



Gwinnett

Annual Action Plan 2021

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

Prepared By:



**GWINNETT COUNTY
GEORGIA**

BOC APPROVAL:
2020-1121
NOVEMBER 17, 2020

EXECUTIVE SUMMARY

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

Introduction

Gwinnett County, Georgia is in the northeast region of the Atlanta, Georgia metropolitan area. Having grown from approximately 805,321 persons in 2010 to more than 936,250 persons in 2019, the County has shown steady growth year over year.

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)

The FFY2021 Annual Action Plan represents year two of the FY2020-2024 Consolidated Plan approved by the Gwinnett County Board of Commissioners on Tuesday, November 17, 2020. This plan is the official application for HUD entitlement grants and proposes activities to be funded during FFY2021 (January 1 – December 31, 2021).

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 will 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

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

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

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 2020 CAPER.

Last year, the Gwinnett Community Development Program managed 83 projects principally benefitting low-and moderate-income persons and dispersed a total of \$6,535,175.77 in CDBG, HOME, and ESG funding to further its strategic priorities as outlined in the 2020-2024 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

Home Ownership Initiatives

Gwinnett County implemented its Affordable Housing Initiatives through the acquisition, rehabilitation, and disposition of single-family housing and transitional housing and down-payment assistance for 23 units. Gwinnett County Homestretch Down-Payment Assistance Program (DPA) aimed to increase Low-Moderate-Income (LMI) residents' access to affordable housing by offering \$7,500, five-year, 0% deferred payment loan to

income-eligible homebuyers. Gwinnett County also expended \$112,420.00 of prior-year HOME funds and Program Income (PI) to assist 11 LMI households. First-time homebuyers continued to experience a challenging year due to an inventory shortage of homes for sale at LMI buyer's price point. Additionally, housing inventory affordable to LMI buyers failed the Uniform Physical Condition Standards (UPCS) inspection at a higher rate due to the condition and age of homes. The county expended \$1,140,996.01 in HOME grant and program income funds to support affordable housing initiatives.

Tenant-Based Rental Assistance

Gwinnett County also awarded funds for the Tenant-Based Rental Assistance (TBRA) program to further increase the affordable housing options. TBRA provides financial assistance to Gwinnett residents with outstanding rental arrears and needs medium-term rental assistance to prevent an eviction and remain stably housed.

Reduce Substandard Housing

The county provided five-year deferred payment loans to income-eligible homeowners to make necessary repairs on their homes to preserve existing affordable housing. In 2020, the county expended \$64,846.00 through the Homeowner Housing Rehabilitation Program to rehabilitate eight homes. Repairs included siding replacement, roof replacement, HVAC replacement, electrical and plumbing repairs. The Housing Rehabilitation Program was severely impacted by the COVID 19 pandemic. Due to social distancing requirements, it became increasingly challenging to have contractors enter our participants' homes.

Increase Housing and Supportive Services for Targeted Populations

The county allocated \$409,294 in FFY 2020 and prior year CDBG funding for five housing-related activities. Gwinnett County utilized CDBG funding to increase housing and supportive services for 728 persons identified as severely disabled, survivors of domestic violence, elderly, and homeless. The grant was used by four subrecipients that provided services such as emergency, rental, permanent housing; adult daycare; community integration and day programs for developmentally disabled adults, and assistance to move homeless persons into stable housing. Outcomes were severely impacted due to strict social distancing measures and closures to non-essential businesses.

Gwinnett County will utilize CDBG & HOME funding to increase housing and supportive services for persons who identified as elderly, severely disabled, or a youth-headed household where the head of household is between the ages of 18-24. The funding was used to assist individuals at risk of becoming or who are literally homeless persons to either retain or gain stable housing.

Homelessness Reduction Activities

Nonprofit agencies funded through the Gwinnett County Emergency Solutions Grant (ESG) expended \$294,323.45 to provide housing support and financial assistance to Gwinnett County citizens. In addition to the original allocation, agencies provided \$681,314.04 in match funds for a total of \$975,637.49.

Emergency Shelter was provided by four subrecipients, who expended \$156,441.17. Two subrecipients operated physical shelters, while the remaining three provided hotel/motel vouchers. Collectively, the four agencies provided service to 828 people. Homelessness Prevention was administered by two subrecipients, who expended \$112,551.88 on financial assistance for rental arrears and short-term rental assistance to prevent evictions. Collectively, the two agencies served 117 people. Rapid Re-Housing was offered by two subrecipients who expended \$25,330.40 to aid homeless persons in need of financial assistance to secure stable housing. Collectively, the two agencies served 55 people.

Emergency Housing was amplified in 2020 due to the COVID-19 health pandemic. The county had an influx of requests for housing assistance due to business closures and job loss. Fortunately, the county had funding in place to assist with the influx of requests for housing assistance.

Public Improvements and Infrastructure

The county allocated \$5,780,613.00 in FFY 2020 and prior year CDBG funding to carry out public facilities and infrastructure improvements. These projects included repairing water and sewer lines, construction of sidewalks to connect people to transit centers and schools, and playground construction and renovations. In FFY 2020, Gwinnett County disbursed \$2,910,405.88 to complete 12 public facility and infrastructure improvement projects that benefited a total of 27,492 LMI persons.

Public Service Activities

The County allocated \$748,100.00 in CDBG funding to support 20 public service activities that served 852 LMI persons. The County supported the installation of preventive health tuberculosis X-ray machine for the Gwinnett County Board of Health, the purchase of a van for the Hi Hope Service Center, and a minibus for the A. Worley Brown Boys & Girls Clubs 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. continued operation of its GoodBiz program, which provided training to 31

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. The renovation was completed the center will open its doors in May 2021.

Affirmatively Furthering Fair Housing Choice

Community Development Program staff attended three community outreach events and hosted two Fair Housing workshops. The staff made touchpoints 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 the Action Plan 2021, 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 two needs through Thursday, July 11, 2019 to solicit public input on the proposed 2021 Action Plan documents. The meetings were held virtually. There was a total of 17 attendees to attend the needs assessment meetings to provide feedback.

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. An organization provided comments regarding the services that Hi Hope provides for the community. She provided an overview of the history of the organization, the state of disabled persons in the County, and expressed her appreciation for continued support from Gwinnett County.
2. A citizen expressed her appreciation for continued support from Gwinnett County
3. A citizen asked questions about CDFI funding through ANDP who was awarded funded as the CHDO. He mentioned that audits were barrier to entry for this program. This applicant did not apply for funding in this application cycle.

