

COBB COUNTY, GEORGIA
AND THE
GEORGIA URBAN COUNTY CONSORTIUM

2013 ANNUAL ACTION PLAN

PREPARED FOR SUBMISSION TO THE
U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT

Prepared By:



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ES-05 Executive Summary

As a recipient of federal grant funds, Cobb County and the Georgia Urban County Consortium [GUCC] are required by HUD to produce a Consolidated Plan every five years and Annual Action Plan every year. These documents serve as the application for funding for the following federal entitlement programs that serve low-income individuals and/or families:

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

Cobb County's Program Year (PY) 2013 Annual Action Plan describes specific projects in which these funds will be utilized to carry out previously identified priorities established in Cobb County PY 2011-2015 Consolidated Plan. These priority needs were established through a collaborative process with citizens, public interest groups, and other stakeholders in Cobb County, Cherokee County, the City of Marietta, the City of Smyrna, and the City of Roswell. The proposed activities seek to address certain significant housing and community development needs for low and moderate income residents. This document includes narrative responses to specific questions that grantees must respond to in order to be compliant with the Consolidated Planning Regulations at 24 CFR part 91.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

The following is an outline of the strategic priorities identified in the PY 2011-2015 Consolidated Plan.

PY 2011-2015 Consolidated Plan Goals



Figure : Consolidated Plan Goals

A. Increase Access to Affordable Housing for Low and Moderate Income Persons

Cobb County has increased access to affordable housing by:

- 1) Offering Homebuyer Down-Payment Assistance;
- 2) Providing homebuyer education classes to help income eligible families learn how to become responsible homeowners;
- 3) Providing property and development grant subsidies for developers to build affordable housing for eligible homebuyers;
- 4) Promoting education for the elimination of impediments to fair and affordable housing; and
- 5) Providing support for the rehabilitation of existing and development of new affordable rental housing for single family and rental housing in low and moderate income area.

B. Address the Non-Housing Needs of Low and Moderate Income Residents through Investing in Public Facilities.

Cobb County addressed non-housing needs by:

- 1) Renovating and Constructing County, City and Non-Profit Agency Facilities supporting Low and Moderate Income Families;
- 2) Renovating Public Facilities to provide services for the homeless and those with special needs;
- 3) Providing operating resources and equipment for non-profit organizations;
- 4) Renovating County-owned facilities to meet the Americans with Disabilities Act [ADA] Requirements

C. Increasing Housing Options and Self-Sufficiency for Homeless and Near-Homeless Individuals and Families.

Cobb County support increased housing options and self-sufficiency for the homeless and near-homeless by:

- 1) Providing support for emergency housing and supportive services for homeless families and individuals in Cobb through the ESG Program;
- 2) Providing support for the development of transitional housing throughout Cobb County;
- 3) 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; and

- 4) Provide support for services that prevent persons released from institutions from entering homeless situation.

D. Increase the capacity of public services to provide services for low and moderate income families.

The County supports increasing the capacity of public services that serve low and moderate income families by:

- 1) Providing funding or technical assistance to assist in the implementation of programs for special population groups such as ethnic minorities, women, elderly, and persons with disabilities; and
- 2) Providing funding or technical assistance to private non-profit and public agencies meeting the public service needs of the County's low and moderate-income population.

E. Increase funding to agencies that provide economic opportunities

The County supports increasing funding to agencies that provide economic opportunities by:

- 1) Providing funding to micro-enterprise organizations that promote businesses creation and expansion for low and moderate-income persons.

3. Evaluation of past performance

The goals and projects identified in this Action Plan were developed using past strategies that have been proven successful and those that needed to be revised.

4. Summary of citizen participation process and consultation process

During the preparation of the Cobb County PY 2013 Action Plan, a public hearing was held to obtain the specific housing and related services needs for Cobb County. Comments received included suggestions to include the names of organizations in the Action Plan. All comments received have been documented and archived. The following methods were used to garner public and private input:

- A 30-day comment period was held from Monday, October 1, 2012 through Tuesday, October 30, 2012 for the public to review and provide comments on the Annual Action Plan. The plan was available in a hard copy for review at the Cobb County CDBG Program Office as well as on the CDBG Program Office website: <http://cdbg.cobbcountyga.gov/>.

- A public hearing was held during the Public Comment Period, on Wednesday, October 23, 2012.

In an attempt to increase public participation, the County actively maintains communication with local nonprofits and housing developers and will adhere to the following actions to improve citizen participation:

Actions to improve participation

- Conduct evening public meetings in various communities throughout the County to ensure that meetings are held at a convenient time and location for residents of the County; conduct workshops at local colleges or worksites; 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. This includes sending mass emails to County and Municipal employees, nonprofit organizations, and local businesses; advertising on the County's public access channel (Cobblin); and posting advertisements in the County's electronic newsletter.
- Review of all citizen comments and incorporation of such comments in the Action Plan, as applicable;
- Analyze the impact of Action Plan program activities on neighborhood residents, particularly low and moderate income residents;
- Conduct Needs Assessments and appropriate on-site visits to each proposed project before including it in the Proposed Consolidated Plan;
- Meet with neighborhood groups to inform them about the Action Plan, project eligibility, the program planning process, project selection and funding, and the project implementation process;

5. Summary of public comments

The following comments were received at the public hearing held on Wednesday, October 23, 2012:

- A representative from the Center for Children and Young Adults asked “why wasn’t CCYA funded under ESG and all of the other shelters in the County were funded.” She also stated that CCYA was the only shelter in the County serving children. She then asked why SafePath was recommended for funding for operating costs under ESG.
- A representative from MUST Ministries asked for clarification on the 70% estimate for PY 2013.

6. Summary of comments or views not accepted and the reasons for not accepting them

The CDBG Program Office accepted all comments received at the public hearing.

7. Summary

This Annual Action Plan describes specific projects in which these funds will be utilized to carry out previously identified priorities established in the Cobb County PY 2011-2015 Consolidated Plan. Using CDBG, HOME, and ESG funds and by leveraging other public and private investment, Cobb County will:

1. Increase Access to Affordable Housing for Low and Moderate Income Persons
2. Address the Non-Housing Needs of Low and Moderate Income Residents through Investing in Public Facilities.
3. Increasing Housing Options and Self-Sufficiency for Homeless and Near-Homeless Individuals and Families.
4. Increase the capacity of public services to provide services for low and moderate income families.
5. Increase funding to agencies that provide economic opportunities

The identification of these specific priorities is a product of extensive consultation with community stakeholders combined with data from the U.S. Census and other sources that indicates specific housing and community development needs in Cobb County.

