



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
Matthew Holtkamp, District 4

Official

Informal Presentation Minutes

Tuesday, February 20, 2024 – 11:00 AM

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

1. Planning and Development

Proposed Affordable Housing Development Fund Awards

Planning and Development Division Director Matthew Elder provided the Board with an overview of the Proposed Affordable Housing Development Fund Awards. No official action taken.

Affordable Housing Development Fund

Board of Commissioners
Informal Presentation
February 20, 2024



Gwinnett



Background

- On June 6, 2023, the Gwinnett County Board of Commissioners received a briefing regarding the allocation of ARPA funding for affordable housing development.
- On August 31, 2023, Gwinnett County announced the Gwinnett County Affordable Housing Development Fund.
 - This fund allocated \$18 million to the development of affordable housing for households making up to 65% of Area Median Income (AMI).

Proposals

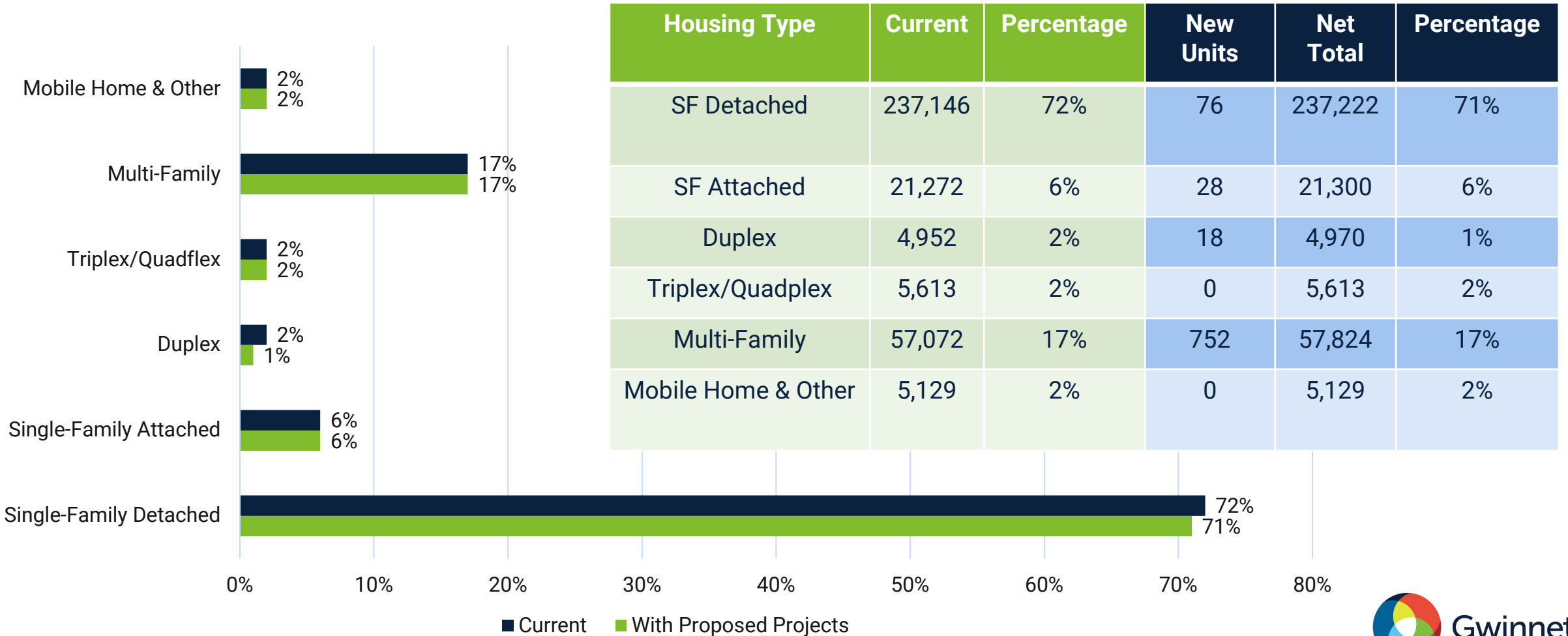
- Total Proposals Received: 26
 - Total Eligible Proposals: 19
- Total Funding Requested: \$74 million
- Total Units to be Developed: 1,639 Units
 - Affordable Units – 1,295 units (79%)
 - Market-Rate Units – 398 units (21%)

Funding Recommendations

- Projects to Fund: 12
- Total Funding Allocated: \$18 million
 - Loans - \$7,984,810
 - Grants - \$10,015,190
- Total Units to be Developed: 999 Units
 - Affordable Units – 780 (78%)
 - Market-Rate Units – 219 (22%)
- Ownership Units – 122 (12%)
- Rental Units – 877 (88%)

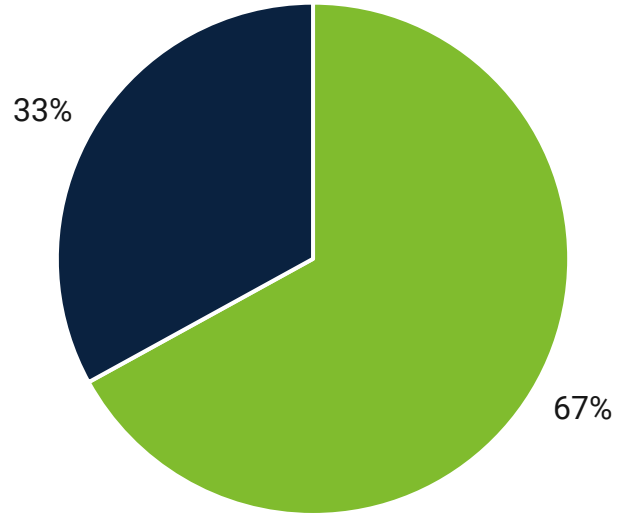
Housing Units Proposed by Area Median Income (AMI) Affordability						
	30% AMI		50% AMI		65% AMI	
Rental	6	1%	283	39%	443	60%
Owner	0	0%	5	10%	43	90%
Total	6	1%	288	37%	486	62%

