



LAWRENCEVILLE

GEORGIA

CITY COUNCIL WORK SESSION

MINUTES

Wednesday, August 07, 2024

5:00 PM

Council Chambers

70 S. Clayton St, GA 30046

Call to Order

PRESENT

Mayor David Still

Council Member Bruce Johnson

Council Member Victoria Jones

Council Member Austin Thompson

Mayor Pro-Tem Marlene Taylor-Crawford

Prayer

Mayor Still led the group in the invocation.

Pledge of Allegiance

Mayor Still led the group in the Pledge of Allegiance.

Agenda Additions / Deletions

Motion to approve agenda as presented made by Council Member Thompson, Seconded by Council Member Johnson.

Voting Yea: Mayor Still, Council Member Johnson, Council Member Jones, Council Member Thompson, Mayor Pro-Tem Taylor-Crawford

Discussion of General City Business

There is no public comment during this section of the agenda unless formally requested by the Mayor and the Council.

1. Ride Gwinnett Transit Plan

China Thomas, Gwinnett County Transit Director, presented the presentation on this item and answered questions from Council.

2. Presentation on the Deauville Relocation Project Update

Jen Young, Executive Director, Impact46, presented the presentation on this item and answered questions from Council.

3. RZR2024-00022 & SUP2024-00090; Embry Development Company LLC; 448 Grayson Highway

Todd Hargrave, Director of Planning and Development, presented this item and answered questions from Council. This item will be sent to the regular agenda August 19, 2024.

4. RZM2024-00016; McKinley Homes, LLC c/o Smith, Gambrell & Russell, LLP; 0 Hillcrest Green Drive

Todd Hargrave, Director of Planning and Development, presented this item and answered questions from Council. This item will be sent to the regular agenda August 19, 2024.

5. Purchase of Diaphragm Gas Meters on an Annual Contract

This item will be Consent item #1 on regular agenda August 19, 2024.

6. King Arthur Drive Drainage Repair Project

Reginald Anderson, City Engineer, presented this item and answered questions from Council. This item will be Consent item #2 on regular agenda August 19, 2024.

7. Wayside Underground Electric Project Change Order 1

Barry Mock, Assistant City Manager, presented this item and answered questions from Council. This item will be Consent item #3 on regular agenda August 19, 2024.

8. Trittech Software Systems, a CentralSquare Company

John Mullin, Chief, presented this item and answered questions from Council. This item will be Consent item #4 on regular agenda August 19, 2024.

9. Farber Specialty Vehicles Mobile Command Vehicle

John Mullin, Chief, presented this item and answered questions from Council. This item will be Consent item #5 on regular agenda August 19, 2024.

10. Resolution for Abandonment of University Center Lane Right of Way on the Georgia Gwinnett College Campus

Chuck Warbington, City Manager, presented this item and answered questions from Council. This item will be sent to the regular agenda public hearing August 19, 2024.

11. Resolution for Condemnation of Pine Tree Property

Chuck Warbington, City Manager, presented this item and answered questions from Council. This item will be sent to the regular agenda public hearing August 19, 2024.

12. Resolution of the City of Lawrenceville for rules of mayor and council conduct

Michael Fischer, Assistant City Manager-Operations, presented this item and answered questions from Council. This item will be sent to the regular agenda August 19, 2024.

13. ReCAST Behavioral Health Subrecipient Contract

Jasmine Billings, Community and Economic Development Director, presented this item and answered questions from Council. This item will be Consent item #6 on regular agenda August 19, 2024.

14. ReCAST Lawrenceville – Year 3 Recap Presentation

Marcus Thorne, ReCast Program Manager, presented the presentation on this item and answered questions from Council.

15. City Records Management and Retention Update

Karen Pierce, City Clerk and Candice McDaniel, Records Officer, presented the presentation on this item and answered questions from Council.

16. Round-up Program Use of Funds

Marlene Taylor-Crawford, Mayor Pro-Tem, presented this item and answered questions from Council.

Executive Session - Personnel, Litigation, Real Estate

Motion to move into Executive Session made by Council Member Thompson, Seconded by Council Member Jones.

Voting Yea: Mayor Still, Council Member Johnson, Council Member Jones, Council Member Thompson, Mayor Pro-Tem Taylor-Crawford

Motion to adjourn Executive Session made by Council Member Thompson, Seconded by Council Member Johnson.

Voting Yea: Mayor Still, Council Member Johnson, Council Member Jones, Council Member Thompson, Mayor Pro-Tem Taylor-Crawford

Report of items discussed in executive session:

2 Real Estate

3 Litigation

No Votes Taken

Final Adjournment

Motion to adjourn Work Session made by Council Member Thompson, Seconded by Mayor Pro-Tem Taylor-Crawford.

