



Gwinnett

Annual Action Plan 2019

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

Prepared By



BOC APPROVAL:

2018-1152
NOVEMBER 6, 2018

**GWINNETT COUNTY
GEORGIA**

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Executive Summary

AP-05 Executive Summary- 24CFR 91.200(c), 91.220(b)

Introduction, History and Geographic Overview:

Gwinnett County is an entitlement community eligible to receive direct assistance under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. Gwinnett County is also a participating jurisdiction under the HOME Investment Partnerships Program (HOME). The County is also a formula grantee under the Emergency Solutions Grant (ESG). Funds for these programs must be expended within the geographic boundaries of the County for participants who meet applicable eligibility criteria as outlined by program regulations.

The Community Development Program Office for Gwinnett County is responsible for the development and administration of the Consolidated Plan and Annual Action Plan.

The FFY2019 Annual Action Plan represents year five of the FY2015-2019 Consolidated Plan approved by the Gwinnett County Board of Commissioners on Tuesday, November 6, 2018. This plan is the official application for HUD entitlement grants and proposes activities to be funded during FFY2019 (Monday, January 1 – Monday, December 31, 2019).

Gwinnett County, Georgia, located approximately 30 miles northeast of Atlanta, is comprised of 437 square miles of suburban and rural communities. Gwinnett is home to sixteen municipalities and has consistently been named one of the top 100 fastest-growing counties in the United States¹, with a population that increased from 588,448 in 2000 to approximately 927,781 in 2018 (57%)¹

Plan Objectives and Outcomes:

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 annually. These documents serve as the application for funding for the following federal entitlement programs that serve low and moderate-income individuals and/or families:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Emergency Solutions Grant (ESG)

¹ US Census Bureau, American FactFinder, Resident Population Estimates (various years), Accessed May 08, 2019. <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>

The proposed activities outlined in FFY2019 Annual Action Plan will address the housing and community development needs of Gwinnett County's low and moderate-income (LMI) residents. This document includes narrative responses to questions as required by the Consolidated Planning Regulations at 24 CFR 91.

The FFY2019 Annual Action Plan provides the framework for carrying out the strategic priorities and long-term objectives identified in the 2015-2019 Consolidated Plan. The priority needs identified therein were established through a collaborative process with citizens, public interest groups, and other stakeholders in Gwinnett County.

The County's 2015-2019 Consolidated Plan identified three categories of priority needs: homelessness, housing, and non-housing community development. Strategic priorities and long-term objectives were developed to address each category of priority need during the five-year period. Projects and activities allocated funding in FY2019 directly relates to at least one strategic priority.

The following is an outline of the strategic priorities and long-term objectives identified in the 2015-2019 Consolidated Plan.

1. Increase Access to Affordable Housing
 - 1.1 Provide Down Payment Assistance
 - 1.2 Acquisition/Rehabilitation/Disposition of Single-Family Units
 - 1.3 Acquisition/Rehabilitation of Rental Housing
 - 1.4 Tenant Based Rental Assistance
2. Increase Housing Options for Homeless and At Risk of Homelessness
 - 2.1 Provide support for Emergency Housing and Supportive Services for the Homeless
 - 2.2 Provide Funding to Increase Permanent Supportive Housing to Homeless and At Risk of Homelessness Populations
 - 2.3 Provide Funding Towards Rental Subsidies (Tenant Based Rental Assistance) to Assist in Meeting Costs of Market-Rate Housing Units
 - 2.4 Support the Expansion of Homeless Management Information System (HMIS) use
3. Reduce Substandard Housing
 - 3.1 Rehabilitation of Existing Housing

- 3.1.1 Rehabilitation of Existing Housing to Include Energy Conservation
 - 3.1.2 Rehabilitation of Existing Housing to Include Weatherization
 - 3.1.3 Rehabilitation of Existing Housing to Include Hazardous Materials Abatement/Removal
- 3.2 Homeowner Education
- 4. Increase Housing and Supportive Services for Targeted Populations
 - 4.1 Acquire/Construct/Rehabilitate Housing for Targeted Populations
 - 4.2 Acquire/Construct/Rehabilitate Rental Housing for Targeted Populations
 - 4.3 Acquire/Construct/Rehabilitate Public Facilities and Infrastructure for Targeted Populations
 - 4.4 Financial Assistance (Equipment and Operating Costs) for Agencies Serving Targeted Populations
- 5. Advance Public Improvements through Neighborhood Public Facilities
 - 5.1 Construct New Public Facilities and Infrastructure
 - 5.2 Improve Existing Deteriorated Public Facilities and Infrastructure
- 6. Increase Access to Public Services Improving upon Suitable Living Environments
 - 6.1 Provide Funding, Support, or Technical Assistance to Agencies Meeting the Public Services Needs of the County
- 7. Support Local Economic Development Activities
 - 7.1 Provide Funding to Microenterprise Development Organizations (MDOs), small business incubators and other agencies to carry out Entrepreneurial Training and Job Creation Programs
- 8. Affirmatively Further Fair Housing Choice
 - 8.1 Provide Fair Housing Education
 - 8.2 Increase Affordable Housing Units for LMI Persons and Special Needs Populations

Evaluation of Past Performance

Each year, Gwinnett County reports its progress in meeting five-year and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). The goals and projects identified in this Annual Action Plan were developed using strategies that have been proven successful, revisions to past strategies, and new strategies, where needed.

In the previous grant cycle, the Gwinnett Community Development Program managed 69 projects principally benefitting low and moderate-income persons and disbursed a total of \$4,525,508.32 in CDBG, HOME, and ESG funding to further its strategic priorities as outlined in the 2015-2019 Consolidated Plan.

To ensure Gwinnett County could help their most vulnerable populations; the County entered into subrecipient agreements with non-profit organizations that provided a wide-range of services and programs to include affordable housing initiatives, facility and infrastructure improvements, operational support for non-profits, and emergency housing and supportive services for the homeless. The Gwinnett Community Development Program managed 69 projects that contributed to the overall success of the program. Overall, Gwinnett County either met or exceeded nine of thirteen program goals listed in the County's Five-Year HUD Strategic 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 provided in the CAPER discussed 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. Below is a summary of outcomes by Consolidated Plan priorities.

Priority #1 - Increase Access to Affordable Housing

Affordable housing initiatives were primarily addressed through the acquisition, rehabilitation, and disposition of single-family housing, rental housing, and down-payment assistance. The County expended a total of \$204,905.52 in HOME program funds to support affordable housing initiatives.

Priority #2 – Increase Housing Options for Homeless and At-Risk of Homelessness

Agencies funded through the Gwinnett County Emergency Solutions Grant (ESG) expended \$444,558.49. Emergency shelter was provided by seven subrecipients, who expended \$262,835.70. Four subrecipients operated shelters, while the remaining provided hotel/motel vouchers. Collectively, the seven agencies served 618 people. Homelessness prevention was administered by three subrecipients, who expended

\$94,765.39. This was achieved by providing financial assistance for rental arrears and short-term rental assistance to prevent evictions. Collectively, the three agencies served 139 people. Rapid Re-Housing was offered by three subrecipients who expended \$86,957.40 to aid homeless persons in need of financial assistance to secure stable housing. Collectively, the three agencies served 171 people. Additionally, \$610,598.97 was matched to the original allocation for a total of \$1,055,157.46 to provide housing support and financial assistance for 928 people.

Priority #3 - Reduce Substandard Housing

As a means of preserving existing affordable housing, the County provided five-year deferred payment loans to income-eligible homeowners to make necessary repairs on their homes. Through the Homeowner Housing Rehabilitation Program, the County rehabilitated nine homes with repairs that included siding replacement, roof replacement, HVAC replacement, electrical, and plumbing repairs.

Additionally, the County allocated \$80,000.00 in FFY2018 CDBG funding to provide homeowner education and housing counseling to 167 homeowners and potential homebuyers. Clients were educated about housing costs and home maintenance as a strategy in preventing substandard housing.

Priority #4 - Increase Housing and Supportive Services for Targeted Populations

The County allocated \$556,794.00 in FFY 2018 CDBG funding for six housing related activities. Gwinnett County utilized CDBG funding to increase housing and supportive services for 2,005 persons who identified as severely disabled, survivors of domestic violence, elderly, and/or homeless. The funding was used by 9 subrecipients that provided services such as emergency, rental, and permanent housing; adult daycare; community integration and day programs for developmentally disabled adults; and, assistance to move homeless persons in to stable housing.

Priority #5 - Public Facilities and Infrastructure Improvements

The County allocated \$3,584,872.00 in FFY 2018 CDBG funding and carried forward \$2,857,719.62 in prior year CDBG funding to carry out public facility and infrastructure improvements activities. These projects included repair of water and sewer lines, construction of sidewalks to connect people to transit centers and schools, and playground construction and renovations. In FFY 2018, Gwinnett County disbursed \$2,242,545.76 to complete 12 public facility and infrastructure improvement projects that benefited a total of 43,385 LMI persons.

Priority #6 - Increased Access to Public Services

The County allocated \$773,105.00 in FFY 2018 CBDG funding to support 20 public service activities that served 4,475 LMI persons. The County supported the installation of a campus security system at Annandale Village and purchased a van for the Hi Hope Service Center, Creative Enterprises, and Rainbow Village 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.

Priority #7: Support Local Economic Development Activities

The County recently amended its 2015-2019 Consolidated Plan to include Economic Development as a new strategic priority. In 2018, The Goodwill of North Georgia Inc. began operation of its GoodBiz program, which provided training to 26 entrepreneurs leading microenterprise businesses.

Priority #8: Affirmatively Further Fair Housing Choice

During the month of April, Community Development staff attended 3 community outreach events: the Gwinnett Multicultural Festival on Saturday, April 14th, the Gwinnett Chamber of Commerce's "Gwinnett Family Fest" on Saturday, April 21st, and the Georgia Hispanic Chamber of Commerce's "Cultivating Hispanic" Leadership Conference on Saturday, April 28th. On July 24th, the Community Development Program hosted a Fair Housing Workshop presented by Nick Autorina, JD. This workshop covered the requirements for compliance with federal fair housing laws. A total of 53 individuals attended the training, including staff from local non-profits, real estate professionals, municipal officials [the cities of Duluth, Lawrenceville and Norcross] and one lender. Survey results show that participants were pleased with the format of the event and look forward to learning about more practical measures to put in place to ensure fair housing compliance. Lastly, on September 26th, the Community Development Program hosted a Fair Housing Workshop for citizens. The workshop was facilitated by Nick Autorina, JD and covered the requirements for compliance with federal fair housing laws. Three citizens attended the workshop and were educated on their fair housing rights and responsibilities. The workshop was advertised through our local email database, the Gwinnett Coalition, and by posting flyers in the local community near the location of the workshop.

Summary of Citizen Participation Process and Consultation Process

Citizen participation is a required element of the HUD regulations governing the preparation of the Consolidated Plan [see 24 CFR Part 91.105]. Gwinnett County updated its Citizen Participation Plan during the development of the 2015-2019 Consolidated Plan,

revised the plan in FY2018 and followed it during the development of FFY2019 Annual Action Plan.

On May 4, 2018, the Needs Assessment Public Notice was published in the Gwinnett Daily Post, (the County's Legal Organ). Public comments were accepted from May 4 through June 4, 2018. The Needs Assessment Public Notice was mailed to key stakeholders and shared electronically with agencies listed on the internal Community Development Program contact list. The notice was advertised in both Spanish and Korean publications to notify non-English speaking populations of the County's Community Needs Assessment.

A Public Hearing was held on May 16, 2018 during which attendees were provided with an overview of the Needs Assessment process, projections for 2019 funding, and a review of the applications received.

On September 12, 2018, a Public Notice announcing the Proposed 2019 Annual Action Plan was published in the Gwinnett Daily Post. Public comments were accepted from September 12, 2018 through October 12, 2018. A public hearing held on September 19, 2018 provided attendees with a detailed review of proposed funding recommendations.

In an attempt to increase public participation, the County actively maintains communication with local nonprofits through participation in the Gwinnett Coalition for Health and Human Services' Emergency Assistance Action Team and Housing Collaborative. The groups meet monthly and provide an opportunity for organizations to share information and resources, discuss challenges and successes, collaborate on special projects, and coordinate services to maximize efficient use of funding.

Summary of Public Comments

The following public comment were received during the needs assessment (May 4-June 4, 2018) and proposed FFY2019 Annual Action Plan (September 12, 2018 through October 12, 2018) public comment periods. A full transcript of all comments received is included in the appendix of this document.

Needs Assessment

1. Representatives of the Primerica Foundation, The City of Duluth, and The Gwinnett County Public Library Board of Directors expressed support in funding the Gwinnett County Public Library for a Mobile Unit/Mobile Sprinter Library Vehicle/Book Mobile.
2. A Representative from Project Community Connections, Inc. expressed that TBRA is not the best option to ameliorate the underlying housing issue, and

believes that TBRA funding will go unused if there are no properties to house citizens, and that investments in “brick and mortar” allows for the revitalization of housing stock and the provision of affordable housing opportunities. Representative requested that funding be made available as a high priority, for the creation and preservation of affordable units in Gwinnett County.