PR-05 Lead & Responsible Agencies

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table - Responsible Agencies

Agency Role	Name	Department/Agency
Lead Agency	COBB COUNTY	Cobb County CDBG Program Office

Narrative

Cobb County is the lead agency for the development, administration, and review of the Annual Action Plan. The Cobb County CDBG Program Office is fully staffed and managed by W. Frank Newton, Inc. WFN, Inc. is a program management consulting firm that specializes in HUD Grant Programs and has been managing all facets of Cobb County's CDBG Program since 1981. Because of the unique relationship between the CDBG Program Office and Cobb County, additional administrative support and oversight is provided by Cobb County's Office of Economic Development while Cobb County's Finance Department and Budget and Internal Audit Division address all financial matters and internal controls and processes.

The CDBG Program Office, as the lead entity/agency, researched, and, prepared the Consolidated Plan that will provide a comprehensive strategy that addresses the County's housing and community development needs for the use of CDBG, HOME, and ESG Program funds.

Consolidated Plan Public Contact Information

Public concerns, issues, or comments regarding the Consolidated Plan are directed to:

Kimberly Roberts, Managing Director
Cobb County CDBG Program Office
121 Haynes Street
Marietta, GA 30060
robertsk@cobbcountycdbg.com
(770) 528-1455

AP-15 Expected Resources

Introduction

Because the exact budget amount for these programs has not been approved by Congress, the 2013 budget is based on 70% of the funding received in PY 2012 for CDBG [\$2,539,985], HOME [\$995,443] and, ESG [\$179,955]. The CDBG and HOME Programs also expect to receive approximately \$75,000 in program income [\$25,000 for the CDBG Program and \$50,000 for the HOME Program, respectively] bringing the total to \$3,790,383.

Table - Expected Resources – Priority Table

Program	Source of funds	Uses of Funds	Expected Amount Available Year 3				Amount Available Reminder of ConPlan
			Annual Allocation	Program Income	Prior Year Resources	Total	
CDBG	Public – Federal	<ul style="list-style-type: none"> - Acquisition - Admin and Planning - Economic Development - Affordable Housing - Public Improvements - Public Services 	\$2,539,985	\$25,000	n/a	\$2,564,985	\$7,619,955
HOME	Public – Federal	<ul style="list-style-type: none"> - Acquisition - Homebuyer Assistance - Homeowner Rehab - Multifamily Rental - New Construction - Multifamily Rental Rehab - TBRA 	\$995,443	\$50,000	n/a	\$1,045,443	\$2,986,329
ESG	Public – Federal	<ul style="list-style-type: none"> - Financial Assistance - Overnight shelter - Rapid re-housing - Rental Assistance - Transitional Housing 	\$179,955	\$0	n/a	\$179,955	\$539,685

Table Other Resources (Leveraged Funds)

Program	Source	Uses of Funds	Expected Amount Available Year 1			
			Annual Allocation	Program Income	Prior Year Resources	Total
FEMA	Public – Federal	<ul style="list-style-type: none"> - Served Meals - Other Meals - Emergency Shelter - Emergency Rental Assistance 	\$ 339,475	\$ 0	\$ 0	\$ 339,475
CSBG	Public – Federal	<ul style="list-style-type: none"> - Emergency Assistance for Family - Self Sufficiency - Health Care - Education 	\$ 633,723	\$ 0	\$ 0	\$ 633,723
Department of Justice	Public – Federal	<ul style="list-style-type: none"> - Gang Suppression Program – Prosecution and Court Programs - Crime and Victim Witness Program - Police Athletic League (PAL) – Law Enforcement Programs 	\$ 100,352	\$ 0	\$ 0	\$ 100,352
Continuum of Care	Public – Federal	<ul style="list-style-type: none"> - Permanent Supportive Housing - Supportive Services - Permanent Affordable Housing - Transitional Housing - Emergency Shelter - Prevention - Outreach and Assessment 	\$ 2,231,167	\$ 0	\$ 0	\$ 2,231,167

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

If annual schedules hold consistent, Cobb County will receive final grant allocation amounts in April 2013. Cobb County anticipates funding levels to remain level with those provided in 2012. The amount expected if funding remains level is \$5,307,691.00.

In an attempt to offset any further reductions in funding amounts, the County will continue to investigate and make application for additional funding streams that are consistent with the goals of the Consolidated Plan. Cobb County will also work with partner organizations to encourage each of them to leverage available funding sources and build capacity.

In addition to the leveraged resources, HOME and ESG program regulations also requires that grantees match program funds with other non-federal resources. A description of how funds are matched for the HOME and ESG programs is listed

- **HOME Program:**

Cobb County Subrecipients and CHDO's must make matching contributions to eligible HOME projects that total no less than 25% of the funds drawn from the HOME Program, with the exception of Program Administration and CHDO Operating expenses. Each year, Cobb County submits to HUD the HOME Match Log that identifies the sources of match funds from each Program Year with the submission of the CAPER. Some examples of eligible sources of match funds can include:

- Volunteer labor hours;
- Cost [not paid with Federal resources] of materials purchased;
- Cost [not paid with Federal resources] of Construction used in the development of affordable housing; and
- Cash donated from churches and businesses to construct Habitat for Humanity homes.

The CDBG Program Office anticipates that Cobb County HOME subrecipients will contribute required match funds provided through building sponsorships from local churches, businesses and waived County fees. Annually, Northwest Metro Atlanta Habitat for Humanity builds an average of 20 homes and receives an average of \$60,000 per home in sponsorships. Subsequently, the Cobb County match funds from all organizations receiving Federal Fiscal Year [FFY] 2013 HOME funding will far exceed the 25% annual contributions requirement stipulated by HOME Program regulations. At the end of FFY 2012, the GUCC had accumulated excess match in the amount of \$13.8

million available for carryover into future Federal Fiscal Years.

- **ESG Program:**

Cobb County ESG Subrecipients must make matching contributions to eligible ESG projects that total no less than 100% [dollar-for-dollar match] of the funds drawn from the ESG Program. In calculating the match contributed, a Subrecipient may include:

- The value of any donated material or building;
- The value of any lease on a building;
- Salary paid to staff, not included in the award, to carry out the project of the recipient;
- Any funding from other sources; and
- The value of the time and services contributed by volunteers to carry out the program.