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	Department of Financial Services – Community Development Program
CDBG Administrator	Gwinnett County	Department of Financial Services – Community Development Program
HOME Administrator	Gwinnett County	Department of Financial Services – Community Development Program
ESG Administrator	Gwinnett County	Department of Financial Services – Community Development Program

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@gwinnettcountry.com

Or

Ms. Marcie DeGiovine, Grants Manager
Gwinnett County Department of Financial Services
75 Langley Drive
Lawrenceville, GA 30046-6935
(770) 822-7972
(770) 822-7840 *fax*
(770) 822-7875 *TDD*
marcie.degiovine@gwinnettcountry.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(I)).

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

When developing the Consolidated Plan, the County launched a collaborative effort to consult with elected officials, County departments, city departments, community stakeholders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within the five-year plan. The County's outreach and consultation strategies included the formation of community outreach partnerships with housing, service, and mental health providers, workforce developers, community advocates, and others.

Stakeholder meetings were conducted to solicit input from the community at large. Results of the community forums and surveys were reported in the Consolidated Plan. Each segment of the community outreach and planning process was transparent to ensure the public knew their input was being collected, reviewed, and considered.

As part of the effort to implement the policies, programs and projects identified in the Consolidated Plan, the County works collaboratively with staff from the housing, social services agencies, and other entities to inform and develop the housing and homeless priorities and strategies contained in this Action Plan. The following table is of organizations that were consulted.

Agency/Group/ Organization	Agency/Group/ Organization Type	Section of Plan Addressed by Consultation	How Consulted
Annandale Village Suwanee	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.
Catholic Charities of the Archdiocese Atlanta	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.
Atlanta Legal Aid	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.
Neighborhood Cooperative Ministry	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.
Center for Pan Asian Community Services	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.
Hi-Hope Service Center	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))

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.

Narrative (optional):

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 Action Plan FFY 2021, the Gwinnett County Community Development Program office compiled a citizen/stakeholder 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 proposed recommendations:

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 public, residents, business and industry leaders, civic leaders, developers, media representatives, professionals, County staff, and elected officials. A list of stakeholders was 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.

In compliance with its Citizen Participation Plan, the Action Plan 2021 was available for public comment from Wednesday, October 7, 2020 – Friday, November 6, 2020.

Gwinnett County held two meetings on Thursday, October 22, 2020 to solicit public input on the proposed 2021 Action Plan projects. The meetings were held virtually. There was a total of 17 attendees to attend the needs assessment meetings to provide feedback.

Application Workshops

A public notice announcing the FFY 2021 HUD Grant Application (NOFA) Workshops was published in the Gwinnett Daily Post newspaper on Sunday, January 31, 2020. The County held three HUD Grant Application (NOFA) Workshops on Tuesday, February 11, 2020, Wednesday, February 19, 2020, and Tuesday, March 10, 2020. 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 January 31, 2020, 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 1, 2020.

County Website

The Gwinnett County website (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

Summarize citizen participation process and how it impacted goal setting.

Input from the community is used to develop priorities and goals to ensure that projects annual projects and activities are selected to meet community needs.

Citizen Participation Outreach

#	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Comments not accepted	URL (if applicable)
1	Newspaper Ad	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.	Action Plan 2021 priority needs were established from comments received through all modes of outreach advertised.	All comments were accepted	N/A
2	Public Hearings/ Public Meetings	Community Stakeholders, Nonprofits, County Departments, CIDS, cities, low-and moderate-income county residents	Two public hearings were held to receive citizen input from residents in on community development, housing, and homeless needs in the County. Our office met with 17 individuals, representing 8 organizations.	The Gwinnett Community Development Program conducted two Public Hearings to provide the community with an opportunity to provide feedback on recommended projects. Action Plan 2021 priority needs were established in part from comments received at the public hearings.	All comments were accepted	N/A
3	Application Workshops	Nonprofits, County Departments, cities	64 persons attended the three application workshops.	N/A	All comments were accepted	N/A

Table 3 – Citizen Participation Outreach

EXPECTED RESOURCES

AP-15 EXPECTED RESOURCES – 91.220(C) (1, 2) INTRODUCTION

The anticipated budget for FFY 2020 is as follows: CDBG (\$5,493,139), ESG (\$470,005), and HOME (\$2,095,166). 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"> - Administration & Planning - Economic Development - Facility Acquisitions - Facility Renovations - Homeowner Housing Rehabilitation - Housing Service Delivery - Infrastructure Improvements - Public Service Activities 	\$5,493,139	\$25,000	N/A	\$5,518,139	\$16,479,417	CDBG Funds used throughout the County will leverage other federal, local and private funds.
HOME	Public-Federal	<ul style="list-style-type: none"> - Administration - CHDO Activities - Homebuyer Assistance - Acquisition - Rehabilitation - New Construction - Tenant Based Rental Assistance 	\$2,095,166	\$50,000	N/A	\$2,145,166	\$6,285,498	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"> - Administration - Emergency Shelter - Homelessness Prevention - Rapid Re-Housing - HMIS Administration 	\$470,005	\$0	N/A	\$470,005	\$1,410,015	ESG match requirements will be met by requiring organizations to meet a 100% match of all funds received.

Table 4 - 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 FFY2021 is \$523,792.00. Historically, match amounts for HOME subrecipients have far exceeded the 25% annual contribution requirements stipulated by HOME program regulations, leaving an excess match amount.

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 \$470,005.00.

