

Sugar Hill, GA

Memo

To: Mayor and City Council
From: Artagus Newell
cc: Name
Date: July 31, 2025
Re: HOME & CDBG (Acceptance of Grants)

The City of Sugar Hill, as a Sub-recipient from Gwinnett County, is eligible to receive the following grants, to aid in developing and construction an attainable housing component, known as Roosevelt Commons on Roosevelt Circle.

Fiscal Year 2017-2024 Approved Grant Awards:

- CDBG Funds: \$1,500,000- to be used for horizontal construction only
- HOME Funds: \$1,045,281- to be used for horizontal and vertical construction

FY2025 HOME Funds: \$263,850- to be used for horizontal and vertical construction

(Notice received July 1, 2025, with County Commission approval anticipated August 2025)

FY2026 through Gwinnett County (\$ amount unknown)

- CDBG- Horizontal construction only
- HOME- horizontal and vertical construction

Total: \$2,809,131.

Requested action: Approve acceptance of these funds.

Roosevelt Commons

Affordable Housing Initiative



nt
ty



Properties

Recorded: 03/26/2019 11:25 AM

19L021834 Pages: 1 Fees: \$10.00

Richard T. Alexander, Jr.

Richard T. Alexander, Jr.
Clerk of Superior Court, C

eFile Participant IDs: 7783942599.

of the Participant ID# 1105542555,

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

1) OWNER: THOMAS C MORRIS SR. ETAL

2) TAX PARCEL # R7291 013

3) ZONING: RM

4) DEED BOOK 236, PAGE 382

5) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED.

6) SITE ELEVATIONS BASED ON NAVD 88 OBTAINED

BY MEANS OF LOCAL GPS NETWORK.

7) ZONING INFORMATION TAKEN FROM THE CITY OF SUGARHILL ZONING MAPS.

DUE TO THE VAGUE DESCRIPTIONS ON THE SUBJECT DEEDS FOR THE JOSEPH E. CHEELEY JR. TRACT ID# R7291 012 AND THE THOMAS C. MORRIS SR. TRACT ID# R7291 013 A BOUNDARY AGREEMENT WAS SUGGESTED. BOTH PARTIES HAVE AGREED TO THE LINE SHOWN AS WITNESSED BY THE SIGNATURES ON THIS PLAT.

Joseph E. Cheeley, Jr. DATED: 3-15-2019
JOSEPH E. CHEELEY JR. TAX ID# R7291 012
Executor, Estate of Joseph E. Cheeley, Jr.

THOMAS C MORRIS SR. TAX ID# R7291 013 DATED: 3-20-19
EXECUTOR OF ~~THE~~ ESTATE OF ROBY V. MORRIS

N/F *EXECUTOR*
R7291 011
MANAGEMENT GROUP, INC.
B.15584, PG.32
P.B.67, PG.199A
ZONED BG

N/F
R7292 050
SETTLES POINT LIMITED
D.B.48470, PG.18
P.B.103, PG.250
ZONED BG

N/F
R7291 007
BEVERLY ANGELA BETTERS
D.B.51964, PG.788
P.B.16, PG.70B
ZONED RM

N/F
R7291 014
BOATRIGHT & BOATRIGHT, LLC.
D.B.50761, PG.100
ZONED RM

IPF = IRON PIN FOUND
 IPS = 1/2" REBAR PIN SET
 LL = LAND LOT
 LL = LAND LOT LINE
 P = PROPERTY LINE
 C = CENTERLINE
 BUILDING LINE
 R/W = RIGHT-OF-WAY
 SSE = SANITARY SEWER EASEMENT
 DE = DRAINAGE EASEMENT
 MH = MANHOLE
 C = CATCH BASIN
 JB = JUNCTION BOX
 HW = HEADWALL
 DI = DRAIN INLET
 PUP = POWER/UTILITY POLE
 FH = FIRE HYDRANT
 E = INVERT ELEVATION
 FFE = FINISHED FLOOR ELEVATION
 B = BACK OF CURB
 EP = EDGE OF PAVEMENT
 S = SANITARY SEWER LINE/PIPE
 SS = STORM SEWER LINE/PIPE
 F = FENCE LINE
 FZ = FLOOD HAZARD ZONE LINE
 N/F = NOW OR FORMERLY

1) DEED BOOK 236, PAGE 382.