3. Six active community members submitted written public comments to advocate for the continued investment in permanent affordable housing opportunities for Gwinnett County residents within the 2019 Needs Assessment and funding recommendations, by expressing their support of the works of the Gwinnett Housing Corporation. The community members requested that funding for the creation and preservation of affordable units be made a high priority for Gwinnett County FFY2019 Needs Assessment and Community Reinvestment Strategy.
4. A representative from City of Norcross advocated for continued investment in permanent affordable/workforce housing opportunities for Gwinnett County residents as it is a critical need impacting residents’ quality of life and the economic development of the community. Gwinnett Housing Corporation is instrumental in efforts to revitalize aging housing units and expanding home ownership opportunities to residents. Furthermore, a request to consider making funding for the creation and reservation of affordable units a high priority for Gwinnett County’s FFY2019 Needs Assessment and Community Reinvestment strategy.
5. A representative of the Lawrenceville Housing Authority indicated that “affordable housing” is when a family pays 30% or less of their income on housing costs, however, 54.6% of renters in Gwinnett County currently pay 35% or more of their household income towards rental costs. The proposed FFY2019 HOME funding requests total over \$500,000 in TBRA assistance, but TBRA is short term assistance and relies on participation of local landlords. Having to return unspent funds to HUD will dilute the overall impact of Gwinnett’s HUD funded programs. The creation of permanent affordable housing opportunities decreases transiency among vulnerable populations and increases neighborhood investment in local schools. Requested consideration of funding for the creation and preservation of affordable units a high priority for Gwinnett County FFY2019 Needs Assessment
6. Seven representatives expressed appreciation of services provided by Wishes 4 Me Foundation, and request that special consideration be given for additional funding to ensure the continuation of services.

7. Staff of Village of Hope indicated that additional affordable housing is needed in Lawrenceville, and mentioned that while affordable housing is the biggest issue, funding to help advance education is a need as well.
8. A comment was provided by Partnership for Domestic Violence which thanked CDBG for its investments in agency, and expressed that the CDBG contributions have saved lives in Gwinnett County. GBI 2016 family violence statistics were provided, as well as an overview of PADV's services provided in 2017.

Proposed FFY2019 Annual Action Plan

1. A representative from Rainbow Village provided the history of Rainbow Village's formation and indicated that three grant applications were submitted for the FFY2019 funding year and explained each of the requests (ESG, Public Service, and HOME). Representative acknowledged that recommendations have been made for FFY2019 funding at an amount lower than applied for and requested, that Rainbow Village be considered for additional funding, should additional funding be made available.

Summary of comments or views not accepted

All comments submitted during the Citizen Participation Process were reviewed and accepted.

Summary

Gwinnett County's FFY2019 Annual Action Plan provides a summary of the projects and activities that will be used to address the priority needs and strategic goals identified in the 2015-2019 Consolidated Plan.

On November 6, 2018, the Gwinnett County Board of Commissioners passed a resolution to accept FFY2019 Annual Action Plan.

The Process

PR-05 Lead & Responsible Agencies – 91.200(b)

Table 1 lists the entities responsible for the overall administration of the grant programs, including preparation of the Consolidated Plan and Annual Action Plan.

Table 1 – Responsible Agencies		
Agency Role	Name	Department/Agency
Lead Agency	Gwinnett County	Department of Financial Services
CDBG Administrator	Gwinnett County	Department of Financial Services
ESG Administrator	Gwinnett County	Department of Financial Services
HOME Administrator	Gwinnett County	Department of Financial Services

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. 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.

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.

Annual Action Plan Public Contact Information

Public concerns, issues, or comments regarding Annual Action Plan 2019 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@gwinnettCounty.com

Or

Ms. Shannon Candler, Grants Manager
Gwinnett County Department of Financial Services
75 Langley Drive
Lawrenceville, GA 30046-6935
(770) 822-7863
(770) 822-7840 *fax*
(770) 822-7875 *TDD*
shannon.candler@gwinnettCounty.com

Action Plan Consultation

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

Activities Aimed at Enhancing Coordination Between Local Housing and Service Providers

Consultation with the community and affected service providers is a fundamental component of the Consolidated Plan and Action Plan process. Gwinnett County conducted significant consultation with citizens, municipal officials, non-profit agencies, public housing agencies, governmental agencies, and the Continuum of Care in preparing this Plan.

Coordination among service providers is important to the overall success of the programs. The Gwinnett Coalition for Health and Human Services (“the Coalition”) is responsible for the planning of services for Gwinnett’s children and families. The Coalition, led by a 58 member Board of Directors, offers a range of programs to support the efforts of the County’s public, private, and government sectors. The County requires ESG subrecipients to actively participate in the Coalition’s collaborative efforts. The Coalition Emergency Assistance Action Team and Housing Collaborative meets monthly to offer opportunities for all service providers to gather 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.

The 2009 HEARTH Act requires ESG grantees and subrecipients to participate in a Homeless Management Information System (HMIS). Specific benefits to homeless persons include streamlined referrals, coordinated intake and assessment, and coordinated case management. Case managers benefit from HMIS’ case planning and management tools, eligibility determination assistance, and simplified reporting. Using HMIS, providers can track client outcomes, review the coordination of services, simplify reporting for agency stakeholders, and analyze program data.

Coordination with the Continuum of Care

Gwinnett County is a member of the Balance of State Continuum of Care, one of nine in the state. The Continuum of Care (CoC) program is designed to

- Promote community wide commitment to the goal of ending homelessness;
- Provide funding for efforts by nonprofit providers,

- Allow state and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families and communities by homelessness;
- Promote access to and affect utilization of mainstream programs by homeless individuals and families;
- Optimize self-sufficiency among individuals and families experiencing homelessness.²

Gwinnett County utilizes the CoC concept to guide its coordination and administration of ESG funds to prevent and directly address homelessness in the community.

The fundamental components³ of a continuum of care system are:

- Prevention services such as short-term emergency financial assistance, which can help those at risk of becoming homeless to maintain stable housing. Such activities are recommended due to their lower cost as compared to crisis stabilization activities;
- Outreach and assessment to identify the most acute needs of homeless persons and link them to services to address those needs;
- Emergency shelters with appropriate supportive services to help ensure that homeless individuals and families receive adequate lodging and referrals to necessary service providers or housing search counselors;
- Transitional housing for individuals and families who are not yet ready for, or have limited to no access to, permanent housing;
- Permanent supportive housing for special populations, including persons with disabilities, mental illness, chronic substance abuse and those living with HIV/AIDS. This type of housing can be provided via housing vouchers or project-based assistance programs;
- Permanent affordable housing, which provides an opportunity for long-term, safe, decent housing for which the cost is calculated based on to the resident's household income; and,

² HUD Exchange – Continuum of Care (CoC) Program, Accessed May 17, 2018. <https://www.hudexchange.info/programs/coc/>

³ US Department of Housing and Urban Development – Office of Community Planning and Development, "HUD's Homeless Assistance Programs: Continuum of Care 101," Accessed May 17, 2018. <https://www.hudexchange.info/resources/documents/coc101.pdf>

- Supportive services, whether offered in the community or in conjunction with a housing program, which are designed to help foster the skills necessary for a person to secure and maintain stable housing.

Consulting with the Continuum of Care with Regard to ESG

ESG projects chosen for funding by Gwinnett County must address the needs identified by the Balance of State Continuum of Care's 2018-2022 Consolidated Plan. The projects must also relate to the strategic priorities and long-term objectives identified in Gwinnett County's 2015-2019 Consolidated Plan. The County regularly consults with Georgia Department of Community Affairs (DCA) to ensure collaboration of efforts to provide homeless solutions.

To prepare for the development of the FFY2019 Annual Action Plan, the County participated in DCA-hosted conference calls to determine the Continuum's priorities for allocating ESG program funds. In alignment with priorities set forth by DCA, Gwinnett County prioritized the ESG activities needed for its community as follows: (1) Emergency Shelter (facility, scattered site or hotel/motel voucher); (2) Rapid Rehousing; (3) Homelessness Prevention and (4) Transitional Housing.

DCA also provided input and guidance to the County during the development of the ESG performance measures. The result is a set of standards for ESG-funded activities that reflects the Continuums' needs and meets Gwinnett County entitlement area priorities.

Gwinnett follows the Continuum's policies and procedures for operating and administering HMIS. HMIS participation provides additional tools for measuring performance, identifying service gaps, and understanding the extent of homelessness within a community. All ESG subrecipients are required to participate in a HMIS. ClientTrack is the assigned system for the Southeast region; however Partnership Against Domestic Violence, an agency providing services to domestic violence survivors uses the Apricot database to meet the requirement.

In 2019, Gwinnett County will continue to work with the Continuum to establish joint expectations, requirements, and agreements for HMIS user participation. Subrecipients' use of HMIS will be monitored to ensure that all data is entered into ClientTrack in accordance with HUD's standards on participation, data collection, and reporting.

Gwinnett County will continue active participation in ClientTrack User Group meetings, which allow users to share successes and challenges in implementing the system. Currently Gwinnett County is utilizing the most up to date (2018) HMIS Data Standards. The County began use of the latest HMIS Data Standards upon their release and effective date in April 2018.

Agency Consultation

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.

Table 2 – Agencies, Groups, and Organizations that Participated in the Process

Agency/Group/Organization	
Africa's Children Fund	
Agency/Group/Organization Type	Services-Homeless
What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The strategy in Gwinnett County's mission to reduce homelessness is to help each individual move toward the goal of self-sufficiency.
Agency/Group/Organization	Family Promise
Agency/Group/Organization Type	Services-Homeless
What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The strategy in Gwinnett County's mission to reduce homelessness is to help each individual move toward the goal of self-sufficiency.
Agency/Group/Organization	Gwinnett County Public Library
Agency/Group/Organization Type	Mobile Learning
What section of the Plan was addressed by Consultation?	Community Needs
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The strategy in Gwinnett County's mission to increase learning to help each individual move toward the goal of self-sufficiency.
Agency/Group/Organization	Hi-Hope Service Center
Agency/Group/Organization Type	Services-Homeless
What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The strategy in Gwinnett County's mission to reduce homelessness is to help each individual move toward the goal of self-sufficiency.
Agency/Group/Organization	Rainbow Village
Agency/Group/Organization Type	Services-Children
What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The strategy in Gwinnett County's mission to reduce homelessness is to help each individual move toward the goal of self-sufficiency.

Rationale for excluded from Consultation

The County did not exclude any agency type or agency during this process.

Other local/regional/state/federal planning efforts considered when preparing the plan

Table 3 - Other Local/Regional/Federal Planning Efforts

Name of Plan	Lead Organization	How to the goals of your Strategic Plan overlap with the goals of each plan?
2018-2022 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 2015-2019 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 2015-2019 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 2015-2019 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 2015-2019 Consolidated Plan align with Plan 2040's objective to promote places to live with easy access to jobs and services.

AP-12 Participation – 91.105, 91.200(c)

Summary of Citizen Participation Process/Efforts Made to Broaden Citizen Participation

Citizen participation requirements are a part of the HUD regulations governing the preparation of the Consolidated Plan [see 24 CFR Part 91.105]. Gwinnett County updated its Citizen Participation Plan during the development of the 2015-2019 Consolidated Plan and followed it during the development of the FFY2019 Annual Action Plan.

May 4, 2018, a public notice was published in the Gwinnett Daily Post to solicit citizen input for the development of FFY2019 Annual Action Plan. The public notice was also mailed to key stakeholders. Public comments were accepted from May 4, 2018 – June 4, 2018, and a public hearing was held on May 15, 2018, at 10AM and 6 PM. Attendees of the public hearing were provided with an overview of the Action Plan development process, projections for 2019 funding, and a review of the applications received.

On September 12, 2018, a Public Notice for Proposed FFY2019 Annual Action Plan was published in the Gwinnett Daily Post. Public Comments were accepted from September 12, 2018 – October 12, 2018 and a public hearing was held on September 19, 2018, at 10AM and 6 PM. Attendees were provided a detailed review of proposed funding recommendations and key dates for the 2019 application.

The plan was available for review in hard copy at the Gwinnett Community Development Program and on the Gwinnett County website: www.gwinnettcounty.com.

Actions to Improve Participation

In an attempt to increase public participation, the County will engage in the following actions:

- Actively maintains communication with local nonprofits by participating in monthly meetings of the Gwinnett Coalition for Health and Human Services' Emergency Assistance Action Team and Housing Collaborative.
- All Public Notices are translated into both Spanish and Korean to reach Gwinnett's large Spanish and Korean-speaking populations.
- 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 various 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, El Mundo, Korea Daily, and The GA Voice. This includes 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.