Based on the projected PY 2013 ESG allocation [70% of PY 2012 allocation], the CDBG Program Office anticipates that subrecipients of the ESG grant [The Center for Family Resources, MUST, The Extension, HOPE Atlanta-Travelers Aid, St. Vincent DePaul-House of Dreams, and Turner Hill Community Development Corporation] will contribute \$179,955 in required match funds using DCA funds, private donations, and in-kind donations.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The County will not use any publicly owned land or property to address the need identified in this Annual Action Plan.

AP-20 Annual Goals and Objectives

Table - Goals Summary Information

Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
Increase Access to Affordable Housing	2011	2015	Affordable Housing	Affordable Housing	\$1,005,919	Number of Households Served
Neighborhood Redevelopment and Revitalization	2011	2015	Non-Housing Community Development	Community Development	\$ 1,638,781	Number of Persons Served
Eliminating Homelessness	2011	2015	Homeless	Homeless	\$ 227,279	Number of Persons Served
Increase Public Services	2011	2015	Non-Housing Community Development	Non-Housing Community Development	\$ 345,248	Number of Persons Served
Expand Economic Opportunity	2011	2015	Non-Housing Community Development	Non-Housing Community Development	\$ 30,000	Number of Jobs Created

Estimate 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)

During Action Plan Period, a minimum of 50 extremely low-income, low income and moderate-income families will be provided affordable housing.

AP-35 Projects

Introduction

CDBG funding for PY 2013 is projected at 70% [\$2,539,985] of the Program Year 2012 allocation. This grant allocation includes an allocation for Cobb County, the City of Marietta, and the City of Smyrna. These cities are HUD entitlement communities and receive their CDBG allocation amount directly from the U.S. Department of Housing and Urban Development [HUD]. However, the City of Marietta and the City of Smyrna have entered into a joint-agreement with Cobb County to administer their grant funds.

HUD allows a maximum of 20% [\$507,997] set aside for CDBG Planning and Administration. The administration cap is calculated as 20% of the total PY 2013 estimated allocation. The County will only utilize 19.09% [\$480,717] of PY 2013 estimated Planning and

Administration set aside. These funds are allocated between Cobb County [\$367,270], the City of Marietta [\$83,805], and the City of Smyrna [\$29,641].

HUD allows a maximum of 15% set asides for CDBG eligible public services. The cap is calculated at 15% of Cobb County's grant award. Based on 70% of PY 2013 estimated allocation, the public service cap for PY 2013 is [\$377,526]. The proposed Public Services projects total \$321,035 [12.75%] of total grant award. The table below shows the public service allocations for PY 2012.

HUD allows an optional 5% [\$66,745] of HOME funds to be set aside for CHDO Operating Expenses. Cobb County has allocated a total of \$58,195 [4.36%] of HOME Program funds for CHDO operating expenses. Of the total allocation [\$58,195], Cobb County will allocate \$44,452 and the City of Marietta will allocate \$13,743 for CHDO Operating expenses.

Cobb County serves as the Lead Agency for the HOME Program's GUCC, which consists of Cobb County, the City of Marietta, Cherokee County, and the City of Roswell. The estimated HOME funding for PY 2013 is \$995,443 and is projected at 70% of PY 2012 allocation [\$1,422,061]. Program Income is estimated at \$50,000 per year and will be used for those activities that generate Program Income [Down Payment Assistance, Housing Rehabilitation, and Affordable Housing Construction].

HUD allows up to 10% [\$99,544] for HOME Program General Administration expenses. Cobb County will allocate \$57,336, the City of Marietta will allocate \$15,429, Cherokee County will allocate \$19,312, and the City of Roswell will allocate \$7,466 towards program administration.

Cole Street Development Corporation is an approved CHDO for Cobb County and the City of Marietta. Cobb County will allocate \$86,006 for CHDO related acquisition and construction of affordable housing and \$28,669 for CHDO operating expenses. The City of Marietta will allocate \$23,144 for CHDO related acquisition and rehabilitation of affordable housing and \$7,715 for CHDO operating expenses. North Central Georgia Habitat for Humanity is an approved CHDO for Cherokee County and the City of Roswell. Cherokee County will allocate \$38,623 for CHDO related activities and will not allocate HOME program funds for CHDO operating expenses. The City of Roswell will allocate \$11,199 for CHDO related acquisition and rehabilitation of affordable housing and \$3,733 for CHDO operating expenses.

Estimated ESG funding is projected at 70% [\$179,955] of PY 2012 allocation [\$257,079]. HUD allows a maximum of 7.5% set aside for ESG Planning and Administration. A total of \$107,972 will be used for Emergency Shelter Operations and a total of \$53,900 will be used for Rapid Re-housing and Homelessness Prevention. The County will also use \$4,586 for HMIS operations and a total of [\$13,497] for General Administration Expenses equaling 7.5% of Cobb's total grant amount will be set aside.

A detailed listing of proposed projects for PY 2013 is listed below.