BY GRAPHICAL PLOTTING ONLY, NO PORTION OF
THE SURVEYED AREA LIES WITHIN A 100 YEAR
FLOOD HAZARD AREA PER FIRM PANEL
13135C0014G, MARCH 4, 2013.

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

A TRIMBLE S6 ROBOTIC TOTAL STATION & A CHAMPION TKO GNSS ROVER, CONNECTED TO THE eGPS GNSS REAL TIME NETWORK WAS USED TO OBTAIN THE LINEAR & ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,439 & AN ANGULAR ERROR OF 04" SECOND PER ANGLE POINT & WAS ADJUSTED USING LEAST SQUARES.

THE FIELD SURVEY WAS COMPLETED ON 11/13/18.

PLAT CLAUDE CSTATEMENT

1.42 ACRES

0.895 ACRES
(INCLUDES EASEMENTS WITHIN)

RETRACEMENT SURVEY FOR

FY2017-2024 Approved Grant Awards

- CDBG Funds - \$1,500,000 - Horizontal Construction only
- HOME Funds - \$1,045,281 - Horizontal and Vertical Construction
- FY2025 HOME Funds - \$263,850 - Horizontal and Vertical Construction
 - Notice Received July 1, 2025
 - County Commission approval anticipated August 2025
- FY2026 funds through Gwinnett County - (\$ amount not known)
 - CDBG - Horizontal Construction only
 - HOME - Horizontal and Vertical Construction

Running Total: \$2,809,131

*Cultivating Vibrant and Resilient
Community*



Grant Awards

Timeline

- July 19, 2024 – Application for Grant Funding
- August 12, 2024 – Authorization from City Council

CDBG Application – the City Manager explained that the city has submitted an application for funding from Gwinnett County Housing and Community Development Division to be considered for a CDBG and HOME grant program. The planning staff prepared the application focusing on the Roosevelt Dr. area. This project would be comprised of up to twenty-four housing units in a cottage court style. Council Member Anderson motioned to approve the CDBG application. Mayor Pro Tem Hicks seconded the motion. Approved 4-1 with Council Member Pirkle voting nay.

- December 16, 2024 – FY2024 Offer from County
- January 15, 2025 – Discussion of Funding with County
- February 2, 2025 – Meeting with County on site
- February 10, 2025 – Initial Presentation to City Council

*Cultivating Vibrant and Resilient
Community*



Grant Awards

Timeline

- June 17 – Formal grant(s) approval from Gwinnett County
- August Special Called Meeting – Council resolution to accept award
 - FFY2017 – FFY2024 Funds
 - Authorize mayor to sign grant awards
- Mid to End 2026 – All Funds Obligated / Expended

Draft Site Plan

Quick Facts

- Who: 80% AMI (HUD 2025 Atlanta Metro Area Adjusted Limits, Low Income)
 - Family of 4 Income Cap - **\$91,350**
 - 3-Person household - \$82,250
 - 2-person household - \$73,100
 - 1-person household- \$63,950
- What: Up to 28 detached units permitted by right
 - 25 detached units anticipated
 - 2.29ac total area
- Will go through Design Review Approval for Site Plan and Elevations

*Cultivating Vibrant and Resilient
Community*



LEGEND

- | | | |
|--|-----------------------|---|
| ① RESIDENTIAL UNIT (900SF - 1200 SF, TYP.) | ⑤ BIO-RETENTION | * 25 UNITS TOTAL
11 UNITS PER ACRE
2 PARKING SPACES PER UNIT
10 GUEST PARKING SPACES |
| ② AMENITY AREA | ⑥ SUGAR HILL GREENWAY | |
| ③ MAIL KIOSK | ⑦ ENTRY MONUMENT | |
| ④ SHARED PARKING | ⑧ PLANTING BUFFER | |