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

Gwinnett County has not identified any publicly owned land or property for use to address the needs identified in the plan; however, the County will continue to focus their efforts on improving areas of greatest need throughout the community. The 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
Administrative & Planning	2021	Provide Overall Program Administration	\$671,143.75 (CDBG)	Administrative Structure for the Planning, Implementation and Management of the CDBG, HOME, & ESG grant programs	Other	N/A
			\$100,000.00 CDBG Housing Service Delivery Costs			
			\$144,432.48 (HOME)			
			\$30,000.00 (ESG)			
Homeowner Housing Rehabilitated & Rehab Administration	2021	Access to Affordable Housing	\$350,000.00 (CDBG)	Rehabilitation of Existing Housing	17	Household Housing Unit
			\$124,472.29 (CDBG Rehab Admin)			
Economic Development	2021	Non-Housing Community Development	\$42,000.00 (CDBG)	Microenterprise Training & Development	30	Jobs Created/ Retained
			\$300,000.00 (CDBG)	Businesses assisted and/or jobs created	5	Businesses Assisted

Public Facilities and Infrastructure	2021	Non-Housing Community Development	\$1,665,000.00 (CDBG)	Public Facility and Infrastructure Activities	29,903	Persons Assisted
Public Services	2021	Non-Housing Community Development	\$840,111.00 (CDBG)	Public Service Activities: Agency Operating Cost; Agency Equipment Purchases	725	Persons Assisted
Community Housing Development Organizations (CHDO)	2021	Increase Access to Affordable Housing; Non-Housing Community Development; Affirmatively Further Fair Housing Choice	\$500,000.00 (HOME)	Homeowner Housing Added	3	Household Housing Units
Acquisition/Rehabilitation/Disposition of Affordable Housing Units and Land	2021	Increase Access to Affordable Housing; Non-Housing Community Development; Affirmatively Further Fair Housing Choice	\$1,050,000.00 (HOME)	Homeowner Housing Added	50	Household Housing Units
Down payment Assistance	2021	Increase Access to Affordable Housing	\$150,000.00 (HOME)	Direct financial assistance to homebuyers	20	Households Assisted
Tenant Based Rental Assistance	2021	Increase Access to Affordable Housing; Increase Housing Options for At Risk of Homelessness	\$40,000 (HOME)	Tenant-Based Rental Assistance	35	Households Assisted
Emergency Shelter and Supportive Services for the Homeless	2021	Homelessness Reduction	\$236,000 (ESG-ES)	Emergency Shelter Activities Homeless Person Overnight Shelter	324	Persons Assisted
Homelessness Prevention & Rapid Re-Housing	2021	Homelessness Reduction	\$110,000.00 (ESG-HP)	Homelessness Prevention	153	Persons Assisted
			\$86,005.00 (ESG-RRH)	Rapid Rehousing	62	Persons Assisted
Homeless Management Information Systems (HMIS)	2021	Homelessness Reduction	\$8,000.00 (ESG)	HMIS Coordination Activities	Other	N/A

Table 5 – Goals Summary

Goal Descriptions

PROJECTS

AP-35 PROJECTS – 91.220(D)

Introduction

In 2021, Gwinnett County will allocate CDBG funding to a total of 112 projects. While most 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 2021, Gwinnett County will allocate \$671,143.75 (12.22% of the total CDBG award), for administration and planning.

HUD also allows no more than 15% (\$823,970.85) of the CDBG award to be used for Public Services projects. In 2021, Gwinnett County will allocate \$823,970.85 (15%), 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 2021, Gwinnett County will allocate \$144,423.48 (6.89% of the total HOME award) to fund planning and administration costs. HOME regulations also require that at least 15% (\$314,275.00) of the total HOME award is allocated to a Community Housing Development Corporation (CHDO). Gwinnett County will allocate \$500,000.00 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 2021, Gwinnett County will allocate \$30,000.00 (6.38% of the total award), to administration and planning.

A detailed listing of 2021 projects is provided in Table 6.

Project Information		
Project#	Project Name	Funding Award
Community Development Block Grant		
Program Administration & Planning		
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
Housing Rehabilitation and Housing Service Delivery		
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
Public Facilities & Infrastructure		
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
Public Services		
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
7	Action Ministries: Gwinnett County Rapid Re-Housing Activity	\$25,000.00
	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
	Hi Hope Service Center: Community Access Day Service Operating	\$25,000.00
8	Latin American Association: Latino Homelessness Prevention Program (LHPP)	\$25,000.00
	United Way: HomeFirst Gwinnett Initiative	\$25,000.00
	Norcross Cooperative Ministries: Emergency Assistance Program - Financial Support Case Management	\$25,000.00
9	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
Economic Development		
13	Gwinnett County Economic Development: Microenterprise Development–Small Business Incubator	\$100,000.00
14	The Goodwill of North Georgia: Microenterprise: GoodBiz Entrepreneurship Education	\$42,000.00
TOTAL CDBG AWARD		\$4,274,763.00
1	Gwinnett County: HOME Investment Partnerships Program Administration	\$156,003.00
15	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
16	Atlanta Neighborhood Development Partnership: CHDO Reserve – Single Family Acquisition	\$234,006.00
18	Gwinnett Housing Corporation: Acquisition, Rehabilitation and Disposition of Housing	\$457,182.00
19	Gwinnett County Habitat for Humanity, Inc.: Land Acquisition	\$457,182.00
20	Gwinnett County*: HOMEstretch Down-Payment Assistance	\$115,666.00
TOTAL HOME AWARD		\$1,560,039.00
21	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
	Viewpoint 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
TOTAL ESG AWARD		\$386,253.00
GRAND TOTAL		\$6,221,055.00

Table 6 – 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 FFY2021 will provide an Area Benefit; or,
- **Direct Benefit:** At least 51% of project beneficiaries must meet the FFY2021 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
2021 Funding Allocation	\$50,000.00
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
2021 Funding Allocation	\$541,143.75
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 DPA Program Management
Description	N/A
Funding Requested	N/A
2021 Funding Allocation	\$80,000.00
Goal Name	Administrative Structure for the Planning, Implementation and Management of the HOME program
Target Areas	Gwinnett County
Priority Needs Addressed	Provide Overall Program Administration
Annual Goal	N/A
Project #2 – Gwinnett County Affordable Housing Services	
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
2021 Funding Allocation	\$350,000.00
Goal Name	Rehabilitation of Existing Housing
Target Areas	Gwinnett County

Priority Needs Addressed	Access to Affordable Housing
Annual Goal	17 Housing/Household Units
Activity	Gwinnett County Housing Service Delivery (CDBG Rehab)
Description	This project covers service delivery costs and fees incurred when administering the Homeowner Housing Rehabilitation program.
Funding Requested	N/A
2021 Funding Allocation	\$50,000.00
Goal Name	Rehabilitation of Existing Housing
Target Areas	Gwinnett County
Priority Needs Addressed	Access to Affordable Housing
Annual Goal	28 Households
Activity	Gwinnett County Housing Service Delivery (HOMEstretch)
Description	This project covers service delivery costs and fees incurred when administering the Homestretch Down Payment Assistance program.
Funding Requested	N/A
2021 Funding Allocation	\$40,000.00
Goal Name	Provide Down payment Assistance
Target Areas	Gwinnett County
Priority Needs Addressed	Access to Affordable Housing
Annual Goal	66 Households
Activity	Gwinnett County Housing Service Delivery (CDBG, HOME, NSP)
Description	This project covers service delivery costs and fees incurred when administering the CDBG, HOME, and NSP programs.
Funding Requested	N/A
2021 Funding Allocation	\$10,000.00
Goal Name	Acquisition/Rehabilitation/Disposition of Affordable Housing Units and Land
Target Areas	Gwinnett County
Priority Needs Addressed	Access to Affordable Housing
Annual Goal	83 Households
Activity	Gwinnett County Housing: WFN CDBG Rehab Management
Description	Overall Management of the CDBG Homeowner Housing Rehabilitation Program.

