



**GWINNETT COUNTY
BOARD OF COMMISSIONERS**

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Nicole L. Hendrickson, Chairwoman
Kirkland Dion Carden, District 1
Ben Ku, District 2
Jasper Watkins III, District 3
Marlene M. Fosque, District 4

Official

Legislative Delegation Meeting Minutes

Monday, December 13, 2021 – 12:00 pm

Present: Nicole L. Hendrickson, Kirkland D. Carden, Ben Ku, Jasper Watkins III

Absent: Marlene M. Fosque

1. Board of Commissioners

Chairwoman Nicole Hendrickson presented information on County programs as well as legislative priorities for the 2022 Legislative Session to the Gwinnett Legislative Delegation; Joel Wiggins of The Southern Group provided information on redistricting; and Stan Hall provided an overview of renovations and new construction at the Gas South District. No official action taken.



Gwinnett Delegation

Chairwoman Nicole Hendrickson

Equity

- Known for our diversity
- Prioritize equity
- COVID-19 revealed and exacerbated existing inequities



Project RESET 2.0

- Rental and utility assistance program
- Using federal funds
- More than \$25 million distributed





Coronavirus Response

- #ListenToGwinnettMoms
- Incentives for employees
- Gwinnett Place Mall and Piedmont Eastside vaccine sites
- Vaccine incentive events



Equity Action Plan

- Analyze current County systems, processes, policies, programs, and initiatives
- Set the standard for equity and inclusion

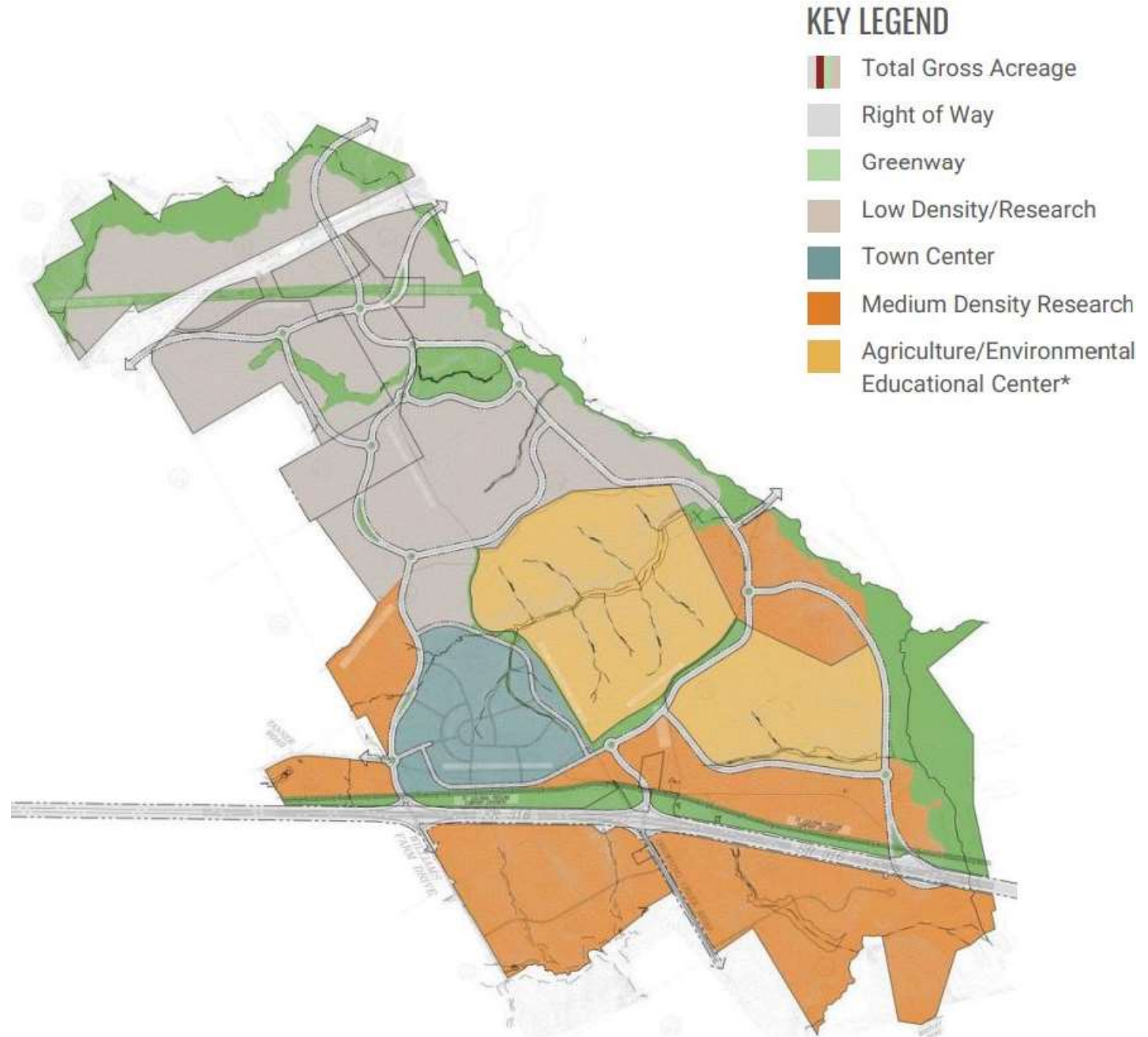


Gwinnett Place Mall

- Equitable Redevelopment Plan
- ReclaimGwinnettPlaceMall.com

Rowen

- 2,000-acre knowledge community
- 18,500 jobs by 2035
- Focus on medicine, environment, and agriculture



