



LAWRENCEVILLE

GEORGIA

CITY COUNCIL SPECIAL CALL MINUTES

Monday, August 19, 2024
4:30 PM

Third Floor GwMA Conference Room
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

Approval of Agenda

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

Council Business

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

1. Lawrenceville Housing Authority Presentation and Update

Lejla Prljaca, Executive Director, Lawrenceville Housing Authority, presented a presentation with updates to the City of Lawrenceville's Council, Exploring LHA's mission, goals, and achievements and answered questions from Council.

Final Adjournment

Motion to adjourn Special Call 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

Minutes Signatures

David R. Still, Mayor

Karen Pierce, City Clerk

LHA Presentation to the City of Lawrenceville Council August 19, 2024

Exploring LHA's mission, goals, and achievements

LHA Strategic Plan

Achievements over the last year

Hunger, Racism and Risk
Mental Health Development Vision

LHA staffing before and
after CHC

Progress for Housing at
LHA's location

Wrapping Up Housing
Programs

Accomplishments over the last year

Successfully recapitalized 60 LHA units:

- Two mixed income developments
- Preserved long-term affordability, without additional debt
- Larger units and modern amenities
- "Public housing" stigma
- Paved the way for future "post RAD" redevelopment for other PHAs
- \$70M development activity for Lawrenceville
- 236 additional units at 60-80% AMI affordability levels

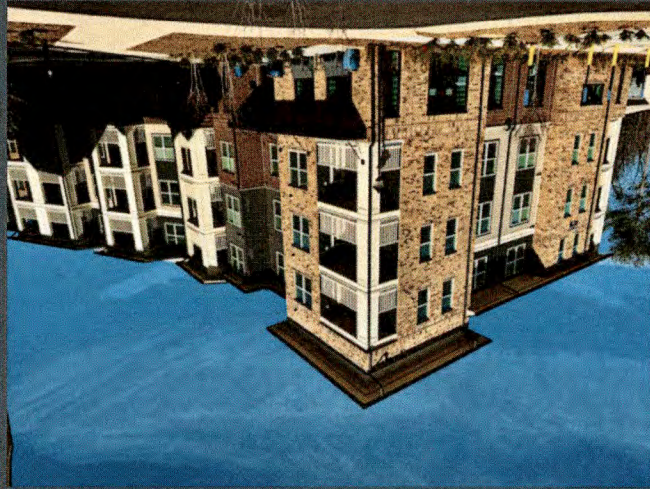
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Service Animals/Fair Housing
HOTMA certifications
Tax Credit Specialist
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Nspire (physical standards)
Certified Manager of Maintenance

New Property Management staff



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New Memorial, Grady Holt):**

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- Energy Star Windows (\$20K in utility savings)
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Back2School Event

Partners: Gwinnett County Sheriff, Gwinnett Parks and Rec, National Housing compliance





LHA Strategic Plan

LHA 2024 Strategic Plan						
1.0 OPERATIONS						
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Relocation of Hooper Renwick and Rich Martin Residents

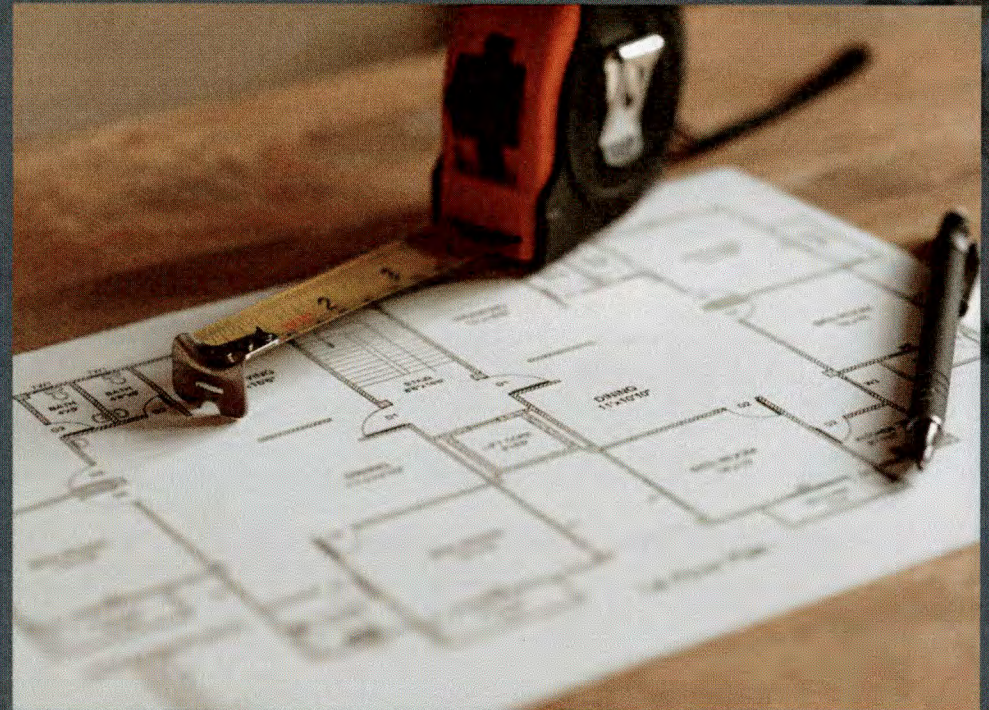
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Residents were issued 90 day notices and a moving company has been procured to assist with the relocation process.