Table 4 – Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Public Meeting	<ul style="list-style-type: none"> • Minorities • Spanish speakers • Low-income persons • Persons with disabilities • Non-targeted/broad community • Residents of Public and Assisted Housing 	<p>The FFY 2019 Application Workshop was held on February 14, 2018, at 10AM and 6PM, and on February 27, 2018 at 10 AM</p>	<p>N/A</p>	<p>N/A</p>
Public Meeting	<ul style="list-style-type: none"> • Minorities • Spanish speakers • Low-income persons • Persons with disabilities • Non-targeted/broad community • Residents of Public and Assisted Housing 	<p>The FFY 2019 Needs Assessment Public Meeting was held May 16, 2018 at 10AM and 6PM. There were 12 individuals in attendance. Attendees were encouraged to discuss the 2019 Needs Assessment.</p>	<p>See pages 12-14 for a summary of comments received.</p>	<p>All comments were accepted by the Gwinnett County Community Development Program Office.</p>
Public Meeting	<ul style="list-style-type: none"> • Minorities • Spanish speakers • Low-income persons • Persons with disabilities • Non-targeted/broad community • Residents of Public and Assisted Housing 	<p>The Proposed 2019 Annual Action Plan Public Meeting was held September 19, 2018 at 10 AM and 6PM.</p> <p>Attendees were encouraged to discuss proposed funding recommendations for 2019.</p>	<p>See pages 12-14 for a summary of comments received.</p>	<p>All comments were accepted by the Gwinnett County Community Development Program Office.</p>

Anticipated Resources

AP-15 Anticipated Resources –91.220(c) (1, 2)

On April 16, 2019, HUD announced the following annual awards for Gwinnett County: CDBG (\$5,343,454.00); HOME (\$1,950,049.00); and ESG (\$482,817.00). The CDBG and HOME Programs also expect to receive approximately \$100,000.00 in program income, (\$50,000.00 for the CDBG Program and \$50,000.00 for the HOME Program), bringing the annual total to \$7,876,320.00 and the Consolidated Plan total to \$46,752,205.00.

Table 5 - Expected Resources- Priority Table								
Program	Source of funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of Con Plan: \$	Leveraging Description
			Annual Allocation: \$	Estimated Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public – Federal	<ul style="list-style-type: none"> - Acquisition - Administration - Affordable - Economic Development - Housing - Homeowner Rehab - Public Facility Improvements - Public Services 	\$5,343,454	\$50,000	n/a	\$5,393,454	\$5,393,454	CDBG funds used throughout the County will leverage other federal, local and private funds.
HOME	Public – Federal	<ul style="list-style-type: none"> - Acquisition - Administration - CHDO - Homebuyer Assistance - New Construction - Rehab - Rental Housing - TBRA 	\$1,950,049	\$50,000	n/a	\$2,000,049	\$2,000,049	HOME funds will leverage other federal, local, and private funds. Organizations will be required to demonstrate a 25% match.

Table 5 - Expected Resources- Priority Table

Program	Source of funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of Con Plan: \$	Leveraging Description
			Annual Allocation: \$	Estimated Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	Public – Federal	<ul style="list-style-type: none"> - Administration - Emergency Shelter - Financial Assistance - HMIS - Homelessness Prevention - Rapid Rehousing 	\$482,817	n/a	n/a	\$482,817	\$482,817	ESG match requirements will be met by requiring organizations to meet a 100% match of all funds received.

Plan for Leveraging Additional Resources

The County will continue to investigate other sources of funding that are consistent with the goals of the 2015-2019 Consolidated Plan. Gwinnett County will also work with partner organizations to encourage leveraging of available funding sources and capacity building.

The HOME program requires a 25% match of the total HOME funds drawn down for project costs. The County's match obligation anticipation for FFY2019 is \$487,512.25. This match requirement will be met by requiring subrecipients to provide at least 25% match on all projects, which 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. Gwinnett County HOME subrecipients are required to submit a match log that identifies the sources of match funds for each fiscal year. Historically, match amounts for HOME subrecipients have far exceeded the 25% annual contribution requirements stipulated by HOME program regulations.

The ESG program requires a 100% match for the total amount of ESG funds drawn down. The County's match obligation for 2019 is \$482,817.00. Gwinnett County requires 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 Use of Publicly-Owned Land and Property to Address Identified Needs

The County has made efforts to improve areas of greatest need with the purchase and rehabilitation of vacant properties. Concurrently, the County will investigate options to self-develop some of these properties for affordable housing or other community development projects that will benefit LMI residents.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.420, 91.220(c) (3) & (e)

Table 6 - Goals Summary Information

Goal Name	Start/End Year	Priority Needs Addressed	Allocation	Goal Outcome Indicator	Annual Goal	Unit of Measurement
Provide Down payment Assistance	2019	Increase Access to Affordable Housing	\$0 (HOME)	Direct financial assistance to homebuyers	17	Households Assisted
Acquisition/Rehabilitation/Disposition of Single-Family Units	2019	Increase Access to Affordable Housing; Affirmatively Further Fair Housing Choice	\$1,530,562.00 (HOME)	Homeowner Housing Added	6	Household/ Housing Units
Acquisition/Rehabilitation of Transitional Housing	2019	Increase Access to Affordable Housing; Affirmatively Further Fair Housing Choice	\$0 (HOME)	Rental Units Rehabilitated	0	Household/ Housing Units
Tenant Based Rental Assistance	2019	Increase Access to Affordable Housing; Increase Housing Options for At Risk of Homelessness	\$224,483.00 (HOME)	Tenant-based Rental Assistance	100	Households Assisted
Provide Support for Emergency Housing and Supportive Services for the Homeless	2019	Increase Housing Options for Homeless and At Risk of Homelessness	\$230,000.00 (ESG)	Homeless Person Overnight Shelter	460	Persons Assisted
Provide Funding to Increase Permanent Supportive Housing to Homeless and At Risk of Homelessness Populations	2019	Increase Housing Options for Homeless and At Risk of Homelessness	\$216,606.00 (ESG)	Homelessness Prevention & Rapid Rehousing	151	Persons Assisted
Rehabilitation of Existing Housing	2019	Reduce Substandard Housing	\$350,000.00 (CDBG)	Homeowner Housing Rehabilitated	18	Household/ Housing Unit
Homeowner Education	2019	Reduce Substandard Housing	\$85,000.00 (CDBG)	Public Service activities for Low/Moderate Income Housing Benefit	509	Households Assisted
Housing for Special Needs	2019	Increase Housing and Supportive Services for Targeted Populations	\$133,807.00 (CDBG)	Public Facility or Infrastructure Activities and Low/Moderate Income Housing Benefit	514	Households Assisted

Table 6 - Goals Summary Information *continued*

Goal Name	Start/End Year	Priority Needs Addressed	Allocation	Goal Outcome Indicator	Annual Goal	Unit of Measurement
Construct New Public Facilities and Infrastructure	2019	Increase Housing and Supportive Services for Targeted Populations	\$1,433,992.00 (CDBG)	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	17,539	Persons Assisted
Public Services	2019	Increase the Capacity of Public Services	\$964,544.00 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit	5,342	Persons Assisted
Improve Existing Deteriorated Public Facilities and Infrastructure	2019	Increase the Capacity of Public Facilities	\$1,435,646.00 (CDBG)	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	3,727	Persons Assisted
Support Economic Development Projects	2019	Provide Funding and Technical Assistance for Economic Development Activities	\$142,000.00 (CDBG)	Businesses assisted and/or jobs created	45	Businesses assisted and/or jobs created
Administrative Structure for the Planning, Implementation and Management of the CDBG, HOME and ESG grant programs	2019	Provide Overall Program Administration	\$500,000.00 (CDBG) \$195,004.00 (HOME) \$36,211.00 (ESG) \$100,000 (CDBG Housing Services) \$122,032.00 (CDBG Rehab Program Mgmt.) \$76,433.00 (CDBG DPA Program Mgmt.)	N/A	N/A	N/A

Estimation of the Number of Extremely Low-Income, Low-Income, and Moderate-Income Families to Whom the Jurisdiction Will Provide Affordable Housing as Defined by HOME 91.215(b).

The County will use prior year HOME funds for the Homestretch Down payment Assistance program. The award will provide 17 LMI first-time homebuyers with zero-interest, deferred payment loans of up to \$7,500.00 to offset the down payment and closing costs associated with the purchase of eligible Gwinnett County properties.

Atlanta Neighborhood Development Partnership (ANDP), a certified Gwinnett County CHDO, and an unidentified CHOD will be awarded \$567,508.00 in CHDO Reserve funding. With this award, ANDP will acquire and rehabilitate two properties which will be sold to income-eligible homebuyers.

Gwinnett Housing Corporation (formerly Lawrenceville Housing Corporation) will utilize prior year HOME funding to acquire and rehabilitate one single family home for use as transitional rental properties. GHC will also receive an additional \$350,000.00 in funding to acquire and rehabilitate approximately two properties, which will be sold to income-eligible homebuyers.

Habitat for Humanity will use \$240,000.00 in HOME funds to purchase 6 vacant lots to build single-family homes for low-income homebuyers.

In 2019, the County will award funding, in the amount of, \$224,483.00 to four agencies to provide Tenant Based Rental Assistance and case management to income-eligible clients. This project will serve all of Gwinnett County with target the populations to include elderly, youth headed households, households with disabling condition, youth aging out of the foster care system ensuring that there is seamless transition from foster care to permanent housing.

The County Commission has spearheaded an Affordable Housing Initiative to address homelessness and affordable housing needs throughout the County. The County will allocate \$648,054.00 in HOME funding towards this initiative for low-income families.

Projects

AP-35 - Projects – 91.220(d)

In 2019, Gwinnett County will allocate CDBG funding to a total of 43 projects. While the majority 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 2019, Gwinnett County will allocate \$500,000.00 (9.36% of the total CDBG award), administration and planning.

HUD also allows no more than 15% (\$801,518.10) of the CDBG award to be used for Public Services projects. In 2019, Gwinnett County will allocate \$797,165.00, 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 2019, Gwinnett County will allocate \$195,004.00, (10% of the total HOME award) to fund planning and administration costs. HOME regulations also require that at least 15% of the total HOME award is allocated to a Community Housing Development Corporation (CHDO). Gwinnett County will allocate \$292,508.00 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 2018, Gwinnett County will allocate \$36,211.00 (7.5% of the total award), to administration and planning.

A detailed listing of 2019 projects is provided in Table 7.

Table 7 – Project Information

Project#	Project Name	Funding Award
Community Development Block Grant		
Program Administration		
1	Gwinnett County Community Development Block Grant Program Administration	\$203,292.00
	Gwinnett County Housing: WFN Program Management	\$271,708.00
	Gwinnett County Housing: WFN Reimbursable	\$25,000.00
Housing Rehabilitation and Housing Delivery Services		
2	Gwinnett County Housing Services Delivery Costs	\$100,000.00
	Gwinnett County Housing: WFN CDBG Rehab Administration	\$122,032.00
	Gwinnett County Housing: WFN Housing Admin. Services – DPA	\$76,433.00
	Gwinnett County Homeowner Housing Rehabilitation Program	\$350,000.00
	Gwinnett County: GC Affordable Housing Initiative	\$252,379.00
Public Facilities & Infrastructure		
3	Annandale Village: Housing Renovation for Developmentally Disabled Individuals	\$133,807.00
	Good Samaritan Health Center of Gwinnett, Inc.: Charitable Healthcare & Dental Center for Low-Income Individuals	\$1,353,749.00
	The Sheltering Arms: Norcross and Lawrenceville Early Childcare Care Centers HVAC Replacement & Parking Lot Improvements	\$80,243.00
4	City of Buford: Church Street Storm water Drainage Improvement	\$330,000.00
	City of Buford: Moreno Street Waterline Replacement	\$550,000.00
	City of Dacula: Church Street Drainage Improvement, Asphalt Repaving and Sidewalk Installation	\$430,646.00
	City of Norcross: South Peachtree Street Sidewalk and Crosswalk Installations	\$125,000.00
Public Services		
5	Africa's Children's Fund: Therapeutic Invention for Abused and Neglected Children	\$20,000.00
	Partnership Against Domestic Violence: Gwinnett County Domestic Violence Shelter	\$20,000.00
6	Catholic Charities: Bilingual Housing Counseling	\$35,000.00
	Center for Pan Asian Community Services: Homeowner & Financial Education	\$35,000.00
	Ser Familia, Inc.: Parenting Program and Financial Literacy Services for Latino Families	\$15,000.00
7	Catholic Charities: Bilingual Mental Health Counseling	\$25,000.00
	Ser Familia, Inc.: Mental Health Services and Case Management	\$15,000.00
	Hope Clinic, Inc.: Mental Health & Counseling Services for Low-Income Individuals	\$35,000.00
8	Easter Seals North Georgia, Inc. : Early Education and Childcare Program	\$35,000.00
	Family Support Circle: Youth Afterschool Care & Excellence Program	\$20,000.00
	Gwinnett County Public Library: Gwinnett County Public Library Mobile Services	\$35,000.00
9	Action Ministries: Rapid Rehousing Program	\$35,000.00
	Atlanta Legal Aid Society, Inc.: Legal Services for Homeless Population	\$20,000.00
	Rainbow Village: Transportation Services for Transitional Housing Residents	\$16,000.00
	Money Management International dba Clearpoint Credit Solution - Financial Education for Homeless Individuals	\$20,000.00
	HOPE Atlanta: Homelessness Prevention and Rapid Rehousing Program	\$20,000.00
The Salvation Army: Family Emergency Services	\$35,000.00	
10	Families First: Gwindale Permanency Cooperative	\$20,000.00
	Hi Hope Service Center: Day Services for the Developmentally Disabled	\$50,000.00
	Hope Clinic: Chronic Care Management Program	\$35,000.00
	Annandale Village at Suwanee, Inc.: Day Services Scholarships for Developmentally Disabled Adults	\$26,869.00
	Creative Enterprises: Classroom Without Walls	\$17,296.00
11	Gwinnett County Public Library: Sprinter Bookmobile: Mobile Learning Lab	\$137,000.00
12	Boys and Girls Clubs of Metro Atlanta Teen Services: Workforce Development (Lawrenceville)	\$20,000.00
	Boys and Girls Clubs of Metro Atlanta Teen Services: Workforce Development (Norcross)	\$20,000.00
	Hi-Hope Service Center, Inc.: Community Employment Program for Developmentally Disabled Adults	\$35,000.00