Housing Inventory



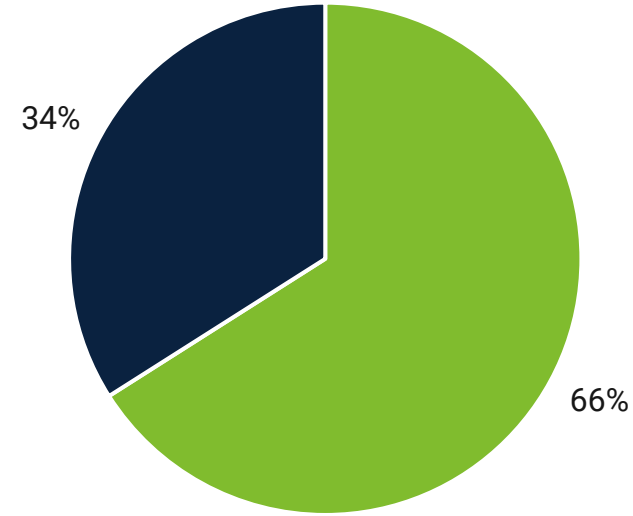
Housing Tenure

Housing Tenure - Current



■ Owner-Occupied ■ Renter-Occupied

Housing Tenure - Proposed



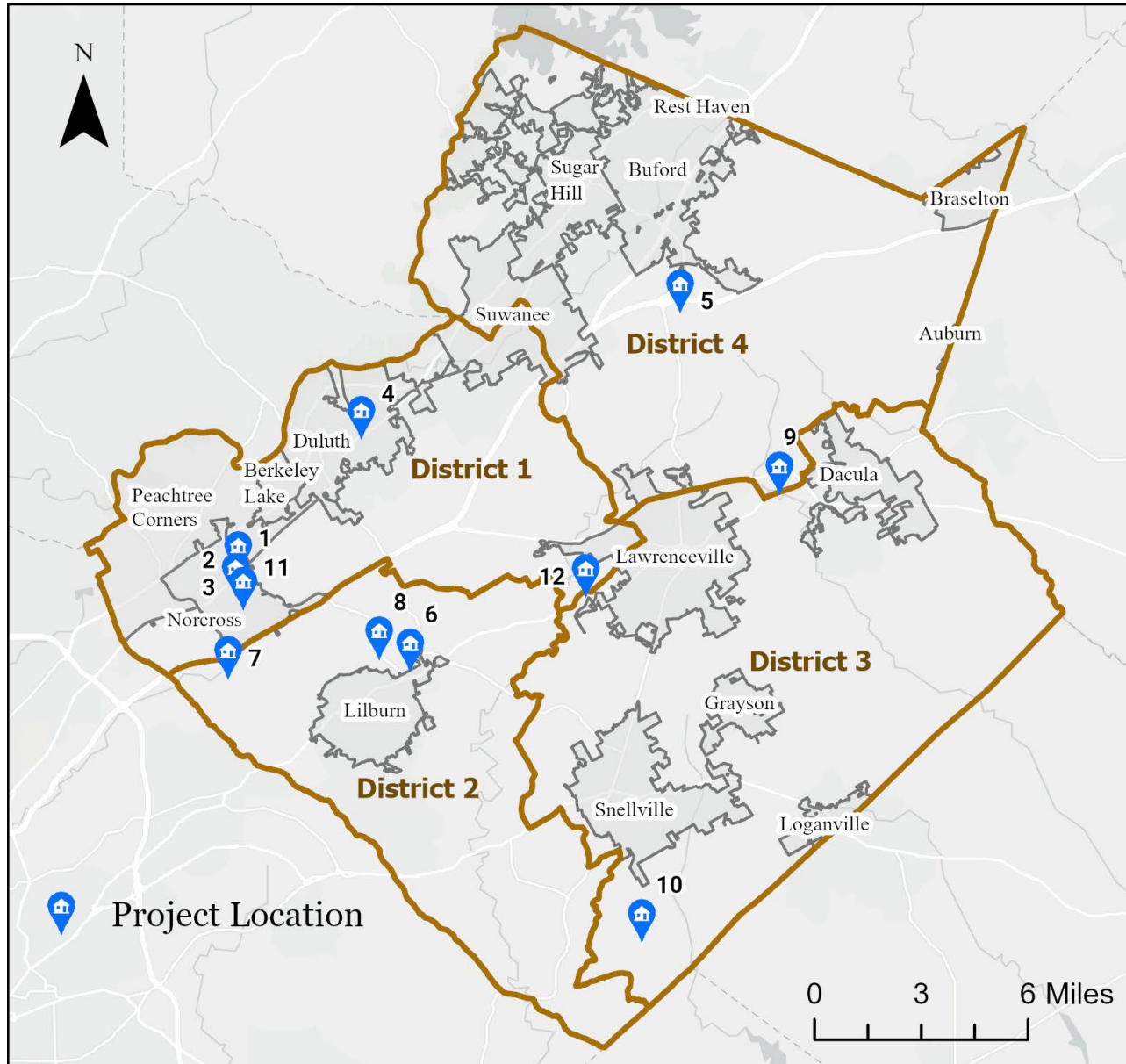
■ Owner-Occupied ■ Renter-Occupied

Housing Tenure	Current	Percentage	New Units	Net Total	Percentage
Owner-Occupied	211,863	67%	122	211,985	66%
Renter-Occupied	106,108	33%	752	106,860	34%

Recommended Projects

Applicant	Project Name	Owner/ Rental	Total Units	Aff Units	Request Amount	Recommended Funding
Blue Ridge Atlantic Development	Sage Apartments	Rental	70	49	\$2,000,000	\$2,000,000
Walton Crossing Norcross 2, L.P.	Legacy at Walton Crossing Phase II	Rental	76	65	\$650,000	\$650,000
Walton Crossing Norcross 1, L.P.	Legacy at Walton Crossing Phase I	Rental	90	72	\$500,000	\$460,000
Rainbow Village	Rainbow Village Housing Phase II	Rental	36	30	\$5,000,000	\$4,600,000
Affordable Housing Partners	Ivy Ridge Apartments	Rental	256	256	\$3,500,000	\$2,870,000
Gwinnett Christian Terrace	Preservation – HVAC Replacement	Rental	125	125	\$259,744	\$212,990
Gwinnett Housing Corporation	Wesley Square	Rental	72	58	\$2,000,000	\$1,640,000
Gwinnett/Walton Habitat for Humanity	Shady Drive and Vernon Street	Owner	14	14	\$1,225,000	\$1,004,500
Birge & Held Asset Management	New River's Edge Phase II	Rental	72	15	\$2,000,000	\$1,640,000
HomePlace Community Homes LLC	Lenora Oaks	Owner	64	20	\$1,100,000	\$781,000
HomePlace Community Homes LLC	Mitchell Pointe	Owner	44	14	\$770,000	\$546,700
Zimmerman Properties SE, LLC	Redland Trace	Rental	80	62	\$2,250,000	\$1,594,810