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Hooper Renwick and Rich Martin Redevelopment Vision



- No formal discussion scheduled yet
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- Option 1 - Mixed income, mixed tenure
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What programming is being offered to residents to help them move to regular housing?

Pathway2Market:

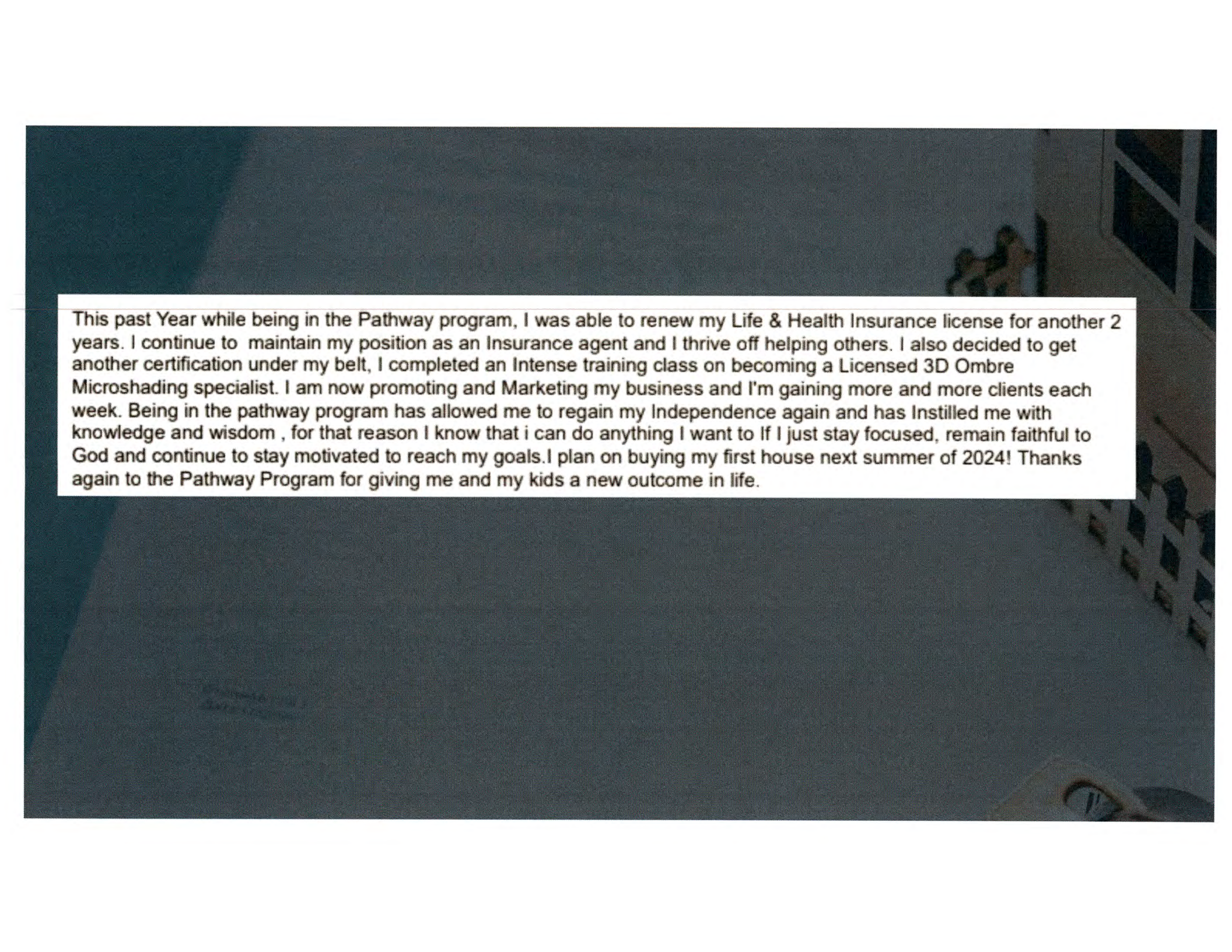
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- 6 LHA residents in the program with the HRC HUD-certified housing counselor

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- Boys and Girls Club (50 youth); door-to-door transportation (**Former ED** - share success stories)
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10 AM - 1 PM
JUNE 1, 2024

NORCROSS CULTURAL ARTS & COMMUNITY CENTER
Ballroom
10 College St
Norcross, GA 30071

HOSTED BY

GWINNETT HOUSING CORPORATION

SPONSORED BY

NORCROSS
a place to imagine.

HOMEOWNERSHIP MONTH SEMINAR

Apply for our Welcome Home Program

***Program pre-approval may be provided to eligible applicants**

Learn about the Homebuying Process

Get Resources for Homeownership

Meet Real Estate Professionals

Speak with Lenders

Registration Required

REGISTER NOW




1922 Plantation Rd, Lawrenceville, GA 30044

FORKVIEW WELCOME HOME

Are you thinking about buying your first home in Gwinnett County? We have good news for you! Our exclusive home program offers you financing assistance to get the newest home building and build to your dream of homeownership.

WHAT BENEFITS DOES THE PROGRAM OFFER YOU?