Funding Requested	N/A
2018 Funding Allocation	\$124,472.29
Goal Name	Rehabilitation of Existing Housing
Target Areas	Gwinnett County
Priority Needs Addressed	Access to Affordable Housing
Annual Goal	N/A
Project #3 - Public Facilities	
Activity	Annandale Village: Generators for Facilities Serving Adults with Severe Developmental Disabilities
Description	Facility Renovations: Annandale will provide Generators for Facilities Serving Adults with Severe Developmental Disabilities.
Funding Requested	\$130,000.00
2021 Funding Allocation	\$130,000.00
Goal Name	Public Facilities and Infrastructure
Target Areas	Gwinnett County
Priority Needs Addressed	Non-Housing Community Development: Construct, acquire, and/or renovate public facilities and infrastructure to meet the needs of targeted populations.
Annual Goal	45 Persons Assisted
Activity	Hi Hope Service Center, Inc.
Description	Facility Renovations: Hi Hope will replace the roof on the multipurpose building and Lowry building.
Funding Requested	\$400,000.00
2021 Funding Allocation	\$400,000.00
Goal Name	Public Facilities and Infrastructure
Target Areas	Gwinnett County
Priority Needs Addressed	Non-Housing Community Development: Construct, acquire, and/or renovate public facilities and infrastructure to meet the needs of targeted populations.
Annual Goal	125 Persons Assisted
Activity	Lawrenceville Housing Authority: Affordable Housing Preservation
Description	LHA Affordable Housing Preservation
Funding Requested	\$300,000.00
2021 Funding Allocation	\$300,000.00
Goal Name	Public Facilities and Infrastructure
Target Areas	Gwinnett County
Priority Needs Addressed	Non-Housing Community Development: Improve existing deteriorated public facilities and infrastructure in low- and moderate-income areas.
Annual Goal	475 Persons Assisted
Activity	Creative Enterprises, Inc.
Description	Creative Memorial Garden Pergola
Funding Requested	\$10,111.00

2021 Funding Allocation	\$10,111.00
Goal Name	Public Facilities and Infrastructure
Target Areas	Gwinnett County
Priority Needs Addressed	Non-Housing Community Development: Construct, acquire, and/or renovate public facilities and infrastructure to meet the needs of targeted populations.
Annual Goal	80 Persons Assisted

Project #4 - Infrastructure Improvements	
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Activity	City of Norcross: Safe Sidewalks Trip Hazard Mitigation- Phase 3
Description	The City of Norcross will install safe sidewalks trip hazard mitigation.
Funding Requested	\$70,000.00
2021 Funding Allocation	\$70,000.00
Goal Name	Public Facilities and Infrastructure: Support initiatives that increase walkability and improve the health of residents in low-income areas.
Target Areas	City of Norcross
Priority Needs Addressed	Public Facilities and Infrastructure
Annual Goal	16,563 Persons Assisted

Activity	Gwinnett County Department of Transportation
Description	The Gwinnett County Department of Transportation will install a Sidewalk at Dickens Road.
Funding Requested	\$750,000.00
2021 Funding Allocation	\$750,000.00
Goal Name	Dickens Road Sidewalk
Target Areas	Gwinnett County Department of Transportation
Priority Needs Addressed	Public Facilities and Infrastructure: Support initiatives that increase walkability and improve the health of residents in low-income areas.
Annual Goal	TBD

Activity	City of Buford: Shadburn Ferry Road Resurfacing
Description	The City of Buford will resurface the road along Shadburn Ferry Road
Funding Requested	\$75,000.00
2021 Funding Allocation	\$75,000.00
Goal Name	Improve pedestrian safety and city walkability
Target Areas	City of Buford
Priority Needs Addressed	Public Facilities and Infrastructure: Maintain high-quality infrastructure and community amenities: clean water, sewers, storm water and drainage, power distribution, roads, sidewalks, parks, libraries, and other civic mechanisms.
Annual Goal	5,450 Persons Served

Activity	City of Lawrenceville: Paper Mill Road Improvements
Description	The City of Lawrenceville will provide road improvements on Paper Mill Road

Funding Requested	\$185,000.00
2021 Funding Allocation	\$185,000.00
Goal Name	Public Facilities and Infrastructure: Maintain high-quality infrastructure and community amenities: clean water, sewers, storm water and drainage, power distribution, roads, sidewalks, parks, libraries, and other civic mechanisms.
Target Areas	City of Lawrenceville
Priority Needs Addressed	Public Facilities and Infrastructure
Annual Goal	TBD
Activity	City of Buford: West Moreno Street & West Main Street Intersection
Description	The City of Buford will improve W. Moreno & W. Main St. Intersections
Funding Requested	\$585,000.00
2021 Funding Allocation	\$584,000.00
Goal Name	Non-Housing Community Development
Target Areas	City of Buford
Priority Needs Addressed	Public Facilities and Infrastructure: Maintain high-quality infrastructure and community amenities: clean water, sewers, storm water and drainage, power distribution, roads, sidewalks, parks, libraries, and other civic mechanisms.
Annual Goal	7,890 Persons Served
Community Development Block Grant (CDBG) - Public Services	
Project #5	
Activity	Boys and Girls Clubs of Metro Atlanta: Job Training: L-Ville Workforce Readiness Program
Description	Boys and Girls Clubs of Metro Atlanta will use operating funds to provide Job Training
Funding Requested	\$60,000.00
2021 Funding Allocation	\$30,000.00
Goal Name	Public Services
Target Areas	Gwinnett County
Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.
Annual Goal	33 Persons Served
Activity	Hope Clinic: Chronic Care Management Program
Description	Support Chronic Care Management
Funding Requested	\$400,000.00
2021 Funding Allocation	\$30,000.00
Goal Name	Public Services
Target Areas	Gwinnett County
Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.

