

Gwinnett County Sustainability Commission**Wednesday, August 16, 2023 – 4:30pm**

Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046
Conference Room C (Second Floor)

Present: Robert Blatecky, Daniel Hilton, Krupesh Patel, Dr. Marshall Shepherd, Dr. Candace Timpte

1. Call to Order

Robert Blatecky, Chairperson, called the meeting to order and welcomed everyone at 4:30pm.

- Chairwoman Hendrickson appointed a new GCSC member, Dr. Candace Timpte, who is a professor at Georgia Gwinnett College and brings years of experience in the sustainability field.

2. Approval of Agenda

{Action: Approved: Patel; Second: Shepherd; Vote: 4-0; Blatecky-Yes; Patel-Yes; Shepherd-Yes; Timpte-Yes; Absent: Hilton}

3. Approval of Minutes

The June 21, 2023, meeting minutes were approved.

{Action: Approved: Shepherd; Second: Patel; Vote: 4-0; Blatecky-Yes; Patel-Yes; Shepherd-Yes; Timpte-Yes; Absent: Hilton}

The July 19, 2023, meeting minutes were approved.

{Action: Approved: Shepherd; Second: Krupesh; Vote: 4-0; Blatecky-Yes; Patel-Yes; Shepherd-Yes; Timpte-Yes; Absent: Hilton}

4. Affordable Housing & Sustainability Discussion

Matt Elder, Housing and Community Development Division Director, Gwinnett County Planning and Development, presented an overview of Affordable Housing and Sustainability. This is a new division within Planning and Development and is reaching out to the GCSC for suggestions on incorporating sustainability into affordable housing.

5. Annual Report Status Update

The GCSC members discussed the outline for the annual report. Commission members will collaborate on draft via Google Docs.

6. GCSC Sub-Committee Updates

- Bikability Advisory Committee – Daniel Hilton. No update to date.

- Public Education and Outreach Advisory Committee – Krupesh Patel and Dr. Marshall Shepherd. Mr. Patel expressed the challenges of getting the word out. Suggested social media/networking.
- Renewable Energy and Transportation Advisory Committee – Robert Blatecky. Two meetings to date.
- Recycling and Waste Reduction Advisory Committee – Dr. Candace Timpte has elected to oversee this advisory committee.

Further discussion on the subcommittees and how to get more participation with the monthly GCSC meetings.

7. Discussion On Business Survey

Jeanie Donaldson, Public Relations and Marketing Division Director, Gwinnett County Communications, did the original Public Survey draft. Ms. Donaldson offered to assist with the Business Survey draft. For Ms. Donaldson to draft a survey, she needs to know what the GCSC wants to learn from the data acquired from the survey. After further discussion, and input from David Mogge, GCSC will incorporate a request into their Annual Report for funding a professional survey to maximize response and results.

8. Public Comments

- Dr. Scott Presson – Suggest increased budget for administrative staff for the Environmental Sustainability Officer. Encourages the County to take full advantage of government grants available.
- Jay Bassett - Climate Pollution Reduction Grants Program application is closed. Program objectives are for states, air agencies, municipalities, and Tribes to work together to create comprehensive pathways for reducing pollution, flexible planning resources and transformative and scalable decarbonization efforts. EPA anticipates announcing final details and issuing notices of funding opportunities in September 2023.

9. Adjournment

The meeting was adjourned at 6:02pm.

{Action: Approved: Hilton; Second: Patel; Vote: Vote: 5-0; Blatecky-Yes; Hilton-Yes; Patel-Yes; Shepherd-Yes; Timpte-Yes}

Affordable Housing and Sustainability

Matthew Elder, Division Director,
Housing and Community
Development Division

July 19, 2023



HCD Functions



HUD Grant Administration

- Administration of the CDBG, HOME, and ESG entitlement grants
- Closing out the NSP, CDBG and ESG CARES Act Funding, and HOME American Rescue Plan funding



