

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Acq./Rehab/Disp. of Affordable Housing & Land	Affordable Housing Non-Housing Community Development	HOME: \$	Rental units constructed	Household Housing Unit	0	140	140.00%	0	140	140.00%
Acq./Rehab/Disp. of Affordable Housing & Land	Affordable Housing Non-Housing Community Development	HOME: \$785,421.48	Homeowner Housing Added	Household Housing Unit	160	80	50.00%	32	3	9.38%
Acq./Rehab/Disp. of Affordable Housing & Land	Affordable Housing Non-Housing Community Development	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0	0.00%	0	0	0.00%

Administration & Planning	Administration & Planning	CDBG: \$1,082,826.80 HOME: \$242,622.00 ESG: \$34,545.65	Other	Other	5	4	80.00%	1	1	100.00%
Administration & Planning CDBG-CV	Public Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG-CV: \$49,406.94	Other	Other	1	1	100.00%	0	0	0.00%
Administration & Planning ESG-CV	Homeless	ESG-CV: \$10,607.42	Other	Other	1	1	100.00%	1	1	100.00%
Community Housing Development Organizations (CHDO)	Affordable Housing	HOME: \$785,421.48	Homeowner Housing Added	Household Housing Unit	20	8	40.00%	4	3	75.00%
Community Housing Development Organizations (CHDO)	Affordable Housing	HOME: \$54,890.00	Homeowner Housing Rehabilitated	Household Housing Unit	0	2	0.00%	0	2	0.00%
Down Payment Assistance	Affordable Housing	HOME: \$10,000.00	Direct Financial Assistance to Homebuyers	Households Assisted	80	25	31.25%	16	1	6.25%
Economic Development	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25	13	52.00%	0	0	0.00%
Economic Development	Non-Housing Community Development	CDBG: \$20,279.52	Jobs created/retained	Jobs	150	89	59.33%	25	18	72.00%

Economic Development	Non-Housing Community Development	CDBG: \$112,206.78 CDBG-CV: \$854,584.72	Businesses assisted	Businesses Assisted	25	169	676.00%	25	152	608.00%
Emergency Shelter - ESG-CV	Homeless	ESG-CV: \$254,474.91	Homeless Person Overnight Shelter	Persons Assisted	800	227	28.38%	160	98	61.25%
Emergency Shelter and Supportive Services-Homeless	Homeless	ESG: \$317,090.81	Homeless Person Overnight Shelter	Persons Assisted	7,260	1,647	22.69%	1,452	122	8.40%
Emergency Shelter and Supportive Services-Homeless	Homeless	ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0	0.00%	0	0	0.00%
Homelessness Management Information Systems (HMIS)	Homeless	ESG: \$11,735.00	Other	Other	5	4	80.00%	1	1	100.00%
Homeowner Housing Rehabilitation	Affordable Housing	CDBG: \$297,346.28	Homeowner Housing Rehabilitated	Household Housing Unit	90	37	41.11%	18	7	38.89%
Permanent Supportive Housing-Homeless/At-Risk	Affordable Housing Homeless	ESG: \$205,570.58	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	2,723	605	22.22%	545	443	81.28%
Permanent Supportive Housing-Homeless/At-Risk	Affordable Housing Homeless	ESG: \$71,335.28	Homelessness Prevention	Persons Assisted	764	290	37.96%	152	90	59.21%
Permanent Supportive Housing-RR/HP - ESG-CV	Homeless	ESG-CV: \$250,250.01	Homelessness Prevention	Persons Assisted	200	720	360.00%	40	557	1,392.50%

Public Facilities & Infrastructure - CDBG-CV	Non-Homeless Special Needs Non-Housing Community Development	CDBG-CV: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	0	0.00%	0	0	0.00%
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$3,401,831.20	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	31,272	96,974	310.10%	6,255	11,319	180.96%
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0.00%	0	0	0.00%
Public Services	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0.00%	0	0	0.00%
Public Services	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0.00%	0	0	0.00%
Public Services	Non-Housing Community Development	CDBG: \$4,295,166.52	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	7,956	9,554	120.09%	1,592	4,390	275.75%

