



# 2010 Program Year Action Plan Narrative Responses

## GENERAL

### EXECUTIVE SUMMARY

Cobb County and the Georgia Urban County Consortium [GUCC] are required to submit to the U.S. Department of Housing and Urban Development [HUD] an Annual Action Plan for Program Year [PY] 2010 [year five of five for the PY 2006-2010 Consolidated Plan]. The PY 2010 Annual Action Plan is submitted as a prerequisite to receiving funds for the following programs: Community Development Block Grant [CDBG] Program, Home Investment Partnerships Act [HOME] Program, the American Dream Downpayment Initiative [ADDI] Program, the Housing Opportunities for People with AIDS [HOPWA] Program, and the Emergency Shelter Grant [ESG] Program.

The Plan must be submitted to HUD by November 15, 2009 and will provide direction for program activities funded during PY 2010. The plan is developed and administered by the Cobb County CDBG Program Office in conjunction with Cobb County's Office of Economic Development and under the approval and direction of the County Manager and the Cobb County Board of Commissioners.

The Annual Action Plan depicts specific projects on which these funds will be used to carry out previously identified priorities established in Cobb County's PY 2006-2010 Consolidated Plan. These priority needs were established through collaboration with citizens, public interest groups, and other stakeholders in Cobb County, the City of Marietta and Cherokee County. The proposed activities seek to address certain significant housing and community development needs for low and moderate income residents.

Applications for the CDBG Program for the PY 2010 grant year were accepted from February 6, 2009 through April 3, 2009. Each year, as a part of its Citizen Participation Plan, the Cobb County CDBG Program Office holds Public Hearings to receive comments on applications received. Comments received during the hearings are documented in this Plan. CDBG staff then makes recommendations for funding to Cobb County. Final approval of allocation of funds was made by the Cobb County Board of Commissioners on September 22, 2009.

Because the exact budget amount for these programs has not been approved by Congress yet, the Plan budget is based on 90% of the funding received in PY 2009 for CDBG [\$3,566,675], HOME [\$1,893,296] and ESG [\$129,003]. The CDBG and HOME programs also expects to receive \$100,000 in program income [\$50,000 for the CDBG Program and \$50,000 for the HOME Program, respectively] bringing the total to \$5,688,974.

**100% of Cobb County CDBG, HOME, and ESG funding is expended serving low to moderate income residents in Cobb County, the City of Marietta and Cherokee County.**

Cobb County serves as the Lead Agency for the HOME Program's GUCC, which consists of Cobb County, the City of Marietta and Cherokee County. ADDI funding was discontinued in 2008 but is treated as additional HOME funding. ESG funding is provided solely to Cobb County. HOPWA funding is received by the City of Atlanta with Cobb County receiving an annual allocation. As an Entitlement Community, the City of Marietta receives its CDBG funding through Cobb County.

### **Cobb County Key Facts:**

- More than 65,000 people in Cobb County live below the poverty level;
- 95,634 households have an income less than 80% of the median Cobb County income [Family of one median income- \$50,100; Family of four median income \$71,700];
- More than 3,200 elderly households pay more than 50% of their income for housing costs;
- There are more than 537 homeless men, women, and children in Cobb each day;
- More than 100,000 people in Cobb cannot read or speak English adequately to meet their job or every day living requirements;
- 82,986 Cobb residents have a physical handicap limiting their ability to use buildings and services; and

### **2006-2010 Consolidated Plan Goals:**

- 1.** Increase capacity of public facilities and public services to improve the non-housing social, economic, and physical environment of low and moderate income persons;
- 2.** Increase access to affordable housing for low and moderate income persons;
- 3.** Eliminate substandard housing conditions for low and moderate income individuals and families;
- 4.** Increase housing options and self-sufficiency for the homeless and near homeless individuals and families; and
- 5.** Increase housing and supportive services for individuals and families with special needs;

The following outlines proposed PY 2010 Cobb County and GUCC project descriptions and respective funding to attain each goal.