Annual Goal	401 Individuals Assisted
Project #6	
Activity	The Salvation Army: Home Sweet Home Gwinnett
Description	Home Sweet Home Gwinnett
Funding Requested	\$300,000.00
2021 Funding Allocation	\$45,000.00
Goal Name	Public Services
Target Areas	Gwinnett County
Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.
Annual Goal	341 Individuals Assisted
Activity	Easter Seals North Georgia: Early Education and Care Program
Description	Funding will be used to support early education and care program
Funding Requested	\$35,000.00
2021 Funding Allocation	\$25,000.00
Goal Name	Public Services
Target Areas	Gwinnett County
Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.
Annual Goal	63 Individuals Assisted
Activity	Hope Clinic: Hope Starts at Check-In
Description	Funding will be used to support the clinics new check-in process
Funding Requested	\$11,000.00
2021 Funding Allocation	\$11,000.00
Goal Name	Public Services
Target Areas	Gwinnett County
Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.
Annual Goal	7,295 Individuals Assisted
Project #7	
Activity	Boys and Girls Clubs of Metro Atlanta: Job Training: A. Worley Brown Workforce Readiness Program
Description	Boys and Girls Clubs of Metro Atlanta will use operating funds to provide Job Training
Funding Requested	\$60,000.00
2021 Funding Allocation	\$30,000.00
Goal Name	Public Services
Target Areas	Gwinnett County
Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.

Annual Goal	33 Persons Served
Activity	Goodwill of North Georgia: Job Training
Description	Goodwill of North Georgia will utilize this funding to provide TakeTen Job Training
Funding Requested	\$65,720.00
2021 Funding Allocation	\$45,000.00
Goal Name	TakeTen Job Training Assistance
Target Areas	Gwinnett County
Priority Needs Addressed	TakeTen Job Training Assistance
Annual Goal	14 Persons Assisted
Activity	Hope Clinic: Mental Health Services
Description	Hope Clinic will utilize this funding to provide Mental Health Services in Gwinnett County.
Funding Requested	\$140,000.00
2021 Funding Allocation	\$25,000.00
Goal Name	Public Services
Target Areas	Gwinnett County
Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.
Annual Goal	59 Persons Assisted
Project #8	
Activity	Hi Hope Service Center: Community Access Day Service Operating
Description	Community Access Day Service Operating
Funding Requested	\$332,585.00
2021 Funding Allocation	\$45,000.00
Goal Name	Public Services
Target Areas	Gwinnett County
Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.
Annual Goal	4 Individuals Assisted
Activity	Latin American Association: Latino Homelessness Prevention Program (LHPP)
Description	This funding will provide support to the Latino Homelessness Prevention Program (LHPP)
Funding Requested	\$65,000.00
2021 Funding Allocation	\$30,000.00
Goal Name	Public Services
Target Areas	Gwinnett County
Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.
Annual Goal	67 Individuals Assisted
Activity	United Way: HomeFirst Gwinnett Initiative

Description	Home First Gwinnett Initiative
Funding Requested	\$50,000.00
2021 Funding Allocation	\$30,000.00
Goal Name	Public Services
Target Areas	Gwinnett County
Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.
Annual Goal	750 Persons Assisted
Project #9	
Activity	Norcross Cooperative Ministries: Emergency Assistance Program - Financial Support Case Management
Description	Emergency Assistance Program - Financial Support Case Management
Funding Requested	\$50,000.00
2021 Funding Allocation	\$45,000.00
Goal Name	Public Services
Target Areas	Gwinnett County
Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.
Annual Goal	340 Persons Assisted
Activity	Annandale Village: Support for Adults with Developmental Disabilities in a Program Center
Description	Support for Adults with Developmental Disabilities in a Program Center
Funding Requested	\$80,00.00
2021 Funding Allocation	\$15,000.00
Goal Name	Public Services
Target Areas	Gwinnett County
Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.
Annual Goal	36 Persons Assisted
Activity	Catholic Charities of the Archdiocese of ATL: Bilingual Housing Counseling
Description	Bilingual Housing Counseling
Funding Requested	\$60,000.00
2021 Funding Allocation	\$30,000.00
Goal Name	Public Services
Target Areas	Gwinnett County
Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.
Annual Goal	160 Persons Assisted
Activity	The Executive Committee of the Baptist Convention of the State of GA: GA Baptist Mission Board Ministry Program
Description	GA Baptist Mission Board Ministry Program
Funding Requested	\$40,000.00

2021 Funding Allocation	\$30,000.00
Goal Name	Public Services
Target Areas	Gwinnett County
Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.
Annual Goal	24,000 Persons Assisted
Activity	Families First: ESL - CHISPA
Description	The agency will provide ESL classes for non-English speaking families.
Funding Requested	\$50,000.00
2021 Funding Allocation	\$25,000.00
Goal Name	Public Services
Target Areas	Gwinnett County
Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.
Annual Goal	123 Persons Assisted
Activity	Rainbow Village: Transportation Services
Description	Transportation Services
Funding Requested	\$20,000.00
2021 Funding Allocation	\$20,000.00
Goal Name	Public Services
Target Areas	Gwinnett County
Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.
Annual Goal	75 Persons Assisted
Project #10	
Activity	Families First: Counseling & Support
Description	Families First will use Operating Funds to administer a permanent placement program for foster teens.
Funding Requested	\$60,000.00
2021 Funding Allocation	\$25,000.00
Goal Name	Public Services
Target Areas	Gwinnett County
Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.
Annual Goal	31 Individuals Assisted
Activity	Atlanta Legal Aid: Legal Services to Prevent Homelessness
Description	Legal Services to Prevent Homelessness
Funding Requested	\$35,000.00
2021 Funding Allocation	\$25,000.00
Goal Name	Public Services
Target Areas	Gwinnett County

Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.
Annual Goal	350 Persons Assisted
Activity	Africa's Children Fund: Case Management for ESG Programs
Description	Case Management for ESG Rapid Rehousing and Homelessness Prevention
Funding Requested	\$71,000.00
2021 Funding Allocation	\$25,000.00
Goal Name	Public Services
Target Areas	Gwinnett County
Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.
Annual Goal	42 Persons Assisted
Activity	Asian American Resource Foundation: AARC Rapid Re-Housing Activity
Description	AARC Rapid Re-Housing Activity
Funding Requested	\$50,000.00
2021 Funding Allocation	\$15,000.00
Goal Name	Public Services
Target Areas	Gwinnett County
Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.
Annual Goal	10 Persons Assisted
Activity	Partnership Against Domestic Violence: Gwinnett County Domestic Violence Shelter
Description	Gwinnett County Domestic Violence Shelter
Funding Requested	\$45,000.00
2021 Funding Allocation	\$25,000.00
Goal Name	Public Services
Target Areas	Gwinnett County
Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.
Annual Goal	67 Persons served
Project #11	
Activity	Another Chance Atlanta: Homeless Housing Assistance Program
Description	Homeless Housing Assistance Program
Funding Requested	\$53,000.00
2021 Funding Allocation	\$30,000.00
Goal Name	Homeless Housing Assistance Program
Target Areas	Gwinnett County
Priority Needs Addressed	Homeless Housing Assistance Program

Annual Goal	40 Persons Assisted
Activity	Money Management dba Clearpoint: Homeless Support Program
Description	Homeless Support Program
Funding Requested	\$35,000.00
2021 Funding Allocation	\$30,000.00
Goal Name	Public Services
Target Areas	Gwinnett County
Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.
Annual Goal	199 Individuals Assisted
Activity	Africa's Children Fund: Therapeutic Intervention Program for Abused and Neglected Children and Battered Women
Description	Therapeutic Intervention Program for Abused and Neglected Children and Battered Women
Funding Requested	\$90,000.00
2021 Funding Allocation	\$13,970.85
Goal Name	Public Services
Target Areas	Gwinnett County
Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.
Annual Goal	42 Persons Assisted
Activity	Lawrenceville Housing Authority: Resident Services Coordinator Operating Costs
Description	Resident Services Coordinator Operating Costs
Funding Requested	\$70,000.00
2021 Funding Allocation	\$15,000.00
Goal Name	Public Services
Target Areas	Gwinnett County
Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.
Annual Goal	118 Persons Assisted
Activity	Center for Pan Asian Community Services: Housing Counseling and Education for Immigrants and Refugees
Description	Housing Counseling and Education for Immigrants and Refugees
Funding Requested	\$29,600.00
2021 Funding Allocation	\$25,000.00
Goal Name	Public Services
Target Areas	Gwinnett County
Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.
Annual Goal	122Persons Assisted

Activity	Traveler’s Aid of Metropolitan Atlanta, Inc dba Hope Atlanta: Homeless Prevention & Rapid Re-Housing Activity
Description	Homeless Prevention & Rapid Re-Housing Activity
Funding Requested	\$75,000.00
2021 Funding Allocation	\$15,000.00
Goal Name	Public Services
Target Areas	Gwinnett County
Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.
Annual Goal	24 Persons Assisted
Activity	Gwinnett County Board of Health
Description	Mobile Public Health Services
Funding Requested	\$336,078.00
2021 Funding Allocation	\$25,000.00
Goal Name	Public Services
Target Areas	Gwinnett County
Priority Needs Addressed	Provide funding to support public service needs as defined in CDBG regulations.
Annual Goal	400 Persons Assisted
Economic Development	
Activity	Gwinnett County Economic Development: Microenterprise Development–Small Business Incubator
Description	Microenterprise Development–Small Business Incubator
Funding Requested	NA
2021 Funding Allocation	\$300,000.00
Goal Name	Microenterprise Development–Small Business Incubator
Target Areas	Gwinnett County
Priority Needs Addressed	Microenterprise Development–Small Business Incubator
Annual Goal	TBD
Activity	The Goodwill of North Georgia: Microenterprise: GoodBiz Entrepreneurship Education
Description	Microenterprise: GoodBiz Entrepreneurship Education
Funding Requested	\$42,000.00
2021 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)	
Activity	Gwinnett County: HOME Investment Partnerships Program Administration
Description	The HOME program administration funds project oversight, reporting, and monitoring as required by HUD.
Funding Requested	N/A
2021 Funding Allocation	\$144,423.48
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
Activity	Rainbow Village: Tenant Based Rental Assistance
Description	Tenant Based Rental Assistance
Funding Requested	\$40,000.00
2021 Funding Allocation	\$40,000.00
Goal Name	Tenant Based Rental Assistance
Target Areas	Gwinnett County
Priority Needs Addressed	Tenant Based Rental Assistance
Annual Goal	35 Individuals Assisted
Activity	Atlanta Neighborhood Development Partnership: CHDO Reserve – Single Family Acquisition
Description	CHDO Reserve – Single Family Acquisition
Funding Requested	\$500,000.00
2021 Funding Allocation	\$500,000.00
Goal Name	CHDO Reserve – Single Family Acquisition
Target Areas	Gwinnett County
Priority Needs Addressed	CHDO Reserve – Single Family Acquisition
Annual Goal	3 Housing Unit
Activity	Gwinnett Housing Corporation: Acquisition, Rehabilitation and Disposition of Housing
Description	Acquisition, Rehabilitation and Disposition of Housing
Funding Requested	\$750,000.00
2021 Funding Allocation	\$750,000.00
Goal Name	Acquisition, Rehabilitation and Disposition of Housing
Target Areas	Gwinnett County
Priority Needs Addressed	Acquisition, Rehabilitation and Disposition of Housing
Annual Goal	15 Households Assisted

Activity	Gwinnett County Habitat for Humanity, Inc.: Land Acquisition
Description	Land Acquisition
Funding Requested	\$300,000.00
2021 Funding Allocation	\$300,000.00
Goal Name	Land Acquisition
Target Areas	Gwinnett County
Priority Needs Addressed	Land Acquisition
Annual Goal	35 Households Assisted
Activity	Gwinnett County*: HOMEstretch Down-payment Assistance
Description	HOMEstretch Down-payment Assistance
Funding Requested	\$0.00
2021 Funding Allocation	\$150,000.00
Goal Name	HOMEstretch Down-payment Assistance
Target Areas	Gwinnett County
Priority Needs Addressed	HOMEstretch Down-payment Assistance
Annual Goal	20 Households Assisted

EMERGENCY SOLUTIONS GRANT (ESG)