Public Services	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0.00%	0	0	0.00%
Public Services	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0	0.00%	0	0	0.00%
Public Services - CDBG-CV	Non-Homeless Special Needs Non-Housing Community Development	CDBG-CV: \$1,502,799.59	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	4,585	4,585.00%	20	368	184.00%
Tenant-Based Rental Assistance	Affordable Housing Homeless	HOME: ESG:	Homeowner Housing Added	Household Housing Unit	0	0	0.00%	0	0	0.00%
Tenant-Based Rental Assistance	Affordable Housing Homeless	HOME: \$111,931.91 ESG:	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	180	38	21.11%	36	20	55.56%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	7,073	2
Black or African American	5,364	19
Asian	642	0
American Indian or American Native	33	0
Native Hawaiian or Other Pacific Islander	8	0
Multiracial/Other	3,013	0
Total	16,133	21
Hispanic	4,396	0
Not Hispanic	11,747	21

	HESG
American Indian, Alaska Native, or Indigenous	0
Asian or Asian American	21
Black, African American, or African	1,330
Hispanic/Latina/e/o	397
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0
White	342
Multiracial	0
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
Total	2090

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$5,414,134.00	\$6,976,700.00
HOME	public - federal	\$2,426,220.00	\$2,597,823.00
ESG	public - federal	\$460,622.00	\$1,395,544.00
Other	public - federal	\$0.00	\$0.00

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Census Tract 050105		1	\$75,000 for City of Buford Sidewalk Improvement Project
Census Tract 050105			
Census Tract 050106			
Census Tract 050304		3	\$242,411 for Department of Transportation Sidewalk Improvement Project
Census Tract 050304			
Census Tract 050306			
Census Tract 050417			
Census Tract 050418			
Census Tract 050419		2	\$107,724 for Good Samaritan Health Center Expansion Project
Census Tract 050421			
Census Tract 050422			
Census Tract 050423			

Census Tract 050520			
Census Tract 050521			
Census Tract 050522			
Census Tract 050719			
Countywide	86	71	\$4,972,002.84 was expended to support economic development, housing, and public services.
Gwinnett County AH			
Gwinnett County ESG			
Gwinnett County PF			
Gwinnett County PS			
Limited Clientele	6	11	\$736,381 to serve literally homeless, IDD, and victims of domestic violence
Low/Mod Census Tracts	8	12	\$843,160 for City of Lawrenceville and Snellville sidewalk improvement projects.

Table 4 – Identify the geographic distribution and location of investments

Narrative

Leveraging

Explain how federal funds leveraged additional resources (private, state, and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$14,981,694.00
2. Match contributed during current Federal fiscal year	\$1,697,893.00
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$16,679,587.00
4. Match liability for current Federal fiscal year	\$537,711.00
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$16,141,876.00

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
2645	12/31/2023	\$250,000.00	0	0	0	0	0	\$250,000.00
2646	12/31/2023	\$632.58	0	0	0	0	0	\$632.58
2655	12/31/2023	\$23,660.58	0	0	0	0	0	\$23,660.58
2731	12/31/2023	\$452.51	0	0	0	0	0	\$452.51
2863	12/31/2023	\$0.00	0	0	0	0	\$2,396.00	\$2,396.00
2876	12/31/2023	\$13,217.03	0	0	0	0	0	\$13,217.03
2883	12/31/2023	\$17,692.00	0	0	0	0	0	\$17,692.00
2885	12/31/2023	\$11,687.50	0	0	0	0	0	\$11,687.50
2929	12/31/2023	\$7,895.00	0	0	0	0	0	\$7,895.00
2941	10/04/2023	\$71,175.47	0	0	0	0	0	\$71,175.47
2976	10/04/2023	\$74,397.99	0	0	0	0	0	\$74,397.99
2986	10/04/2023	\$64,504.41	0	0	0	0	0	\$64,504.41

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$12,281.00	\$36,293.96	\$10,000.00	\$0.00	\$38,574.96

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	35	443
Number of Non-Homeless households to be provided affordable housing units	32	21
Number of Special-Needs households to be provided affordable housing units	1	0
Total	68	464

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	35	20
Number of households supported through The Production of New Units	4	0
Number of households supported through Rehab of Existing Units	28	7
Number of households supported through Acquisition of Existing Units	28	4
Total	95	31

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

(CDBG Rehab & HOME Down Payment) Both the Homeowner Rehabilitation Program and the Homestretch Down Payment Assistance Program failed to meet the one-year goals for households served during 2023. This was in part due to challenges brought on by the COVID-19 pandemic, and various administrative and organizational challenges encountered from the transition of management in 2023.