Detailed Projects Summary Information

PY2013 Community Development Block Grant (CDBG) Draft Recommendations

Project Description	PY 2013
Cobb County	
Administration	
Cobb County CDBG Program Office Administration and Planning	\$381,148
Cobb County CDBG Program Office Administration and Planning	
Cooperating Cities	
City of Acworth - Parks/Recreation and Trail way System	\$67,085
City of Austell - Back St. Business Area	\$17,601
Powder Springs - Allocated to Cobb County	\$45,785
City of Kennesaw - Woodland Acres Phase III	\$97,821
County Agencies	
Cobb County Property Management - ADA	\$280,000
Cobb County Owner-Occupied Housing Rehabilitation - Grants	\$110,019
Cobb County Owner-Occupied Housing Rehabilitation - Administration	\$130,419
Uncommitted Funds	
Cobb County - Uncommitted	
Public Services	
SafePath Children's Advocacy Center, Inc. - Abused Children Services Operating	\$75,000
Omosaze, Inc. - Reading/Literacy Services - Reading Saturday	\$30,000
Community Health Center, Inc - Enhanced Patient Medical & Dental	\$75,000
The Extension, Inc. - Women's Recovery Program	\$40,821
Turner Hill Community Development Corporation - Harmony House Operating	\$20,000
MUST Ministries, Inc. - TBRA	\$25,000
Fair Housing Education	\$5,000
Kennesaw State University Research and Service Foundation Inc. - Medical Supplies	\$15,000
Other CDBG Activities	
Boys & Girls Clubs of Metropolitan Atlanta Inc. -Renovation at Matthews Boys & Girls Club	\$141,071
Center for Family Resources-Cambridge Woods Roof Project	\$27,970
Nobis Works - Reworx Social Enterprise	\$75,000
Young Women's Christian Association of Northwest Georgia Inc. - Building Renovation ¹	\$200,000
The Extension, Inc. - Energy Efficient Improvements	\$16,000
The Edge Connection Inc. - Microenterprise Technical Assistance Operating	\$30,000
\$1,905,740	
City of Marietta	
Administration	
City of Marietta Administration & Planning	\$79,237
City of Marietta - Public Services	\$59,427
City of Marietta - The Edge Connection	\$20,000
City of Marietta - Housing Rehabilitation	\$237,521
\$396,185	
City of Smyrna	
Administration	
City of Smyrna Administration & Planning	\$37,612
City of Smyrna Administration & Planning	\$10,000
City of Smyrna - Uncommitted	\$190,448
\$238,060	
TOTAL	
	\$2,539,985
<small>1 City of Powder Springs will allocate its full Fair Share allocation to Cobb County as reimbursement from PY 2004 through 2013. 2 Pre-Award Amount (Year 4 of 5) - Full Pre-Award Funding for PY 2013 (\$200,000)</small>	

PY2013 HOME Investment Partnership Draft Recommendations

	PY 2013
Cobb County (57.6%)	
CHDO Operating and Activities	
Cobb CHDO - Program - Cole Street Development Corporation (15%)	\$86,006
Cobb CHDO - Operating - Cole Street Development Corporation (5%)	\$28,669
Other HOME Activities	
Habitat for Humanity of Northwest Metro Atlanta, Inc. - Acquisition	\$50,000
Habitat for Humanity of Northwest Metro Atlanta, Inc. - Down Payment Assistance	\$50,000
MUST Ministries, Inc. - TBRA	\$51,364
Young Women's Christian Association - Building Renovation ¹	\$250,000
Administration	
Cobb County Program Administration (10%)	\$57,336
	\$573,375
City of Marietta (15.5%)	
City of Marietta CHDO - Program	\$23,144
City of Marietta CHDO - Operating	\$7,715
City of Marietta - Uncommitted (Marietta New Home Replacement)	\$108,006
City of Marietta - Program Administration	\$15,429
Total - City of Marietta	\$154,294
Cherokee County (19.4%)	
Cherokee County CHDO - Program - North Georgia Community Housing Development Corp	\$38,623
Cherokee County Owner Occupied Housing Rehabilitation	\$135,181
Cherokee County Program Administration	\$9,656
Cherokee County Program Administration to Cobb County	\$9,656
Total - Cherokee County	\$193,116
City of Roswell (7.5%)	
City of Roswell CHDO - Program	\$11,199
City of Roswell CHDO - Operating	\$3,733
City of Roswell - Uncommitted	\$52,260
City of Roswell Program Administration	\$3,733
City of Roswell Program Administration to Cobb County	\$3,733
Total - City of Roswell	\$74,658
TOTAL	\$995,443
¹ YWCA Pre-Award Amount Year 4 of 5 (\$1,000,000 total over 5 years - Yr 1 - \$100,000; Yr 2 - \$200,000; Yr 3 - \$200,000; Yr 4 - \$250,000; Yr. 5 - \$250,000)	

PY 2013 Emergency Solutions Grant (ESG) Draft Recommendations	
Project Description	PY 2013
Street Outreach & Emergency Shelter	
The Center for Family Resources, Inc.	\$26,486
MUST Ministries, Inc.	\$26,486
Turner Hill Community Development Corporation	\$20,000
The Extension, Inc.	\$30,000
St Vincent de Paul Society Inc. - House of Dreams	\$5,000
Homelessness Prevention and Rapid Rehousing	
Traveler's Aid of Metropolitan Atlanta, Inc	\$10,000
MUST Ministries, Inc.	\$21,950
The Center for Family Resources, Inc.	\$21,950
HMIS Coordination	
The Center for Family Resources for Cobb Collaborative - HMIS Coordination	\$4,586
Administration	
Cobb County Program Administration 7.5%	\$13,497
Total	\$179,955

Table - Project Information

1. Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

Cobb County recognizes that there are various and continuous needs of low and moderate income persons of 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.

The County prioritizes it's allocations by ensuring that all proposed projects

- Directly benefit low and moderate income persons or households as defined by HUD's Income Limit Guidelines based on the Atlanta-Sandy Springs-Marietta Metro Statistical Area (MSA), or

- Take place in an area where more than 48.2%¹ of the population is lower income according to HUD Income Limits. Cobb County is considered an exception grantee and therefore qualifies to use the exception criterion for CDBG grantees; or
- Eliminate slums and blight.

Cobb County CDBG, HOME, and ESG Funding and Protected Classes

As outlined in the following table, Cobb County will address the needs of minorities, people with disabilities, and other protected classes in the PY 2013 Action Plan by funding organizations that primarily serve low and moderate income clients who representative of many of the protected classes under the Fair Housing Act. The County will utilize funding from the CDBG, HOME, and ESG programs to address the needs of these protected classes.

The proposed funding allocations listed below are estimated at 70% of our PY 2012 final allocation. The total grant allocation less administrative allocations is shown in the table below. The percentage of program in the table refers to the percentage of grant funds allocated to meet the needs of protected classes in the County.