Economic Development		
13	Gwinnett County Economic Development: Small Business Incubator	\$100,000.00
14	The Goodwill of North Georgia: Microenterprise Development	\$42,000.00
TOTAL CDBG AWARD		\$5,343,454.00
HOME Investment Partnerships Program (HOME)		
1	Gwinnett County HOME Investment Partnerships Program Administration	\$195,004.00
15	Action Ministries: Tenant Based Rental Assistance	\$84,483.00
	Center for Pan Asian Community Services: TBRA - Domestic Violence Victims Support Services	\$40,000.00
	Rainbow Village: TBRA - Transitional Housing Clients	\$40,000.00
	The Salvation Army: TBRA - Home Sweet Home Gwinnett	\$60,000.00
16	Atlanta Neighborhood Development Partnership - CHDO Reserve: Acquisition, Rehabilitation, Disposition of Single-Family Homes	\$292,508.00
	Local CHDO	\$275,000.00
18	Gwinnett County Affordable Housing Initiative	\$373,054.00
19	Gwinnett Habitat for Humanity: Land Acquisition	\$240,000.00
20	Gwinnett Housing Corporation: Acquisition/Rehabilitation/Disposition of Single-Family Homes	\$350,000.00
TOTAL HOME AWARD		\$1,950,049.00
Emergency Solutions Grant (ESG)		
21	Gwinnett County Emergency Solutions Grant Program Administration	\$36,211.00
	Emergency Shelter	\$230,000.00
	Homelessness Prevention	\$123,606.00
	Rapid Rehousing	\$93,000.00
TOTAL ESG AWARD		\$482,817.00
GRAND TOTAL		\$7,776,320.00

Rationale for allocation priorities and 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 FFY2015-2019 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 2019 will provide an Area Benefit; or,
- **Direct Benefit**: At least 51% of project beneficiaries must meet the FFY2019 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 Projects Summary

Table 8 - Project Summary Information	
Community Development Block Grant (CDBG)	
Project #1	
Activity	Gwinnett County CDBG Administration
Description	CDBG program administration funds project oversight, reporting, monitoring and fair housing activities as required by HUD.
Funding Requested	N/A
2019 Funding Allocation	\$203,292.00
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
2019 Funding Allocation	\$271,708.00
Goal Name	Provide the Administrative Program 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 Reimbursable
Description	N/A
Funding Requested	N/A
2019 Funding Allocation	\$25,000.00
Goal Name	N/A
Target Areas	Gwinnett County
Priority Needs Addressed	N/A
Annual Goal	N/A
Project #2	
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
2019 Funding Allocation	\$350,000.00
Goal Name	Rehabilitation of Existing Housing

Target Areas	Gwinnett County
Priority Needs Addressed	Reduce Substandard Housing
Annual Goal	17 Housing/Household Units
Activity	Gwinnett County Housing Services Delivery Costs
Description	This project covers service delivery costs and fees incurred when administering the Homeowner Housing Rehabilitation and Homestretch Down Payment Assistance programs.
Funding Requested	N/A
2019 Funding Allocation	\$100,000.00
Goal Name	Rehabilitation of Existing Housing; Acquire/Construct/Rehab Housing and Rental Housing for Targeted Populations; Acquisition/Rehabilitation/Disposition of Single Family Units and Rental Housing
Target Areas	Gwinnett County
Priority Needs Addressed	Reduce Substandard Housing; Increase Access to Affordable Housing; Increase Housing and Supportive Services for Targeted Populations
Annual Goal	N/A
Activity	Gwinnett County Housing: WFN CDBG Rehab Administration
Description	Overall Management of the CDBG Homeowner Housing Rehabilitation Program.
Funding Requested	N/A
2018 Funding Allocation	\$122,032.00
Goal Name	Provide the Administrative Structure for Rehabilitation projects through the CDBG program.
Target Areas	Gwinnett County
Priority Needs Addressed	Provide Overall Program Administration
Annual Goal	N/A
Activity	Gwinnett County Housing: WFN Housing Admin. Services – DPA
Description	Overall Administration of the Homestretch Down payment Assistance Program
Funding Requested	N/A
2019 Funding Allocation	\$76,433.00
Goal Name	Provide the Administrative Structure for the Homestretch Program through HOME Programs.
Target Areas	Gwinnett County
Priority Needs Addressed	Provide Overall Program Administration
Annual Goal	N/A
Activity	Gwinnett County Affordable Housing Initiative
Description	TBD
Funding Requested	N/A
2019 Funding Allocation	\$252,379.00
Goal Name	TBD
Target Areas	Gwinnett County

Priority Needs Addressed	TBD
Annual Goal	TBD
Project #3	
Activity	Annandale Village: Residential Housing Renovation for Developmentally Disabled Individuals
Description	Annandale will renovate one residential building that serves as a home to 19 severely disabled adults.
Funding Requested	\$133,807.00
2019 Funding Allocation	\$133,807.00
Goal Name	Improve Existing Deteriorated Public Facilities and Infrastructure
Target Areas	Gwinnett County
Priority Needs Addressed	Increase the Capacity of Public Facilities
Annual Goal	19 Households Assisted
Activity	The Sheltering Arms, Inc.: Norcross and Lawrenceville Early Childcare Care Centers HVAC Replacement & Parking Lot Improvements
Description	Renovation of Buford Drive Center parking lot, replacement of attic insulation to prevent freezing and leakage of the sprinkler system, and kitchen HVAC installation to regulate center temperatures more comfortably for children and staff. Replacement of the HVAC system at the Norcross Center.
Funding Requested	\$80,243.00
2019 Funding Allocation	\$80,243.00
Goal Name	Norcross and Lawrenceville Early Childcare Care Centers HVAC Replacement & Parking Lot Improvements
Target Areas	Gwinnett County
Priority Needs Addressed	Norcross and Lawrenceville Early Childcare Care Centers HVAC Replacement & Parking Lot Improvements
Annual Goal	208 Persons Served
Activity	Good Samaritan Health Center of Gwinnett, Inc.: Charitable Healthcare & Dental Center for Low-Income Individuals
Description	Good Samaritan Health Center of East Gwinnett Relocation and Expansion Project
Funding Requested	\$2,739,000.00
2019 Funding Allocation	\$1,353,749.00
Goal Name	Good Samaritan Health Center of East Gwinnett Relocation and Expansion Project
Target Areas	Gwinnett County
Priority Needs Addressed	Relocation of the Good Samaritan Health Center of East Gwinnett to Increase the Capacity of Public Facilities.
Annual Goal	50,000 Persons Served
Project #4	
Activity	City of Buford: Church Street Stormwater Drainage Improvement
Description	The City of Buford will construct and underground drainage system at the intersection of W Moreno St to the intersection of W Park St

	and along W Park Street 200 feet.
Funding Requested	\$330,000.00
2019 Funding Allocation	\$330,000.00
Goal Name	Improve Existing Deteriorated Public Facilities and Infrastructure
Target Areas	City of Buford
Priority Needs Addressed	Increase the Capacity of Public Facilities
Annual Goal	100 Persons Served
Activity	City of Buford: Moreno Street Waterline Replacement
Description	The City of Buford will replace waterline on Moreno Street from the intersection of S. Lee Street to the intersection of Wilson Avenue. Will replace approximately 3,500 linear feet of 10-inch cast iron pipe and 1-inch galvanized steel pipe with new 12-inch ductile iron pipe (DIP) on Moreno Street.
Funding Requested	\$550,000.00
2018 Funding Allocation	\$550,000.00
Goal Name	Replace Moreno Street Waterline
Target Areas	City of Buford
Priority Needs Addressed	To improve water quality and water pressure those residents as well as those on neighboring streets.
Annual Goal	254 Persons Served
Activity	City of Dacula: Church Street Drainage Improvement, Asphalt Repaving and Sidewalk Installation
Description	The City of Dacula will improve Church Street by milling and repaving the street; adding curb & gutter; replacing sidewalks; and making storm drainage improvements.
Funding Requested	\$430,646.25
2019 Funding Allocation	\$430,646.00
Goal Name	Church Street Drainage Improvement, Asphalt Repaving and Sidewalk Installation
Target Areas	City of Dacula
Priority Needs Addressed	Improve safety and welfare of residents
Annual Goal	48 Persons Served
Activity	City of Norcross: South Peachtree Street Sidewalk and Crosswalk Installation
Description	The City of Norcross will install sidewalk and crosswalk providing pedestrian safety along South Peachtree Street.
Funding Requested	\$125,000.00
2019 Funding Allocation	\$125,000.00
Goal Name	Improve Existing Deteriorated Public Facilities and Infrastructure
Target Areas	City of Norcross
Priority Needs Addressed	Increase the Capacity of Public Facilities
Annual Goal	2,220 Individuals Assisted
Project #5	

Activity	Africa's Children Fund: Therapeutic Intervention for Abused and Neglected Children
Description	Africa Children's Fund will use Operating Funds to provide services via their Therapeutic Intervention Program (TIP). Continued programming will address the psychosocial needs of Gwinnett County neglected/abused children and their families.
Funding Requested	\$77,000.00
2019 Funding Allocation	\$20,000.00
Goal Name	Therapeutic Intervention for Abused and Neglected Children
Target Areas	Gwinnett County
Priority Needs Addressed	Therapeutic Intervention for Abused and Neglected Children
Annual Goal	90 Persons Served
Activity	Partnership Against Domestic Violence: Operating Costs – Gwinnett County Domestic Violence Shelter
Description	Operation of the largest domestic violence shelter in Georgia the "Gwinnett Safe House" requires round-the-clock staffing to ensure the safety of residents and their children. CDBG funds will provide salaries for three existing positions for project year 2018.
Funding Requested	\$45,000.00
2019 Funding	\$20,000.00
Goal Name	Financial Assistance (Equipment and Operating Costs) for Agencies Serving Targeted Populations
Target Areas	Gwinnett County
Priority Needs Addressed	Increase Housing and Supportive Services for Targeted Populations
Annual Goal	133 Individuals Assisted
Project #6	
Activity	Catholic Charities of the Archdiocese of Atlanta: Operating Costs – Bilingual Housing Counseling
Description	Catholic Charities Atlanta (CCA) is proposing continued and expanded Housing Counseling services in Gwinnett County. Funding will go toward services at multiple sites throughout the County, five days per week. The agency targets low-income families, with a special focus on immigrants and refugees.
Funding Requested	\$50,000.00
2019 Funding	\$35,000.00
Annual Goals	Financial Assistance (Equipment and Operating Costs) for Agencies Serving Targeted Populations.
Target Areas	Gwinnett County
Priority Needs Addressed	Increase Housing and Supportive Services for Targeted Populations
Goal Outcome Indicator	225 Individuals Assisted
Activity	Center for Pan Asian Community Services: Operating Costs - Housing Counseling
Description	Funding will be used to support housing and foreclosure prevention

	counseling and homebuyer workshops targeting the Asian and Pacific Islander population of Gwinnett County.
Funding Requested	\$35,000.00
2019 Funding	\$35,000.00
Annual Goal	Financial Assistance (Equipment and Operating Costs) for Agencies Serving Targeted Populations.
Target Areas	Gwinnett County
Priority Needs Addressed	Increase Housing and Supportive Services for Targeted Populations
Goal Outcome Indicator	156 Individuals Assisted
Activity	Ser Familia Inc.: Financial Literacy & Parenting Classes
Description	Funding will be used to support housing and foreclosure prevention counseling and homebuyer workshops targeting the Hispanic population of Gwinnett County.
Funding Requested	\$74,875.00
2019 Funding	\$15,000.00
Annual Goal	Financial Assistance (Equipment and Operating Costs) for Agencies Serving Targeted Populations.
Target Areas	Gwinnett County
Priority Needs Addressed	Increase Housing and Supportive Services for Targeted Populations
Goal Outcome Indicator	53 Individuals Assisted
Project #7	
Activity	Catholic Charities of the Archdiocese of Atlanta: Operating Costs – Bilingual Mental Health Services
Description	Catholic Charities will utilize this funding to provide bilingual mental services in Gwinnett County.
Funding Requested	\$25,000.00
2019 Funding Allocation	\$25,000.00
Goal Name	Financial Assistance (Equipment and Operating Costs) for Agencies Serving Targeted Populations.
Target Areas	Gwinnett County
Priority Needs Addressed	Increase Housing and Supportive Services for Targeted Populations
Annual Goal	110 Persons Assisted
Activity	Hope Clinic: Mental Health Services
Description	Hope Clinic will utilize this funding to provide bilingual mental services in Gwinnett County.
Funding Requested	\$100,000.00
2019 Funding Allocation	\$35,000.00
Goal Name	Financial Assistance (Equipment and Operating Costs) for Agencies Serving Targeted Populations
Target Areas	Gwinnett County
Priority Needs Addressed	Increase Housing and Supportive Services for Targeted Populations