Project #21	
Activity	Gwinnett County Emergency Solutions Grant Program Administration
Description	ESG program administration funds project oversight, reporting, and monitoring as required by HUD.
Funding Requested	N/A
2021 Funding Allocation	\$30,000.00
Goal Name	Provide the Administrative Structure for the Planning, Implementation and Management of the ESG program.
Target Areas	Gwinnett County
Priority Needs Addressed	Homelessness Reduction
Annual Goal	N/A
Activity	Norcross Cooperative Ministry: Emergency Shelter
Description	Funding will provide for the provision of emergency shelter services.
Funding Requested	\$211,575.00
2021 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	Homelessness Reduction
Annual Goal	63 Persons Assisted
Activity	Lawrenceville Cooperative Ministry, Inc: Emergency Shelter
Description	Emergency Shelter
Funding Requested	\$60,000.00
2021 Funding Allocation	\$20,000.00
Goal Name	Provide Support for Emergency Housing and Supportive Services for the Homeless
Target Areas	Gwinnett County
Priority Needs Addressed	Homelessness Reduction
Annual Goal	82 Persons Assisted
Activity	View Point Health: Emergency Shelter
Description	Emergency Shelter
Funding Requested	\$73,710.00
2021 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	Homelessness Reduction
Annual Goal	18 Persons Assisted
Activity	The Salvation Army: Emergency Shelter
Description	Emergency Shelter
Funding Requested	\$26000.00
2021 Funding Allocation	\$26,000.00
Goal Name	Provide Support for Emergency Housing and Supportive Services for the Homeless
Target Areas	Gwinnett County
Priority Needs Addressed	Homelessness Reduction
Annual Goal	30 Persons Assisted
Activity	Center for Pan Asian: Emergency Shelter
Description	Emergency Shelter
Funding Requested	\$70,000.00
2021 Funding Allocation	\$20,000.00

Goal Name	Provide Support for Emergency Housing and Supportive Services for the Homeless
Target Areas	Gwinnett County
Priority Needs Addressed	Emergency Shelter
Annual Goal	13 Persons Assisted
Activity	Rainbow Village: Emergency Shelter
Description	Emergency Shelter
Funding Requested	\$45,000.00
2021 Funding Allocation	\$40,000.00
Goal Name	Provide Support for Emergency Housing and Supportive Services for the Homeless
Target Areas	Gwinnett County
Priority Needs Addressed	Homelessness Reduction
Annual Goal	44 Persons Assisted
Activity	Another Chance of Atlanta: Emergency Shelter
Description	Emergency Shelter
Funding Requested	\$148,400.00
2021 Funding Allocation	\$30,000.00
Goal Name	Emergency Shelter
Target Areas	Gwinnett County
Priority Needs Addressed	Homelessness Reduction
Annual Goal	18 Persons Assisted
Activity	Partnership Against Domestic Violence: Emergency Shelter
Description	Emergency Shelter
Funding Requested	\$40,000.00
2021 Funding Allocation	\$30,000.00
Goal Name	Provide Support for Emergency Housing and Supportive Services for the Homeless
Target Areas	Gwinnett County
Priority Needs Addressed	Homelessness Reduction
Annual Goal	56 Persons Assisted
Activity	Norcross Cooperative Ministry: Homelessness Prevention
Description	Homelessness Prevention
Funding Requested	\$211,575.00

2021 Funding Allocation	\$25,000.00
Goal Name	Homelessness Prevention
Target Areas	Gwinnett County
Priority Needs Addressed	Homelessness Reduction
Annual Goal	10 Persons Assisted
Activity	Ser Familia, Inc: Homelessness Prevention
Description	Homelessness Prevention
Funding Requested	\$39,700.00
2021 Funding Allocation	\$20,000.00
Goal Name	Provide Support for Emergency Housing and Supportive Services for the Homeless
Target Areas	Gwinnett County
Priority Needs Addressed	Homelessness Reduction
Annual Goal	17 Persons Assisted
Activity	Latin American Association: Homelessness Prevention
Description	Homelessness Prevention
Funding Requested	\$65,000.00
2021 Funding Allocation	\$30,00.00
Goal Name	Provide Support for Emergency Housing and Supportive Services for the Homeless
Target Areas	Gwinnett County
Priority Needs Addressed	Homelessness Reduction
Annual Goal	30 Persons Assisted
Activity	Africa's Children Fund: Homelessness Prevention
Description	Homelessness Prevention
Funding Requested	\$88,000.00
2021 Funding Allocation	\$20,000.00
Goal Name	Provide Support for Emergency Housing and Supportive Services for the Homeless
Target Areas	Gwinnett County
Priority Needs Addressed	Homelessness Reduction
Annual Goal	27 Persons Assisted
Activity	Traveler's Aid of Metropolitan Atlanta dba Hope Atlanta: Homelessness Prevention

Description	Homelessness Prevention
Funding Requested	\$25,000.00
2021 Funding Allocation	\$15,000.00
Goal Name	Provide Support for Emergency Housing and Supportive Services for the Homeless
Target Areas	Gwinnett County
Priority Needs Addressed	Homelessness Reduction
Annual Goal	15 Persons Assisted
Activity	Africa's Children Fund: Rapid Re-Housing
Description	Rapid Re-Housing
Funding Requested	\$88,000.00
2021 Funding Allocation	\$25,000.00
Goal Name	Provide Support for Emergency Housing and Supportive Services for the Homeless
Target Areas	Gwinnett County
Priority Needs Addressed	Homelessness Reduction
Annual Goal	34 Persons Assisted
Activity	Asian American Resource Foundation, Inc.: Rapid Re-Housing
Description	Rapid Re-Housing
Funding Requested	\$50,000.00
2021 Funding Allocation	\$25,000.00
Goal Name	Provide Support for Emergency Housing and Supportive Services for the Homeless
Target Areas	Gwinnett County
Priority Needs Addressed	Homelessness Reduction
Annual Goal	10 Persons Assisted
Activity	The Salvation Army: Rapid Re-Housing
Description	Rapid Re-Housing
Funding Requested	\$17,000.00
2021 Funding Allocation	\$17,000.00
Goal Name	Provide Support for Emergency Housing and Supportive Services for the Homeless
Target Areas	Gwinnett County
Priority Needs Addressed	Homelessness Reduction

Annual Goal	10 Persons Assisted
Activity	Traveler's Aid of Metropolitan Atlanta dba Hope Atlanta: Homelessness Prevention
Description	Homelessness Prevention
Funding Requested	\$25,000.00
2021 Funding Allocation	\$19,005.00
Goal Name	Provide Support for Emergency Housing and Supportive Services for the Homeless
Target Areas	Gwinnett County
Priority Needs Addressed	Homelessness Reduction
Annual Goal	8 Persons Assisted
Activity	Pathways Community Network: HMIS
Description	HMIS
Funding Requested	\$0.00
2021 Funding Allocation	\$8,000.00
Goal Name	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.
Target Areas	Gwinnett County
Priority Needs Addressed	Homelessness Reduction
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	80%

Table 7 - 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 Action 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	386
Non-Homeless	280
Special-Needs	45
Total	711

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	188
The Production of New Units	35
Rehab of Existing Units	17
Acquisition of Existing Units	40
Total	280

Table 9 - One Year Goals for Affordable Housing by Support Type

Discussion

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

In FY2021, Gwinnett County will utilize a total of \$322,005.00 to serve 386 households who are homeless through its nonprofit partners who provide emergency shelter and rapid rehousing programs. The county will also provide rental assistance, new construction activities, acquisition, and rehabilitation of existing units for 280 households as outlined in the next paragraph.