Voting Yea: Mayor Still, Council Member Johnson, Council Member Jones, Council Member Thompson, Mayor Pro-Tem Taylor-Crawford

Minutes Signatures

David R. Still, Mayor

Karen Pierce, City Clerk



Department of Transportation

China Thomas
Capital Transit Program Director





Connections to Education

**Georgia Gwinnett College
Public High Schools**



Access to Jobs



Local downtown areas

Businesses





Access to Healthcare

Hospitals

Medical Facilities

Physician Offices



Gwinnett Transit Plan

Plan Goals

- Mobility for All
- Leverage Technology
- Improve Trip Reliability



Transit Plan Education

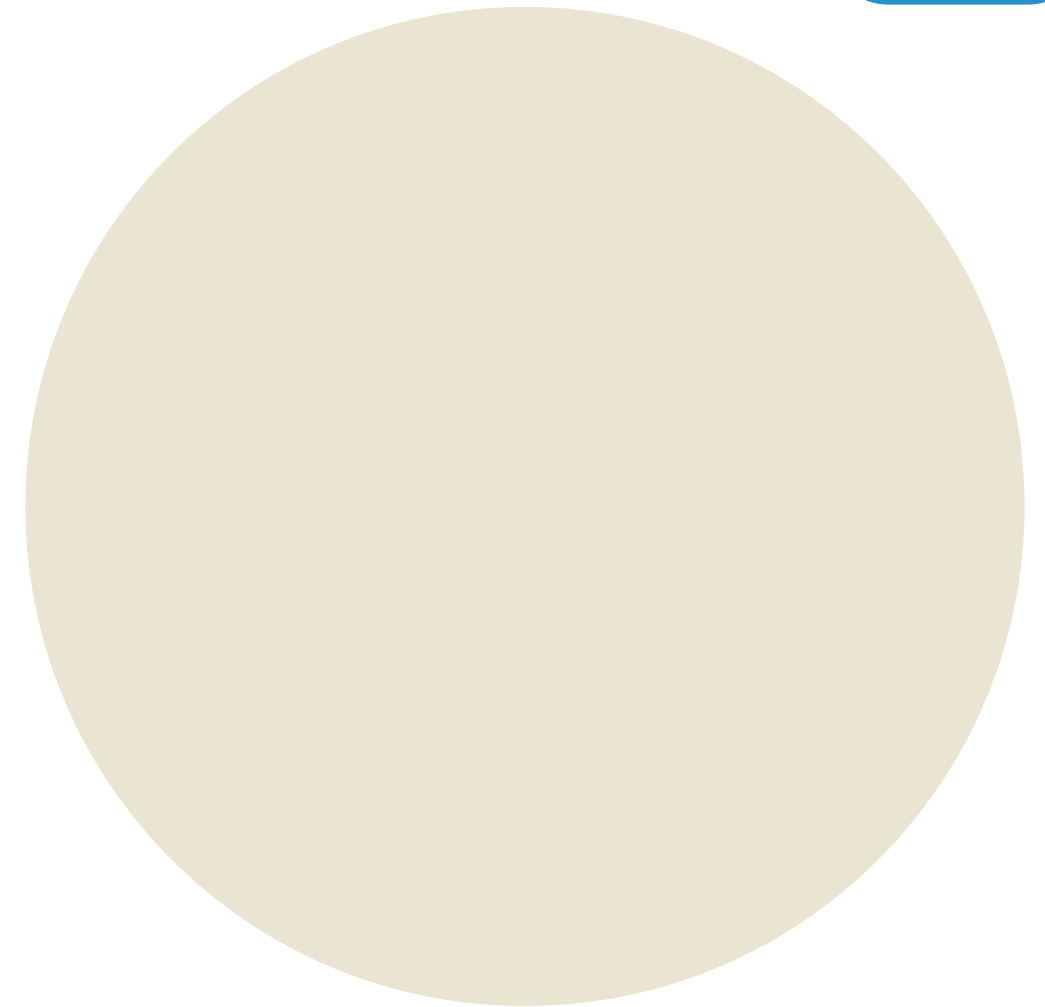
Questions?

Visit **Gwinnett County.com/YourRide**
or scan QR code.