Housing Action Plan

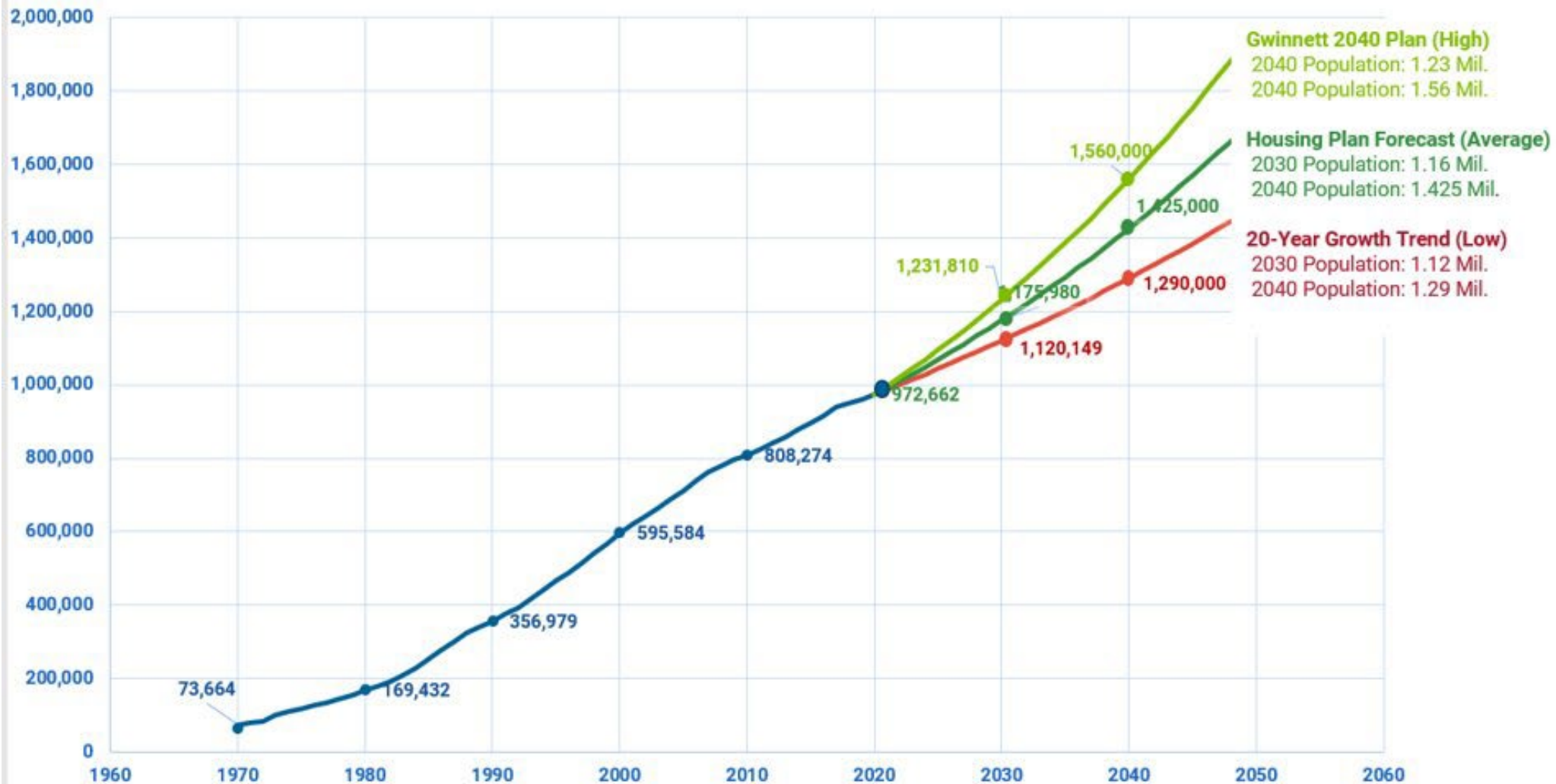
- Development and implementation of a short- and intermediate-term plan for actionable steps on the findings in the Housing Study