(HOME) While the number of families that were provided affordable housing did not meet the projected annual goal, Gwinnett County continues to make significant strides in its efforts to ensure that its residents have access to decent and affordable housing.

Through the Tenant-Based Rental Assistance program, a total of 20 households received rental subsidies that aided in the costs of rental payments, security deposits, utility deposits, or some combination thereof, thus making existing rental units more affordable. The number of households receiving TBRA

assistance is expected to increase as more grant funding has been allocated towards this program. Additionally, County staff provides continuous technical training to subrecipients, allowing for a more efficient and effective implementation of the TBRA program, which will ultimately result in an upsurge of households served.

The supply of affordable housing also increased by the acquisition of three existing single-family units that will be rehabilitated and sold to low- to moderate-income homebuyers. With more collaborative efforts from our Community Housing Development Organization (CHDO) partner, it is anticipated that additional single-family homes throughout the County will be acquired and rehabilitated, which will afford low- to moderate-income households more housing options to choose from.

In addition to these initiatives, there are several other HOME-assisted projects currently in the pipeline that will contribute to the accessibility of affordable housing. A 140-unit, multifamily affordable housing development serving low-income residents aged 55 and over has recently been completed and will be leasing in 2024. A second multifamily affordable housing development is currently under construction and once completed, is anticipated to serve approximately 156 households.

Lastly, a single-family community has been slated for completion during this fiscal period, which will make homeownership more attainable for approximately 21 low- to moderate-income households. As the demand for affordable housing continues to rise, similar single-family development projects are currently slated for construction. Grant funding will continue to be allocated towards these projects, which will create an essential increase in the supply of affordable housing.

Discuss how these outcomes will impact future annual action plans.

(CDBG Rehab & HOME Down Payment) Future action plans will reflect a need to change organizational activities or optimize service delivery to increase households supported in 2024 to account for any differences in the one-year goals each program is set to meet and the overall goals under the 2020-2024 Consolidated Plan.

(HOME) Gwinnett County will provide additional information on program changes currently in development as the County continues to determine the needs of residents in future Action Plans. While outcomes continue to be impacted by COVID-19, which initially required the County to address the community's immediate needs, more emphasis will now be placed on assessing long-term goals and future planning. As these future goals are evaluated, subrecipients will be advised to consider market conditions and the availability of rental & permanent affordable housing when proposing annual project beneficiary goals.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	13	1
Low-income	7	2
Moderate-income	1	4
Total	21	7

Table 13 – Number of Households Served

Narrative Information

HOME-funded activities including Down Payment Assistance, Tenant-Based Rental Assistance (TBRA), transitional housing, and homeownership assisted a total of 21 households in 2023. Additionally, homeowner rehabilitation funded through CDBG assisted 7 households in 2023.

While the annual income of households served by HOME-funded activities must not exceed 80 percent of the area median income (AMI), at least 90 percent of households receiving TBRA assistance must have annual incomes at or below 60 percent AMI. Of the 20 households that received TBRA assistance, a total of 13, or 65 percent, were extremely low-income. The remaining 35 percent of households served were at the low-income level.

Overall, the Homeowner Rehabilitation Program and Homestretch Down Payment Assistance Program was able to successfully serve eight low-income households in total through both CDBG- and HOME-funded assistance. These programs provided critical rehabilitation activities to seven of these households and financial assistance for home acquisition to one household. Three households were identified as extremely- and low-income and rehabilitation solutions were provided to these clients to allow residents to age-in-place and assist in preserving the County’s existing affordable housing stock.

However, these programs failed to meet one-year goals set in the 2020-2024 Consolidated Plan due to outstanding challenges brought about by the COVID-19 pandemic and administrative challenges arising from a change in grant and program management. Therefore, changes to program activities and/or service delivery will be necessary to meet overall target goals and will be further detailed and outlined in the 2024 Action Plan.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Gwinnett County conducted its Point in Time Count (PIT) in January 2024. Final results have not been released at the time of this CAPER. The prior PIT count was completed in January 2019 and revealed that 930 homeless people consisted of 118 unsheltered and 812 sheltered people. These results enable the Gwinnett County Housing & Community Development to allocate money according to the needs, which include emergency shelter, homelessness prevention, rapid rehousing, and street outreach.