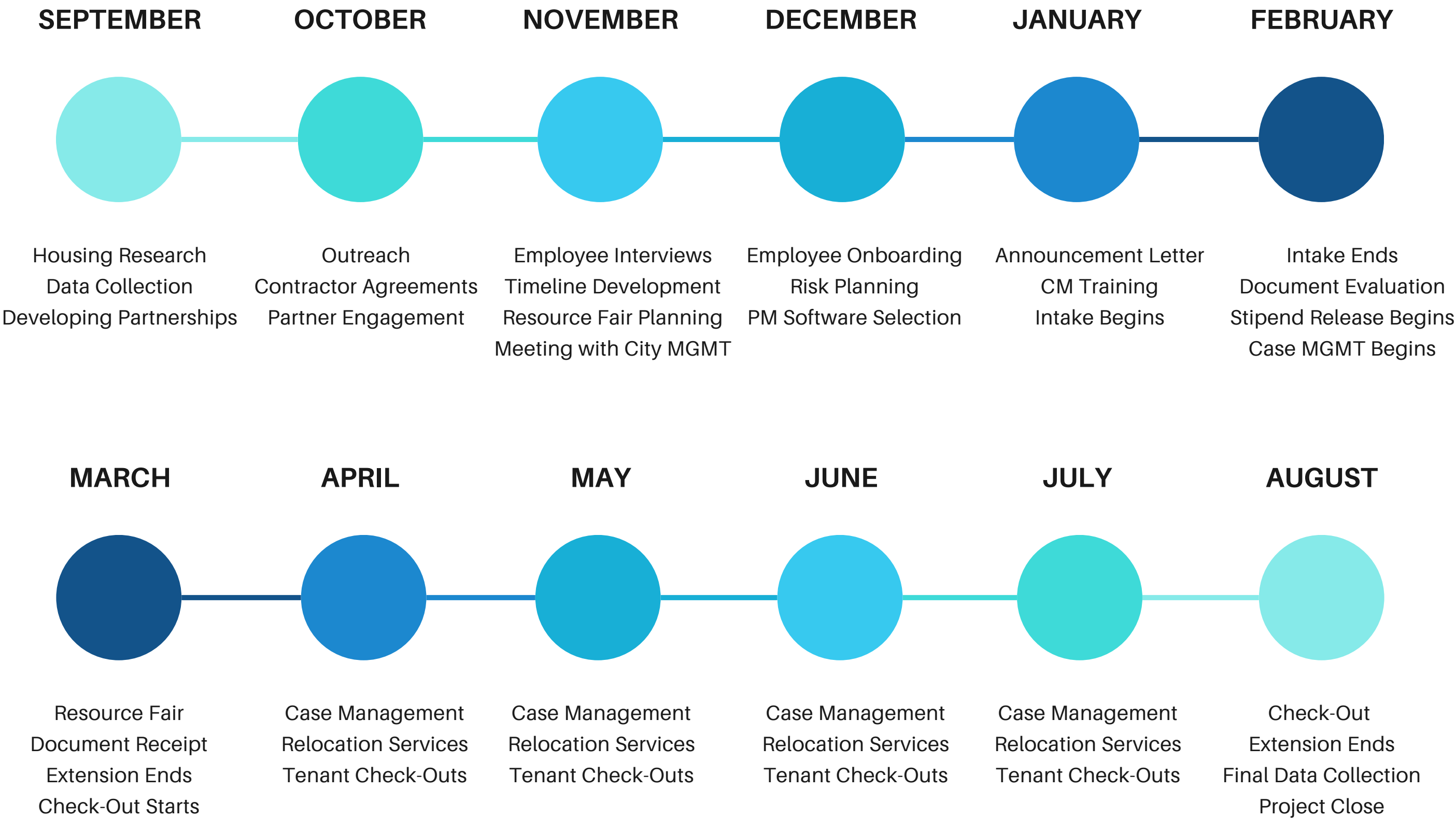
DEAUVILLE RELOCATION



- RELOCATION DATA/ANALYTICS,
OBSERVATIONS, AND RECOMMENDATIONS

RELOCATION PROJECT TIMELINE

Key Events and Objectives



DEMOGRAPHICS

POST INTAKE DATA

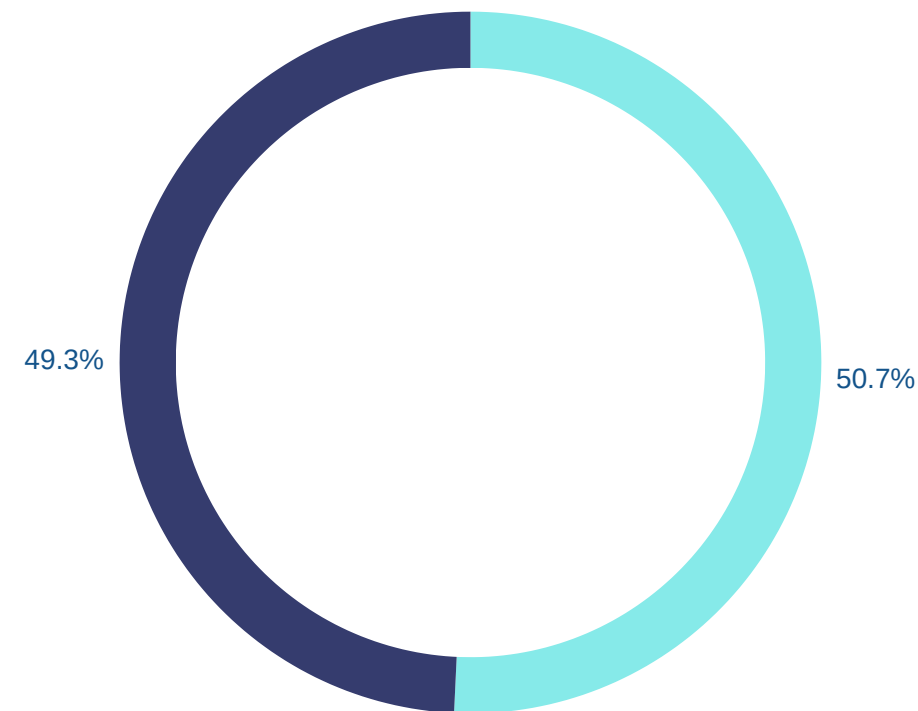
The following were the languages noted to be spoken by residents:

- Spanish
- English
- Bosnian
- Haitian Creole

Children

Reported by leaseholder/primary occupant

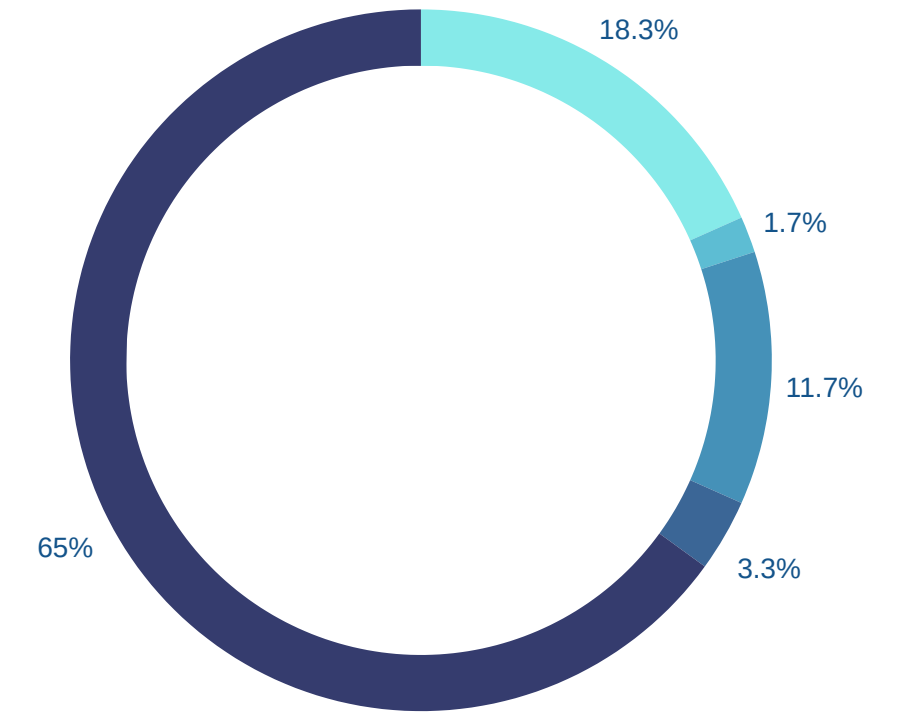
- HOUSEHOLDS WITHOUT CHILDREN
- HOUSEHOLDS WITH CHILDREN



Race

Reported by leaseholder/primary occupant

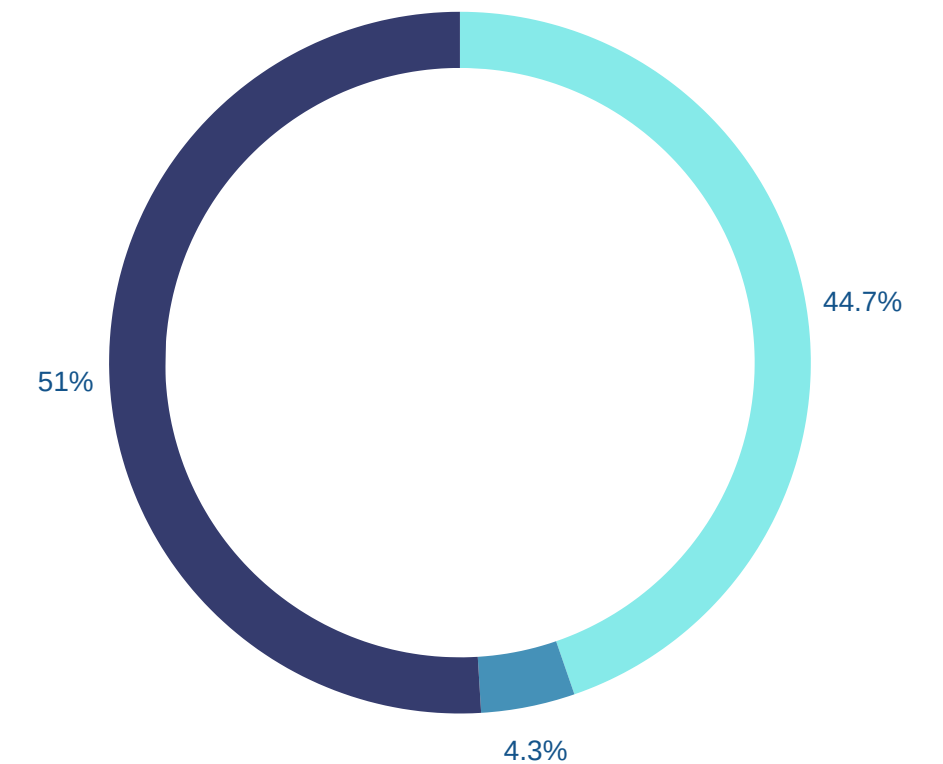
- UNIDENTIFIED RACE
- MULTIRACIAL
- CAUCASIAN OR WHITE
- ASIAN
- AFRICAN AMERICAN OR BLACK