Project Management

- Oversight special projects to advance County strategic priorities

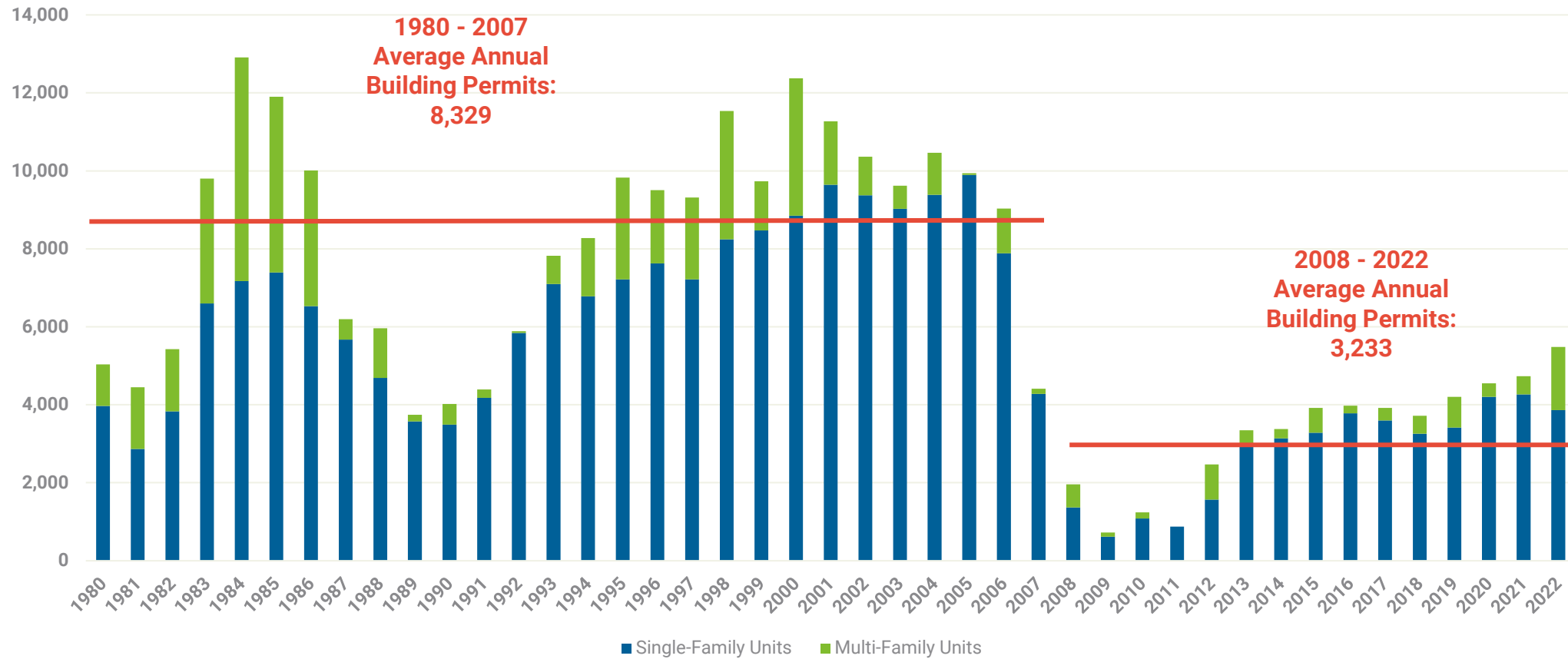
Population





Housing Starts

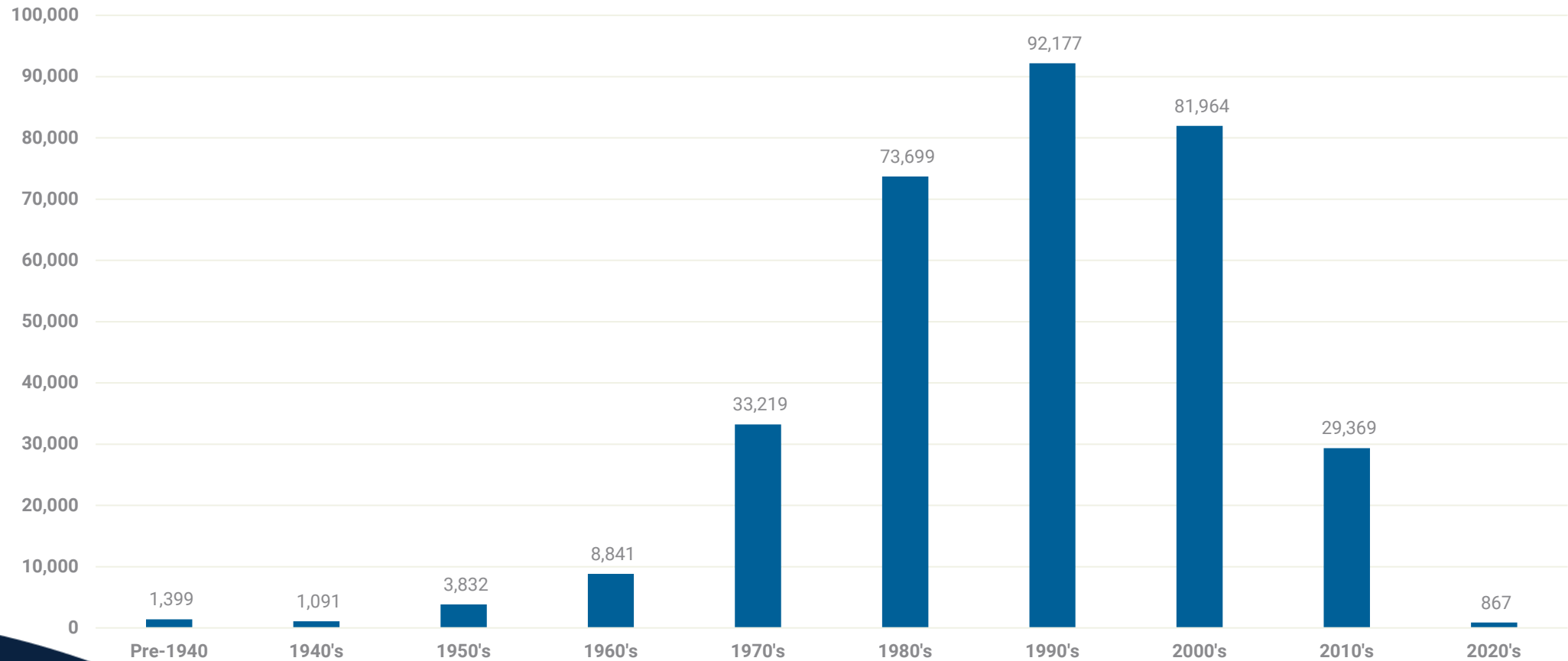
Housing Permits Issued by Year





Housing Age

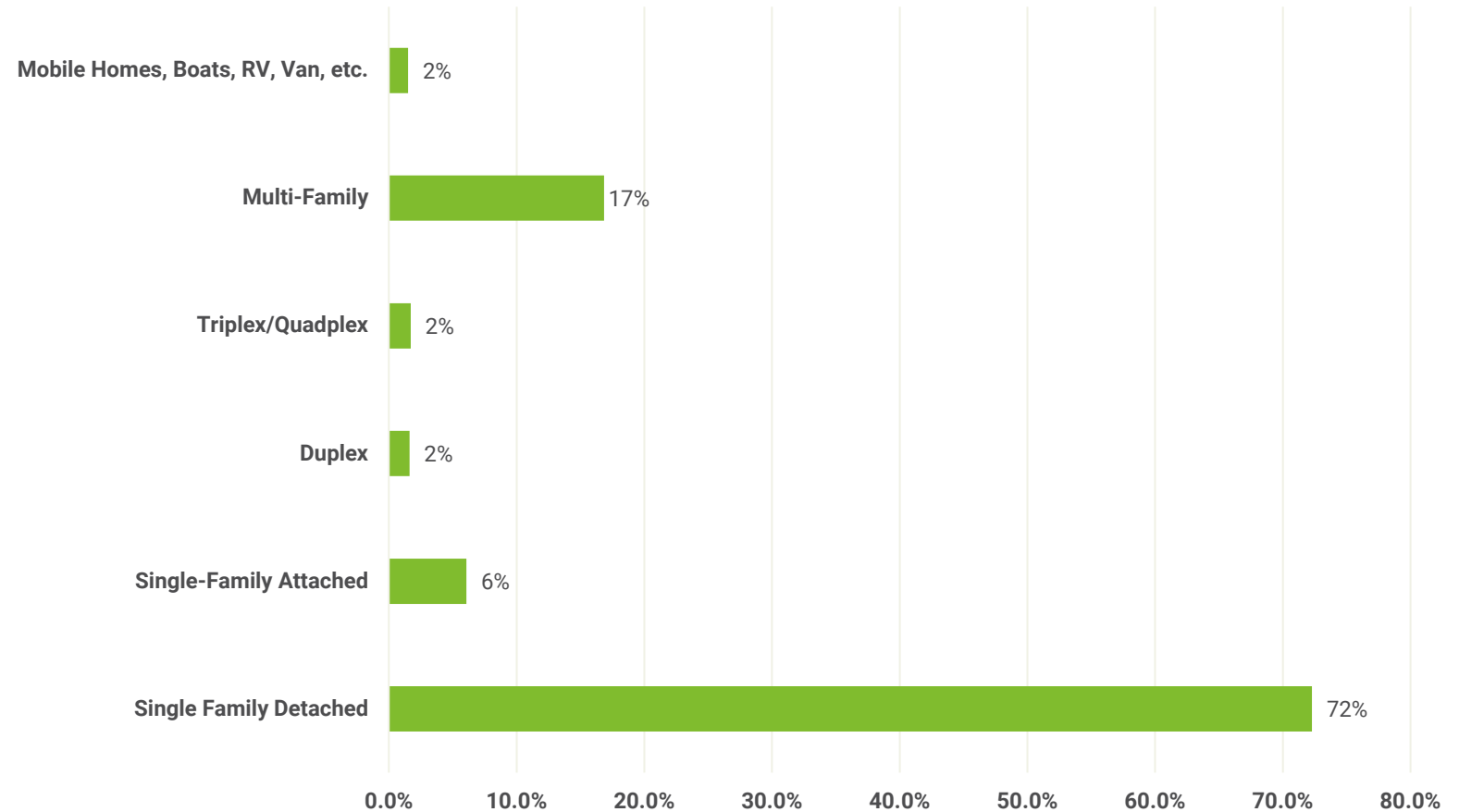
Gwinnett Housing Units by Decade Built



Housing Type