Protected Class Summary

Organization	Clientele Served	Clients Served and Proposed		Protected Classes						
		2012	2013	Race	Color	Familial Status	National Origin	Disability	Sex	Religion
Fair Housing Education	All persons throughout the County	180	225	\$714	\$714	\$714	\$714	\$714	\$714	\$714
Habitat for Humanity	Low/moderate income persons	2	4	\$50,000						
Cobb County – ADA Improvements	Disabled Persons	81,119	82,000					\$280,000		
Nobis Works	Disabled Adults	265	350					\$75,000		
Cole Street Development Corporation	Low/moderate income persons	10	10	\$114,675						
CDBG Housing Rehabilitation	Low/moderate income persons	12	10	\$110,019						
MUST Ministries	Low/moderate income persons	29,015	32,000	\$38,182		\$38,182				
Young Women Christian Association - Domestic Violence Shelter	Low/moderate income persons	New Project	New Project			\$225,000			\$225,000	
Boys & Girls Clubs	Low/moderate income persons	229	350	\$141,071						
Kennesaw State University	Low/moderate income persons	69	100	\$15,000						
Turner Hill - Harmony House	Low/moderate income persons	161	215	\$20,000						
Community Health Center	Low/moderate income persons	202	250	\$75,000						
Omosaze Saturday Reading Program	Low/moderate income persons	61	75	\$30,000						
Center for Family Resources	Low/moderate income persons	398	500	\$14,985		\$14,985				
The Extension	Low/moderate income persons	35	50	\$20,410					\$20,410	
Total		111,758	116,139	\$630,056	\$714	\$278,881	\$714	\$355,714	\$246,124	\$714
Percentage of grant funds allocated to protected classes				41.70%	0.04%	18.46%	0.04%	23.55%	16.30%	0.04%

¹ Some CDBG assisted activities, such as parks, neighborhoods, facilities, community centers and streets, serve an identified geographic area. These activities generally meet the low- and moderate-income principal benefit requirement if 51 percent of the residents in the activity's service area are low and moderate income. However, in some communities, they have no or very few areas in which 51 percent of the residents are low and moderate income. For these grantees, the CDBG law authorizes an exception criterion in order for such grantees to be able to undertake area benefit activities. Specifically, [section 105\(c\)\(2\)\(A\)\(ii\)](#) of the Housing and Community Development Act of 1974, as amended, states that an activity shall be considered to principally benefit low and moderate income persons when "the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income."

AP-50 Geographic Distribution

1. Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

Cobb County receives entitlement program funds directly from the U.S. Department of Housing and Urban Development. The County allocates a fair share percentage of program funds to the Cities of Acworth, Austell, Kennesaw, and Powder Springs for CDBG projects. The Cities of Marietta and Smyrna are entitlement jurisdictions and therefore receive a direct allocation from HUD. These entitlement jurisdictions have entered into Cooperation Agreements with Cobb County to administer their CDBG program funds. In PY2013, the Georgia Urban County Consortium consists of four participating jurisdictions, Cobb County [the lead agency], the City of Marietta, Cherokee County, and the City of Roswell. The GUCC participating jurisdictions receive their funding allocations based on the Annual Consortia Percentage Report produced by HUD.

Based on 2010 Census data, Cobb County has experienced a substantial increase in its racial/ethnic composition. The African-American population increased between 2000 and 2010 by 50.4%, rising from 114,232 residents in 2000 to 171,774 in 2010. The 2010 Census data shows that African Americans comprised 25% percent of Cobb County residents. There are a large percentage of African American residents in the Southern portion of the County with a concentration in the Cities of Marietta and Smyrna. The Asian population increased by 64.9% from 2000 to 2010. In 2000, the Asian population in Cobb County totaled 18,587 and rose to 30,657 in 2010. The 2010 Census data shows that the Asian population comprised 4.5% of Cobb County residents and is concentrated primarily in the northeastern portion of the County. The 2000 Census recorded 46,964 Hispanic residents and the 2010 Census data shows that 84,330 of residents in Cobb County are Hispanic which comprises 12.3% of the total population of Cobb County. The increase in the number of Hispanic/Latino residents in Cobb County has necessitated an increase in services and outreach provided by County agencies and nonprofit organizations. The Hispanic/Latino population is concentrated primarily in the Cities of Marietta and Smyrna.

2. Geographic Distribution

Target Area	Percentage of Funds
County-Wide	80%*

Table - Geographic Distribution

**Remaining 20% of CDBG funds will be allocated for eligible CDBG administrative activities.*

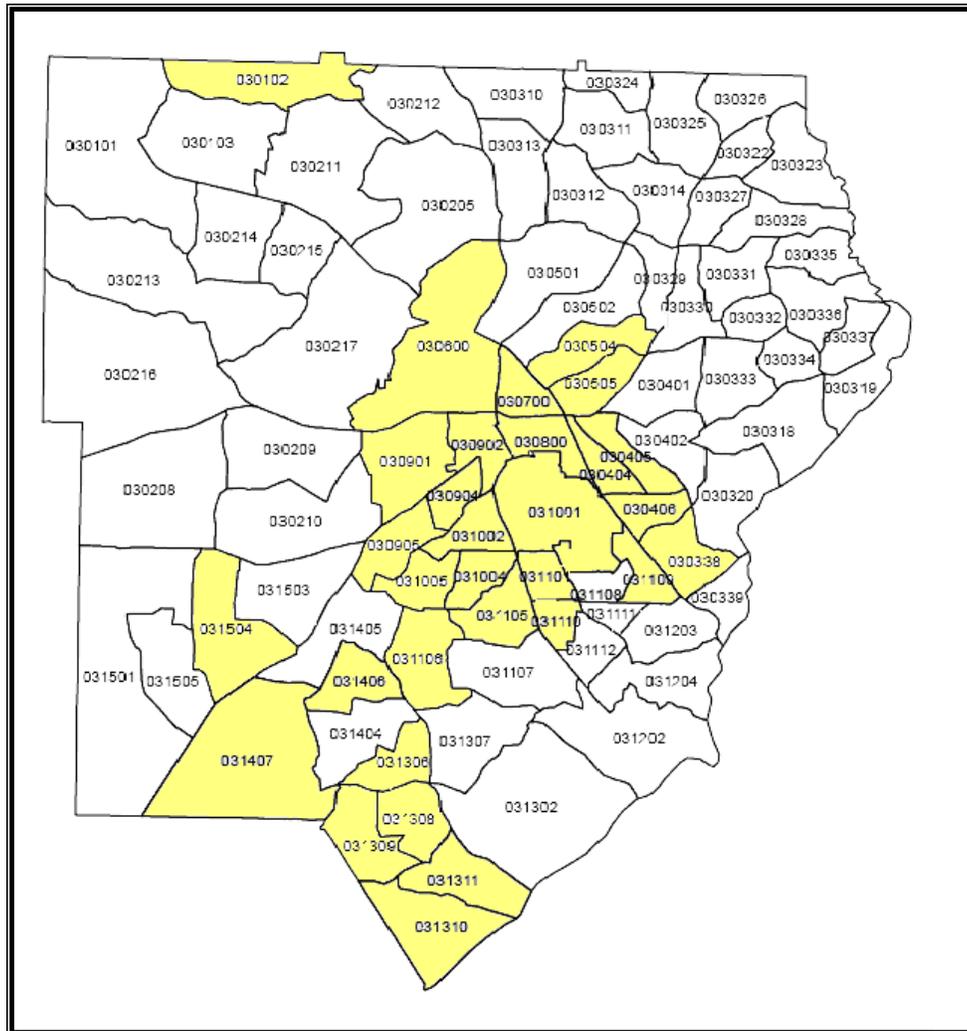
3. Rationale for the priorities for allocating investments geographically