Additionally, Gwinnett County continues to participate in Georgia's Balance of State Continuum of Care (BoS), administered by the Georgia Department of Community Affairs (DCA). The U.S. Department of Housing and Urban Development's (HUD) Continuum of Care (CoC) program is designed to promote communitywide commitment to the goal of ending homelessness. In addition to providing funds for efforts by nonprofit providers in conjunction with state and local governments to quickly rehouse homeless individuals and families while minimizing trauma and dislocation, the program promotes access to and utilization of mainstream programs by homeless individuals and families and optimizes self-sufficiency among individuals and families experiencing homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

Since 1993, Gwinnett County has provided funding through the Emergency Solutions Grant (ESG) for emergency shelter, essential services and operations of domestic violence shelters and transitional housing facilities. These facilities offer shelter and services to homeless families, single men, women, and domestic violence survivors. These needs are also met by providing vouchers for emergency stays at local hotels or motels in the Gwinnett County area.

Additionally, during the winter months, Gwinnett County has provided measures to protect some of its most vulnerable, homeless citizens. The Gwinnett County Board of Commissioners (BOC) approved ARPA funds in September 2021. With these funds, in January 2022, Gwinnett County opened the doors to five warming stations for families or individuals in need of respite from the freezing temperatures. The stations will continue to provide temporary, overnight relief on nights when temperatures plummet to 35 degrees or below throughout the cold weather season. Visitors to the warming sites will also receive a meal while getting the opportunity to rest and find relief from the cold.

Finally, Gwinnett County is finalizing grant agreements for a second emergency shelter. Partnering with Impact 46, the Lawrenceville base apartment building will be transformed into an eight-room housing center for single men and couples without children called the FIRST Housing Center. Four of the eight units will be used as a night-to-night emergency shelter. The other four will be used as a more traditional 90-day shelter to house single men and couples with no children for longer periods of time. Gwinnett County continues to support increasing housing options and self-sufficiency for the homeless and those at risk of becoming homeless by providing emergency housing and supportive services, including those recently released from institutions. Gwinnett County also supports transitional housing

developments to provide families with additional support to regain stability in the community.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Gwinnett County manages the Emergency Solutions Grant Program (ESG) funds for homeless service providers to coordinate activities that pursue to limit individuals and families from becoming homeless and help individuals/families achieve stability in current housing or permanent housing.

ESG program funds are used for homelessness prevention and rapid re-housing activities, including housing relocation, stabilization services, and short-term (up to three months) or medium-term (up to 12 months) rental assistance. Through an extensive collaborative network of services within Gwinnett County, homeless service providers are equipped to assist families in making the transition to permanent housing and independent living. All agencies use a collaborative intake and assessment process to eliminate duplication of services within the County.

The primary service objectives for Gwinnett County's ESG homeless service providers in 2023 are:

1. Reduce the length of time individuals and families experience homelessness;
2. Facilitate access for homeless individuals and families to affordable housing units; and
3. Prevent individuals and families who were recently homeless from becoming homeless again.

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 ESG subrecipients utilize intensive case management to help homeless individuals move into independent permanent housing.

To make an effective transition from homelessness, Gwinnett County strongly believes case management must include identification, assessment, planning, resource acquisition, stabilization, and support. Case management for households at risk of homelessness includes important elements of identification, outreach, and engagement. Case managers identify gaps in clients' life, skills, and support networks to better connect them to the appropriate resources (i.e., job skills training, mental health and substance abuse treatment, GED classes, etc.). Additional wrap-around services shorten the time that individuals and families experience homelessness, increase access to affordable housing units, and reduce chronic homelessness.

Highly skilled and effective case management is a core component of stabilizing homelessness. The case manager assesses household needs, determines the best plan of action to address those needs, and facilitates access to the services and resources necessary for long term housing stabilization. Effective,

strengths-based case management is essential to the success of independent living.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Gwinnett County Housing and Community Development Division works with all three public housing authorities within Gwinnett County (Lawrenceville Housing Authority, Buford Housing Authority, and Norcross Housing Authority) to address the needs of public housing residents.

In 2023, the Buford Housing Authority (BHA) along with community partners launched an initiative to newly construct 73 units and rehabilitate 70 units of BHA's housing stock, for a total of 143 affordable housing units. The renovation project includes replacing aging windows with energy efficient windows, the installation of tankless water heaters, kitchen cabinets, appliances, range hoods, newly remodeled bathrooms and other improvements.