Recommended Projects Map

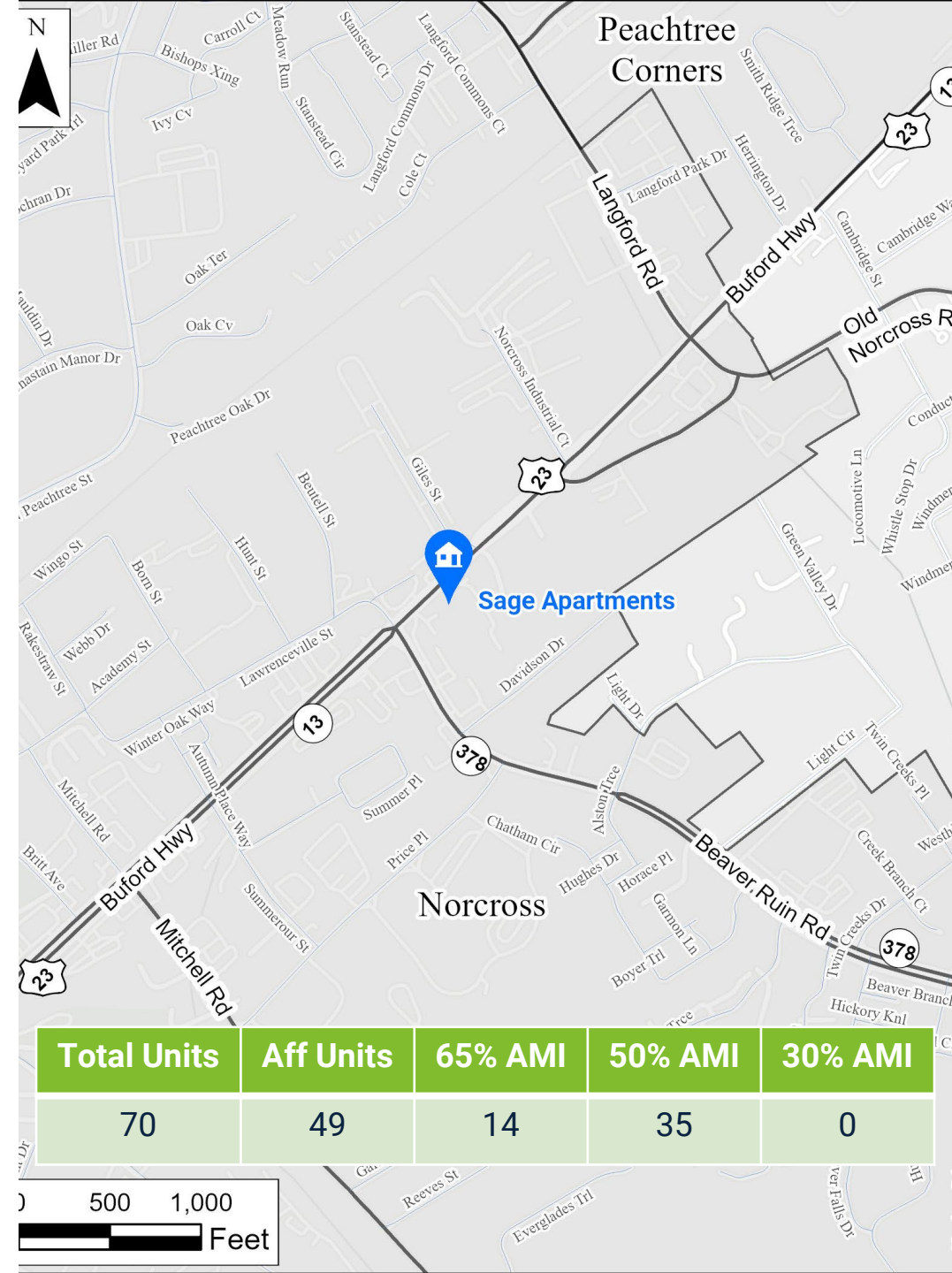


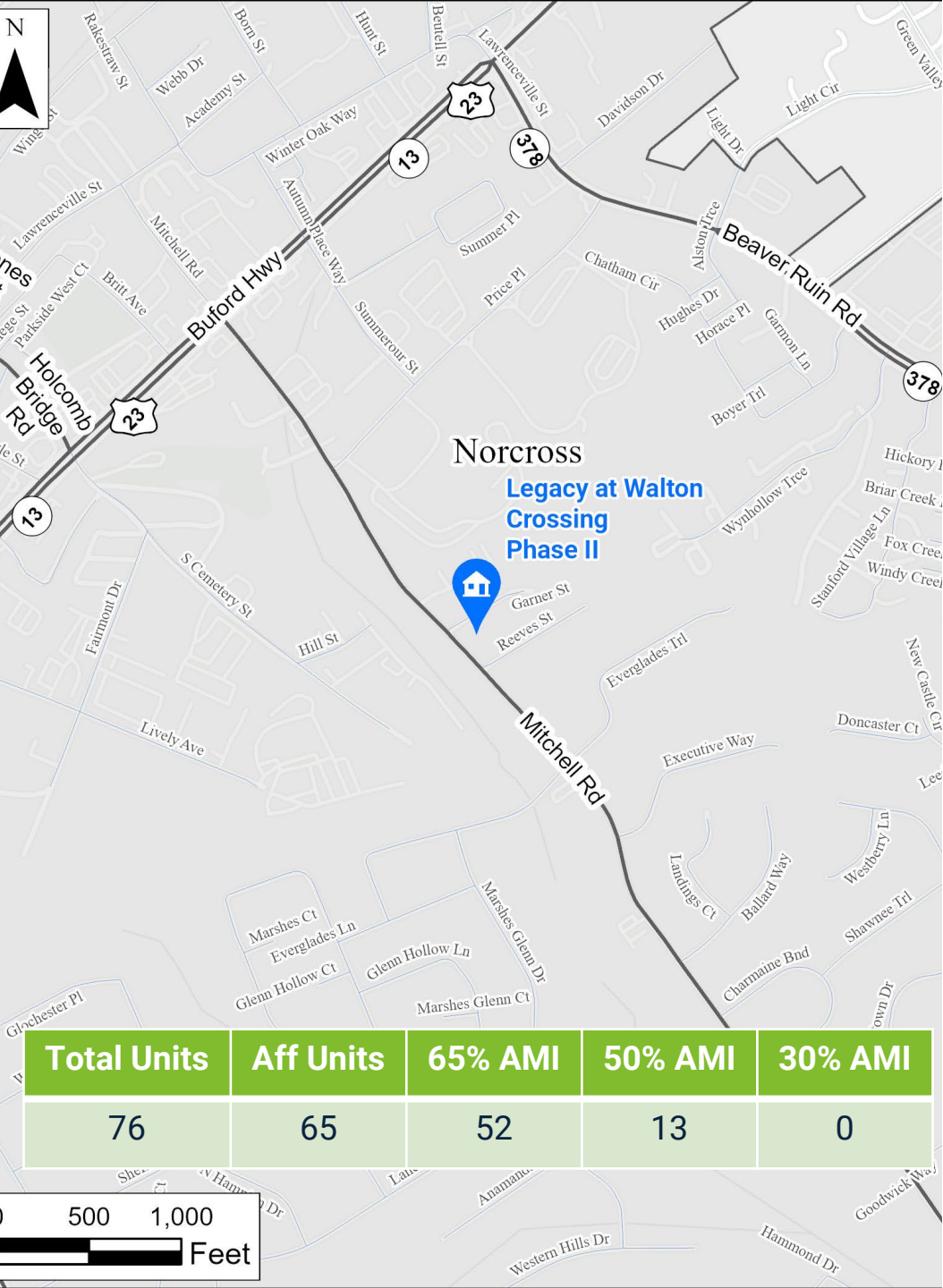
Number	Project Name
1	Sage Apartments
2	Legacy at Walton Crossing Phase II
3	Legacy at Walton Crossing Phase I
4	Rainbow Village Housing Phase II
5	Ivy Ridge Apartments
6	Preservation - HVAC Replacement
7	Wesley Square
8	Shady Drive and Vernon Street
9	New River's Edge Phase II
10	Lenora Oaks
11	Mitchell Pointe
12	Redland Trace



Blue Ridge Atlantic Development Sage Apartments

- **Address:** 5430 Buford Highway, Norcross, GA 30071
- **Funding Recommendation:** \$2,000,000
- **Commission District:** 1
- **Notes:**
 - This project is in the City of Norcross.
 - This development is a senior housing development that will replace some Norcross Housing Authority units.
 - 72% of renters in the area are currently housing cost burdened.





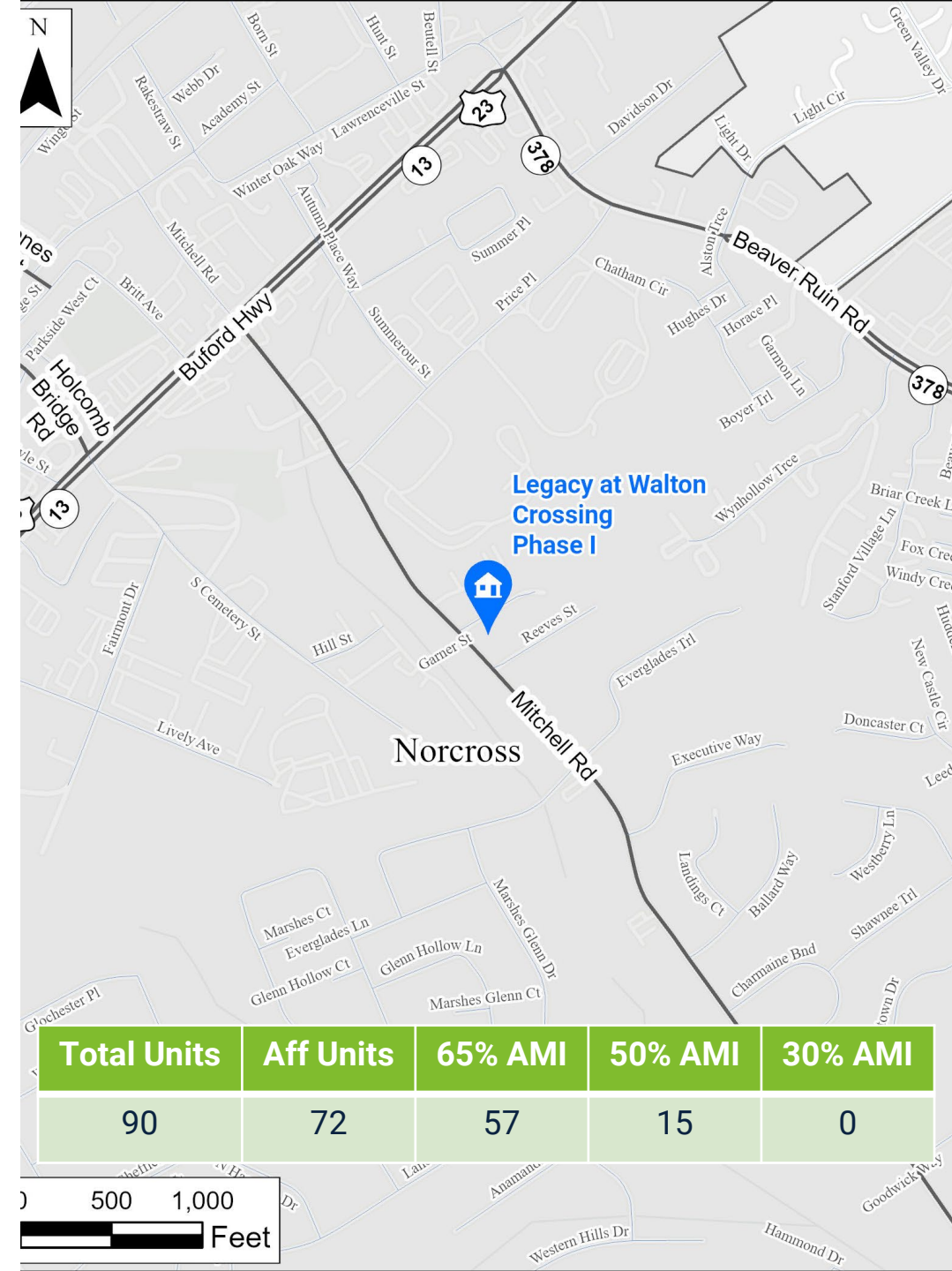
Walton Crossing Norcross 2 L.P. Legacy at Walton Crossing Phase II