**GOAL ONE: Address the Non-Housing Needs of Low and Moderate Income Residents through Investing in Public Facilities, Infrastructure, and Public Services.**

Cobb County addresses these non-housing needs by:

- Renovating and Constructing County, City and Non-Profit Agency Facilities supporting Low to Moderate Income Families;
- Installing new Infrastructure [water, sewer, streets, sidewalks] in Low to Moderate Income Areas;
- Renovating Public Facilities to provide services for the homeless and those with special needs;
- Supporting Non-Profit Organizations and their needs for facilities, operating resources and equipment; and
- Renovating County-owned Facilities to meet the Americans with Disabilities Act [ADA] Requirements;

**Proposed PY 2010 Non-Housing Projects to Meet Goal 1**

<b>Proposed Project</b>	<b>Proposed Funding</b>
<b>Public Facilities</b>	
* MUST Ministries – Acquisition Pre-Award Project [CDBG] – Year 2 of 4	\$250,000
* YWCA – Building Renovation [CDBG] – Year 1 of 5	\$200,000
City of Kennesaw Woodland Acres Infrastructure—Water and Sewer [CDBG]	\$116,050
City of Austell Louise Suggs memorial Park (Frog Park) Renovation [CDBG]	\$28,693
City of Acworth Neighborhood Infrastructure and Trailway System, Phase II [CDBG]	\$93,241
City of Smyrna Chuck Camp Park Multi-Purpose Field Renovation [CDBG]	\$67,628
City of Smyrna Rose Garden ADA Playground Replacement [CDBG]	\$37,628
City of Smyrna Church Street Senior Courts & Pavilion Restroom Building [CDBG]	\$54,628
City of Smyrna Church Senior Adult Aquatic Center Bathroom Renovation [CDBG]	\$59,629
City of Powder Springs – Senior Citizens Center Renovations [CDBG]	\$19,879
Boys and Girls Club, Inc. – Anderson Teen Center Renovations [CDBG]	\$90,000
Girls Inc. of Greater Atlanta – Cobb County Facilities Improvement – Manget Street [CDBG]	\$90,000
MUST Ministries – Health Care Clinic Construction/Renovation [CDBG]	\$150,000
The Sheltering Arms – Roberta Drive Center Roof Replacement [CDBG]	\$24,000
Tommy Nobis Center – Energy Efficiency and Accessibility Renovations [CDBG]	\$123,000
<b>TOTAL Public Facilities</b>	<b>\$1,404,376</b>
<b>Public Services (Non-Profit Organizations)</b>	
The Extension, Inc. – Women’s Recovery - Operating	\$60,000
Omosaze, Inc. – Reading/Literacy Services – Reading Workshop [CDBG]	\$5,000
Omosaze, Inc. – Reading/Literacy Services – Reading Saturday [CDBG]	\$28,500
The Center for Family Resources – Acquisition of Technology Equipment [CDBG]	\$34,000
Marcus Jewish Community Center Housemate Match Housing Program [CDBG]	\$30,000
City of Marietta [CDBG]	\$94,000
Community Health Center – Community Health Center Services [CDBG]	\$82,000
Cobb County and City of Marietta The Edge Connection Microenterprise Technical Assistance [CDBG]	\$47,000
<b>Total Public Services</b>	<b>\$380,500</b>
<b>Administration and Planning</b>	
City of Marietta	\$110,000
Cobb County CDBG Program Office	\$587,885
<b>Total Administration and Planning</b>	<b>\$697,885</b>
<b>TOTAL PROPOSED NON-HOUSING PROJECTS</b>	<b>\$2,482,761</b>

\* Pre-Award projects allow an organization and/or municipality to incur the total cost of a project prior to the receipt of an annual grant agreement. Each annual allocation thereafter (for a specified number of years) reimburses the organization/municipality until the initial investment is reimbursed in full.

**GOAL TWO: Increase Access to Affordable Housing for Low and Moderate Income Persons.**

Cobb County increases access to affordable housing by:

- Offering 1<sup>st</sup> Time Homebuyer Downpayment Assistance [Habitat for Humanity];
- Providing Homebuyer Education to help families learn how to become homeowners;
- Helping developers build affordable housing for homebuyers by providing property and development grant subsidies;
- Promoting the elimination of impediments to fair and affordable housing; and
- Supporting the rehabilitation of existing and development of new affordable rental housing and development of needed transitional and permanent housing for the disabled and homeless;