Housing Type	Number of Units	Percentage of Units
Single-Family Detached	235,935	72%
Single-Family Attached	19,812	6%
Duplex	5,238	2%
Triplex/Quadplex	5,564	2%
Multi-Family	54,990	17%
Mobile Home & RV	4,919	2%
TOTAL	326,458	

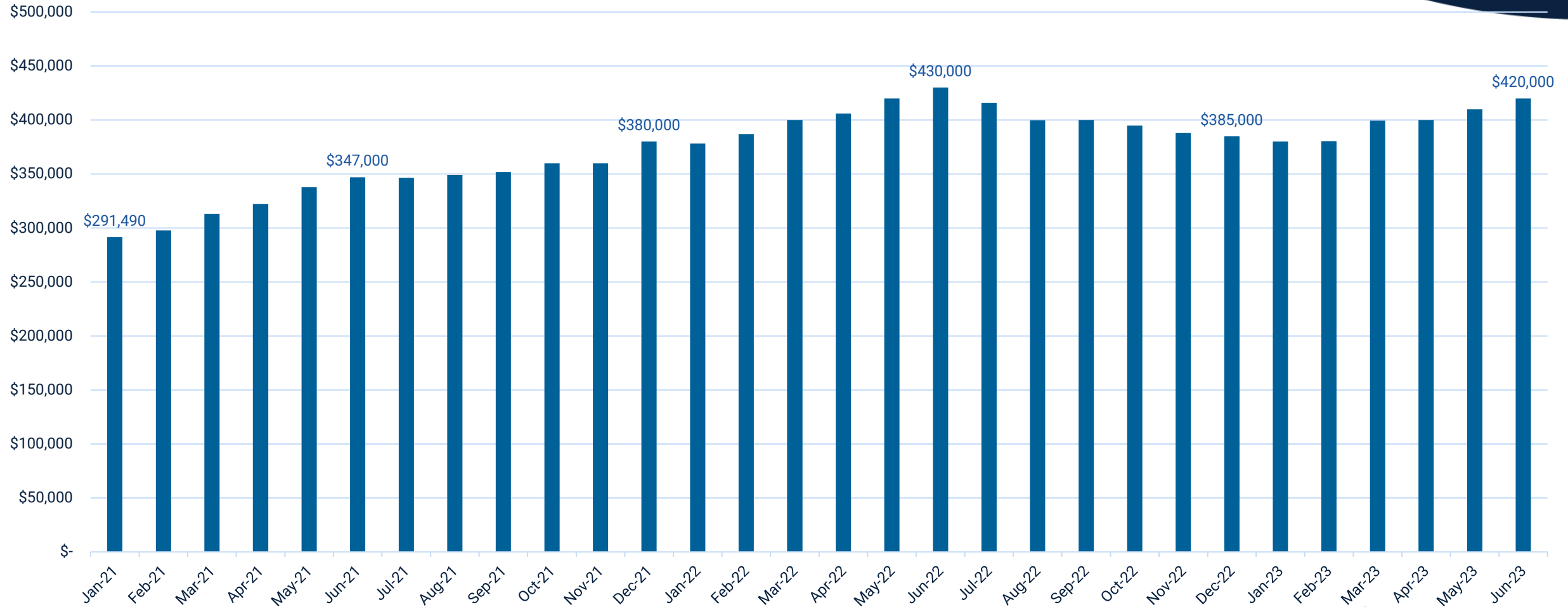
Gwinnett Housing by Type





Housing Cost - Ownership

Home Sales Median Price





Housing Cost - Rental

Rental Rates





Housing Affordability

	Gwinnett County
Owner-Occupied Units	153,586
Median Monthly Cost	\$1,690
Median Household Income	\$95,937
Unaffordable %	27%
Renter-Occupied Units	98,768
Median Rent	\$1,414
Median Household Income	\$51,092
Unaffordable %	56%
Total Units	255,942
Unaffordable %	38%