FROM SETTING UP YOUR HOME TO GETTING YOUR HOME, ASK US HOW WE CAN HELP. WE'LL BE THERE FOR YOU THROUGHOUT THE ENTIRE HOME-BUYING PROCESS. WE'LL HELP YOU FIND THE PERFECT HOME FOR YOU AND YOUR FAMILY. WE'LL HELP YOU WITH EVERYTHING YOU NEED TO GET READY TO BUY A HOME. WE'LL BE THERE FOR YOU THROUGHOUT THE ENTIRE HOME-BUYING PROCESS.

HOW DOES IT WORK?

THE BENEFIT OF AFFORDABLE HOUSING FOR YOUR FAMILY INCLUDES THE FOLLOWING BENEFITS: YOU WILL GET A HOME THAT IS AFFORDABLE TO OWN. YOU WILL GET A HOME THAT IS AFFORDABLE TO LIVE IN. YOU WILL GET A HOME THAT IS AFFORDABLE TO MAINTAIN.

WHO IS ELIGIBLE?

- First-time homebuyers (have not owned a home in the last 3 years)
- Meet or exceed income guidelines (see chart)
- Able to qualify for a 30-year fixed-rate mortgage
- Able to obtain a minimum credit score of 640
- Willing to complete all HomeView approved homebuying coursework
- Willing to make 1% of the home's sales price in closing costs (includes purchase of the home)

HOW TO APPLY?
Scan the QR code or visit the website

HOUSEHOLD INCOME	MINIMUM NET WORTH
1	\$50,000
2	\$75,000
3	\$100,000
4	\$125,000
5	\$150,000
6	\$175,000
7	\$200,000
8	\$225,000

SITE MAP



Rudhill.com @Gudhilce 678-878-3888 info@rudhill.com

PARTNER

GWINNETT HOUSING CORPORATION

MONEY MANAGEMENT INTERNATIONAL

Catholic Charities ATLANTA

PRESENTS HOMEBUYER EDUCATION WORKSHOP

Learn this and more:

- The Homebuying Process & Costs
- How to Budget for a Home
- How Credit Scores Affect Loan Approval
- Homeownership Rights & Responsibilities

SATURDAY, JUNE 15, 2024

8:30 AM - 5:00 PM

NORCROSS CULTURAL ARTS & COMMUNITY CENTER
MEETING ROOM 3
10 COLLEGE ST
NORCROSS, GA 30071

REGISTER NOW

*Registration is Required
Please leave message:
713-594-3282

SPONSORED BY

NORCROSS

Workshop presented by HUD approved agencies.

What programming is being offered to residents to help them move to regular housing?

- LHA mission is to provide safe, decent, and sanitary housing. With the added capacity through GHC and community partnerships, LHA is able to remove some barriers to private sector housing, savings, financial literacy, homeownership, entrepreneurship
- Able families take advantage of this programming with documented success
- LHA's main mission is to provide a safe and affordable housing option for the city's workforce; multiplying (direct and indirect) economic effect
- Main obstacles to moving out of subsidized housing - low paying jobs and lack of affordable housing


RESIDENT DEMOGRAPHICS:

- 56 Senior HH (28%)
- 194 Children
- 45 Disabled HH
- Sources of Employment:


Alternative Care For Seniors	Flexible Staffing
Atlanta Public Schools	Gwinnett Clinic
Carousel Kids	GCPS
Children's Healthcare	Jersey Mike's Subs
Christian City Church	Kroger
Elevance Health	Life Care Center
Family Dollar	Marshalls
Northside Hospital	Piedmont Health
QSB Pediatrics Medical Group	Suwanee Pediatrics
USPS	Walmart

Workshop 5
JOIN US
THURSDAY
7pm
MARCH 7, 2024
WINN-DIXIE SUPER MARKET
ARTS & COMMUNITY
CENTER
10 College St
Norcross, GA 30071



HOSTED BY



SPONSOR



Light Refreshments will be served


PRESENTS


FINANCIAL LITERACY WORKSHOP 5 PART SERIES

Series Topics

- Formulate a Personal Budget
- Discuss Tax Write Offs
- Understand Your Credit Report
- Understand Credit Card Usage

REGISTER NOW
Registration Required





Outline the number of FT dedicated staff to LHA and to GHC:

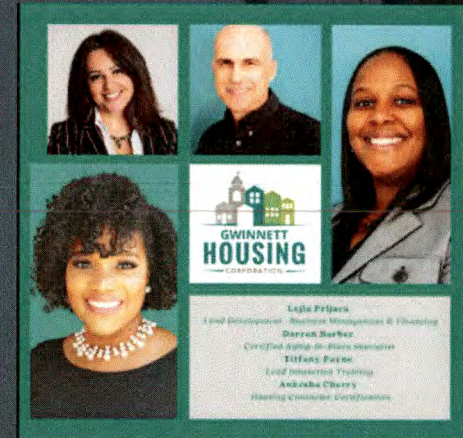
LHA

Executive Director
Deputy Director
Operations Manager
Property Manager
Assistant Property Manager
Maintenance Supervisor
3 Maintenance Techs
Groundskeeper

GHC

Executive Director
Housing Initiatives Director
Development Manager
Construction Manager/GC
Program Manager
Intake Specialist
Housing Counselor

LHA GHC MOU



LHA provides property management services "at cost" for Pathway HOME units.

All other GHC programs are operated solely by GHC employees.

Only the Executive Director's salary is split between two organizations.