Annual Goal	65 Persons Assisted
Activity	Ser Familia Inc.: Mental Health Services and Case Management
Description	Ser Familia will utilize this funding to provide bilingual mental services in Gwinnett County.
Funding Requested	\$144,000.00
2019 Funding Allocation	\$15,000.00
Goal Name	Financial Assistance (Equipment and Operating Costs) for Agencies Serving Targeted Populations
Target Areas	Gwinnett County
Priority Needs Addressed	Increase Housing and Supportive Services for Targeted Populations
Annual Goal	65 Persons Assisted
Project #8	
Activity	Easter Seals North Georgia, Inc.: Early Childhood Education
Description	Provide early education program to 71 Gwinnett County children ages 3-5 years who are living in poverty.
Funding Requested	\$82,563.00
2019 Funding Allocation	\$35,000.00
Goal Name	Provide early education program to 71 Gwinnett County children ages 3-5 years who are living in poverty.
Target Areas	Gwinnett County
Priority Needs Addressed	Provide early education program to 71 Gwinnett County children ages 3-5 years who are living in poverty.
Annual Goal	30 Individuals Assisted
Activity	Family Support Circle, Inc.: Youth Afterschool & Excellence Program
Description	This funding will provide afterschool and summer enrichment educational services to students at no-cost, and at a convenient location to them.
Funding Requested	\$83,488.36
2019 Funding Allocation	\$20,000.00
Goal Name	This funding will provide afterschool and summer enrichment educational services to students at no-cost, and at a convenient location to them.
Target Areas	Gwinnett County
Priority Needs Addressed	This funding will provide afterschool and summer enrichment educational services to students at no-cost, and at a convenient location to them.
Annual Goal	48 Individuals Assisted
Activity	Gwinnett County Public Library: Gwinnett County Public Library Mobile Services
Description	Connecting more families and at-risk youth with educational resources by using a mobile learning lab to deliver programs, materials, and services in areas of the county that are most affected by gridlock, lack of public transportation, and low incomes.

Funding Requested	\$63,000.00
2019 Funding Allocation	\$35,000.00
Goal Name	To connect more families and at-risk youth with educational resources by using a mobile learning lab to deliver programs, materials, and services in areas of the county that are most affected by gridlock, lack of public transportation, and low incomes.
Target Areas	Gwinnett County
Priority Needs Addressed	Mobile Library to connect families with education resources regardless of location and transportation barriers.
Annual Goal	18,622 Individuals Assisted
Project #9	
Activity	Action Ministries Inc.: Rapid Rehousing Program
Description	Action Ministries will use Operating Funds to administer a Rapid Rehousing Program. The program will provide financial assistance and case management.
Funding Requested	\$80,000.00
2019 Funding Allocation	\$35,000.00
Goal Name	Financial Assistance (Equipment and Operating Costs) for Agencies Serving Targeted Populations.
Target Areas	Gwinnett County
Priority Needs Addressed	Increase Housing and Supportive Services for Targeted Populations
Annual Goal	93 Persons Assisted
Activity	Atlanta Legal Aid Society, Inc.: Legal Services for Homeless Population
Description	Atlanta Legal Aid will provide free landlord/tenant and foreclosure consultations to low-income Gwinnett County citizens.
Funding Requested	\$35,000.00
2019 Funding Allocation	\$20,000.00
Goal Name	Financial Assistance (Equipment and Operating Costs) for Agencies Serving Targeted Populations.
Target Areas	Gwinnett County
Priority Needs Addressed	Increase Housing and Supportive Services for Targeted Populations
Annual Goal	271 Persons Served
Activity	Rainbow Village.: Transportation Services for Transitional Housing Residents
Description	Rainbow Village will provide transportation services for transitional housing residents through UBER.
Funding Requested	\$16,000.00
2019 Funding Allocation	\$16,000.00
Goal Name	Financial Assistance (Equipment and Operating Costs) for Agencies Serving Targeted Populations.
Target Areas	Gwinnett County
Priority Needs Addressed	Increase Housing and Supportive Services for Targeted

	Populations
Annual Goal	50 Persons Served
Activity	ClearPoint Credit Solutions: Financial Education for Homeless Individuals
Description	ClearPoint will use funding to continue its Homeless Support Program at five partner sites in Gwinnett County. Low-income participants will receive budget and credit counseling customized to address identified financial concerns.
Funding Requested	\$41,983.00
2019 Funding Allocation	\$20,000.00
Goal Name	Financial Assistance (Equipment and Operating Costs) for Agencies Serving Targeted Populations
Target Areas	Gwinnett County
Priority Needs Addressed	Increase Housing and Supportive Services for Targeted Populations
Annual Goal	111 Individuals Assisted
Activity	HOPE Atlanta: Homeless Prevention Program
Description	HOPE Atlanta will use Operating Funds to administer a Homeless Prevention Program. The program will provide financial assistance and case management.
Funding Requested	\$75,000.00
2019 Funding Allocation	\$20,000.00
Goal Name	Financial Assistance (Equipment and Operating Costs) for Agencies Serving Targeted Populations.
Target Areas	Gwinnett County
Priority Needs Addressed	Increase Housing and Supportive Services for Targeted Populations
Annual Goal	32 Persons Assisted
Activity	The Salvation Army: Family Emergency Services
Description	The Salvation Army will utilize funding to finance operating costs of their emergency and transitional housing programs.
Funding Requested	\$400,000.00
2019 Funding Allocation	\$35,000.00
Goal Name	Financial Assistance (Equipment and Operating Costs) for Agencies Serving Targeted Populations.
Target Areas	Gwinnett County
Priority Needs Addressed	Increase Housing and Supportive Services for Targeted Populations
Annual Goal	228 Individuals Assisted
Project #10	
Activity	Families First: Gwindale Permanency Cooperative
Description	Families First will use Operating Funds to administer a permanent placement program for foster teens.
Funding Requested	\$35,000.00
2019 Funding Allocation	\$20,000.00
Goal Name	Financial Assistance (Equipment and Operating Costs) for

	Agencies Serving Targeted Populations
Target Areas	Gwinnett County
Priority Needs Addressed	Increase Housing and Supportive Services for Targeted Populations
Annual Goal	9 Individuals Assisted
Activity	Hi Hope Service Center: Day Services and Community Access for the Developmentally Disabled
Description	Provide opportunity for an individual's development in the following areas: intellectual, social, physical and emotional. Activities which are offered support increased independence which in turn allows individuals to function as full members of their communities.
Funding Requested	\$278,658.00
2019 Funding Allocation	\$50,000.00
Goal Name	Day Services and Community Access for the Developmentally Disabled
Target Areas	Gwinnett County
Priority Needs Addressed	Provide opportunity for an individual's development in the following areas: intellectual, social, physical and emotional. Activities which are offered support increased independence which in turn allows individuals to function as full members of their communities.
Annual Goal	3 Individuals Assisted
Activity	Hope Clinic—Chronic Care Management Program Operating Costs
Description	The Hope Clinic will serve uninsured, income-eligible citizens of Gwinnett County with affordable healthcare.
Funding Requested	\$100,000.00
2019 Funding Allocation	\$35,000.00
Goal Name	Financial Assistance (Equipment and Operating Costs) for Agencies Serving Targeted Populations
Target Areas	Gwinnett County
Priority Needs Addressed	Increase Housing and Supportive Services for Targeted Populations
Annual Goal	611 Individuals Assisted
Activity	Creative Enterprises: Classroom Without Walls
Description	This award will go towards providing services in a least restrictive environment, and provide reliable transportation for severely disabled adults to ensure access to services.
Funding Requested	\$17,296.00
2019 Funding	\$17,296.00
Annual Goals	Provide services in a least restrictive environment in the community, and provide reliable transportation for severely disabled adults to ensure access to services.
Target Areas	Gwinnett County
Priority Needs Addressed	Provide services in a least restrictive environment in the community, and provide reliable transportation for severely disabled adults to ensure access to services.
Goal Outcome Indicator	75 Individuals Assisted

Activity	Annandale Village at Suwanee, Inc.: Day Services Scholarships for Developmentally Disabled Adults
Description	Day Services Scholarships for Developmentally Disabled Adults
Funding Requested	\$26,869.00
2019 Funding Allocation	\$26,869.00
Goal Name	To provide Day Services Scholarships for Developmentally Disabled Adults
Target Areas	Gwinnett County
Priority Needs Addressed	One additional full time staff to accommodate the 2 scholarship recipients.
Annual Goal	26 Persons served
Project #11	
Activity	Gwinnett County Public Library: Sprinter Bookmobile: Mobile Learning Lab
Description	Connecting more families and at-risk youth with educational resources by using a mobile learning lab to deliver programs, materials, and services in areas of the county that are most affected by gridlock, lack of public transportation, and low incomes.
Funding Requested	\$137,000.00
2019 Funding Allocation	\$137,000.00
Goal Name	To connect more families and at-risk youth with educational resources by using a mobile learning lab to deliver programs, materials, and services in areas of the county that are most affected by gridlock, lack of public transportation, and low incomes.
Target Areas	Gwinnett County
Priority Needs Addressed	Mobile Library to connect families with education resources regardless of location and transportation barriers.
Annual Goal	33,519 Individuals Assisted
Activity	The Boys and Girls Clubs of Metro Atlanta –Lawrenceville - Teen Services: Workforce Development (Lawrenceville)
Description	Connecting more families and at-risk youth with educational resources to increase work opportunities.
Funding Requested	\$60,000.00
2019 Funding Allocation	\$20,000.00
Goal Name	Provide Funding, Support, or Technical Assistance to Agencies Meeting the Public Services Needs of the County
Target Areas	Gwinnett County
Priority Needs Addressed	Increase Access to Public Services Improving upon Suitable Living Environments
Annual Goal	13 Individuals Assisted
Activity	Boys and Girls Clubs of Metro Atlanta-Norcross - Teen Services: Workforce Development (Norcross)
Description	Connecting more families and at-risk youth with educational resources to increase work opportunities.

Funding Requested	\$60,000.00
2019 Funding Allocation	\$20,000.00
Goal Name	Provide Funding, Support, or Technical Assistance to Agencies Meeting the Public Services Needs of the County
Target Areas	Gwinnett County
Priority Needs Addressed	Increase Access to Public Services Improving upon Suitable Living Environments
Annual Goal	13 Individuals Assisted
Activity	Hi Hope Service Center, Inc. Community Employment Program for Developmentally Disabled Adults
Description	Hi Hope Service Center will provide support for developmentally disabled adults to enter the workforce.
Funding Requested	\$44,200.00
2019 Funding Allocation	\$35,000.00
Goal Name	N/A
Target Areas	Gwinnett County
Priority Needs Addressed	N/A
Annual Goal	14 Individuals Assisted
Activity	Gwinnett County Economic Development - Small Business Incubator
Funding Requested	N/A
2019 Funding Allocation	\$100,000.00
Goal Name	Provide Funding and Technical Assistance for Economic Development Activities
Target Areas	Countywide
Priority Needs Addressed	Provide Funding and Technical Assistance for Economic Development Activities
Annual Goal	15 Businesses assisted and/or jobs created
Activity	Goodwill of North Georgia: Operating Costs-Goodbiz
Description	Goodwill of North Georgia will use operating funds to administer their GoodBiz microenterprise development program. GoodBiz will act as a small business incubator, creating jobs and other economic opportunities.
Funding Requested	\$42,000.00
2018 Funding Allocation	\$42,000.00
Goal Name	Provide Funding and Technical Assistance for Economic Development Activities
Target Areas	Gwinnett County
Priority Needs Addressed	Provide Funding and Technical Assistance for Economic Development Activities
Annual Goal	30 Businesses Assisted
HOME Investment Partnerships Program (HOME)	
Activity	Gwinnett County Grants Administration
Description	The HOME program administration funds project oversight, reporting, and monitoring as required by HUD.