Cobb County is an urban county that covers over 340 square miles which causes the low to moderate income population to be less concentrated as in most centralized cities. The

County relies on widely accepted data such as Census data, HUD data, and Federal Financial Institutions Examinations Council (FFIEC) data to determine areas throughout the community with concentrations of low and moderate income communities. Program resources are allocated County-wide based on low-mod areas which coincide with areas of minority concentration. These programs include owner-occupied housing rehabilitation, lead-based paint abatement, and down-payment assistance to low and moderate income families.

Map : Cobb County Low and Moderate Income by Census Tracts

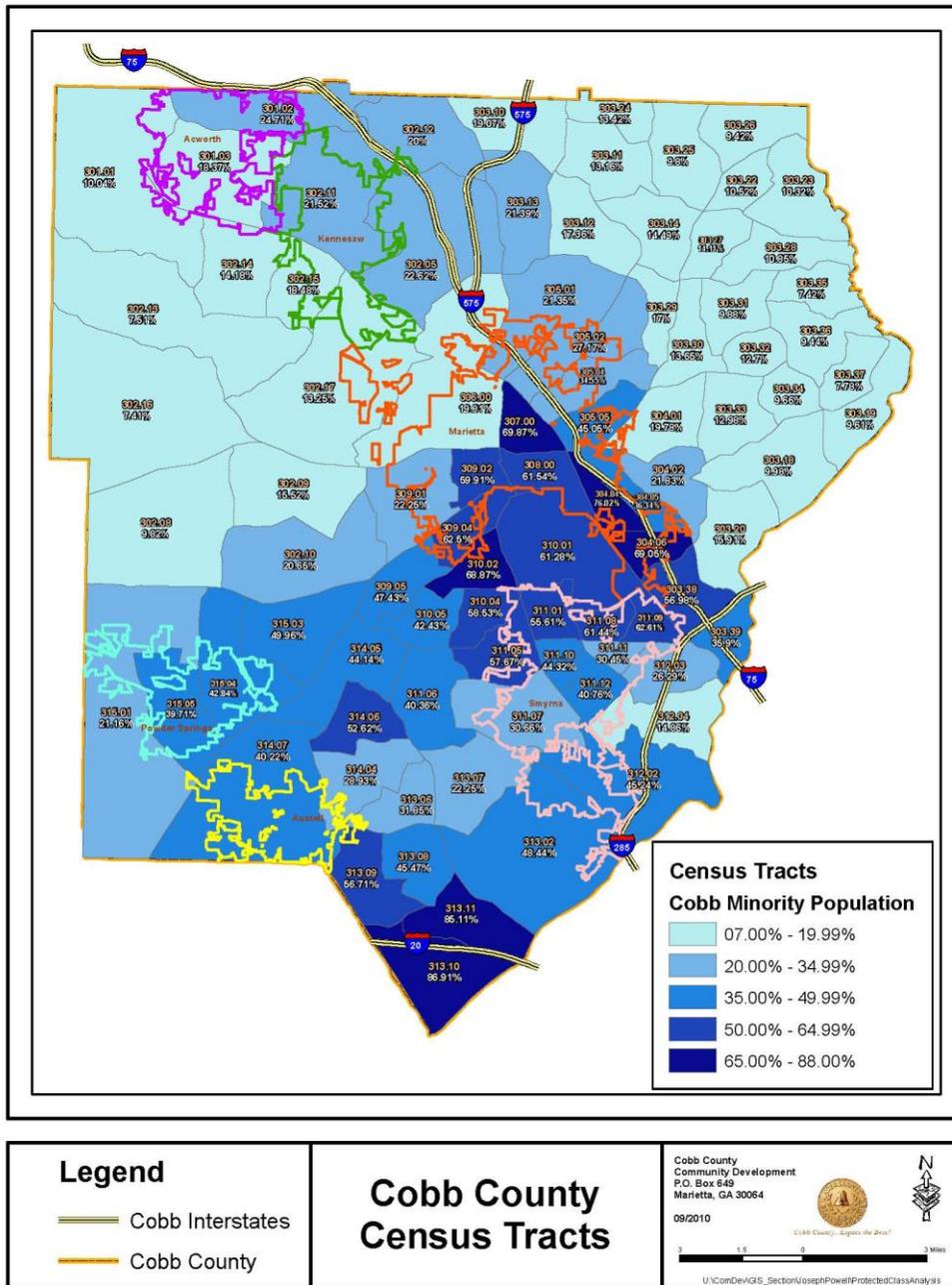
[Source: HUD Census Data]



As shown in Map 1, the low and moderate income census tracts in Cobb County are located in the central and southern portions of the county which also coincide with areas of minority concentrations throughout the County. These Census Tracts are defined as low and moderate income areas based on HUD's determination.