LHA staffing before and after GHC

Before:

Executive Director
Assistant to the Director
Occupancy Specialist
Bookkeeper

Maintenance Supervisor
Rehab Specialist
2 Maintenance Techs

After:

Executive Director
Deputy Director
Operations Manager
Property Manager
Assistant PM

Maintennace Supervisor
3 Maintenance Techs (1 temp)
Groundskeeper

GHC services to residents of LHA and City of Lawrenceville

- Services of GC (approx \$130K in multi-year LHA rehab)
- HSL and STS (land for HSL and \$2M in grants)
- Seed funds and technical assistance for LRC (\$300K New Charity Foundation and \$25K United Way grant)
- \$41K in scholarships for LHA residents
- Assisted with Applewood Towers I and II affordability preservation
- Preserved Mulberry and Oaks at New Hope affordability at 60% AMI for 20 years with bond financing
- Homeownership program presentation to LPD



Lawrenceville homeowners - Call today if you are facing code violation(s) or need assistance with major home improvements!

The City of Lawrenceville has partnered with the Gwinnett Housing Corporation (GHC) on a new project to assist homeowners in the City of Lawrenceville improve their homes and clear any code violations. GHC has been approved for Community HOME Investment Program (CHIP) funds from the Georgia Department of Community Affairs (DCA) to assist up to ten (10) homeowners in the City of Lawrenceville with repair costs.

Income-eligible homeowners who are in need of major home repairs or who have been issued a citation/violation/code compliance advisory notice by Lawrenceville Code Enforcement for their home, may be eligible for these grant funds.

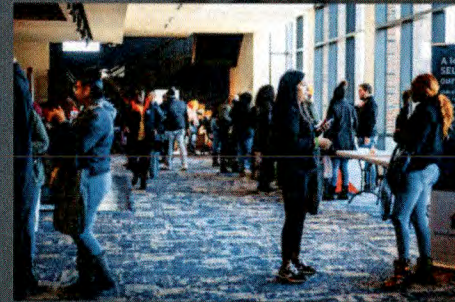
As the lead entity, GHC will manage the project and assist all qualified households with the application process. Please contact Denise Kleinman at 470.361.1070 or email her at denise@lhainfo.com to determine if you qualify for this program.

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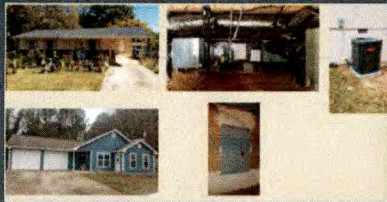


GHC services to residents of LHA and City of Lawrenceville

- Transportation Grant: seniors and the disabled; 635 rides
- Opportunity to transition to market housing through Pathway2Market (targeted towards high income HH)
- Housing counseling (through HRC); 6 residents currently involved

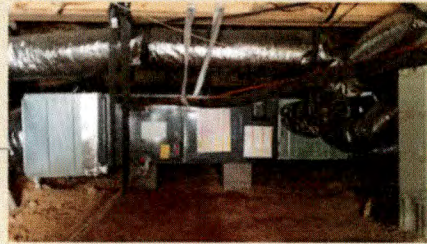


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- Capacity building grant with Gwinnett County (updates to software)
- CHIP grant - 8 homeowners' homes rehabbed (\$330K value)
- Healthy Homes (abatement of housing related Health Hazards) - 10 homes
- OAHMP - high impact, low cost modifications for senior HH - 18 homes
- Summer of Impact - 5 paid internships
- Two "Life After HS Events" - for CGHS
- Two "Housing Expos" - 350 attendees; 15 housing agencies, from homeless services to homeownership programs





LHA response to resident's emails and calls

In an effort to ensure timely responses and efficient communication, if I fail to reply to a resident's inquiry or request within **24 hours**, please contact my supervisor Keira Drane via email at Keira@Lhainfo.com or phone **(470) 470-361-1069**.

- **24 hour response time from Property Management staff**
 - **LHA responds within 24-48 hrs to resident's emails, phone calls, letters, etc.**
- We inform residents about upcoming activities by distributing hand delivered mail, sending email notices and our quarterly newsletter. We're also establishing a schedule for annual tenant meetings to begin Q1 2025. LHA will host tenant meetings by site once a year to share updates and allow a platform for residents to express their thoughts, concerns, compliments and complaints.**

Resident Commissioner Responsibilities

LHA reserves one board space for a resident commissioner (RC). RC's responsibility is the same as other LHA commissioner - to provide oversight of the agency, approve policies, oversee financial health of the organization, and hire the Executive Director. RC brings the unique perspective of the tenants and offers feedback on possible policy implications, community issues, and needs.

As a board member, RC does not directly engage with residents on matters of daily operations (all residents must contact LHA staff).

No specific regulation for RC in multifamily housing.

Tenants have a protected right to form a tenant association in any federally assisted housing.