Although in the site planning stage, the Norcross Housing Authority (NHA) will construct 180 new units of affordable housing. In March of 2023, NHA broke ground on a four-story senior living apartment complex consisting of 70 affordable units.

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

Annually, residents residing in Gwinnett's public housing authorities are invited to contribute their insights to the formulation of yearly agency plans and other strategic planning documents specific to their communities. The Housing Authorities extend support by providing meeting space and technical assistance to resident advisory boards as issues are identified. Each resident is required to fulfill monthly service hours within their community or engage in an economic self-sufficiency program.

The Lawrenceville Housing Authority has introduced supplementary initiatives through its nonprofit subsidiary, Gwinnett Housing Corporation (GHC), to broaden affordable housing development and preservation options. These initiatives encompass a transitional rental program designed for homeless residents in Gwinnett County and a first-time homeownership program tailored for existing public housing residents, facilitating their transition into permanent and sustainable housing. Additionally, GHC opened the doors of its Homeowner Resource Center which provides a centralized source for resources, education, and services for current and aspiring homeowners. Funding for these programs is sourced from HOME and CDBG grants administered by Gwinnett County.

Actions taken to provide assistance to troubled PHAs

HUD has not classified any of Gwinnett County's public housing authorities as "troubled"; therefore, Gwinnett County did not use any CDBG, HOME, or ESG funding to assist troubled housing authorities.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Affirmatively Furthering Fair Housing Choice is a strategic priority identified in the County's 2021 Analysis of Impediment to Fair Housing Choice (AI). As part of the County's plan to reduce impediments identified in its (AI) document, the Gwinnett County Community Development Program hosted workshops to educate the community on fair housing rights and responsibilities for citizens and stakeholders. These workshops focused on identifying patterns of integration and segregation, racially and ethnically concentrated areas of poverty, disproportionate housing needs, and disparities in access to opportunity. This training allows the County to respond to unintentional, systemic, and incidental barriers in the County policy administration based on county policy. Additionally, the County promoted the communication and coordination of local governments and affordable housing developers through affordable housing grants. Funding nonprofit developers and partnerships with for-profit developers to construct new affordable housing and renovate rental housing is a top priority for Gwinnett County.

Annual reviews are conducted to ensure continued compliance with the fair housing laws and to assess any inadvertent adverse effects emerging from County public policies. Continued meetings were held with County departments, including Economic Development and Planning and Development, to discuss the Affirmatively Furthering Fair Housing Rule's disparate impact. Interdepartmental relationships ensure that adverse effects are communicated, analyzed, and addressed.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

As defined in the County's 2023 Annual Action Plan, the greatest underserved needs of LMI residents were affordable housing, public services, and infrastructure improvements. The primary obstacle facing Gwinnett LMI residents is securing and maintaining affordable housing. Housing costs far outpace the limited income of LMI families, often leaving a significant gap between income and rising housing costs. CDBG & HOME grant resources were used to shorten the gap between the costs associated with obtaining and managing a household. These activities included subsidizing housing costs through rental assistance programs, first-time homebuyer programs, and other housing counseling programs.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Gwinnett County will continue implementing countermeasures to reduce lead-based paint hazards by abating or removing lead-based paint hazards found in existing housing built before 1978. Individuals who reside in such housing and are receiving grant-funded assistance are required to be inspected by a HUD Certified Inspector per HUD and Environmental Protection Agency (EPA) guidelines.

In response to lead-based paint hazards and the limited resources available, Gwinnett County has planned a long-term response to include educating the public on this hazard and how to protect children and the elderly and has established policies and procedures to reduce lead hazards. These reduction measures include determining cost-effective procedures for assessing, contracting, and inspecting post-abatement work.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

In 2023, Gwinnett County provided funding to agencies that increased employment opportunities, reduced living costs, and increased job training to reduce the number of poverty-level families. The County used CDBG funds to support an Entrepreneur Center to provide entrepreneurial support to local small businesses. The County's focus is to increase affordable housing units and financial resources for affordable housing development to address the low-moderate income population's needs.