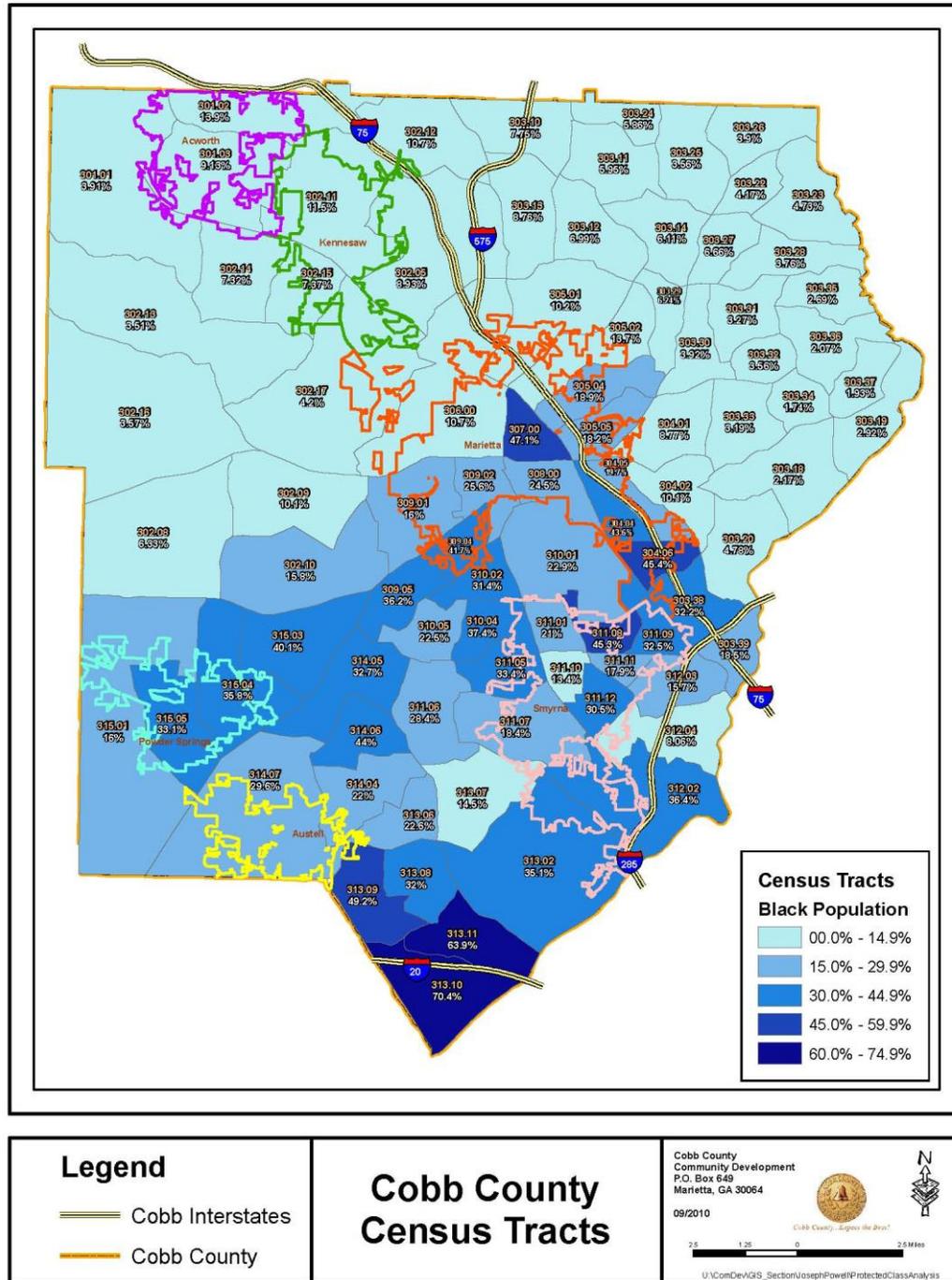
Map 2: Cobb County Areas of Minority Concentrations

[Source: 2000 US Census Data]



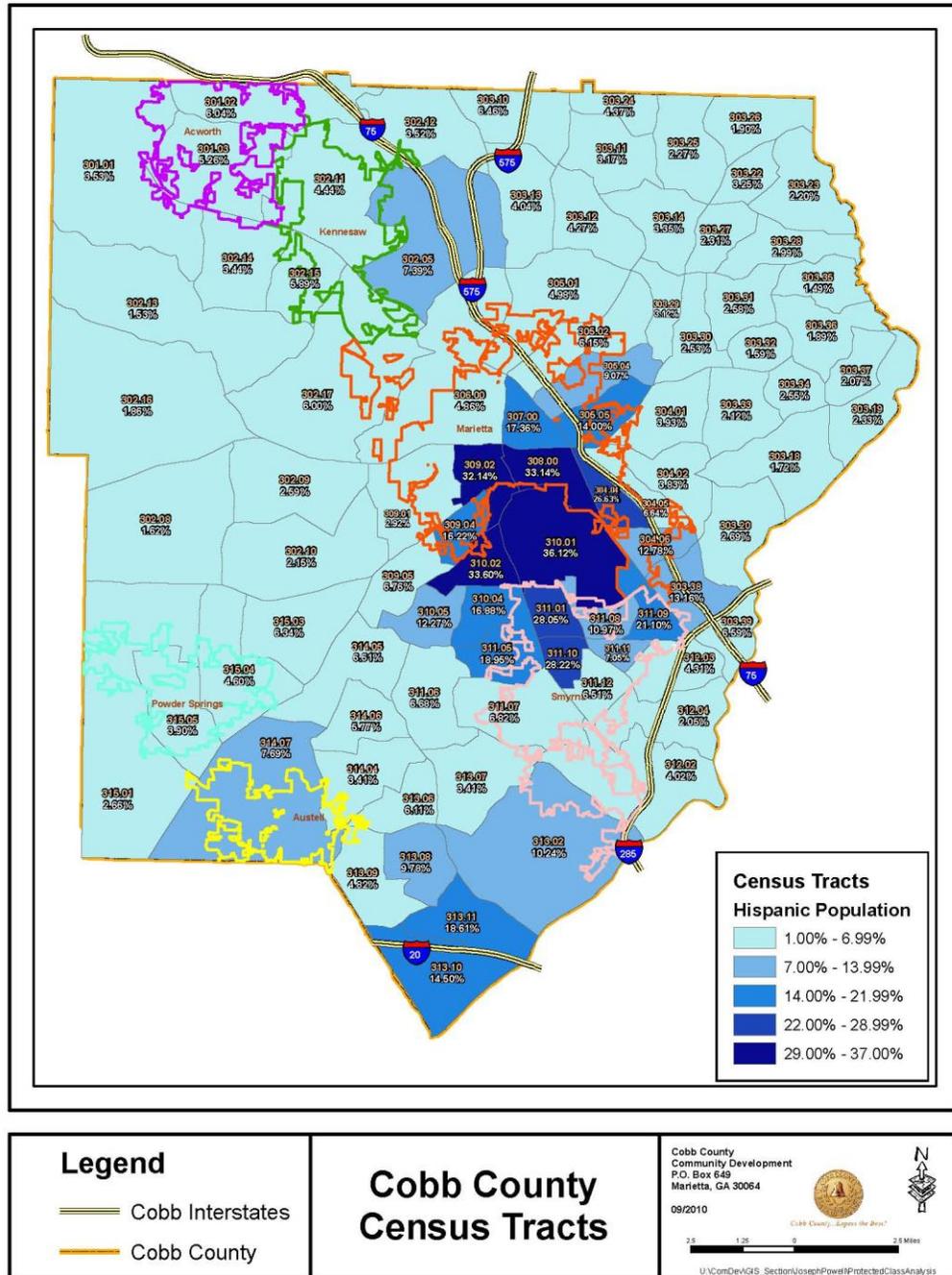
According to 2000 U.S. Census Data, the minority population in Cobb County makes up nearly 30% of the total population for Cobb County. As shown in Map 2, the minority population in Cobb County is more densely populated throughout the southern segment of the County and along the major interstate routes.