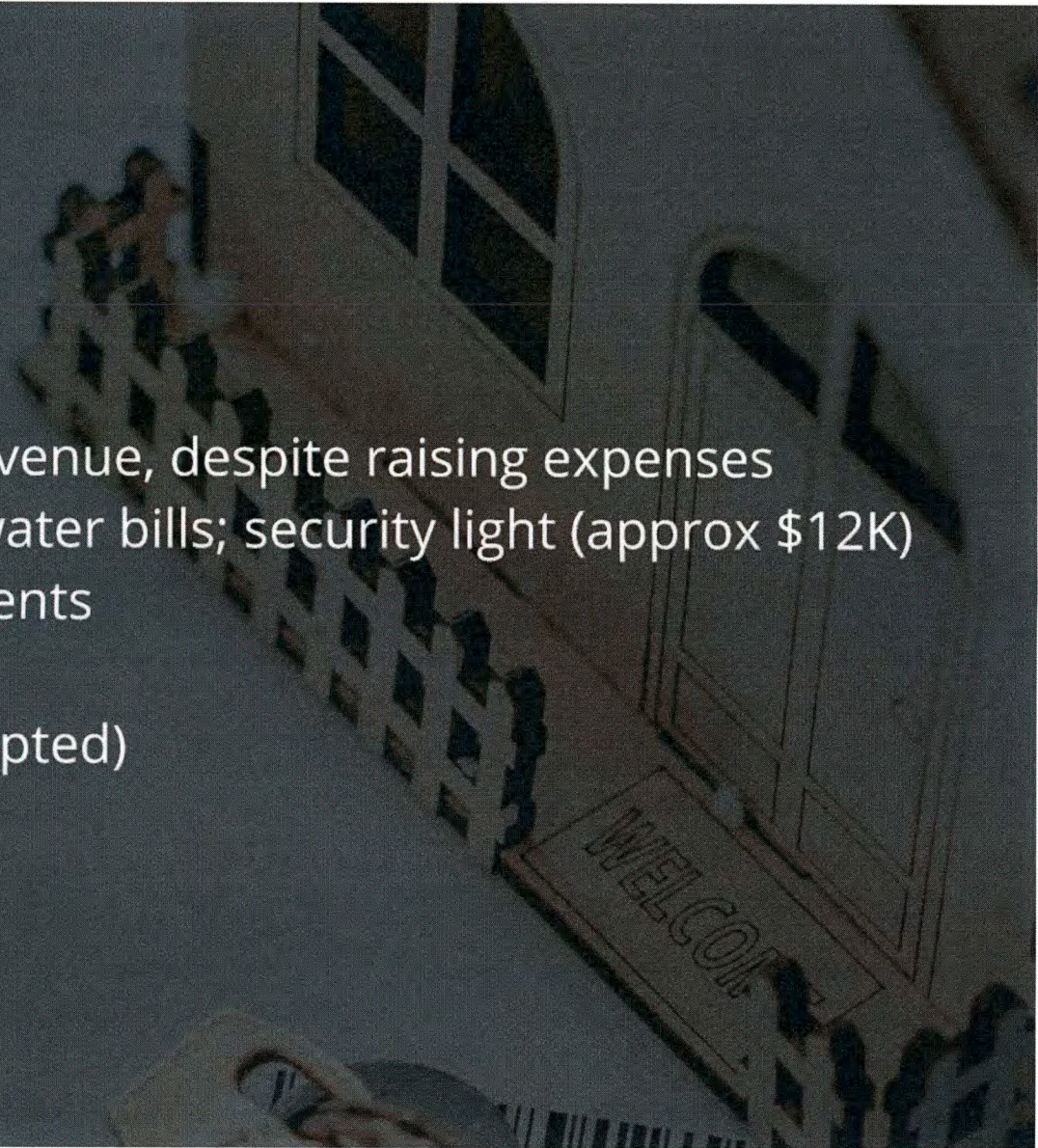
Process for becoming an LHA resident



Subsidized housing is one of the most regulated industries. Most of LHA daily operations are performed in accordance with federal regulations, HUD-approved policies, and internal guidelines. LHA has to abide by established eligibility criteria, including income limits and other specific requirements to qualify applicants for assistance. Copies of LHA Tenant Selection Plan and Unit Turnover Guidelines are provided.

What can the City do to support LHA?

- LHA is unable to increase the revenue, despite raising expenses
- Utility bill payment fees; stormwater bills; security light (approx \$12K)
- Higher paying jobs for the residents
- Joint grant applications
- Utility assistance (only ACH accepted)