**Proposed PY 2010 Affordable Housing Projects to Meet Goal 2**

<b>Proposed Project</b>	<b>Proposed Funding</b>
<b>Cobb County</b>	
Cole Street Development Corporation - Project Cobb – 15% CHDO [HOME]	\$192,548
Cole Street Development Corporation - CHDO Operating [HOME]	\$32,092
Uncommitted - CHDO Operating [HOME]	\$32,092
Uncommitted - CHDO 1 <sup>st</sup> Time Homebuyer Downpayment Assistance Program [HOME]	\$100,000
Habitat for Humanity 1 <sup>st</sup> Time Homebuyer Downpayment Assistance Program [HOME]	\$140,000
Habitat for Humanity Acquisition and Development [HOME]	\$264,000
Cobb County CDBG Program Office Administration and Planning [HOME]	\$128,365
<b>Cobb County TOTAL</b>	<b>\$889,097</b>
<b>City of Marietta</b>	
Uncommitted - Project MINT - 15% CHDO [HOME]	\$59,639
Uncommitted - CHDO 5% Operating [HOME]	\$19,880
Uncommitted - Acquisition and Development [HOME]	\$278,314
Cobb County CDBG Program Office Administration and Planning [HOME]	\$39,759
<b>City of Marietta TOTAL</b>	<b>\$397,592</b>
<b>Cherokee County</b>	
North Central Georgia Habitat for Humanity - Project Cherokee – 20% CHDO [HOME]	\$42,409
Cobb County CDBG Program Office Administration and Planning [HOME]	\$21,205
<b>Cherokee County TOTAL</b>	<b>\$63,614</b>
<b>TOTAL PROPOSED AFFORDABLE HOUSING PROJECTS</b>	<b>\$1,350,303</b>

***Cole Street Development Corporation [CSDC], a local nonprofit housing corporation and a designated Community Housing Development Organization [CHDO], builds affordable housing for low to moderate income families. The PY 2010 Action Plan resources for HOME are proposed to help pay for 5% operating costs, 15% CHDO development costs (acquisition, site work and developer fees) and 1<sup>st</sup> Time Homebuyer Downpayment Assistance.***

***NW Georgia Habitat for Humanity buys and develops individual lots/ tracts of land for construction of affordable housing. Sponsor organizations (churches, businesses) provide funds for the materials and some subcontractor expenses. Most of the labor is donated by volunteers. The cost of Habitat homes is 40% less than comparable market units. It is proposed that Cobb Habitat for Humanity will receive HOME funds to assist with their Downpayment Assistance Program and for assistance with acquisition and development of affordable housing units.***

**GOAL THREE: Eliminate Substandard Housing Conditions for Low and Moderate Income**

Cobb County eliminates substandard housing conditions for low and moderate income individuals and families by:

- Providing small grants and zero-interest, deferred payment loans for minor home repairs;
- Eliminating housing code deficiencies and hazardous materials through zero interest, deferred payment loan financing; and
- Providing zero-interest Deferred Payment Loans to complete major rehabilitation of seriously deteriorated homes.

**Proposed PY 2010 Housing Rehabilitation Projects to Meet Goal 3**

<b>Proposed Project</b>	<b>Proposed Funding</b>
<b>Cobb County</b>	
Cobb County CDBG Program Office Owner-Occupied Housing Rehabilitation [CDBG]	\$273,837
Cobb County CDBG Program Office Owner-Occupied Housing Rehabilitation [HOME]	\$275,358
<b>City of Marietta</b>	
Marietta Owner-Occupied Housing Rehabilitation [CDBG]	\$403,252
<b>Cherokee County</b>	
Cherokee County Owner-Occupied Housing Rehabilitation for Senior Citizens [HOME]	\$148,435
<b>TOTAL PROPOSED HOUSING REHABILITATION PROJECTS</b>	<b>\$1,100,882</b>

***The Cobb County CDBG office operates a Housing Rehabilitation Program using CDBG and HOME funds and provides financial assistance (grant or zero-interest, deferred payment loans) for eligible homeowners in Cobb County based on the availability of Action Plan resources (grants, on a limited basis, are available only for families making 50% or less of the median income for Cobb County). When lead or asbestos is determined to exist in homes, it is removed or abated to prevent occupants from exposure.***



*Before and After Reconstruction*

**GOAL FOUR: Support Increasing Housing Options and Self-Sufficiency for Homeless and Near-Homeless Individuals and Families.**

Cobb County supports increasing housing options and self-sufficiency for the homeless and near homeless by:

- Providing support for emergency housing and supportive services for homeless families and individuals in Cobb through the ESG Program;
- Providing support for the development of transitional housing throughout Cobb County;
- Providing support for Transitional Housing operations and support services for homeless families and individuals while they work towards self-sufficiency through the Supportive Housing Program;
- Provide support for services that prevent persons released from institutions from entering homeless situation;