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

In FY2021, Gwinnett County will utilize a total of \$150,000.00 to serve 188 households with rental assistance through the HOME tenant-based rental assistance program (\$40,000.00) and the ESG homelessness prevention (\$110,000.00).

The County will also utilize \$300,000.00 to produce 35 new units of affordable housing through Habitat for Humanity. The organization will use home funds to purchase land for future development of housing. Additionally, \$1,460,742.50 will be used to acquire and rehabilitate 40 units of affordable housing through its Affordable Housing Initiative and its nonprofit partners, Gwinnett Housing Corporation and Atlanta Neighborhood Development Partners. Lastly, through the County's own Homeowner Housing Rehabilitation program, 17 homes will be repaired for low-income homeowners.

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 opened its Housing Choice Voucher list for four days on April 22-26, 2021. They anticipate posting a list of applicants who were selected for the lottery on May 26, 2021. 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 Data¹, 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 2021, 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.

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

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

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 2021 ESG allocation will fund emergency shelter and prevention services that are projected to assist over 500 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 \$470,005.00 dollars in FFY2020 Emergency Solutions Grant funding for Emergency Shelter, Homelessness Prevention, Rapid Re-Housing, HMIS and the administration of the ESG Program. Funding for these programs are projected to benefit 539 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 2021 ESG funding:

1. Traveler's Aid of Metropolitan Atlanta will receive \$19,005.00 in funding to provide Rapid Rehousing assistance to 8 Gwinnett County residents. Eligible costs include apartment application fees, security and utility deposits. The agency will also receive \$15,000.00 to serve 15 persons with short-term financial assistance for rent, mortgage, and utility costs, along with housing case management services.
2. Another Chance of Atlanta (ACOA) will receive \$30,000.00 to assist 18 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 13 domestic violence survivors with this funding award.
4. Neighborhood Cooperative Ministry (NCM), located in one of the most impoverished areas of the County, will receive \$35,000.00 for Emergency Shelter and \$25,000.00 for

Homelessness Prevention activities. NCM will assist 63 homeless persons with hotel/motel vouchers as well as case management to help remove barriers to housing stability. The organization will also assist 10 persons with emergency financial assistance to pay rent and associated household bills.

5. The Latin American Association's (LAA) Homelessness Prevention Program will receive \$30,000.00 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 \$30,000.00 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, 56 women and children will be provided with comprehensive case management and crisis stabilization services.
7. Rainbow Village will receive \$40,000.00 to support their transitional housing program. In 2020, their award-winning housing model will assist 44 individuals.
8. The Salvation Army will receive \$26,000.00 to provide 30 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 10 individuals.
9. ViewPoint Health (VPH) serves homeless individuals with disabilities. VPH will receive \$35,000.00 to provide 18 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 \$25,000.00 in funding to provide Rapid Re-Housing assistance to 34 Gwinnett County residents. Eligible costs include apartment application fees, security, and utility deposits. ACF will also receive \$20,000.00 for Homelessness Prevention activities to offer short-term financial assistance for rent, mortgage, and utility costs, along with housing case management services. The organization is expected to assist 27 persons.
11. Asian American Resource Foundation (AARF) will receive \$25,000.00 for Rapid Re-Housing activities. AARF will assist 10 homeless persons with financial assistance.
12. Lawrenceville Cooperative Ministry (LCM), located in one of the most impoverished areas of the County, will receive \$20,000.00 for Emergency Shelter. LCM will assist 82 homeless persons with hotel/motel vouchers as well as case management to help

remove barriers to housing stability.

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

Gwinnett County funds approximately 13 subrecipients, who administer 17 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. Starting in 2021 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.

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 13 subrecipients: The Salvation Army, Another Chance of Atlanta, Center for Pan Asian Community Services, Partnership against Domestic Violence, Neighborhood Cooperative Ministry, Latin American Association, Lawrenceville Cooperative Ministry, Hope Atlanta, Ser Familia, Asian American Resource, Viewpoint Health, Africa's Children's Fund, 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

Starting in 2021 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. 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 who 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 2021, 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 2021, Gwinnett County will (1) explore the benefits of inclusive housing tax policy (2) encourage more private sector investment in existing affordable housing properties to supplement federally funded efforts; (3) Leverage Tenant Based Rental Assistance (TBRA) as an interim solution for housing affordability; (4) 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 countermeasures to reduce lead-based paint hazards by abating or removing lead-based paint hazards found in existing housing built prior to 1978. Individuals who reside in properties built prior to 1978 and receive assistance through CDBG, ESG, HOME, or NSP grant programs are required to be inspected for lead-based paint hazards. These inspections are completed by a HUD Certified Inspector in accordance with HUD and Environmental Protection Agency (EPA) guidelines. Gwinnett County educates the public on the hazards of 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.
4. Promote the use of referral services for the existing Human Service Centers which involves a partnership with many human service agencies in Gwinnett, including job referrals.
5. Provide homeowners with housing repair assistance through the Homeowner Housing Rehabilitation program

6. Provide assistance to the County's CHDO (Atlanta Neighborhood Development Partnership) to acquire and construct affordable rental housing for low/moderate income persons.
7. Participate in the development of a regional social service collaborative to coordinate the work of social service organizations, disseminate news and information, eliminate duplication of efforts, and spearhead community-wide solutions to local needs.
8. Use enhanced accomplishment data as a criterion in the evaluation of applications for ESG funding.
9. Support any expansion of local transit service and/or for express transit service to Atlanta.

Through the initiatives described above, and in cooperation with the agencies and nonprofit organizations noted, the 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
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
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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.