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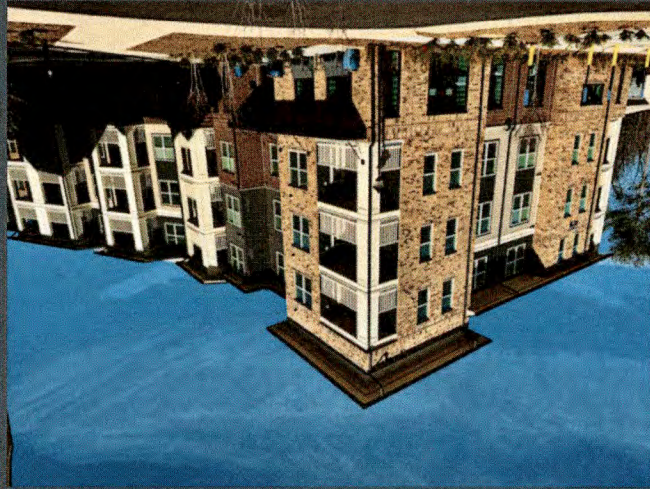
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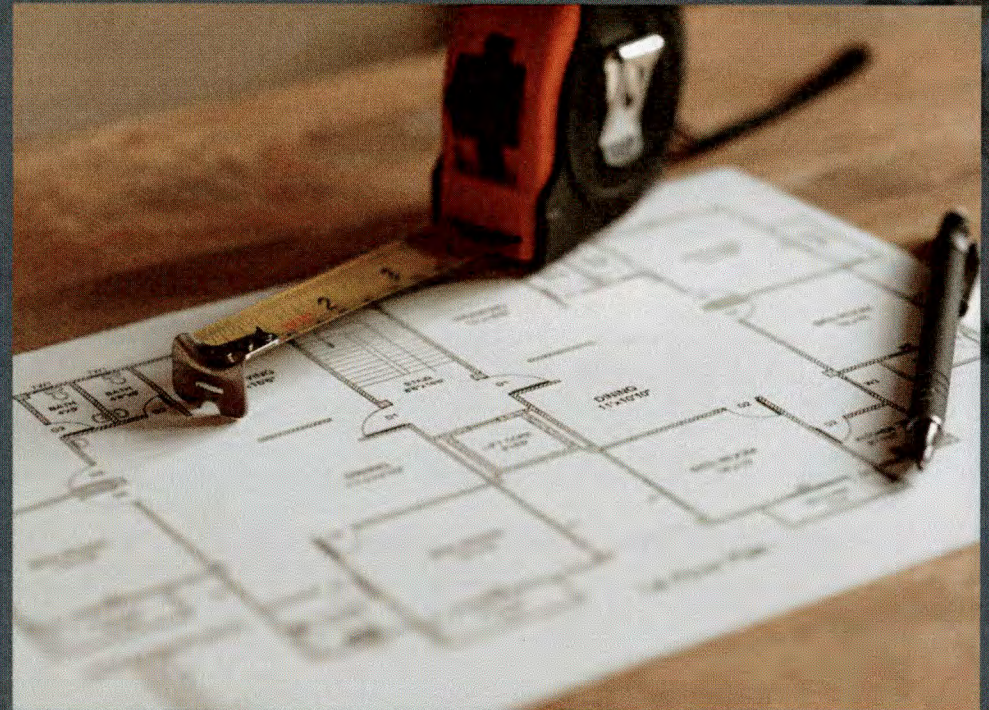
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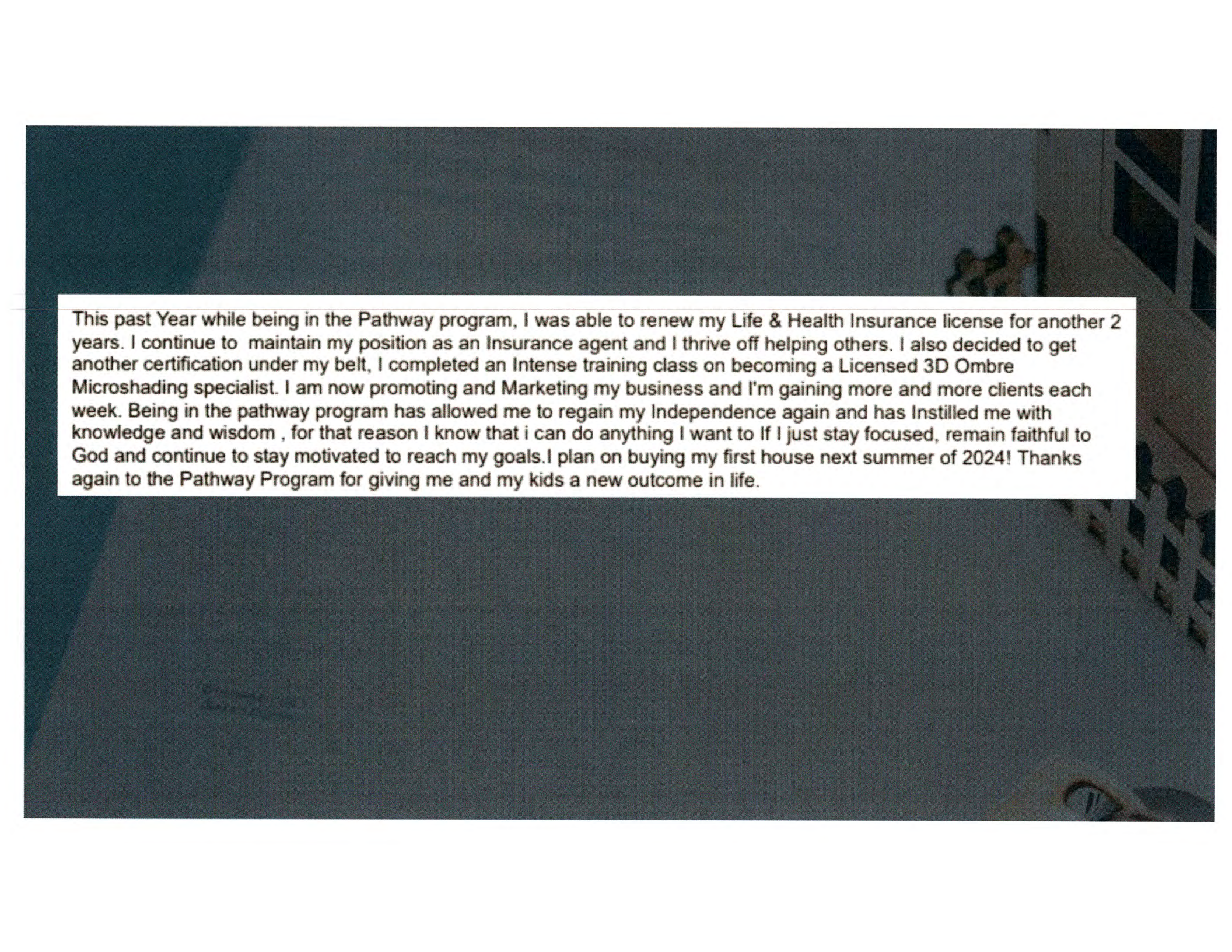
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HOW DOES IT WORK?