**Proposed PY 2010 Homeless/Non-Homeless Projects to Meet Goal 4**

<b>Proposed Project</b>	<b>Proposed Funding</b>
*YWCA of Northwest Georgia-Transitional Housing Renovation [HOME] – Pre-Award Year 1 of 5	\$100,000
The Center for Family Resources Emergency/Transitional Shelter [ESG]	\$36,637
MUST Ministries Emergency/Transitional Shelter [ESG]	\$31,954
The Extension, Inc. Emergency/Transitional Shelter [ESG]	\$33,962
Turner Hill CDC Emergency/Transitional Shelter [ESG]	\$20,000
Turner Hill CDC – Harmony House Moderate Rehabilitation [HOME]	\$19,200
Cobb County CDBG Program Office Administration and Planning [ESG]	\$6,450
<b>TOTAL PROPOSED HOMELESS/NON-HOMELESS PROJECTS</b>	<b>\$248,203</b>

\* Pre-Award projects allow an organization and/or municipality to incur the total cost of a project prior to the receipt of an annual grant agreement. Each annual allocation thereafter (for a specified number of years) reimburses the organization/municipality until the initial investment is reimbursed in full.

**SuperNOFA Resources:**

***The CDBG Program Office also assists local organizations apply for HUD Supportive Housing funding each year for Transitional Housing, Shelter Plus Care, and support services. Since 1995, local organizations have received more than \$17.4 million in funding for such activities and services through the SuperNOFA process. The 2009 Supportive Housing Grant total \$1,254,972 and was awarded to MUST, The Extension, Inc., the Center for Family Resources, Zion Keepers, inc., YWCA of NW Georgia, Cobb County Community Services Board and the Cobb Community Collaborative, Inc..***



**GOAL FIVE: Increase Housing and Supportive Service for Individuals and Families with Special Needs.**

Cobb County increases housing and supportive services for individuals and families with special needs by:

- Renovating government facilities in compliance with Americans with Disabilities Act [ADA] regulations including restroom upgrades, handrails, ramps at public facilities and county buildings, elevator modifications, and accessible water fountains;
- Providing funds to organizations to address the needs of Adults with Disabilities; and
- Providing limited operating funds for organizations.

**Proposed PY 2010 Special Needs Projects to Meet Goal 5**

<b>Proposed Project</b>	<b>Proposed Funding</b>
Americans with Disabilities Act [ADA] Improvements to Cobb County facilities [CDBG]	\$316,825
SafePath Abused Children Services—Domestic Violence Program Expansion [CDBG]	\$90,000
<b>TOTAL Special Needs Projects</b>	<b>\$406,825</b>



*In 2010, SafePath Children’s Advocacy Center will continue their domestic violence response program thereby improving availability and accessibility of services to abused and neglected children.*

**ADA Improvements**

**TOTAL PROPOSED CDBG/HOME/ESG PROJECTS for PY 2010**

<b>GOAL</b>	<b>Proposed Funding</b>
Address the Non-Housing Needs of Low and Moderate Income Residents through Investing in Public Facilities, Infrastructure, and Public Services.	\$2,482,761
Increase Access to Affordable Housing for Low and Moderate Income Persons.	\$1,350,303
Decrease Substandard Housing for Low and Moderate Income Individuals and Families.	\$1,100,882
Support Increasing Housing Options and Self-Sufficiency for Homeless and Near-Homeless Individuals and Families.	\$248,203
Increase Housing and Supportive Service for Individuals and Families with Special Needs.	\$406,825
<b>TOTAL PROPOSED PROJECTS</b>	<b>\$5,588,974</b>

### **Housing Opportunities for People with AIDS [HOPWA] Program**

Additional funds are anticipated to be received by Cobb County including its 2009 allocation of HOPWA funds through the City of Atlanta. HOPWA funds are received by the Cobb County Board of Health. Upon the City of Atlanta's City Council approval, the 2009 grant allocation was a two-year allocation from July 1, 2008 through June 30, 2010 totaling \$244,490.

### **American Dream Downpayment Initiative [ADDI] Program**

The Cobb County CDBG Program Office received \$18,018 in ADDI funds for PY 2008. It appears that ADDI will not be funded for PY 2010.

### **Performance Measures**

The Cobb County PY 2010 Action Plan marks the fifth year of reporting Performance Measurements utilizing the Consolidated Plan Management Process [CPMP] tool. The tool allows for a concise, reader-friendly report that is more readily accessible and understandable for interested residents of Cobb County.