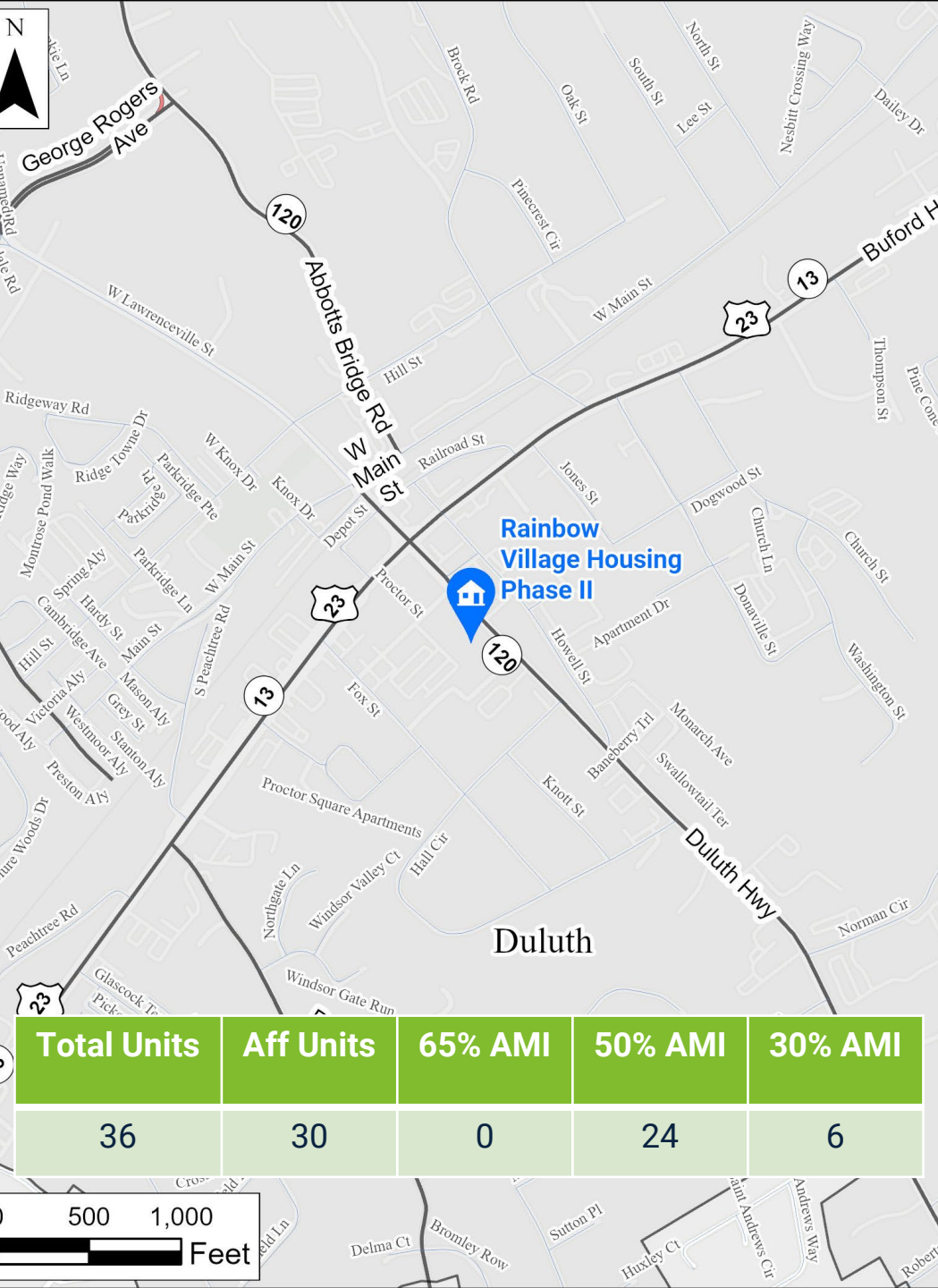
- **Address:** 675 Mitchell Road, Norcross, GA 30071
- **Funding Recommendation:** \$650,000
- **Commission District:** 1
- **Notes:**
 - This project is in the City of Norcross.
 - This development is replacing aged out Norcross Housing Authority Units.
 - This recommendation would require the lowest level of investment per unit for new construction (\$7,692/unit).

Total Units	Aff Units	65% AMI	50% AMI	30% AMI
76	65	52	13	0

Walton Crossing Norcross 1 L.P. Legacy at Walton Crossing Phase I

- **Address:** 675 Mitchell Road, Norcross, GA 30071
- **Funding Recommendation:** \$460,000
- **Commission District:** 1
- **Notes:**
 - This project is in the City of Norcross.
 - This development would replace aged out Norcross Housing Authority Units.
 - This recommendation would fully finance this proposal making it shovel ready.