ROOSEVELT COMMONS

CONCEPT PLAN



FORESITE
group

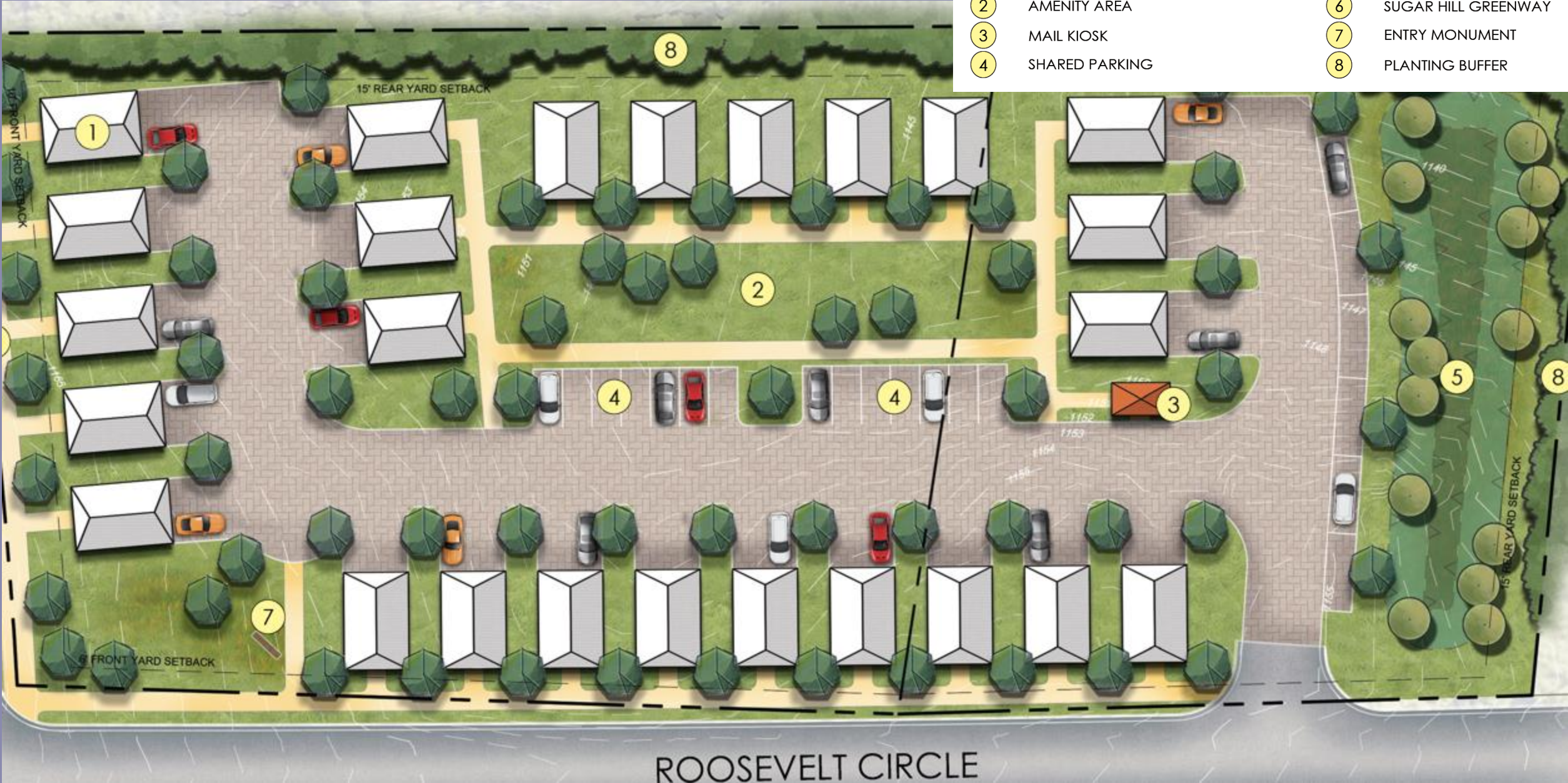


0 15 30 60
FEB - 12 - 2025
1708.006

Draft Site Plan

LEGEND

- | | | | |
|---|---|---|---------------------|
| 1 | RESIDENTIAL UNIT (900SF -1200 SF, TYP.) | 5 | BIO-RETENTION |
| 2 | AMENITY AREA | 6 | SUGAR HILL GREENWAY |
| 3 | MAIL KIOSK | 7 | ENTRY MONUMENT |
| 4 | SHARED PARKING | 8 | PLANTING BUFFER |



Process for getting it done:

- Authorization from City Council to receive funds
 - All Funds spent by mid to end 2026 (\$2.5 million)
 - Flexible timeline due to federal delays
- Reactivate Housing Authority
 - Compliance reports to be filed with DCA
 - Three previous members agree to participate
 - Appoint two new members as needed to comply with state law

How We'll Do it

- Use previously approved on call services firm - Foresite Group - to draft civil plans
- Issue RFPs
 - For architectural services to design residences
 - For construction partner to do horizontal/vertical construction

How We'll Do it

- County to manage eligibility
 - Affordability requirement secured by county
- Quick Process
 - Grant funds go directly toward construction
 - City will seek partner to develop site
 - Partner/county will sell homes to qualified applicants
 - HOA will be created - Housing Authority to maintain common areas

Who owns What?

- City (Housing Authority) will own the land
 - Housing authority responsible for contracting maintenance
- Land leased to prospective residents through 99-year land-lease
 - Ensures perpetual affordability of the project