The strategy to reduce poverty in Gwinnett County is to support agencies that provide comprehensive services to poverty-level families, such as budgeting, credit counseling, comprehensive case management, emergency housing assistance, and medical and dental services. The County continues to fund agencies that administer the Tenant-Based Rental Assistance Program (TBRA), which assists poverty-level families with significant barriers to accessing stable housing.

Although no single program or service can drastically reduce the number of residents living in poverty, the accomplishment data shown throughout this document shows significant progress.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Gwinnett County encourages all affiliates to collaborate, leverage funds, coordinate, and implement programs whenever possible to ensure vital services reach county residents. In 2022, all ESG subrecipients were required to attend monthly collaborative meetings sponsored by the Gwinnett Coalition for Health and Human Services. These meetings were designed to bring together a wide range of service providers for networking and opportunities to address broad issues that impact Gwinnett County's most vulnerable populations. ESG subrecipients must also engage in a quarterly conference call with the HMIS consultant to transition homeless data into the Client Track system. Gwinnett County Housing & Community Development continued to work closely with the Georgia Initiative for Community Housing on the Live Norcross project. This project will develop permanent housing solutions for impoverished families and help homeless individuals access affordable housing by providing security deposit assistance.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Impediment: A Lack of Affordable Housing Supply

The main premise of fair housing choice is to ensure that people of similar income levels have the same housing choices regardless of race, color, religion, sex, national origin, familial status, or disability. The presence of a limited supply of affordable housing units limits housing choice. The demand for more units is evident in the rapid growth of Gwinnett County's population and steady economic growth.

The lack of affordable units can jeopardize Gwinnett County's competitive edge as an affordable county to attract future jobs and economic growth. In 2023, Gwinnett County developed strategies that fully address this issue by:

- Maintaining affordable inventory by increasing the preservation of existing affordable housing

by continuing to fund the CDBG Homeowner Rehabilitation Program;

- Increasing the production of affordable housing units through the use of the Home Investment Partnerships Program and Neighborhood Stabilization Program funds;
- Increasing the number of nonprofit developers that participate in the County's affordable housing programs and strengthening the capacity of those currently engaged; and
- Supporting Low Income Housing Tax Credit (LIHTC) projects proposed by developers in the area, either through letters of endorsement or the investment of HOME funds. The County supported two LIHTC projects with the investment of \$311,455.17 in HOME funds to develop more than 300 new units of affordable rental housing.

Impediment: Public Transportation Infrastructure Needs

Gwinnett County offers transit options through Gwinnett County Transit and the Georgia Regional Transportation Authority (GRTA). The transit system currently offers five routes that mostly flow along the I-85 corridor, making it difficult for residents who live in the eastern, western, and northern parts of the County who rely on public transportation.

In 2023, Gwinnett County addressed this impediment by:

- Evaluating projects for consistency with Gwinnett County's Department of Transportation Comprehensive Transportation Plan (CTP) to implement plans for all transportation modes, including bicycling, walking and transit, and
- The CTP effort will carefully evaluate the existing routes and coverage, likely resulting in changes to existing routes and shifting hours of operations.

Impediment: Underserved Populations

Gwinnett County is one of the most diverse counties in Georgia. With a diverse population comes a diverse set of needs that range from reducing traffic on congested roads to providing shelter for the homeless population.

In Gwinnett County, several sub-populations have needs that should be addressed, but that currently go unheard and remain underserved. The County must undertake every effort and outreach to recognize these issues and find ways to identify and rectify them. In 2023, Gwinnett County addressed this impediment by:

- Expanding collaboration efforts to ensure inclusion of the broadest spectrum of the housing community to develop strategies to improve outcomes of underserved populations;
- Developing and nurturing Nonprofit Partnerships to assist in meeting the needs of vulnerable citizens by devising a collaborative plan that will engage the County with its local nonprofit service providers to identify needs and present action steps to address the needs; and
- Increasing Outreach to Non-English-speaking populations.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

Traditionally, Gwinnett County Housing and Community Development utilizes risk analysis to determine which of the CDBG, HOME, and ESG subrecipients will be monitored in a calendar year. The analysis considers factors such as financial capacity, management, future planning, and national objectives. Based on the scoring, subrecipients with the greatest risk are monitored for federal and local compliance. New subrecipients and subrecipients that have gone five years without a monitoring visit are also selected, regardless of their risk analysis score.