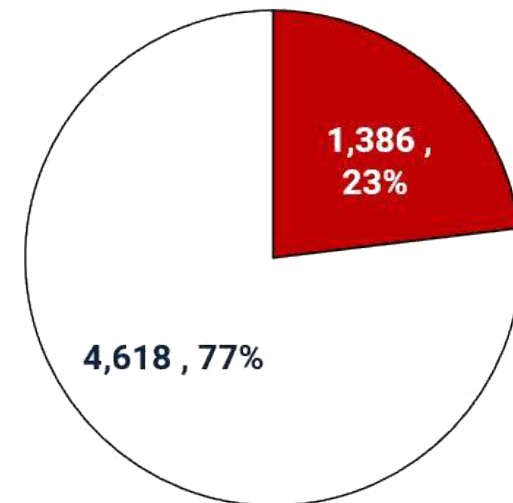
Housing Gap Analysis

Annual Housing Demand 2020-2040

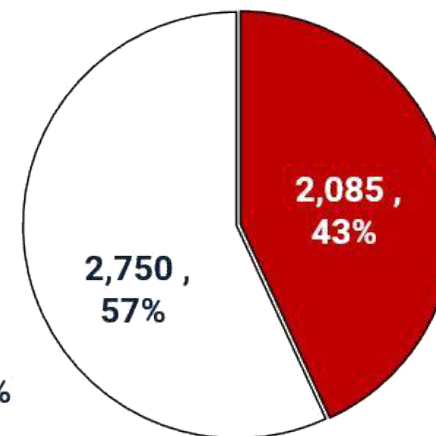
By Income Group

Gwinnett County
(Including Municipalities)

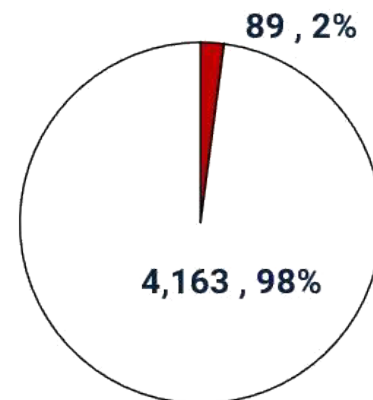
Homes for Upper-Income Households (\$100,000+)
23% demand met
Gap of 4,618 units per year



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





Affordable Housing and Sustainability

- Sustainability is important for affordable housing because it creates stability by building healthy, safe, and accessible places to live.
- Sustainability also improves resilience to climate change and increases in utility costs and it reduces housing maintenance costs.
- Current HCD Efforts:
 - Affordable Housing Development Notice of Funding Availability (NOFA)
 - Community Development Block Grant (CDBG) Homeowner Rehabilitation Program
 - Energy Efficiency and Conservation Block Grant (EECBG)

Affordable Housing NOFA

- Up to \$18 Million in ARPA funding for new affordable housing development
- NOFA contains a sustainability consideration that offers developers up to 5 bonus points:

“Gwinnett County will provide preference for projects that promote and implement leading environmental sustainability principles and practices. Bonus points will be awarded for projects built and certified by LEED, EarthCraft, Green Globes Certification, or other green certification standards.”

CDBG Homeowner Rehabilitation Program

- Up to \$20,000 in home rehabilitation for income-qualified homeowners
- Program focus will be on Code Violations and Incipient Deficiencies

Scope of Work:

- Roof
- HVAC & Water Heaters
- Flooring
- Siding
- Plumbing & Electrical
- Windows & Doors
- Asbestos/LBP

EECBG

- Department of Energy program funding through the Infrastructure Investment and Jobs Act of 2021.
- Gwinnett County will receive \$752,900 to develop and administer an Energy Efficiency Retrofit Program
- Program specific under development, but focus would be on household energy audits with recommended list of energy efficiency improvements.

**Also looking at participation in \$7 Billion Residential Solar Program recently announced by Biden Administration*

Sustainability Insights

- Should there be a greater focus on interior v. exterior sustainability?
- What are sustainable materials that can be utilized as alternatives to traditional building materials?
- Should we be looking at a preferred sustainability program/certification (Ex. LEED, EarthCraft, Green Globes, etc.)?
- What potential tools/incentives should we look further into?
- What other suggestions would you have for incorporating sustainability into affordable housing?