 - If a home is sold, buyer must meet income eligibility requirements
 - Gwinnett County will ensure eligibility
- Homeowners own their structure
 - Homeowners can still realize equity gains from sale of home
 - Homeowners pay all taxes, fees, and mortgage on home

Who can live here?

- Any income-qualified prospective buyers who meet 80% AMI
- May not limit to any specific group of people outside of Federal National Objectives of serving low to moderate income people
- Citations for Fair Housing Act
- 24 CFR 570.208(3)
- 24 CFR 92.217
- 42 USC 3601

Who else is doing this?

- Atlanta Land Trust
- Gainesville Non-Profit Development Corporation
- Gwinnett Housing Corporation
- Decatur Land Trust
- Metro Atlanta Land Bank
- Many other cities

*Cultivating Vibrant and Resilient
Community*



Why here?

- Location
 - Close to shops, restaurants, amenities
 - Encourages walking to activities, reducing automobile dependence
- Affordability
 - Beyond just a low-cost home
 - Lower transportation costs
 - Priced significantly lower than other homes in the city
 - *Only 9 listings under \$350k (1 under \$300k) out of ~200 listings*
 - Quality workmanship and materials for minimal maintenance

LEGEND

- | | | |
|--|-----------------------|---|
| ① RESIDENTIAL UNIT (900SF - 1200 SF, TYP.) | ⑤ BIO-RETENTION | * 25 UNITS TOTAL
11 UNITS PER ACRE
2 PARKING SPACES PER UNIT
10 GUEST PARKING SPACES |
| ② AMENITY AREA | ⑥ SUGAR HILL GREENWAY | |
| ③ MAIL KIOSK | ⑦ ENTRY MONUMENT | |
| ④ SHARED PARKING | ⑧ PLANTING BUFFER | |



ROOSEVELT COMMONS

CONCEPT PLAN



FORESITE
group



0 15 30 60
FEB - 12 - 2025
1708.006