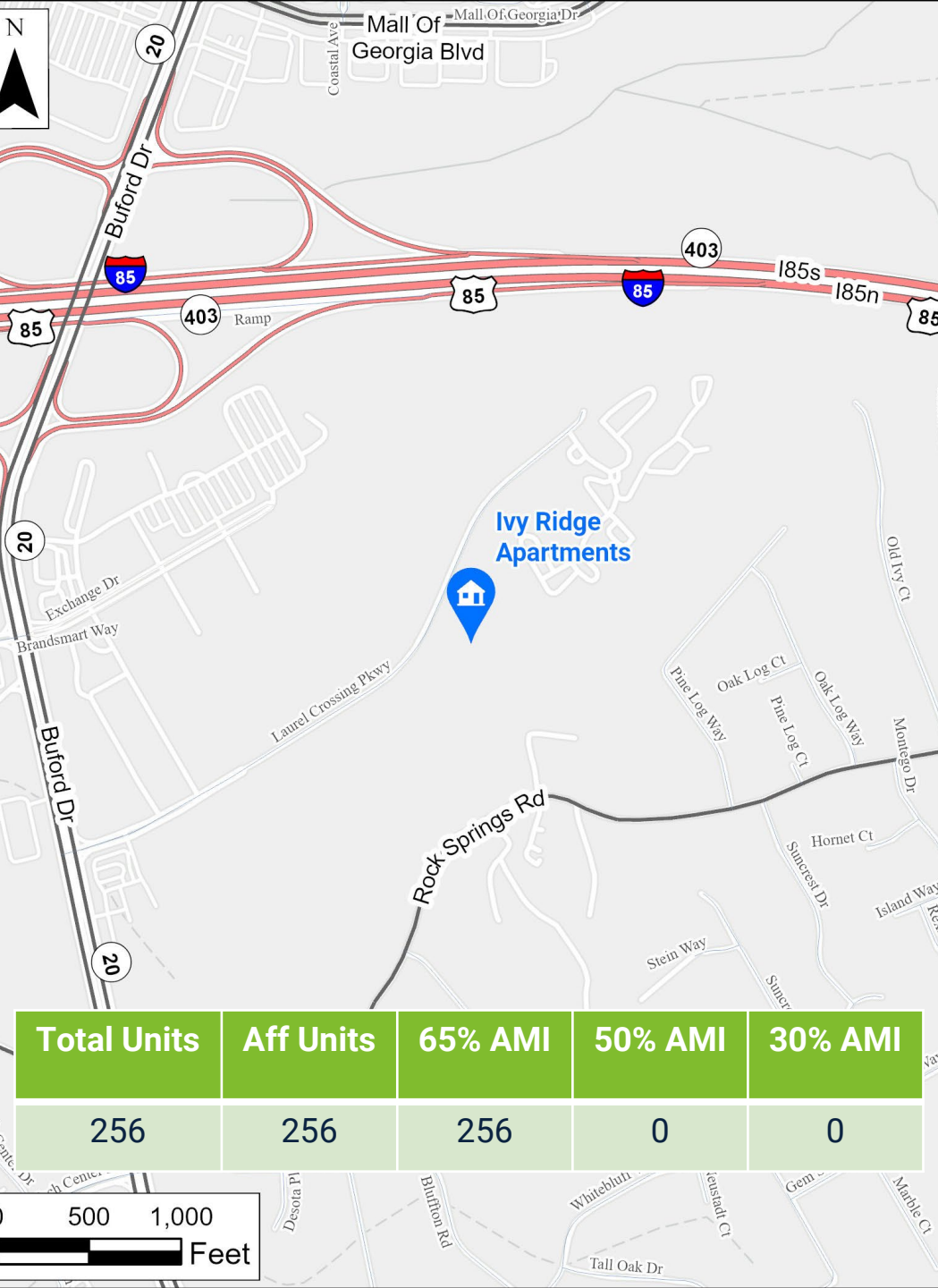




Rainbow Village

Rainbow Village Housing Phase II

- **Address:** 3431 Duluth Highway, Duluth, GA 30097
- **Funding Recommendation:** \$4,600,000
- **Commission District:** 1
- **Notes:**
 - This project is in the City of Duluth.
 - The site was recently rezoned by Duluth for multi-family housing in January 2024.
 - The development would serve to provide formerly homeless graduates of Rainbow Village Transitional Housing program with a low-barrier rental housing option.

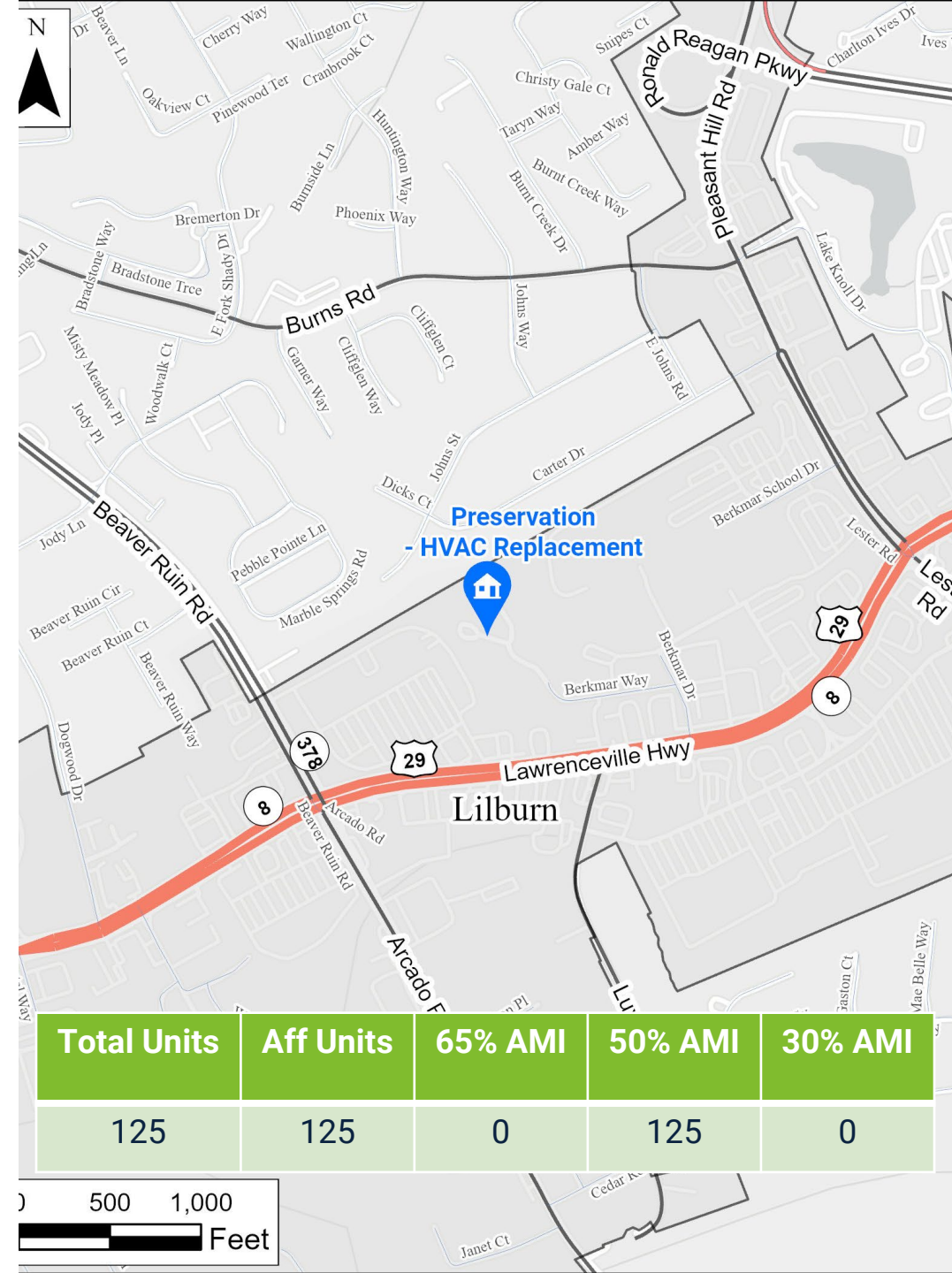


Affordable Housing Partners Ivy Ridge Apartments

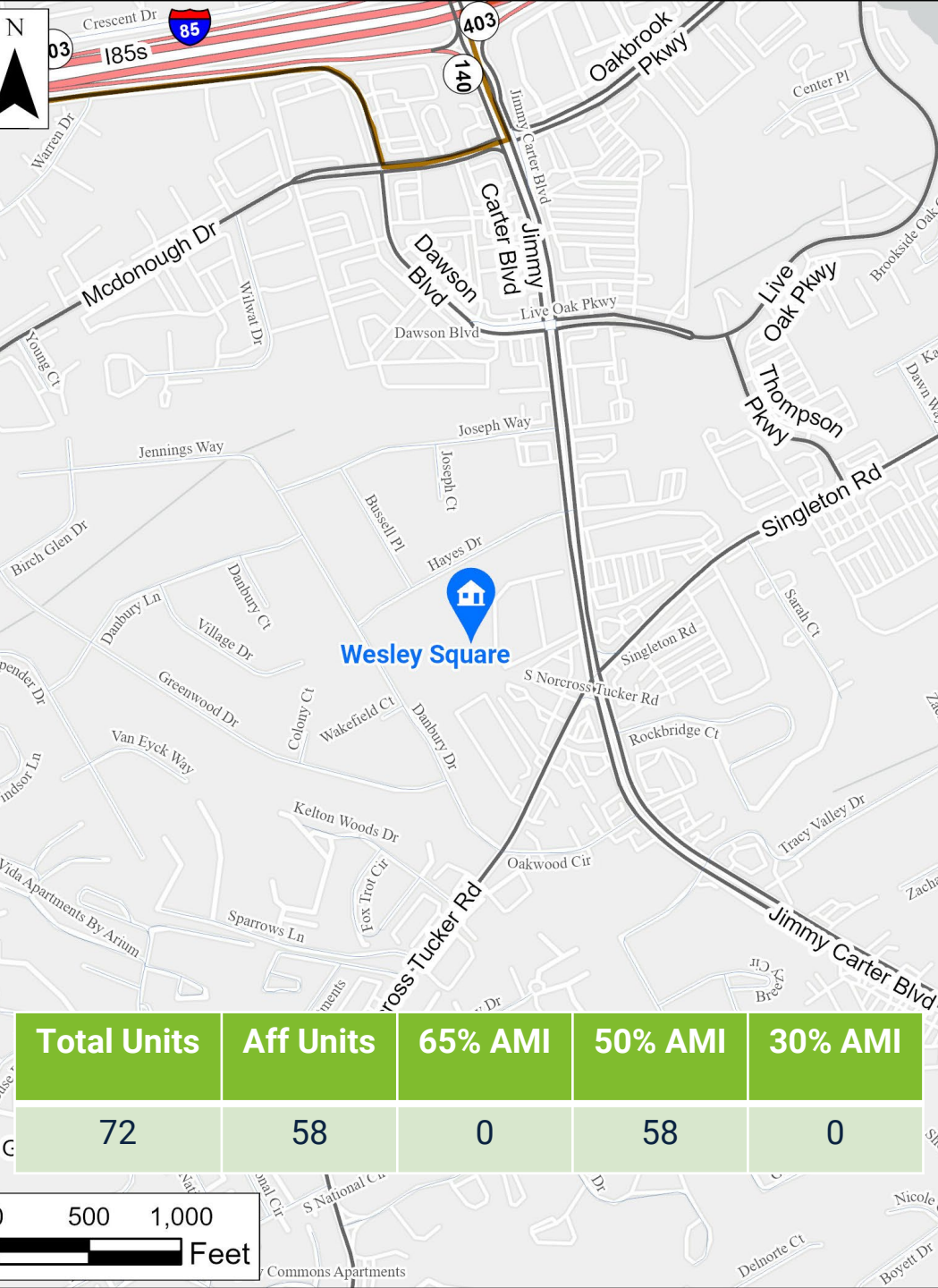
- **Address:** 1425 Laurel Crossing Parkway, Buford, GA 30519
- **Funding Recommendation:** \$2,870,000
- **Commission District:** 4
- **Notes:**
 - This project is near The Exchange at Mall of Georgia and will bring housing affordability to the area.
 - The development is near completion and recommended funding would help defer cost overruns because of the pandemic and inflation.