Funding Requested	N/A
2019 Funding Allocation	\$195,004.00
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	Action Ministries, Inc.: Tenant Based Rental Assistance
Description	Action Ministries is awarded \$84,483.00 to provide Tenant Based Rental Assistance to income-eligible clients. This service will target individuals at risk of homelessness and youth aging out of foster care.
Funding Requested	\$150,000.00
2019 Funding Allocation	\$84,483.00
Goal Name	Provide Funding to Increase Permanent Supportive Housing to Homeless and At Risk of Homelessness Populations
Target Areas	Gwinnett County
Priority Needs Addressed	Provide Affordable Housing Options for Homeless and At Risk of Homelessness
Annual Goal	59 Households Assisted
Activity	Center for Pan Asian Community Services: Tenant Based Rental Assistance
Description	This service will target individuals at risk of homelessness and youth aging out of foster care.
Funding Requested	\$64,000.00
2019 Funding Allocation	\$40,000.00
Goal Name	Provide Funding to Increase Permanent Supportive Housing to Homeless and At Risk of Homelessness Populations
Target Areas	Gwinnett County
Priority Needs Addressed	Provide Affordable Housing Options for Homeless and At Risk of Homelessness
Annual Goal	8 Households Assisted
Activity	Rainbow Village: Tenant Based Rental Assistance
Description	Rainbow Village is awarded \$40,000.00 to provide Tenant Based Rental Assistance to income-eligible clients. This service will target individuals at risk of homelessness and youth aging out of foster care.
Funding Requested	\$207,000.00
2019 Funding Allocation	\$40,000.00
Goal Name	Provide Funding to Increase Permanent Supportive Housing to Homeless and At Risk of Homelessness Populations
Target Areas	Gwinnett County
Priority Needs Addressed	Provide Affordable Housing Options for Homeless and At Risk of Homelessness
Annual Goal	9 Households Assisted

Activity	Salvation Army: Tenant Based Rental Assistance
Description	Salvation Army is awarded \$60,000.00 to provide Tenant Based Rental Assistance to income-eligible clients. This service will target individuals at risk of homelessness and youth aging out of foster care.
Funding Requested	\$60,000.00
2019 Funding Allocation	\$60,000.00
Goal Name	Provide Funding to Increase Permanent Supportive Housing to Homeless and At Risk of Homelessness Populations
Target Areas	Gwinnett County
Priority Needs Addressed	Provide Affordable Housing Options for Homeless and At Risk of Homelessness
Annual Goal	30 Households Assisted
Activity	Community Housing Development Organization: Reserve
Description	ANDP will acquire and rehabilitate scattered-site single-family homes in Gwinnett County.
Funding Requested	\$750,000.00
2019 Funding Allocation	\$292,508.00
Goal Name	Acquisition/Rehabilitation/Disposition of Single-Family Units
Target Areas	Gwinnett County
Priority Needs Addressed	Increase Access to Affordable Housing; Affirmatively Further Fair Housing Choice
Annual Goal	5 Housing/Household Units
Activity	Community Housing Development Organization: Reserve
Description	A local CHDO will acquire and rehabilitate scattered-site single-family homes in Gwinnett County in accordance with the Affordable Housing Initiative.
Funding Requested	\$0
2019 Funding Allocation	\$275,000.00
Goal Name	Acquisition/Rehabilitation/Disposition of Single-Family Units
Target Areas	Gwinnett County
Priority Needs Addressed	Increase Access to Affordable Housing; Affirmatively Further Fair Housing Choice
Annual Goal	2 Housing/Household Units
Activity	Gwinnett County Affordable Housing Initiative
Description	The County Commission has spearheaded an Affordable Housing Initiative to address homelessness and affordable housing needs throughout the County. The County will allocate \$373,054.00 in HOME funding towards this initiative for low-income families.
Funding Requested	N/A
2019 Funding Allocation	\$373,054.00
Goal Name	Acquisition/Rehabilitation/Disposition of Single-Family Units
Target Areas	Gwinnett County
Priority Needs Addressed	Increase Access to Affordable Housing; Affirmatively Further Fair Housing Choice

Annual Goal	TBD
Activity	Gwinnett Habitat for Humanity
Description	Habitat will acquire and develop land to serve as sites for homes to be developed and sold to low-income first-time homebuyers.
Funding Requested	\$240,000.00
2019 Funding Allocation	\$240,000.00
Goal Name	Acquisition/Rehabilitation/Disposition of Single-Family Units
Target Areas	Gwinnett County
Priority Needs Addressed	Increase Access to Affordable Housing; Affirmatively Further Fair Housing Choice
Annual Goal	6 Housing/Household Units
Activity	Gwinnett Housing Corporation: Single-Family Homes
Description	GHC will acquire and rehabilitate single family homes to be offered for sale to participants of the organization's Welcome Home Program.
Funding Requested	\$750,000.00
2019 Funding Allocation	\$350,000.00
Goal Name	Acquisition/Rehabilitation/Disposition of Single-Family Units
Target Areas	Gwinnett County
Priority Needs Addressed	Increase Access to Affordable Housing; Affirmatively Further Fair Housing Choice
Annual Goal	5 Housing/Household Unit
Emergency Grant Solutions	
Project #21	
Activity	Gwinnett County Grants Administration
Description	ESG program administration funds project oversight, reporting, and monitoring as required by HUD.
Funding Requested	N/A
2019 Funding Allocation	\$36,211.00
Goal Name	Provide the Administrative Structure for the Planning, Implementation and Management of the ESG program.
Target Areas	Gwinnett County
Priority Needs Addressed	Providing Overall Program Administration
Annual Goal	N/A
Activity	Emergency Shelter
Description	Funding will provide for the provision of emergency shelter services. Subrecipients are: Center for Pan Asian Community Services (\$25,000.00); Norcross Cooperative Ministry (\$80,000.00); Partnership Against Domestic Violence, (\$25,000.00); Rainbow Village, (\$50,000.00) and The Salvation Army, (\$50,000.00).
Funding Requested	\$638,950.00
2019 Funding Allocation	\$230,000.00
Goal Name	Provide Support for Emergency Housing and Supportive Services for the Homeless
Target Areas	Gwinnett County

Priority Needs Addressed	Increase Housing Options for Homeless and At Risk of Homelessness
Annual Goal	335 Individuals Assisted
Activity	Homelessness Prevention
Description	Funding will support the provision of homelessness prevention activities: Hope Atlanta (\$30,000.00) and Norcross Cooperative Ministry (\$85,606.00).
Funding Requested	\$283,350.00
2019 Funding Allocation	\$123,606.00
Goal Name	Provide Funding to Increase Permanent Supportive Housing to Homeless and At Risk of Homelessness Populations
Target Areas	Gwinnett County
Priority Needs Addressed	Increase Housing Options for Homeless and At Risk of Homelessness
Annual Goal	56 Individuals Assisted
Activity	Rapid Rehousing
Description	Funding will support the provision of Rapid Rehousing activities: Action Ministries, Inc. (\$75,000.00) and The Salvation Army (\$18,000.00).
Funding Requested	\$251,000.00
2019 Funding Allocation	\$93,000.00
Goal Name	Provide Funding to Increase Permanent Supportive Housing to Homeless and At Risk of Homelessness Populations.
Target Areas	Gwinnett County
Priority Needs Addressed	Increase Housing Options for Homeless and At Risk of Homelessness
Annual Goal	125 Persons Assisted

AP-50 Geographic Distribution – 91.220(f)

Historically, Gwinnett County allocates a large portion of its HUD entitlement grants to areas where LMI persons are concentrated. These areas include the I-85 corridor (running north from DeKalb County to Hall County, encompassing I-85 and Buford Highway, and particularly the area in the vicinity of the City of Norcross) and the City of Lawrenceville and surrounding areas. Norcross and Lawrenceville have dense minority populations (see Figure 2). The 2018 American Community Survey reports that nearly one in four (25%) Gwinnett County residents were born in another country (total population estimate is 874,242; foreign-born person estimate is 216,174 or 24.8%)³.

Four activities funded in 2019 will target low-income identified census tracts and areas. These activities include infrastructure improvements in the City of Buford (Census Tract 501.03), City of Dacula (Census Tract 506.08) and City of Norcross (Census Tract 503.11). These four activities will provide pedestrian safety improvements for 3,727 low to moderate-income citizens and water/drainage improvements to the respective neighborhoods.

Several 2019 subrecipients operate sites in Gwinnett County specifically the Lawrenceville and Norcross areas to meet the needs of Gwinnett's at-risk citizens. These subrecipients include the Boys and Girls Clubs of Metro Atlanta, Family Support Circle, Hope Clinic, Norcross Cooperative Ministries, and the Sheltering Arms. There are also a number of 2019 subrecipients headquartered outside of Gwinnett that also provide services locally and have dedicated staff members to provide case management in Gwinnett County.

Additionally, there are two activities that provide domestic violence services to abused/neglected families however; the locations of these activities are confidential.

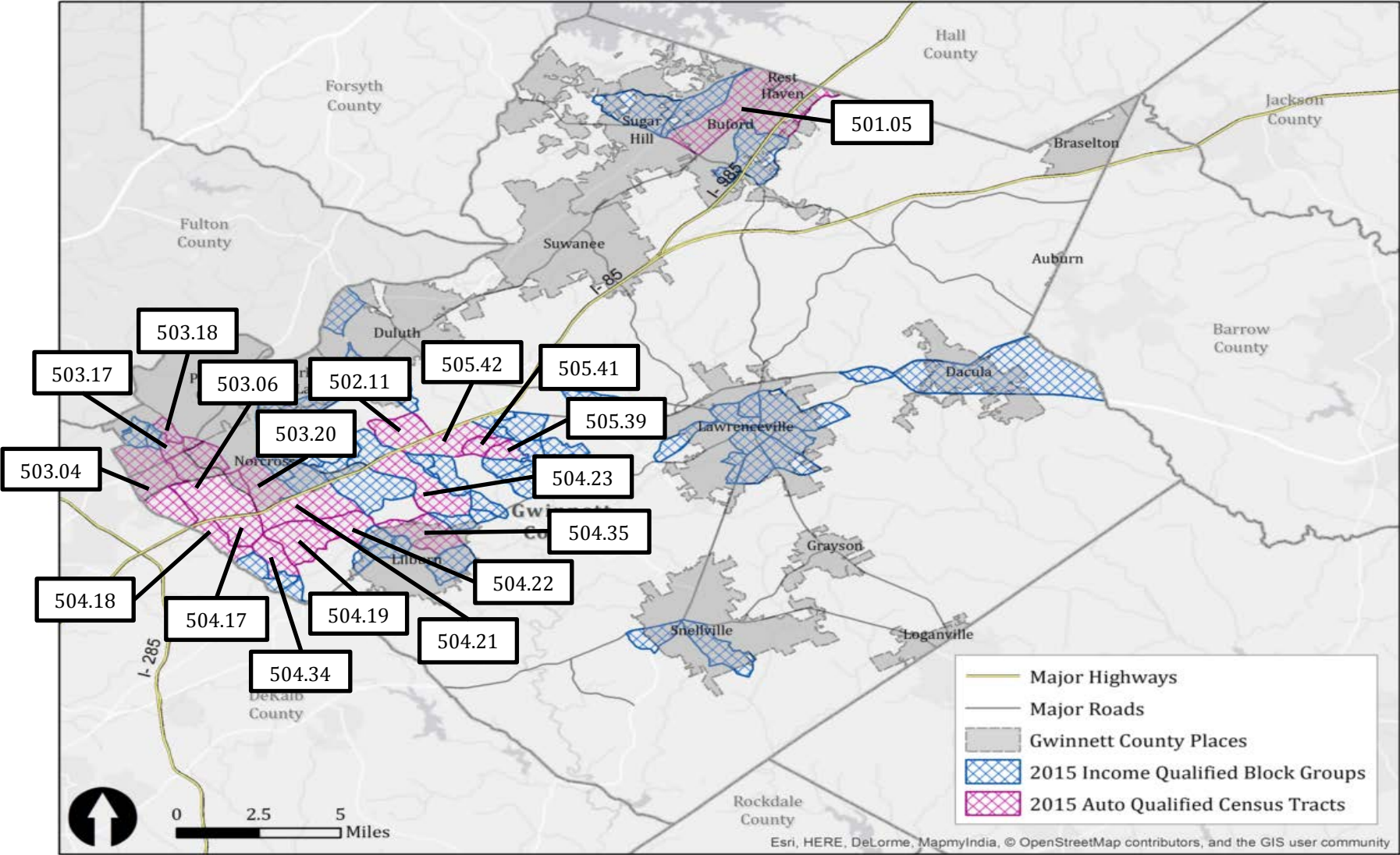
³US Census Bureau, American FactFinder, Community Facts-Gwinnett County, Georgia, Accessed June 14, 2018. https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml?src=bkmk

Rationale for the Priorities for Allocating Investments Geographically

Gwinnett County is an urban County that covers over 437 square miles, providing the LMI population more room to spread out as compared to urban cities. Even still, there are concentrated areas of poverty that exist. The County relies on widely accepted data such as the American Community Survey, HUD LMI summary data, and Federal Financial Institutions Examinations Council (FFIEC) data to determine areas throughout the community where concentrations of LMI communities exist. Program resources are allocated Countywide based on low-mod areas which often coincide with areas of minority concentration.