Gender

For all identified household members

- MALE
- NONBINARY
- NO ANSWER
- TRANSGENDER
- FEMALE



REVIEW

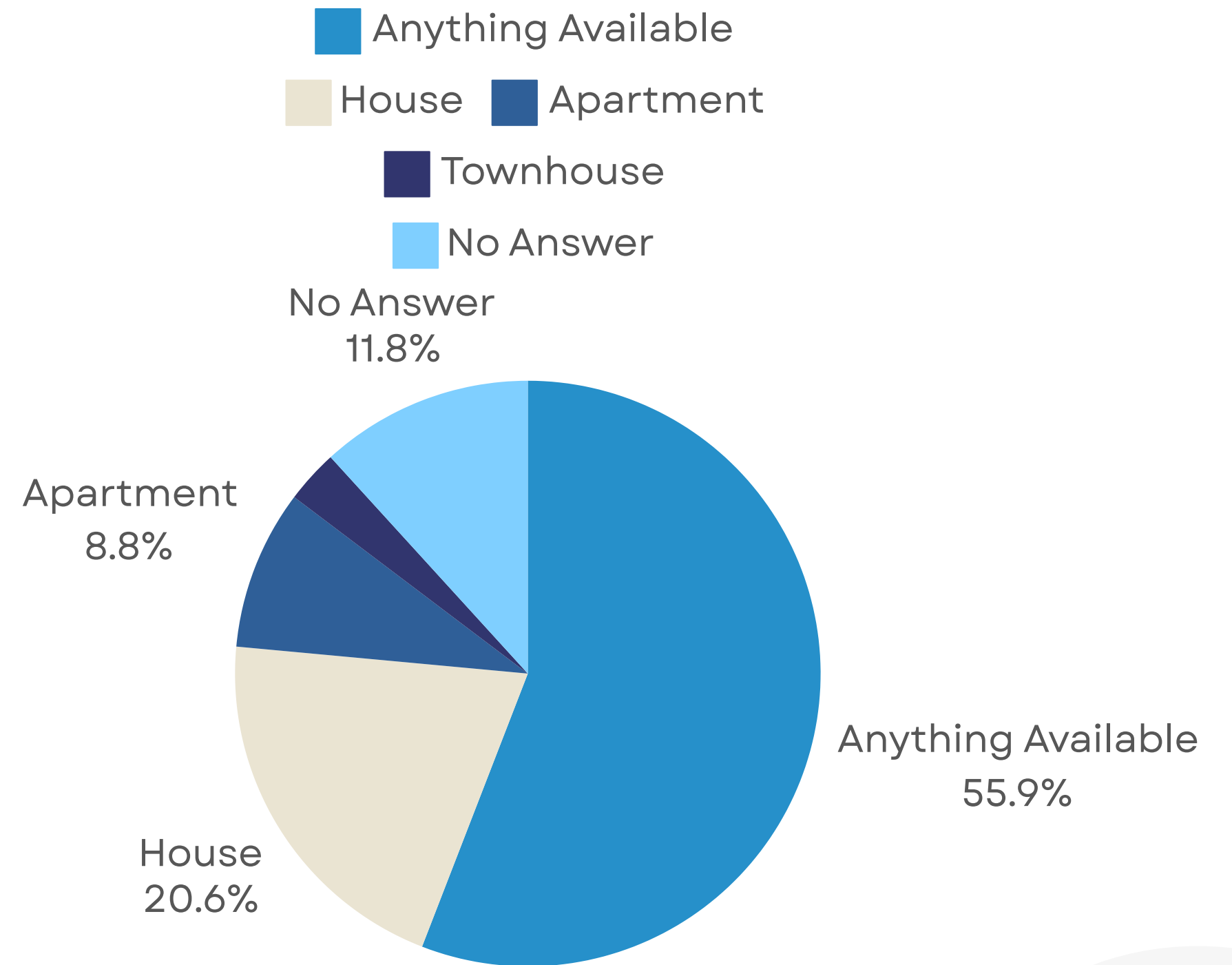
POST INTAKE DATA

At intake, residents were asked about the factors that may prevent them from successfully relocating.

The top 3 answers were:

- Fixed Income
- Time (to apply for and secure new housing)
- Credit Score

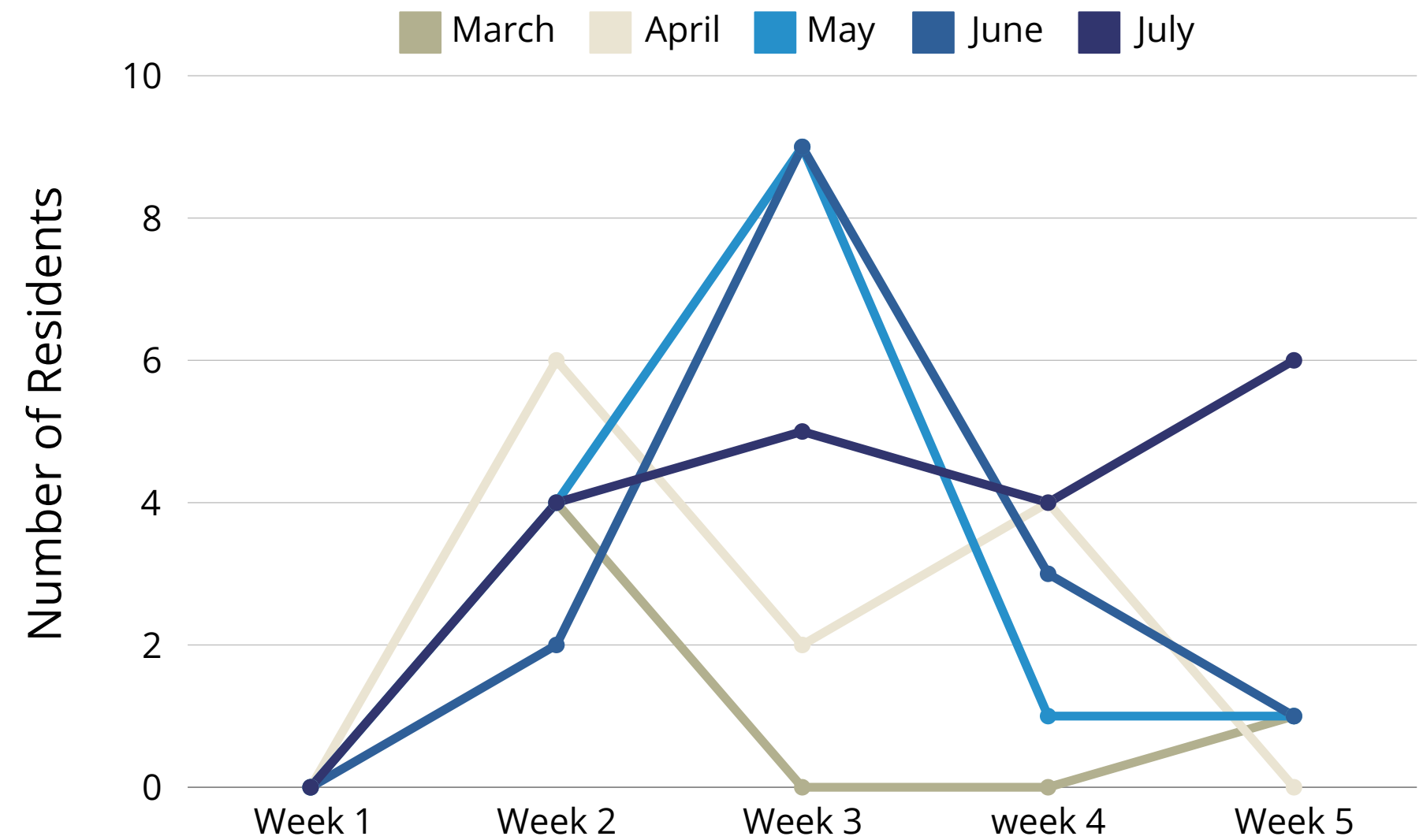
Relocation case managers used this information to identify housing and employment resources for residents to reduce their difficulty navigating these areas.



Relocation Housing Preference

The above graph details resident responses to the question, "What kind of housing will you be looking for?".

CHECKOUT DATA



- Tenants did not begin moving out until March (60 days after initial letter). June had the most relocations with 15.
- 37% of residents moved out on the 3rd week of every month, with none leaving on the 1st week.
- Limited office hours at the apartment community and stipend scheduling were factors in this timeline.

RELOCATION OUTCOMES



100%

Impact46 dba Lawrenceville Response Center served as a relocation housing partner for residents at Deauville Apartments whose leases expired on July 30th, 2024.

All 208 identified residents, including 64 children, successfully transitioned to new housing comparable to their income and/or reliable mode of transportation.