Gwinnett Christian Terrace Preservation – HVAC Replacement

- **Address:** 414 Berkmar Way, Lilburn, GA 30047
- **Funding Recommendation:** \$212,990
- **Commission District:** 2
- **Notes:**
 - This project is the only submission received for preservation of existing affordable housing.
 - Funding would be used to complete the replacement of HVAC units in a non-profit operated affordable senior living development.



Total Units	Aff Units	65% AMI	50% AMI	30% AMI
125	125	0	125	0



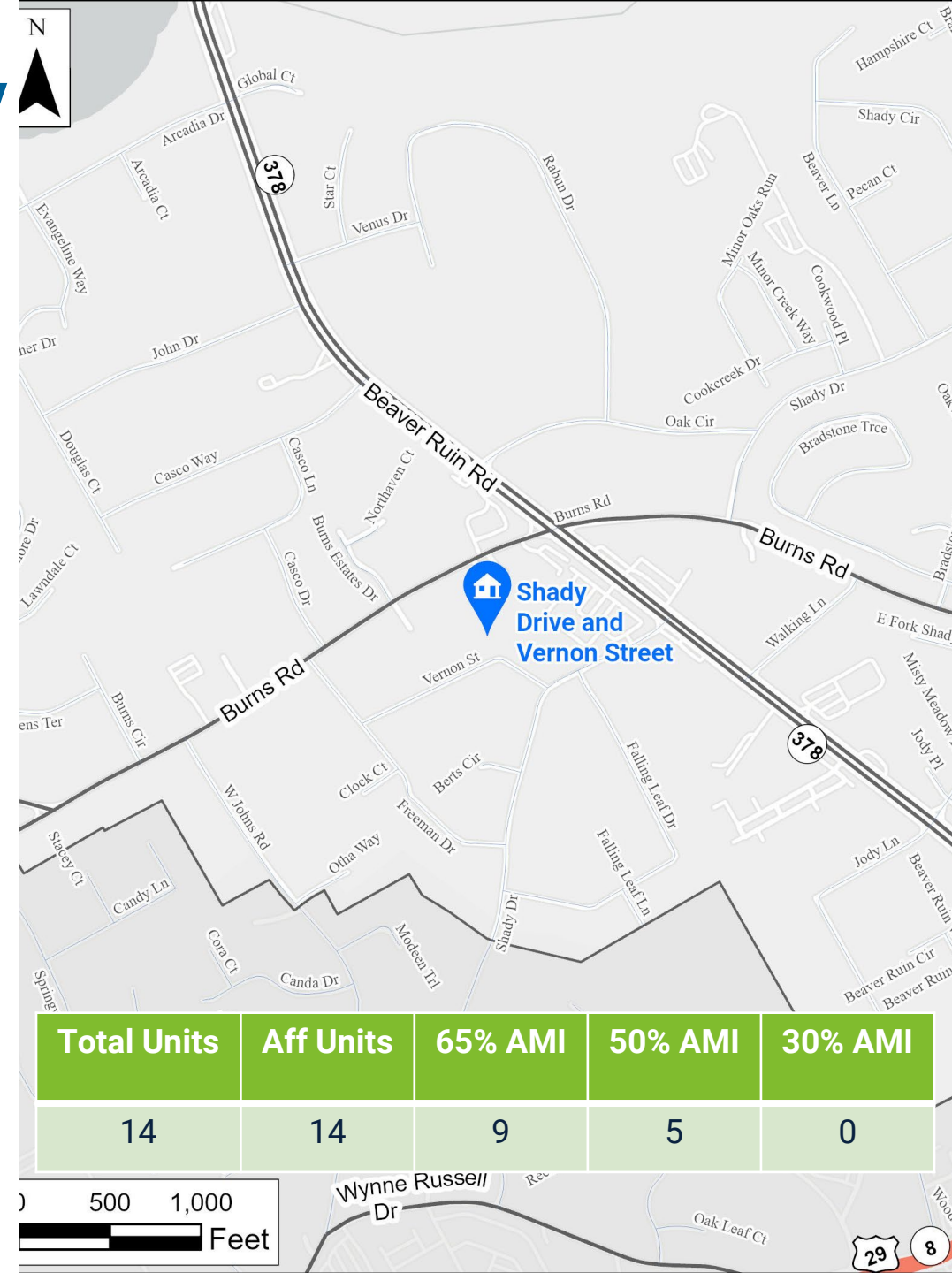
Gwinnett Housing Corporation Wesley Square