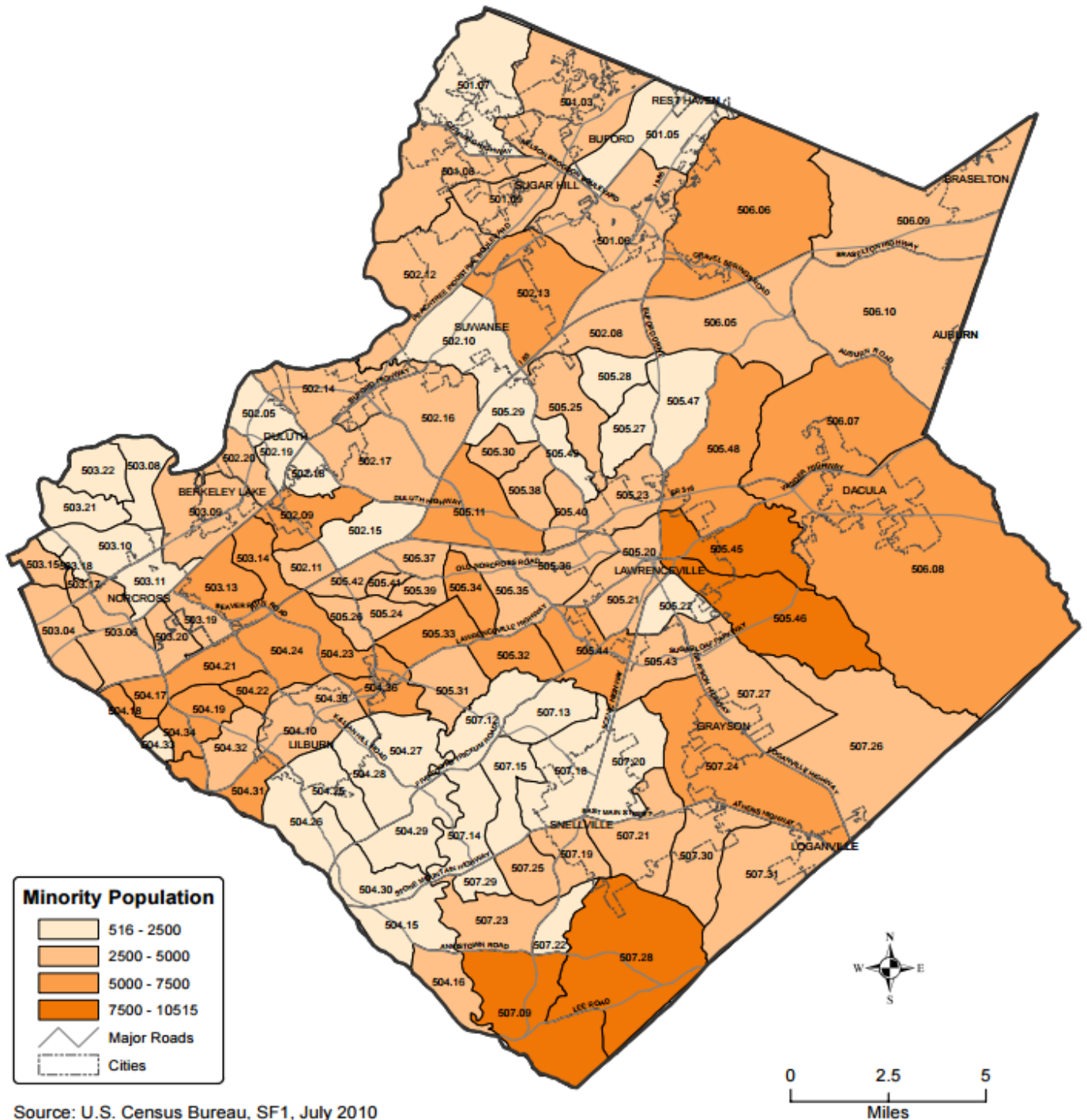
Figure 3 depicts the location of subrecipient included in the Annual Action Plan 2019. The map reflects the geographic distribution of services throughout Gwinnett County in relation to commission districts. While most proposed projects provide Countywide services, the County proposes to fund projects in each commission district to benefit LMI residents and protected classes.

Figure 1 – Gwinnett County Low-Mod Income Census Tracts



As shown in Figure 1, the majority of low-mod income Census Tracts in Gwinnett County are located in Norcross, Buford, and Lawrenceville. The same areas also have concentrated minority populations (see Figure 2 on page 48). These Census Tracts are defined as LMI areas based on HUD’s determination.

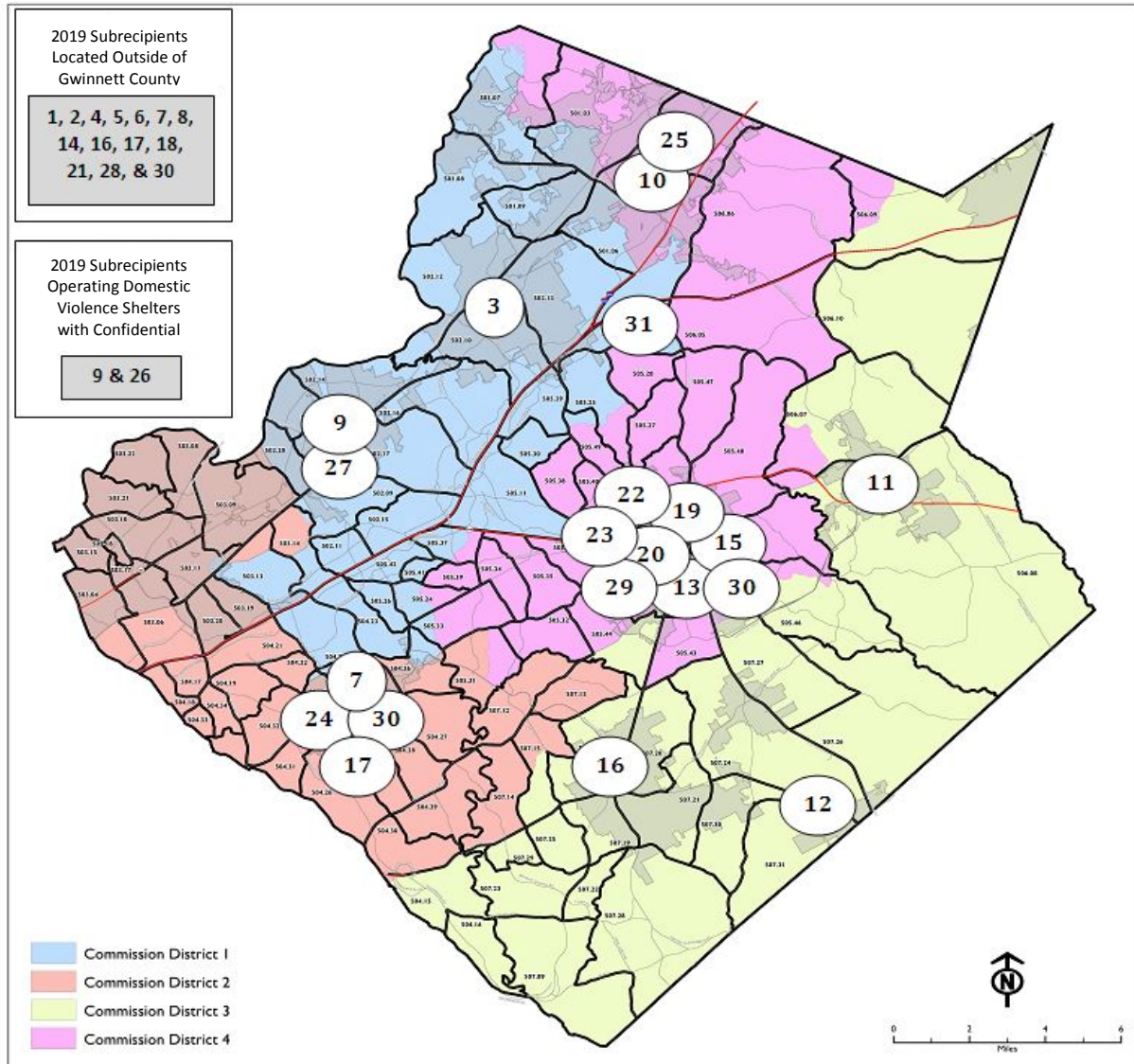
Figure 2 - Gwinnett County Minority Population Map



Source: U.S. Census Bureau, SF1, July 2010

According to 2010 U.S. Census Data, minorities make up nearly 54% of the Gwinnett's total population. As shown in Figure 2, the Southwestern segment of the county and areas along the major interstate routes are more densely populated by minorities.

Figure 3 - Geographic Distribution of 2019 Funding



1	Action Ministries	12	City of Norcross	23	Gwinnett Housing Corporation
2	Africa's Children's Fund	14	Money Mgmt/Clearpoint Credit Solutions	19	Hi-Hope Service Center, Inc.
3	Annandale Village at Suwanee, Inc.	15	Creative Enterprises	35	HOPE Atlanta
5	Atlanta Legal Aid Society, Inc.	13	Easter Seals North Georgia, Inc.*	20	Hope Clinic, Inc.
6	Atlanta Neighborhood Partnership, Inc.	16	Families First, Inc.	24	Norcross Cooperative Ministry
7	Boys and Girls Clubs of Metro Atlanta	17	Family Support Circle, Inc.	26	Partnership Against Domestic Violence
8	Catholic Charities	33	Good Samaritan Health Center of Gwinnett	27	Rainbow Village, Inc.
9	Center for Pan Asian Community Services	28	Goodwill of North Georgia	22	Ser Familia, Inc.
10	City of Buford	18	Gwinnett County Habitat For Humanity, Inc.	29	The Salvation Army
11	City of Dacula	21	Gwinnett County Public Library	30	The Sheltering Arms

Affordable Housing

AP-55 Affordable Housing- 91.220 (g)

The lack of an affordable housing supply was identified as a barrier in County's most recent Analysis of Impediments to Fair Housing Choice. Gwinnett County continues to strategize and develop diverse solutions to address this shortage, with Community Development staff engaging in local and regional planning efforts seeking to reduce barriers to affordable housing.

Nearly 71% of the County's housing stock is reported to be detached single-family homes. In 2019, affordable housing projects continue to target LMI persons, increasing affordability of these homes by funding acquisition, rehabilitation, and new construction, assisting low- and moderate-income families in achieving homeownership by providing down payment and closing cost assistance.

Additionally, the Neighborhood Stabilization Program (NSP) acquires and rehabilitates homes that are sold to income qualified homebuyers. To date, the NSP Program has acquired, rehabilitated and sold 288 single and multi-family properties benefiting 280 households.

Table 9- One Year Goals for Affordable Housing by Support Requirement	
One Year Goals for the Number of Households to be Supported	
Homeless	197
Non-Homeless	55
Special Needs	0
Total	252

Table 10- One Year Goals for Affordable Housing by Support Type	
One Year Goals: Number of Households Supported Through	
Rental Assistance	74
The Production of New Units	1
Rehab of Existing Units	17
Acquisition of Existing Units	23
Total	115

The following projects identified for 2019 HOME funding will address the affordable housing needs of Gwinnett County.

Acquisition/Rehabilitation/Disposition and Rental of Single-Family Homes

The Gwinnett Housing Corporation's (formerly Lawrenceville Housing Corporation) Welcome Home program will be allocated \$350,000.00 to acquire and rehabilitate one single-family home, which will be sold to low-income homebuyers. GHC will also utilize a prior year funding to acquire and rehabilitate one home for use in transitional rental housing.

Gwinnett Habitat for Humanity will be allocated \$240,000.00 to purchase vacant land. Approximately six single-family homes will be constructed on the property and offered for sale to income-eligible first-time homebuyers.

Community Housing Development Organization (CHDO) Reserve

Atlanta Neighborhood Development Partnership (ANDP) will be allocated \$292,504.00 to acquire and rehabilitate at least one Gwinnett County properties, which will be sold to income-eligible homebuyers.

Tenant Based Rental Assistance

Action Ministries is awarded \$224,483.00 in HOME funding to provide Tenant Based Rental Assistance to income-eligible clients. This activity will benefit 14 households and service will target individuals at risk of homelessness and youth aging out of foster care.

Down payment Assistance

Gwinnett County will continue to operate the Homestretch Down payment Assistance Program. Homestretch provides income-eligible first-time homebuyers with a soft second mortgage of \$7,500.00 to pay a portion of closing costs and/or down payment costs associated with the purchase of a home in Gwinnett County. Gwinnett County will use prior year funding to provide assistance to at least 12 eligible clients.

Homeowner Housing Rehabilitation

Gwinnett County will use CDBG program funds, supplemented by program income, to assist residents with homes in disrepair. The investment of these CDBG funds helps preserve the County's existing affordable housing stock and home values. The program also addresses energy conservation and weatherization issues and screens properties for hazardous materials (abatement of lead and asbestos is conducted as needed). Homeowner education is a required program component. During the FFY2019 program year, the County will allocate \$350,000.00 for housing rehabilitation to assist 17 families.

AP-60 Public Housing - 91.220(h)

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 collected over 25,000 requests for housing vouchers. DCA used the lottery system to reduce the list to 8,000 applicants. DCA does not currently have a scheduled time to reopen the list for Housing Vouchers. The Norcross Housing Authority's waiting list is open for 2, 3, and 4 bedroom units each month with no availability for 1-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 Data⁴, 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 of Public Housing

In FFY 2019, 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 Participate in Homeownership

Gwinnett's PHAs have taken appropriate steps to encourage resident involvement in management and participate in homeownership. Residential advisory boards, which are

in place at all three PHAs and allow residents to participate in the management process.

Boards typically address issues related to resident participation in governance, safety and security, community service requirements, summer programs, development plans and job readiness. The PHAs routinely encourage their residents to learn more about the homeownership process. The housing authorities work with community partners to provide job training, employment counseling, case management services, financial planning and homeownership counseling for their residents.

Performance Status of Gwinnett County PHAs

All three Gwinnett County PHAs are classified as standard performers.

⁴U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy Data-Gwinnett County, Georgia-Accessed June 14, 2018.
<https://www.huduser.gov/portal/datasets/cp.html>

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Gwinnett County's 2015-2019 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, providing funding to increase permanent supportive housing, and expanding the use of HMIS.