Eastern Regional Infrastructure

- Water and sewer to serve 13,000 acres
- Five miles of new public greenway trails
- GwinnettERI.com





The Water Tower

- Applied research, technology innovation, workforce development, and community engagement
- TheH2OTower.org

Gwinnett Entrepreneur Center

- GwinnettEntrepreneurCenter.com
- Coworking, mentorship, workshops, resources, and more



Housing Study

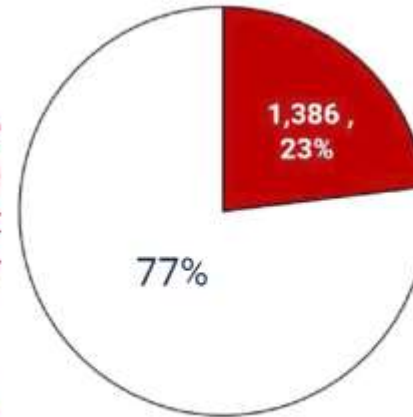
- 1.5 million residents by 2040
- Trends
 - Silver avalanche and aging population
 - Student loans and stagnant wages for young people
 - Shrinking households

Cost of Housing

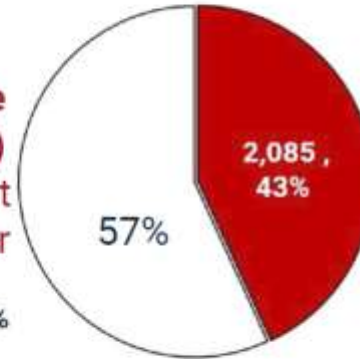
- Affordability: 30% of gross income (including utilities)
- Households earning \$50,000
 - Purchase a home up to \$200,000
 - Rent at \$1,250 per month

Housing Gap Analysis

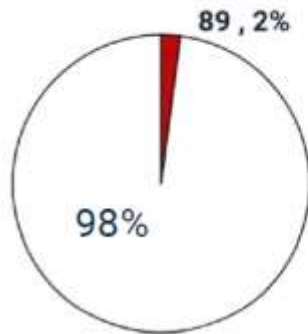
Homes for Upper-Income Households (\$100,000+)
23% demand met
Gap of 4,618 units per year



Homes for Middle-Income Households (\$50,000-\$100,000)
43% demand met
Gap of 2,750 units per year



Homes for Lower-Income Households (under \$50,000)
2% demand met
Gap of 4,163 Units per year



Emerging Themes

- Demand for single-family detached housing strong
- Demand for housing for older adults very strong
- Shortage of housing for lower-income households
- Rehab and replacement of aging housing stock
- Undersupply of new units leads to secondary adverse impacts
- Increased demand for infrastructure and services

Potential Next Steps

- Review study findings and explore strategies
- Review and update 2040 Unified Plan
- Amend the Unified Development Ordinance

AAA/Aaa

- Moody's Investors Services, S&P Global Ratings, and Fitch Ratings
- Refinance bonds at favorable rates
- Reduce amount of interest paid over the term of the bond

SPLOST

- One cent sales tax
- Voter approved
- Funds capital projects
- November 2022 referendum



A Look Ahead to the 2022 Budget



- Communications Department
- 2022 Elections
- Health & Human Services expansion
- Mental Health Collaboration Program
- Indigent Health Care
- Additional Police Officers
- Affordable Housing
- Transit Expansion



Thank you!

Gwinnett County established a governing body of four District Commissioners with a countywide elected Chairperson in 1968. The Gwinnett County Board of Commissioners under this form of government is responsible for the legislative actions of the County and approves the work of the County's award-winning staff. The five Commissioner form of government is prevalent throughout the country and is used effectively in some of the most populous, most diverse, and most economically productive counties in the United States. Gwinnett County is currently recognized as one of these counties, and changes to the established form of government would cause interruptions that could possibly impact that high standing.

- Gwinnett County is the Gold Standard in county government in the State of Georgia.
 - Gwinnett is one of five Georgia counties with a AAA Bond Rating (Cobb, Columbia, Fayette, Forsyth, and Gwinnett).
 - Four out of five of these counties have a governing structure of four District Commissioners and a Chairperson.
 - Gwinnett is one of 100 counties in the U.S. that have a AAA bond rating.
 - Of the top 10 most populous non-consolidated counties in the U.S., only one has more than five and they are not AAA rated.
 - Of these counties, Gwinnett County is the smallest in land area.
 - Some notable counties with larger populations (all in the top 25 most populous counties) than Gwinnett that have five Commissioners and a AAA bond rating are:

▪ Los Angeles County, CA (Los Angeles)	10.0 million
▪ Harris County, TX (Houston)	4.7 million
▪ Maricopa County, AZ (Phoenix)	4.4 million
▪ San Diego County, CA (San Diego)	3.3 million
▪ Dallas County, TX (Dallas)	2.6 million
▪ Tarrant County, TX (Fort Worth)	2.1 million
▪ Bexar County, TX (San Antonio)	2.0 million
▪ Alameda County, CA (Oakland)	1.7 million
- Gwinnett County Government is an economic driver in the community.
 - Gwinnett County is the County's second largest employer at 5,700 employees.
 - The five Commissioner structure allows Gwinnett County to efficiently conduct the business of the County without subcommittees – allowing ordinances, permits, purchasing contracts, rezonings, and other necessary functions of local government to quickly move through the process, ensuring timely and reliable service delivery.
 - Additional commissioners would lead to subcommittees and additional bureaucracy – ultimately interrupting the current efficiency of Gwinnett County and removing the responsibility of the Board of Commissioners to dig deep into important issues.
 - Additional commissioners would require added staff and appointments leading to added layers of government downstream from the Board of Commissioners.