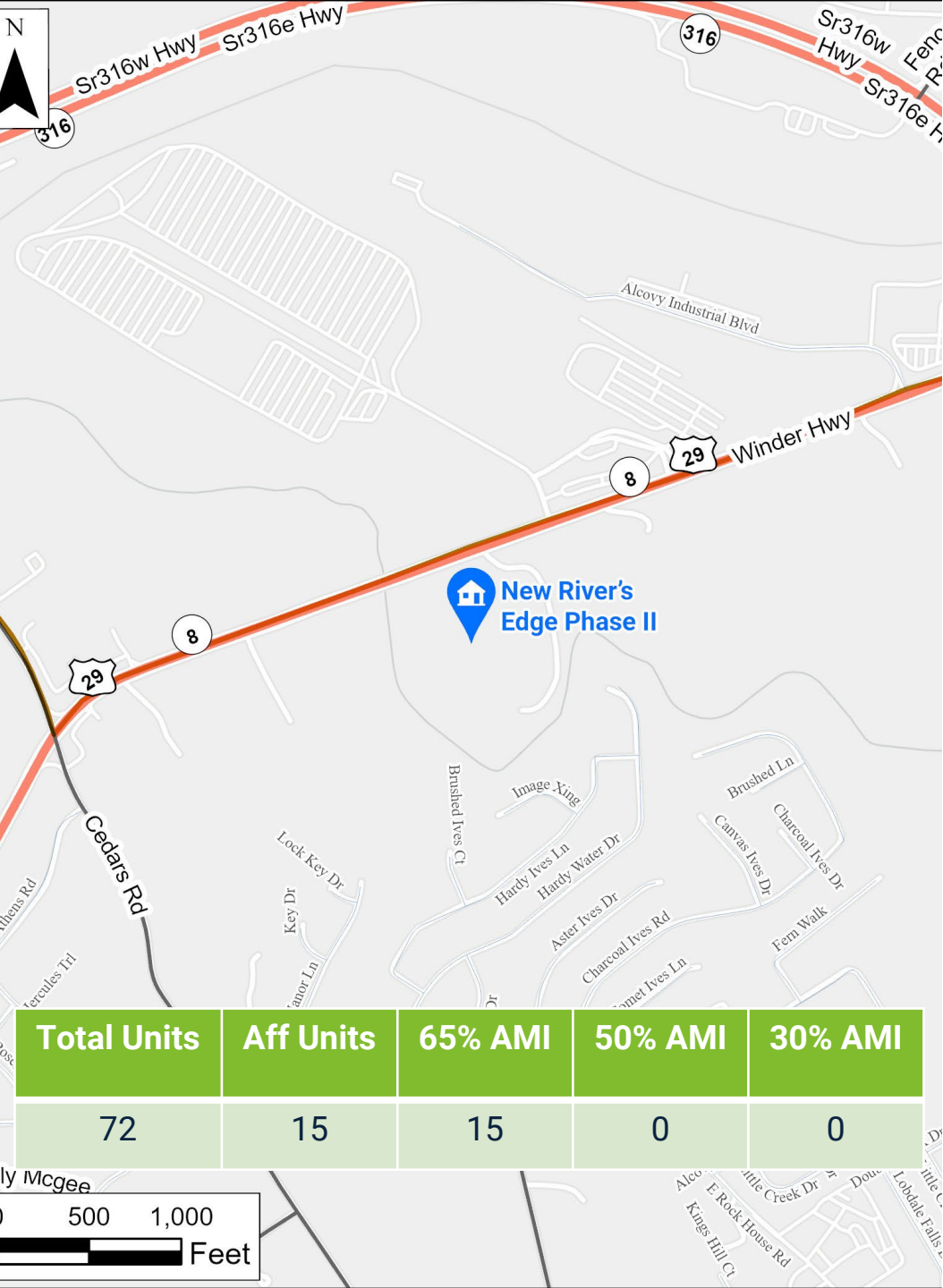
- **Address:** 5320 Jimmy Carter Blvd, Norcross, GA 30093
- **Funding Recommendation:** \$1,640,000
- **Commission District:** 2
- **Notes:**
 - The project site is located behind the Norcross Assessment Center.
 - The site was rezoned in 2023 to allow for multi-family development.
 - This development would represent new investment into an area with an aging housing stock (60% of housing units are over 30 years old).

Total Units	Aff Units	65% AMI	50% AMI	30% AMI
72	58	0	58	0

Gwinnett/Walton Habitat for Humanity Shady Drive and Vernon Street

- **Address:** Shady Drive and Vernon Street, Lilburn, GA 30047
- **Funding Recommendation:** \$1,004,500
- **Commission District:** 2
- **Notes:**
 - This project would provide the only ownership units that would be reserved for households making at or below 50% AMI.
 - The acquisition of these parcels was previously funded through the HOME Investment Partnership Program.





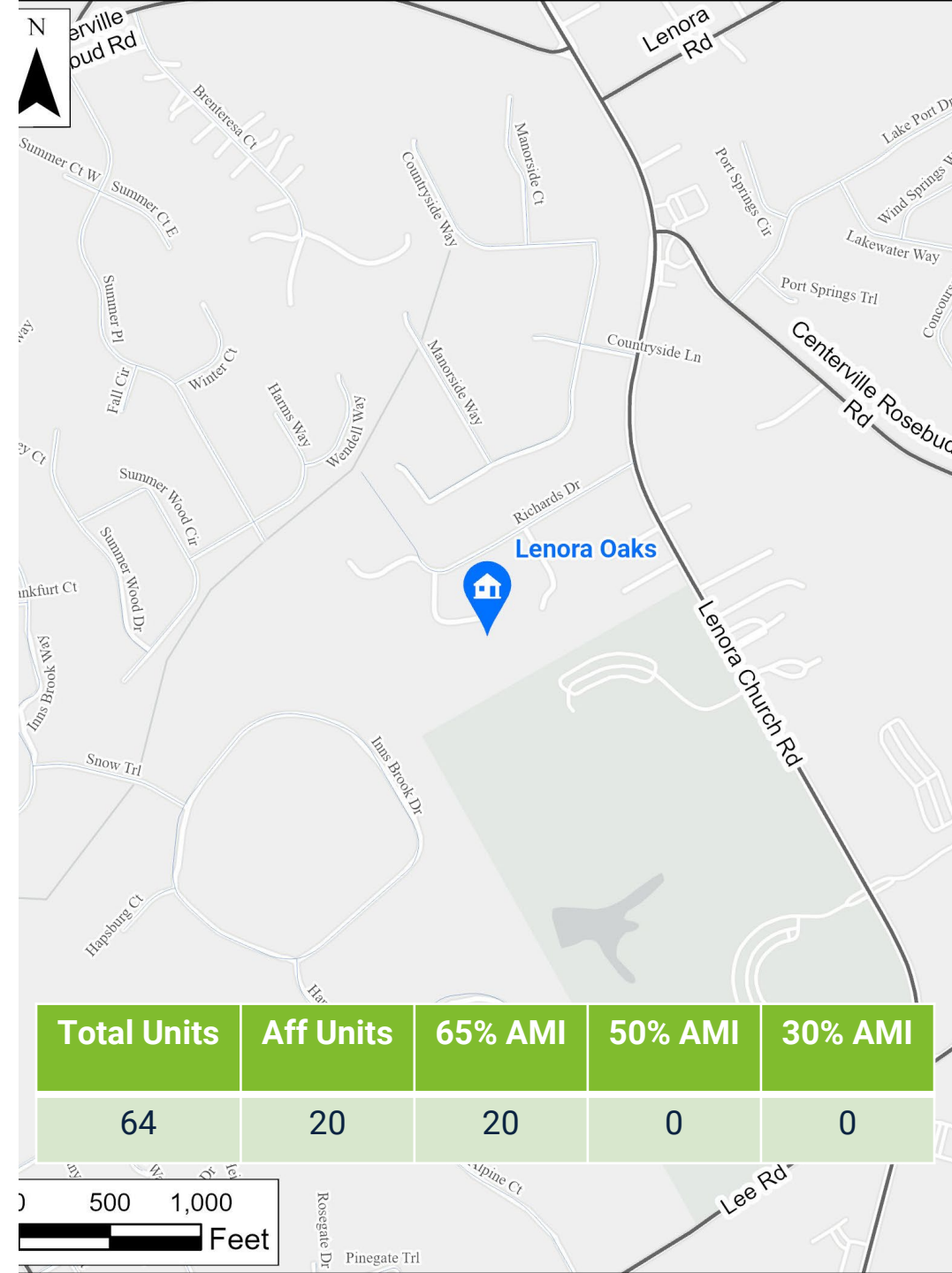
Birge and Held Asset Management New River's Edge Phase II