64%

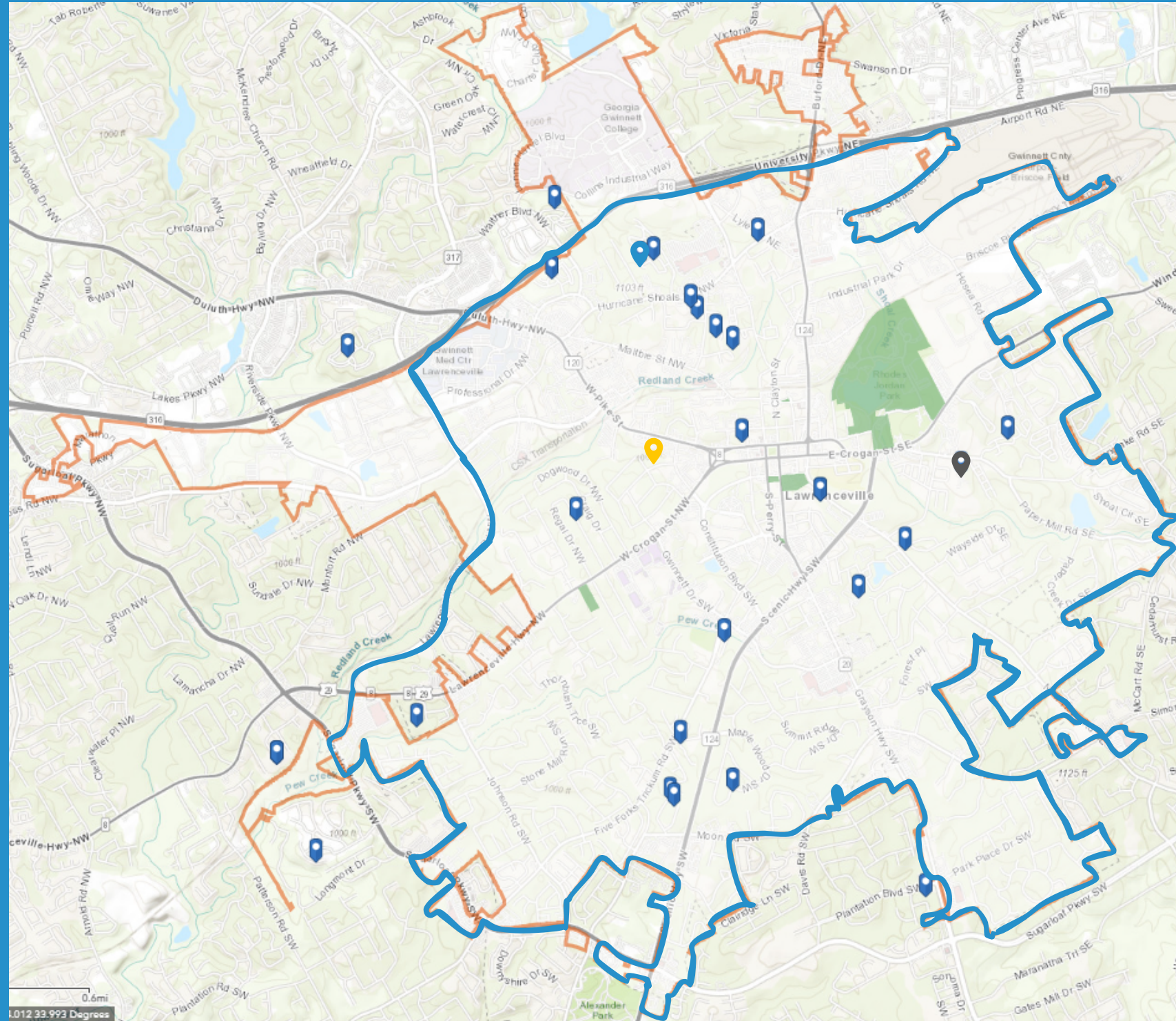
Over half of all leaseholders and identified residents relocated within Lawrenceville.

40%

Of those who relocated within Lawrenceville, 40% of residents moved within city limits (30046).

CITY LIMITS

RELOCATIONS WITHIN 30046



Overview

26 households relocated within the 30046 zipcode. The average rent within Lawrenceville City Limits is **\$1,455.90.**

Popular Neighborhoods

Emerald Homes is a property management company that many tenants used to secure new housing in city limits. Most of the households that moved near the **Hurricane Shoals Road** area applied through Emerald Homes. **The Groves of Lawrenceville** and **South Town Square Apartments** are tax-credited and income-based communities that many residents in the 30046 zip code relocated to.