THE BENEFIT OF AFFORDABLE HOUSING FOR YOUR FAMILY INCLUDES THE FLEXIBILITY TO BUY A HOME THAT MEETS YOUR NEEDS AND YOUR BUDGET. WE'LL HELP YOU FIND THE PERFECT HOME FOR YOU AND YOUR FAMILY.

WHO IS ELIGIBLE?

- First-time homebuyers (those who do not own a home in the last 3 years)
- Homebuyers who are qualified by credit score
- Ability to qualify for a fixed-rate loan or adjustable rate
- Ability to make a minimum 3% down payment
- Willing to complete all HomeView approved homebuying steps
- Willing to make 1% of the home's sales price in closing costs (includes purchase-related purchase of the home)

HOW TO APPLY?
Scan the QR code or visit the website



HOMEOWNERSHIP LEVEL	MINIMUM INCOME	MAXIMUM INCOME
1	\$40,000	\$60,000
2	\$45,000	\$65,000
3	\$50,000	\$70,000
4	\$55,000	\$75,000
5	\$60,000	\$80,000
6	\$65,000	\$85,000
7	\$70,000	\$90,000
8	\$75,000	\$95,000

SITE MAP



Rudhill.com @Gudhillco 678-878-3888 info@rudhill.com

PARTNER

GWINNETT HOUSING CORPORATION

MONEY MANAGEMENT INTERNATIONAL

Catholic Charities ATLANTA

PRESENTS HOMEBUYER EDUCATION WORKSHOP

Learn this and more:

- The Homebuying Process & Costs
- How to Budget for a Home
- How Credit Scores Affect Loan Approval
- Homeownership Rights & Responsibilities

SATURDAY, JUNE 15, 2024

8:30 AM - 5:00 PM

NORCROSS CULTURAL ARTS & COMMUNITY CENTER
MEETING ROOM 3
10 COLLEGE ST
NORCROSS, GA 30071

REGISTER NOW

*Registration is Required
Please leave message:
713-394-3282

SPONSORED BY

NORCROSS

Workshop presented by HUD approved agencies.



What programming is being offered to residents to help them move to regular housing?

- LHA mission is to provide safe, decent, and sanitary housing. With the added capacity through GHC and community partnerships, LHA is able to remove some barriers to private sector housing, savings, financial literacy, homeownership, entrepreneurship
- Able families take advantage of this programming with documented success
- LHA's main mission is to provide a safe and affordable housing option for the city's workforce; multiplying (direct and indirect) economic effect
- Main obstacles to moving out of subsidized housing - low paying jobs and lack of affordable housing


RESIDENT DEMOGRAPHICS:

- 56 Senior HH (28%)
- 194 Children
- 45 Disabled HH
- Sources of Employment:


Alternative Care For Seniors	Flexible Staffing
Atlanta Public Schools	Gwinnett Clinic
Carousel Kids	GCPS
Children's Healthcare	Jersey Mike's Subs
Christian City Church	Kroger
Elevance Health	Life Care Center
Family Dollar	Marshalls
Northside Hospital	Piedmont Health
QSB Pediatrics Medical Group	Suwanee Pediatrics
USPS	Walmart

Workshop 5
JOIN US
THURSDAY
7pm
MARCH 7, 2024
WINN-DIXIE SUPER MARKET
ARTS & COMMUNITY
CENTER
10 College St
Norcross, GA 30071



HOSTED BY



SPONSOR



Light Refreshments will be served


PRESENTS


FINANCIAL LITERACY WORKSHOP 5 PART SERIES

Series Topics

- Formulate a Personal Budget
- Discuss Tax Write Offs
- Understand Your Credit Report
- Understand Credit Card Usage

REGISTER NOW
Registration Required





Outline the number of FT dedicated staff to LHA and to GHC:

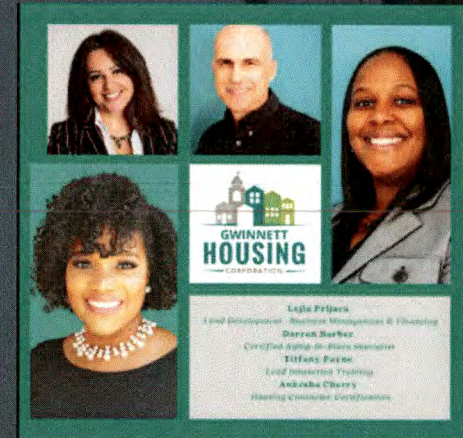
LHA

Executive Director
Deputy Director
Operations Manager
Property Manager
Assistant Property Manager
Maintenance Supervisor
3 Maintenance Techs
Groundskeeper

GHC

Executive Director
Housing Initiatives Director
Development Manager
Construction Manager/GC
Program Manager
Intake Specialist
Housing Counselor

LHA GHC MOU



LHA provides property management services "at cost" for Pathway HOME units.

All other GHC programs are operated solely by GHC employees.

Only the Executive Director's salary is split between two organizations.