In 2023, however, Gwinnett County Housing and Community Development made the decision to monitor all CDBG, HOME, and ESG subrecipients that held a grant during the past five years. This decision was made with the intention of ensuring prior compliance as well as an even playing field moving forward.

Gwinnett County Housing and Community Development scheduled 60+ on-site monitoring visits with subrecipients spanning July, August, September, and October. Results of each audit were sent via letters within 30 days of the on-site monitoring, citing concerns or findings from the visit and subrecipients were to respond within 30 days of receipt. All concerns and findings will need to be resolved by the subrecipient in order to be eligible to receive future funding.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

A draft version of the FFY 2023 CAPER was made available for public comment beginning on March 13, 2024, with the 15-day public comment period ending on March 28, 2024. Our office received public comment during this timeframe and held a public hearing (in-person and via WebEx) on March 21, 2024.

A Public Notice was advertised in the Gwinnett Daily Post, the County's legal organ. A draft copy of the FFY 2023 CAPER was also available on the Gwinnett County Housing and Community Development website ([link](#)). The Public Notice was also distributed to partner organizations that serve low-income individuals and families, minorities, and protected classes throughout Gwinnett County.

Any and all public comments will be included in the final report submission to HUD.

A copy of the full public notice is located in the appendix.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

(CDBG Facilities) Gwinnett County Housing and Community Development Division has continually maintained the goals outlined in the most recent Needs Assessment for the 2020-2024 Consolidated Plan. Those goals are as follows:

- 1) Housing Rehabilitation;
- 2) Increase Housing Options for Homeless and At-Risk of Homelessness;
- 3) Reduce Substandard Housing;
- 4) Increase Housing and Supportive Services for Targeted Populations;
- 5) Advance Public Improvements through Neighborhood Public Facilities;
- 6) Increase Access to Public Services Improving upon Suitable Living Environments;
- 7) Support Local Economic Development Activities; and
- 8) Affirmatively Further Fair Housing Choice

FFY 2023 CDBG funds were expended on activities that maintained existing affordable housing, provided operating dollars to nonprofit organizations (including those supporting Economic Development activities), supported fair housing education programs, and improved public infrastructure. Funding also provided needed medical assistance for oral health, chronic pain and mental health for individuals who fall within the low-income parameters. At this time, the Gwinnett Community Housing and Community Development staff does not anticipate any modifications to the strategic priorities listed in the Consolidated Plan.

(CDBG Economic Development) Gwinnett County completed many of its CDBG-CV projects, which benefited LMI residents impacted by the pandemic. There were reprogramming funds allocated to organizations for additional support. These funds have been expensed and were able to provide COVID-19 resources including testing, PPE equipment and related services. Annandale at Suwanee provides services for the presumed benefit group of adults with disabilities. The award of \$93,000 provided services for 193 individuals. Additionally, COVID Care was provided by the Council of Youth Anti-Drug for 31 LMI individuals with a grant award amount of \$33,500.00. through CDBG-CV grant funding also supported the youth through tutoring services, childcare and educational programs. Vision Tutoring Educational Foundation served 14 LMI children and provided significant impact. Students regained skills that were impacted during the pandemic. Success stories provided by the subrecipient show impressive results. These include improvement in student confidence, acquisition of educational standards, and continued success in educational attainment. Easter Seals and Sheltering Arms provided a total of 9 LMI youth with autism and behavioral health services and childcare services, respectively.