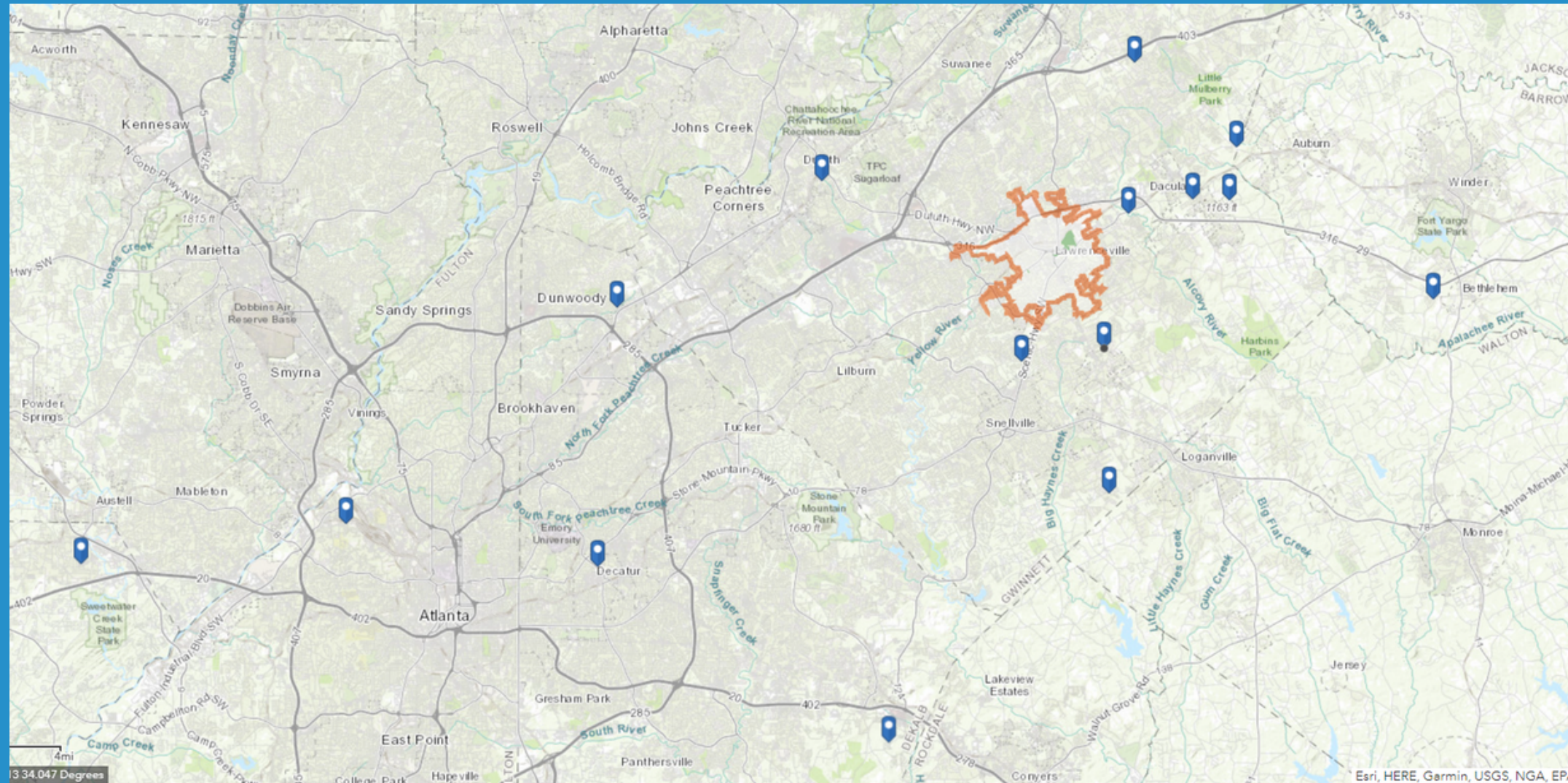
School Clusters

16 children moved within Lawrenceville city limits. The largest concentration of relocations is in the Central Gwinnett High School cluster. Nearly all families who moved within city limits reside in this school cluster.

-  Deauville Apartments
-  South Town Square
-  The Groves of Lawrenceville

GEORGIA

RELOCATIONS ACROSS THE ATLANTA REGION



Overview

23% of leaseholders relocated outside of Lawrenceville. 10% of leaseholders did not disclose their relocation area.

7% of leaseholders moved their households to Dacula. A new apartment community was recently built in the city, and offered affordable rates for new tenants. This encouraged many residents to apply!

Those who moved outside of Lawrenceville, and did not move in with a relative, pay an average of \$1,755.70 in rental costs (+299.80 increase)

HOUSING

TYPES OF PROPERTIES CHOSEN BY RESIDENTS



Apartment Communities

46% of residents relocated to various apartment complexes. **The average rent for an apartment is \$1445.40.**



Single-Family Homes

35% of households moved into single-family dwellings, including houses, townhomes, and duplexes. **The average rent for a home is \$1,748.47.**



Shared Homes

Only 5 of the 67 households in the apartment community moved in with relatives. This **7%** consists of elderly tenants with fixed incomes, families saving to purchase a house, and young leaseholders moving back home.

HIGHLIGHTS

4 residents from the apartment community worked with realtors to become **HOMEOWNERS** with an average **\$325k+ homes**



The City of Lawrenceville provided over **\$190,000** to residents for their relocation expenses (2 months' rent and moving costs)



Every resident of the apartment community transitioned into new homes before the July 30 deadline



RELOCATION PROJECT RECOMMENDATIONS

FOR THE CITY OF LAWRENCEVILLE



01

Project Timeline with 2 phases (4 months to prep, 6 months for relocation)

04

Extended Apartment Office Hours

02

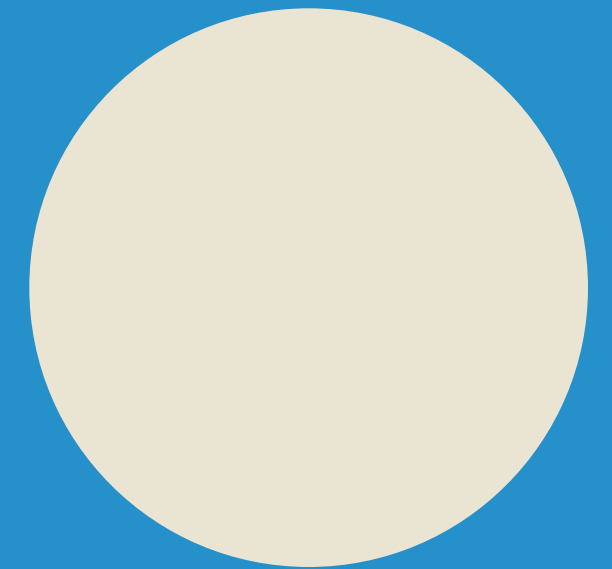
Earlier Announcement Letter Distribution (2 Months Before Intake)

05

Community Awareness (Public Announcement Letter)

03

Required Monthly Meetings w/ COL and Project Management Team





THANK YOU

For more information, visit

LawrencevilleResponseCenter.com