LHA staffing before and after GHC

Before:

Executive Director
Assistant to the Director
Occupancy Specialist
Bookkeeper

Maintenance Supervisor
Rehab Specialist
2 Maintenance Techs

After:

Executive Director
Deputy Director
Operations Manager
Property Manager
Assistant PM

Maintennace Supervisor
3 Maintenance Techs (1 temp)
Groundskeeper

GHC services to residents of LHA and City of Lawrenceville

- Services of GC (approx \$130K in multi-year LHA rehab)
- HSL and STS (land for HSL and \$2M in grants)
- Seed funds and technical assistance for LRC (\$300K New Charity Foundation and \$25K United Way grant)
- \$41K in scholarships for LHA residents
- Assisted with Applewood Towers I and II affordability preservation
- Preserved Mulberry and Oaks at New Hope affordability at 60% AMI for 20 years with bond financing
- Homeownership program presentation to LPD



Lawrenceville homeowners - Call today if you are facing code violation(s) or need assistance with major home improvements!

The City of Lawrenceville has partnered with the Gwinnett Housing Corporation (GHC) on a new project to assist homeowners in the City of Lawrenceville improve their homes and clear any code violations. GHC has been approved for Community HOME Investment Program (CHIP) funds from the Georgia Department of Community Affairs (DCA) to assist up to ten (10) homeowners in the City of Lawrenceville with repair costs.

Income-eligible homeowners who are in need of major home repairs or who have been issued a citation/violation/code compliance advisory notice by Lawrenceville Code Enforcement for their home, may be eligible for these grant funds.

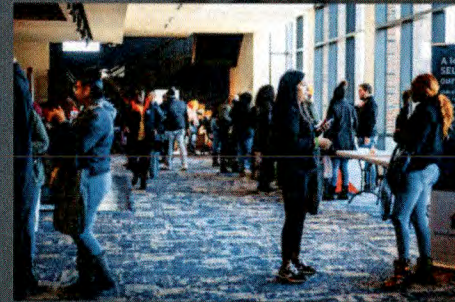
As the lead entity, GHC will manage the project and assist all qualified households with the application process. Please contact Denise Kleinman at 470.361.1070 or email her at denise@lhainfo.com to determine if you qualify for this program.

Call Denise Kleinman at 470.361.1070 or email her at denise@lhainfo.com to determine if GHC can be your partner in clearing your code violation.

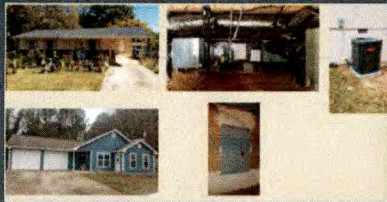


GHC services to residents of LHA and City of Lawrenceville

- Transportation Grant: seniors and the disabled; 635 rides
- Opportunity to transition to market housing through Pathway2Market (targeted towards high income HH)
- Housing counseling (through HRC); 6 residents currently involved

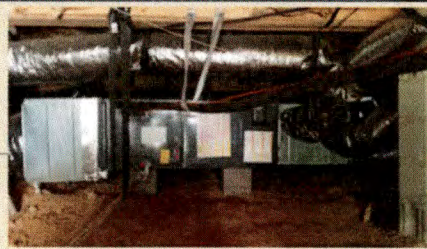


GHC services to residents of LHA and City of Lawrenceville



- Capacity building grant with Gwinnett County (updates to software)
- CHIP grant - 8 homeowners' homes rehabbed (\$330K value)
- Healthy Homes (abatement of housing related Health Hazards) - 10 homes
- OAHMP - high impact, low cost modifications for senior HH - 18 homes
- Summer of Impact - 5 paid internships
- Two "Life After HS Events" - for CGHS
- Two "Housing Expos" - 350 attendees; 15 housing agencies, from homeless services to homeownership programs





LHA response to resident's emails and calls

In an effort to ensure timely responses and efficient communication, if I fail to reply to a resident's inquiry or request within **24 hours**, please contact my supervisor Keira Drane via email at Keira@Lhainfo.com or phone **(470) 470-361-1069**.

- **24 hour response time from Property Management staff**
 - **LHA responds within 24-48 hrs to resident's emails, phone calls, letters, etc.**
- We inform residents about upcoming activities by distributing hand delivered mail, sending email notices and our quarterly newsletter. We're also establishing a schedule for annual tenant meetings to begin Q1 2025. LHA will host tenant meetings by site once a year to share updates and allow a platform for residents to express their thoughts, concerns, compliments and complaints.**

Resident Commissioner Responsibilities

LHA reserves one board space for a resident commissioner (RC). RC's responsibility is the same as other LHA commissioner - to provide oversight of the agency, approve policies, oversee financial health of the organization, and hire the Executive Director. RC brings the unique perspective of the tenants and offers feedback on possible policy implications, community issues, and needs.

As a board member, RC does not directly engage with residents on matters of daily operations (all residents must contact LHA staff).

No specific regulation for RC in multifamily housing.

Tenants have a protected right to form a tenant association in any federally assisted housing.

Process for becoming an LHA resident



Subsidized housing is one of the most regulated industries. Most of LHA daily operations are performed in accordance with federal regulations, HUD-approved policies, and internal guidelines. LHA has to abide by established eligibility criteria, including income limits and other specific requirements to qualify applicants for assistance. Copies of LHA Tenant Selection Plan and Unit Turnover Guidelines are provided.

What can the City do to support LHA?

- LHA is unable to increase the revenue, despite raising expenses
- Utility bill payment fees; stormwater bills; security light (approx \$12K)
- Higher paying jobs for the residents
- Joint grant applications
- Utility assistance (only ACH accepted)