(CDBG Public Services) In 2023, CDBG funds were awarded based on the priorities listed in the 2020-2024 Consolidated Plan. This included services for housing counseling, transitional housing, utility assistance, medical services, behavioral health services, and medical transportation to address the needs of access to affordable housing, homelessness prevention, and non-housing community development. Soon, Gwinnett County will be completing the needs assessment for the 2025-2029 Consolidated Plan. Once that assessment has been completed and analysis of the findings are completed, Gwinnett County will determine the priorities for the coming years and possibly change the programs funded through HUD funds based on those priorities.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Inspection Date	Project Address	Open Violations	Final Disposition
Jan-23	6679 Angels Ln, Tucker	N/A	Compliance Met
Feb-23	5127 Stratmor Ct, Stone Mountain	N/A	Compliance Met
Mar-23	3302 Windy Hill Pte, Lawrenceville	N/A	Compliance Met
Mar-23	5254 Bowers Brook Dr SW, Lilburn	N/A	Compliance Met
Apr-23	1218 Lake Knoll Dr, Lilburn	N/A	Compliance Met
Apr-23	2945 Rosebud Rd, Loganville	N/A	Compliance Met
Jun-23	6509 Parton Ct, Peachtree Corners	N/A	Compliance Met
Jun-23	388 Murray Way, Lilburn	N/A	Compliance Met
Jul-23	4807 Hunter Ridge Ln, Norcross	N/A	Compliance Met
Jul-23	3355 Sweetwater Rd, Lawrenceville	N/A	Compliance Met
Aug-23	3555 Sweetwater Rd, Duluth	N/A	Compliance Met
Sep-23	6035 Goodwood Blvd NW, Norcross	N/A	Compliance Met
Sep-23	952 Redstone Trail, Dacula	N/A	Compliance Met
Sep-23	281 Oakland Hills Way, Lawrenceville	N/A	Compliance Met
Oct-23	1564 Herrington Rd, Lawrenceville	N/A	Compliance Met
Nov-23	2446 Cherie Glen Trail, Snellville	N/A	Compliance Met
Dec-23	404 Magnolia Pointe Blvd, Duluth	N/A	Compliance Met
Dec-23	6208 Magnolia Pointe Blvd, Duluth	N/A	Compliance Met
Dec-23	11101 Magnolia Pointe Blvd, Duluth	N/A	Compliance Met
Dec-23	11205 Magnolia Pointe Blvd, Duluth	N/A	Compliance Met

(HOME Down Payment) HOME-funded units assisted through the Homestretch Down Payment Assistance Program are required to undergo a Uniform Physical Conditions Standards (UPCS) inspection to meet eligibility requirements for the program to remain in compliance with federal regulations. CDBG money programmed for “Service Delivery Cost” was used to fund an inspection for one Homestretch household. No HOME-funds were committed for inspections for the County’s external programs.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

(HOME) In accordance with 24 CFR Part 92.351, Gwinnett County has adopted affirmative marketing procedures and requirements for rental and homebuyer projects containing five or more HOME-assisted

housing units. This Affirmative Marketing Policy also applies to the County's HOME-funded programs, including, but not limited to, the Tenant-Based Rental Assistance (TBRA) and Down Payment Assistance (DPA) programs.

Property information was available and accessible to eligible persons from all racial, ethnic, and gender groups in the housing market area for units purchased, constructed, or rehabilitated under the HOME Program. Available properties were listed on the First Multiple Listing Service (FMLS), Georgia Multiple Listing Service (GMLS), advertised on subrecipient websites, and flyers were distributed to solicit buyers for the respective properties. All materials were reviewed and approved by County staff to verify all Equal Housing Opportunity requirements were met.

(HOME Down Payment) The County utilized internal resources to market its HOME-funded Homestretch Down Payment Assistance Program to the residents and prospective-residents of the community. This was done to spur overall interest in the program and was observed to have been successful at reaching target audiences that can benefit and qualify for assistance. Despite the program being HOME-funded, no HOME funds were utilized to fund the marketing activities.

The Affirmative Marketing Policy assessment occurs annually when the County evaluates housing programs in its Annual Action Plan. Gwinnett County will periodically assess the Affirmative Marketing Policy to determine the efficacy and make any necessary corrective actions.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

(HOME Down Payment) HOME program income was utilized to fund one Homestretch Down Payment Assistance household in an amount of \$10,000.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

(HOME Down Payment) The County directly supports residents through external programs outside of support of subrecipient organizations. These are the CDBG-funded Homeowner Rehabilitation Program, which provides eligible residents with critical repairs to their properties, and the HOME-funded Homestretch Down Payment Assistance Program, which provides eligible, first-time homebuyers with financial assistance for their property acquisition. These programs both serve in HUD's objectives of fostering and maintaining affordable housing as well as potential reduction of lead-based paint through the CDBG-assisted program.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	7	0	0		
Total Labor Hours	0	0	0		
Total Section 3 Worker Hours	0	0	0		
Total Targeted Section 3 Worker Hours	0	0	0		

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding childcare.					
Assisted residents to apply for or attend community college or a four year educational institution.					
Assisted residents to apply for or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

(CDBG Public Facilities) Contractors and Subcontractors were required to exert earnest efforts in recruiting Section 3 Workers. Both Contractors and Subcontractors reported being fully staffed at the onset and for the duration of their projects.