistance under ESG, and each program participant must be evaluated every three (3) months to determine the amount of assistance needed.

Rental assistance may also be used to pay up to six (6) months of rental arrears for eligible program participants; however the six (6) months count towards the 24 month total. The rental assistance paid cannot exceed the actual rental cost, which must be in

Compliance with HUD's standard of "rent reasonableness." This means that the total rent charged for a unit must be reasonable in relation to the rents being charged during the same time period for comparable units in the private unassisted market and must not be in excess of rents being charged by the owner during the same time period for comparable non-luxury unassisted units.

Rental assistance payments cannot be made on behalf of eligible individuals or families for the same period of time and for the same cost types that are being provided through another federal, state or local housing subsidy program. Cost types are the categories of eligible HPRP financial assistance: rent from the client portion or the subsidy; security deposits, utility deposits, utility payments, moving cost assistance, and hotel/motel vouchers.

**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 towards 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 Community Development Program 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 Gwinnett Community Development Program'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 applications 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 Community Development Program requires subrecipient organizations to include homeless or formerly homeless individuals on the Board of Directors or other equivalent policymaking entity. Non-profit organizations recommended for PY2020 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. A complete listing of ESG written standards can be found attached as an appendix.

**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 in rapid movement to permanent housing from shelters or from 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.

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> 2008 - 2012 American Community Survey
	<b>List the name of the organization or individual who originated the data set.</b> U.S. Census Bureau
	<b>Provide a brief summary of the data set.</b> The American Community Survey (ACS) is an ongoing statistical survey by the U.S. Census Bureau, sent to approximately 250,000 addresses monthly (or 3 million per year). It regularly gathers information previously contained only in the long form of the decennial census.
	<b>What was the purpose for developing this data set?</b> The 2008-2012 ACS data provides more updated information so that Gwinnett County can be sure that the data being utilized truly reflects its current needs.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> The ACS is the largest survey other than the decennial census that the Census Bureau administers. Those that are selected to participate in the ACS process are done at random.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> The ACS data was captured in 2008 and provides a 5 year estimate of what the Gwinnett County will look like five years later in 2012.
	<b>What is the status of the data set (complete, in progress, or planned)?</b> This data set is complete and has been published.
2	<b>Data Source Name</b> Inventory Management System (IMS)/PIC
	<b>List the name of the organization or individual who originated the data set.</b> U.S. Department of Housing and Urban Development

	<p><b>Provide a brief summary of the data set.</b></p> <p>IMS/PIC allows Housing Authorities to electronically submit information to HUD. This database stores the total number of developments and units under management of the Housing Authority as well as general information about the Housing Authority. In addition, physical, mailing and email addresses, phone numbers, names and terms in office for the HA officers and other key contacts, as well as overall unit inventory information and historical information. Furthermore, HUD Staff Assignments, Housing Authority Funding History, and Performance Data are maintained using the Housing Authority sub-module.</p> <p><b>What was the purpose for developing this data set?</b></p> <p>This is the only reliable data that appropriately measures public housing units in a set geographic area.</p> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The IMS/PIC system covers the entire country.</p> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>1999 to present.</p> <p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>This dataset is up to date and active.</p>
3	<p><b>Data Source Name</b></p> <p>HUD Fair Market Rent and Rent Limits</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>U.S. Department of Housing and Urban Development</p> <p><b>Provide a brief summary of the data set.</b></p> <p>Fair Market Rents (FMRs) are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program. The U.S. Department of Housing and Urban Development (HUD) annually estimates FMRs for 530 metropolitan areas and 2,045 nonmetropolitan county FMR areas. By law the final FMRs for use in any fiscal year must be published and available for use at the start of that fiscal year, on October 1.</p> <p><b>What was the purpose for developing this data set?</b></p> <p>This data provides a baseline for running comparative analysis of rents within Gwinnett County compared to the FMR.</p>

	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>HUD annually calculates the FMR for every Metropolitan Statistical Area in the Country.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>FFY 2014</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>This dataset is published.</p>
<b>4</b>	<p><b>Data Source Name</b></p> <p>2011-2015 Comprehensive Housing Affordability Strategy</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>U.S. Department of Housing and Urban Development</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of data from the U.S. Census Bureau that are largely not available through standard Census products. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>The 2011-2015 CHAS data provides more updated information so that Gwinnett County can be sure that the data being utilized truly reflects its current needs.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>CHAS data is derived through data tabulated from the U.S. Census Bureau. This data comes from across the country but can be broken down by place using the data query tool.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>The CHAS data was captured in 2015 and provides a 5 year estimate of what the Gwinnett County will look like five years later in 2020.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>This data set is complete and has been published.</p>