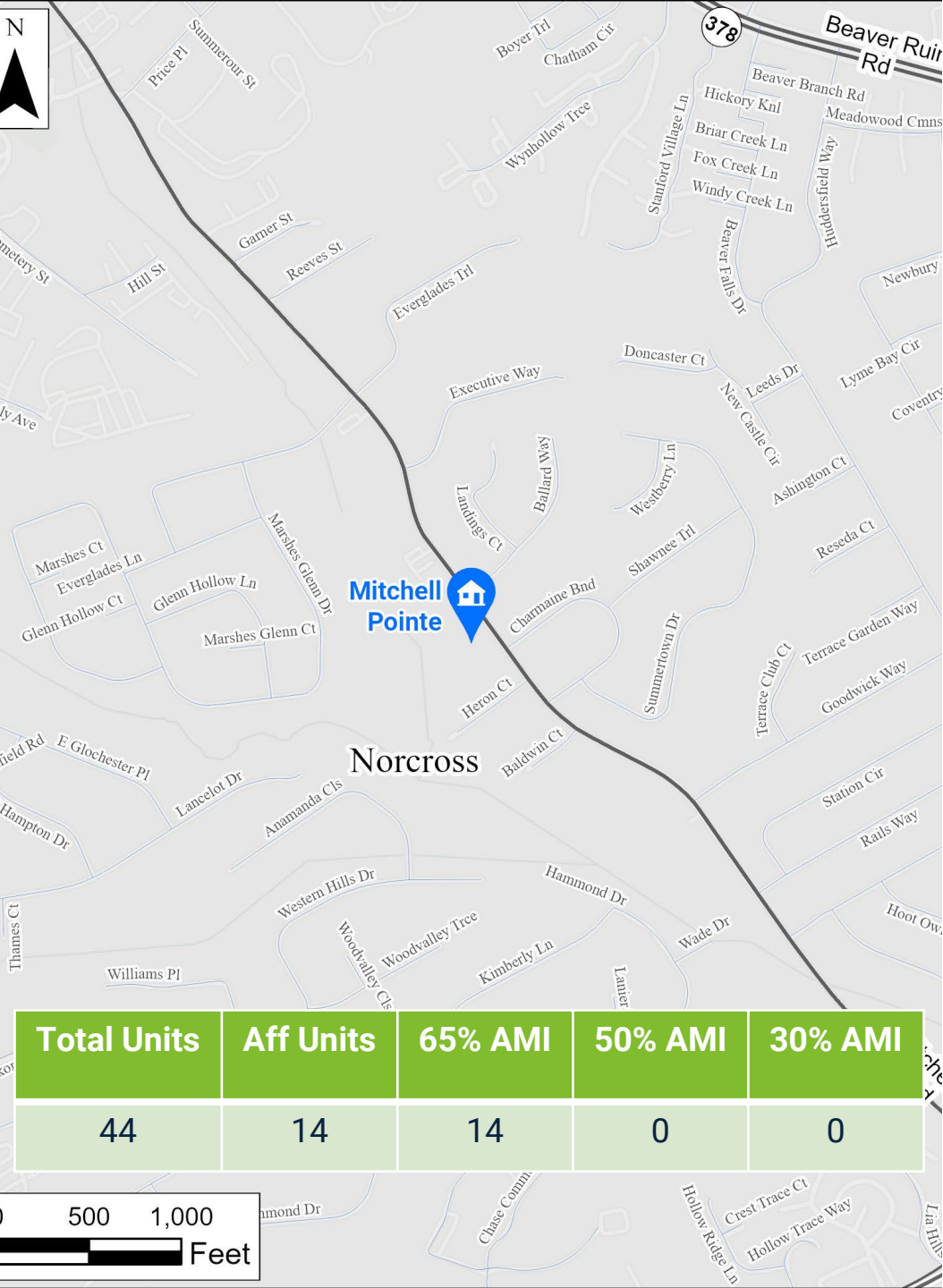
- **Address:** 1385 Winder Highway, Dacula, GA 30019
- **Funding Recommendation:** \$1,640,000
- **Commission District:** 3
- **Notes:**
 - Phase I of this project is a nearly completed development that includes set-aside units for affordable housing located right next to this proposed development.
 - Phase II was originally designed as entirely market-rate complex, but this funding recommendation would convert 20% of their units to affordable.

Total Units	Aff Units	65% AMI	50% AMI	30% AMI
72	15	15	0	0

HomePlace Community Homes LLC Lenora Oaks

- **Address:** 3258 Richards Drive, Snellville, GA 30039
- **Funding Recommendation:** \$781,000
- **Commission District:** 3
- **Notes:**
 - This project would construct single-family detached and attached units and duplex units to be sold to homeowners.
 - All housing units would be manufactured housing and developed by Place Properties, a partner in this proposal.





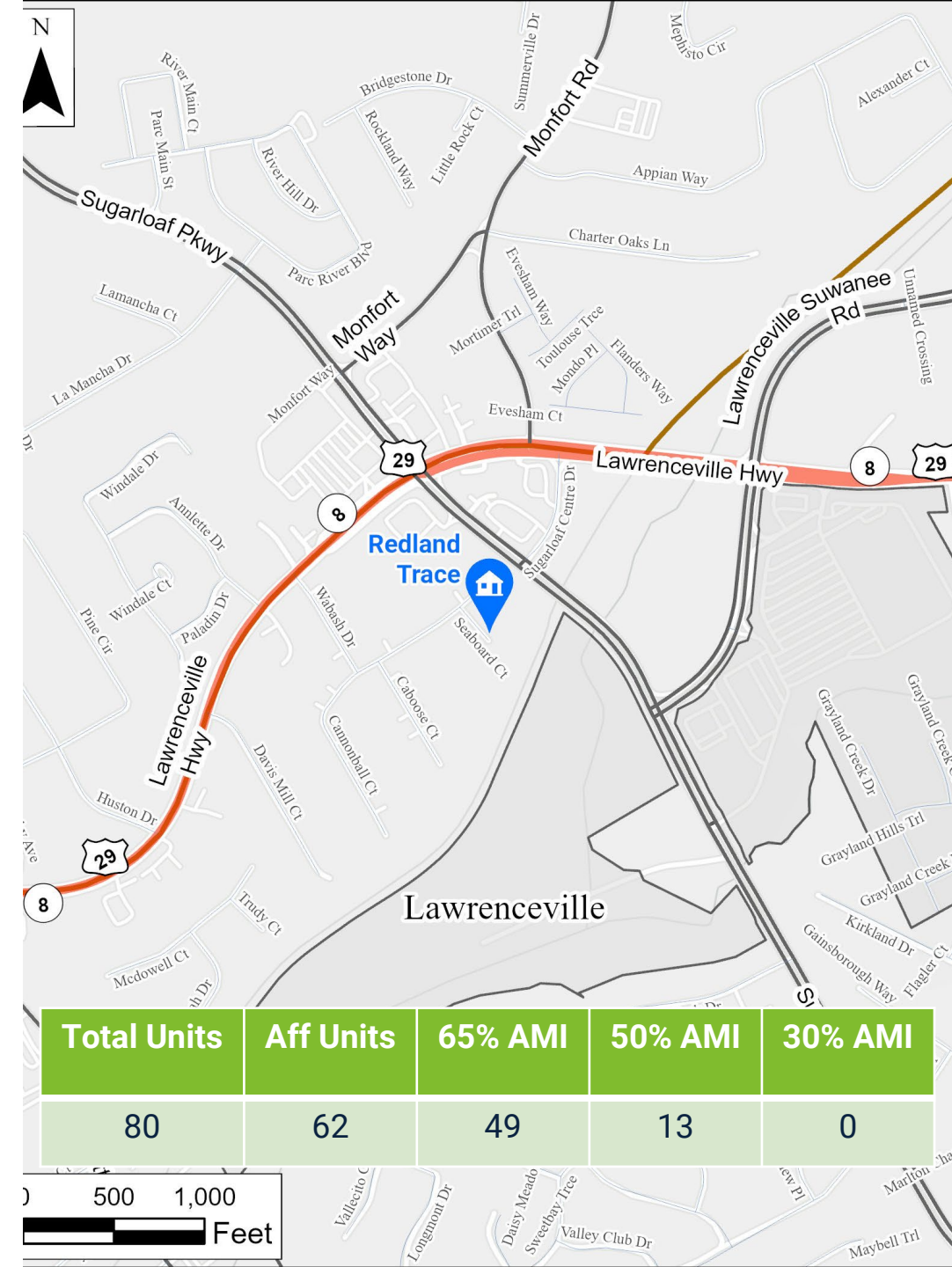
HomePlace Community Homes LLC Mitchell Pointe

- **Address:** 2225 Mitchell Road, Norcross, GA 30071
- **Funding Recommendation:** \$546,700
- **Commission District:** 1
- **Notes:**
 - This project would also be entirely manufactured housing and developed by Place Properties
 - Once completed these homes would be marketed for sale to teachers, first-responders, and public safety employees.

Total Units	Aff Units	65% AMI	50% AMI	30% AMI
44	14	14	0	0

Zimmerman Properties SE, LLC Redland Trace

- **Address:** 101 Seaboard Court, Lawrenceville, GA 30044
- **Funding Recommendation:** \$1,594,810
- **Commission District:** 3
- **Notes:**
 - This project would diversify the current housing available in this census tract by adding multi-family units.
 - Over 78% of renters in this census tract are currently cost burdened by housing.
 - This development would have a moderate level of access to community assets (emergency services, parks, libraries, and food)



Questions?