The 2019 ESG allocation will fund emergency shelter and prevention services that are projected to assist 427 Gwinnett County residents. 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 their move from emergency shelter to transitional or permanent housing.

One Year Goals and Actions for Reducing and Ending Homelessness

Gwinnett County will allocate \$482,817.00 in Emergency Solutions Grant (ESG) funds to provide Emergency Shelter, Rapid Rehousing and Homelessness Prevention activities.

FFY 2019 dollars allocated to Rapid Rehousing and Homelessness Prevention are projected to benefit 181 Gwinnett County residents. 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 2019 ESG funding:

1. Action Ministries will receive \$75,000.00 in funding to provide Rapid Rehousing assistance to 75 Gwinnett County residents, with a special focus on veterans. Eligible costs include apartment application fees, security and utility deposits. Action Ministries will also continue to serve individuals needing homeless prevention services with prior year funds.
2. Another Chance of Atlanta (ACOA) will continue to use prior year funds to assist clients with Rapid Rehousing services. In 2019 ACOA discontinued the emergency lodging for single men due to lack of funding for the project.
3. The Center for Pan Asian Community Services (CPACS) will receive \$25,000.00 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 27 domestic violence survivors with this funding award.
4. The Latin American Association's (LAA) Homelessness Prevention Program will continue to provide homeless prevention services with prior year funds. LAA will

offer short-term financial assistance for rent, mortgage and utility costs, along with housing case management services.

5. Norcross Cooperative Ministry (NCM), located in one of the most impoverished areas of the County, will receive \$80,000.00 for Emergency Shelter and \$85,606.00 for Homelessness Prevention activities. NCM will assist 20 homeless persons with hotel/motel vouchers as well as case management to help remove barriers to housing stability. The organization will also assist 49 persons with emergency financial assistance to pay rent and associated household bills.
6. Partnership Against Domestic Violence (PADV) will receive \$25,000.00 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, 50 women will be provided with comprehensive case management and crisis stabilization services.
7. Rainbow Village will receive \$50,000.00 to support their transitional housing program. In 2019, their award-winning housing model will assist 59 families.
8. The Salvation Army will receive \$50,000.00 to provide 150 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 \$18,000.00 to provide Rapid Rehousing activities to 50 individuals.
9. HOPE Atlanta will receive \$30,000.00 for Homelessness Prevention activities. The organization will also assist 36 persons with emergency financial assistance to pay rent and associated household bills.

Wrap-around/supportive services have been identified as a more efficient strategy in reducing reoccurring periods of homelessness. The Salvation Army, Norcross Cooperative Ministry, Rainbow Village, PADV, and CPACS have all been allocated 2019 funds to provide Emergency Shelter, paired alongside case management and Rapid Rehousing. These projects are reinforced by their program's self-sufficiency and job readiness training, so that clients may become independent and remain in permanent housing.

Addressing the Emergency Shelter and Transitional Housing Needs of Homeless Persons

The County provides ESG funding for essential services and operations to emergency shelters and transitional housing facilities. These facilities provide shelter and services to citizens of Gwinnett County to include homeless families, single men and women, and victims of domestic violence. The County supports increasing housing options and

self-sufficiency for the homeless and near homeless by providing support for the following:

- Emergency housing and supportive services for homeless families and individuals;
- Developing transitional housing; and
- Preventing persons released from institutions from entering homelessness.

AP-75 Barriers to affordable housing – 91.220(j)

In its 2015 Analysis of Impediments to Fair Housing Choice, Gwinnett County identified six barriers to affordable housing.

1. A 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. Accessibility and Mobility Issues

Low-income residents encounter mobility issues due to limited transportation and accessibility options.

3. 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.

4. 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.

5. 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.

6. 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.

Actions Planned to Remove or Ameliorate the Negative Effects of Public Policies that Serve as Barriers to Affordable Housing

Barriers to affordable housing can encompass a wide array of conditions, including banking, finance, and insurance industry regulations; socio-economic situations; neighborhood conditions; public policy legislation; and fair housing enforcement. Gwinnett County will continue to work with local nonprofit agencies, businesses, cities, and state agencies to remove or ameliorate the negative effects of the impediments that serve as barriers to affordable housing.

Barrier: A Lack of Affordable Housing Supply

Gwinnett County will address the need for more decent and affordable housing by continuing to prioritize investment of funds into all of its housing programs. In 2019, 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: Accessibility and Mobility Issues

Many of Gwinnett's major roads and highways were developed for people to travel to and from Atlanta. Most of the major roads in the County run north and south; few roads run east and west. When the County's population began to grow in 1990, so did the number of jobs that were available within the County. This created an issue for residents who needed to get across the County for work.

Mass public transportation has developed slowly in Gwinnett County. Bus route options are currently limited to only five routes; like the road system, bus routes run predominantly north-south and service only the I-85 corridor. Many residents in the

southern part of the County, (the cities of Lilburn, Snellville, Loganville, and Grayson); do not have access to public transportation for in-County trips. This is a significant barrier for people with limited access to private transportation.

Gwinnett County will review studies and plans, (such as the Gwinnett County Unified Plan and the Comprehensive Transportation Plan), along with specialized studies that offer alternative solutions to transportation issues (such as the Gwinnett Place CID and Gwinnett Village CID I-85 Corridor Light Rail Feasibility Study), as they are produced.

Barrier: Restrictive Zoning Laws

Gwinnett County is currently initiating a recalibration of its Unified Plan. This recalibration is intended to review zoning laws, development goals, and priorities for the next 15 years. The Community Development Program will participate in this process by attending public hearings and scheduling meetings with Planning and Development staff.

Barrier: Resident Viewpoint on Affordable Housing

One of the biggest 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

neighborhood organizations which anticipate a reduction in their property values if affordable housing is constructed.

In 2019, Gwinnett County will invest an aggregate of \$90,000.00 into 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.

One need, already identified, is the lack of translated documents from Gwinnett County. The minority population in Gwinnett County represents 58.8% of the total population. There is a great need to have documents available in a variety of languages in order to serve citizens for whom English is their second language. In 2019, the County will engage with local nonprofit groups for assistance with the translation of documents for outreach to their non-English speaking clientele. The Community Development Program will also translate all documents to ensure that all persons have appropriate access to materials.

Other Actions

AP-85 Other Actions- 91.220(k)

Introduction

This Action Plan provides strategies through various initiatives to address the issue of meeting underserved needs. Gwinnett County will continue to administer the Homestretch Down Payment Assistance, the Homeowner Housing Rehabilitation Program, the HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant (ESG).

Community Development Program staff will host a subrecipient meeting to provide an overview of program guidelines and expectations. Subrecipients can also use the meeting 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

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.

Community Development Program staff will ensure all fair housing education materials are current and compliant with the Affirmatively Furthering Fair Housing Final Rule. In 2019, the County will engage with local nonprofit groups for assistance with the translation of documents for outreach to their non-English speaking clientele.

Actions Planned to Foster and Maintain Affordable Housing

The County will actively work to address the need for more decent and affordable housing by continuing to prioritize investment of funds into all of its housing programs. The County will continue to preserve existing affordable housing by allocating \$350,000.00 to the CDBG Homeowner Rehabilitation Program. HOME funding will be invested in numerous affordable housing projects to serve Gwinnett County. An aggregate of \$642,508.00 will be allocated to projects that will produce or rehab four single-family affordable housing units; and \$240,000.00 will be invested in the acquisition of land to be used for three single-family affordable housing units.

In 2019, Action Ministries, The Salvation Army, PADV, and Rainbow Village will utilize \$224,483.00 in HOME funding, to provide low to moderate-income persons with tenant based rental assistance. Paired alongside case management, at-risk Gwinnett residents will be given the opportunity to become more financially self-sustaining based on the temporary rental cost relief and connections to employment and financial management education.

The County Commission has spearheaded an Affordable Housing Initiative beginning last year to address homelessness and affordable housing needs throughout the County. The County will allocate \$900,433.00 in HOME funding towards this initiative for low-income families.

Actions Planned to Reduce Lead-Based Paint Hazards

Properties built prior to 1978 are required to be inspected for lead-based paint hazards. These inspections are completed according to HUD and Environmental Protection Agency (EPA) guidelines. Properties in which lead-based paint is found will be evaluated for abatement/removal of hazardous materials. Work write-ups and cost estimates will include the associated costs.

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. In 2019, the County will continue funding for homeowner housing rehabilitation and acquisition/rehabilitation of affordable housing. These strategies can decrease LMI residents' financial burden to maintain suitable living environments.

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.
2. Use enhanced accomplishment data as a criterion in the evaluation of applications for ESG funding.
3. 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.

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. Support any expansion of local transit service and/or for express transit service to Atlanta.
6. Support the efforts of local human service organizations to increase job training programs.
7. Support the efforts of the Gwinnett County Chamber of Commerce to attract new business and industry to Gwinnett, consistent with the goals and strategies adopted in the Partnership Gwinnett Initiative, which includes adopted aggressive job creation goals, and which is targeting certain segments of the economy for business development/job creation.

Actions Planned to Develop Institutional Structure

Gwinnett County will use the Community Development Program, (under the leadership of the Gwinnett County Department of Financial Services), as the lead agency for program planning, management, coordination and administration of the Community Development Block Grant Program, HOME Investment Partnerships Program, and the Emergency Solutions Grant Program. The Community Development Program is fully staffed and managed by W. Frank Newton, Inc., a program management firm that specializes in HUD Grant Programs and has been managing all facets of Gwinnett County's HUD Programs since 1986.

The Community Development Program 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.

Actions Planned to Enhance Coordination Between Public and Social Service Agencies

The Gwinnett Community Development Program encourages collaborative relationships with ESG and HOME funded organizations to develop wrap-around services for clients being served. Relationship building among these social services and housing agencies encourages referrals, creating the appropriate case management to move clients from homelessness, through to emergency shelter and transition housing services, to affordable rental housing and homeownership opportunities. Ultimately, this collaborative approach assists in developing longer-term, sustainable solutions to the challenges clients face in maintaining their self-sufficiency.

Gwinnett County also requires ESG subrecipients to actively participate in the Gwinnett County Coalition for Health and Human Services. Lastly, the County participates in the

implementation of a coordinated intake system, ensuring that access and the use of wrap-around services are supported and monitored in a cooperative, sustainable and systemic manner.

Program-Specific Requirements

AP-90 Program Specific Requirements – 91.220(l) (1, 2, 4)

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 Table 8 The following identifies program income that is available for use that is included in projects to be carried out.

1. Gwinnett County anticipates \$50,000.00 in program income will have been received before the start of FFY2019. Program income received will be expended for costs associated with the Homeowner Housing Rehabilitation Program.
2. Gwinnett County will not receive any proceeds from Section 108 loan guarantees.
3. Gwinnett County will not receive any surplus funds from urban renewal settlements.
4. Gwinnett County will not receive any income from float-funded activities.

Total Program Income = \$50,000

Other CDBG Requirements

Gwinnett County does not anticipate having any urgent need activities.

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l) (2)

Gwinnett County uses no other forms of investment beyond those identified in Section 92.205.

Gwinnett County's guidelines for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254 are 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 Partnership Program funds invested into an individual project. HOME Regulations set three minimum tiers of affordability periods.

If 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, but there are no funds to recapture. 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.

Gwinnett County’s guidelines for resale or recapture that ensure 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 11 – Resale/Recapture Guidelines	
Total HOME Investment (resale) OR Direct Subsidy (recapture)	Affordability Period
Under \$15,000	5 years
\$15,000 - \$40,000	10 years
Over \$40,000	15 years

Gwinnett County does not intend to use 2019 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 following eligible populations that can be assisted with ESG funds: persons at risk of becoming homeless and persons who are homeless and priority will be given to clients most in need. The full written ESG Written Standards can be found in the Appendix to this Plan.

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 homeless or at risk of homeless and have income 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 2 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, has formed a committee of homeless service providers and Gwinnett Home First Initiative has formed a subcommittee to develop an outreach and intake system. Gwinnett County maintains written standards for the provision of eligible activities, which all ESG subrecipients must follow.

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 PY2019 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.

Table 12 - Emergency Solutions Grant (ESG) Performance Measures

ESG Program Component	Performance Measure #1	Applicable Standard Reference*	Target Percentage	Performance Measure #2	Applicable Standard Reference*	Target Percentage
Emergency Shelter (ES)	Percentage of clients who exit shelter to permanent housing	2	75%	Percentage of clients who exit shelter in less than 90 days	2	90%
Emergency Shelter: Essential Services	Percentage of eligible clients in ES who are connected with mainstream resources before leaving shelter	3,4	95%	Percentage of clients who have a special need (as identified on Pathways' Special Needs screen) or two or more significant barriers to housing stability	1,4	50%
Homelessness Prevention	Percentage of clients receiving assistance who remain stably housed three months after assistance ends	2,4	60%	Percentage of clients receiving assistance who are remain stably housed six months after assistance ends	2,4	50%
Rapid Rehousing	Percentage of clients receiving assistance who remain stably housed three months after assistance ends	2,4	50%	Percentage of clients receiving assistance who remain stably housed six months after assistance ends	2,4	40%

**See the 5-year strategic priorities listed in Section AP-05*