Map 3: Cobb County Areas of African American Concentrations
 [Source: 2000 US Census Data]



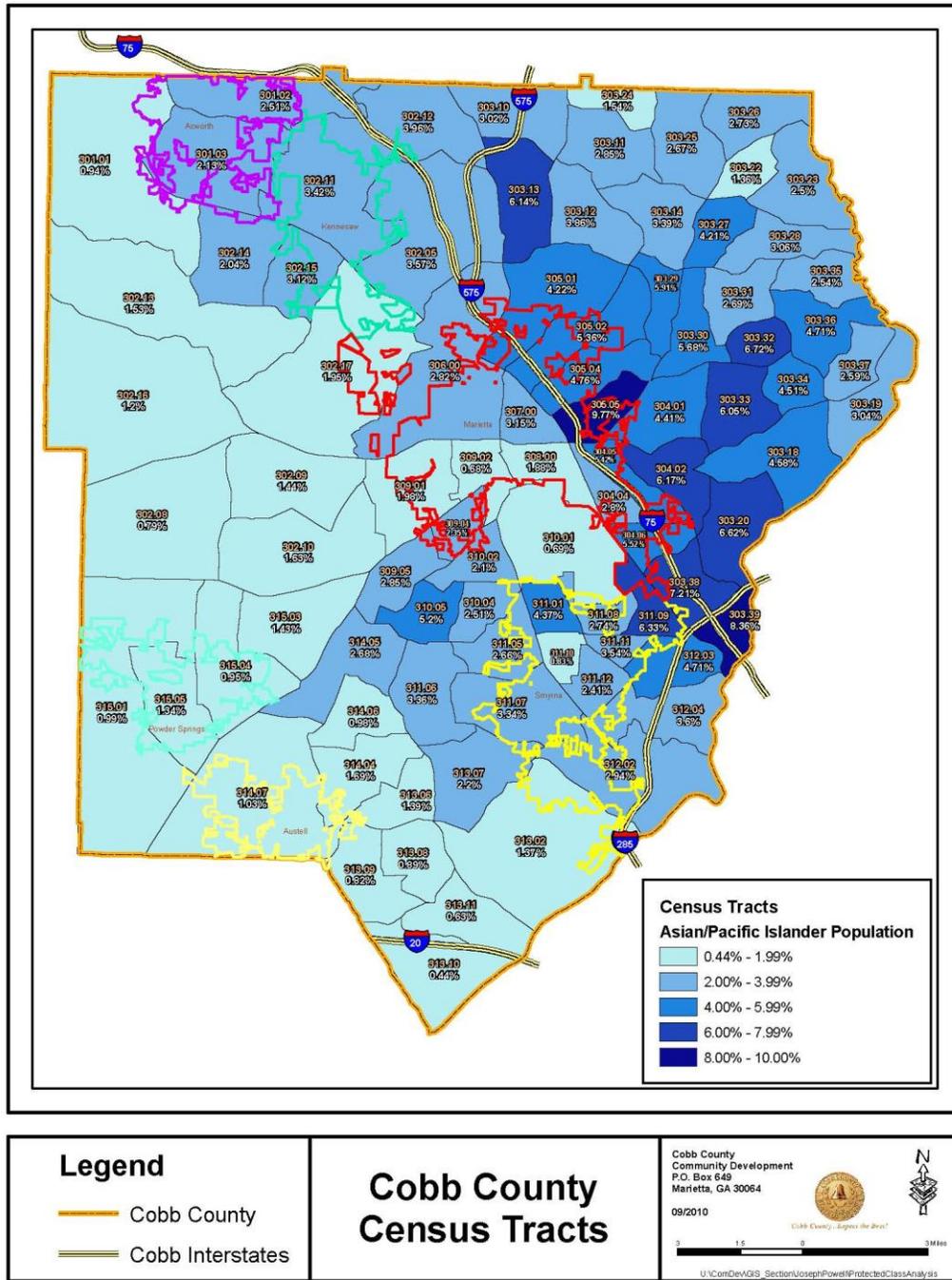
The African American population in Cobb County makes up 22.8% of the overall population. As shown in Map 3, the southern portion of the County is more densely populated with African American residents. Census Tracts 313.11, 313.10, 307.00, 304.06, and 311.08 are comprised of 60-74.9 percent African American residents.

Map 4: Cobb County Areas of Hispanic Concentrations
 [Source: 2000 US Census Data]



The Hispanic population makes up 11.2% of the total population in Cobb County. As shown in Map 4, the Hispanic population is more densely populated in the Central portion of the County near the City of Marietta. Census tracts 309.02, 308.00, 310.02, and 310.01 are comprised of 60-74.9% Hispanic residents.

Map 5: Cobb County Areas of Asian Concentrations
 [Source: 2000 US Census Data]



The Asian population makes up 3.1% of the total population in Cobb County. As shown in Map 5, the Asian population is more densely populated in the Census Tracts 303.39, 305.05, and 303.13.

AP-55 Affordable Housing

Introduction

In PY 2013, Cobb County will use CDBG and HOME program funds to address the housing needs in Cobb County. HOME Program funds will be used to increase affordable rental units in Cobb County as well as to provide down payment assistance for 1st time Homebuyers. The GUCC will provide CHDO funding to the Cole Street Development Corporation [CSDC] for the development and construction of affordable rental housing units for seniors. In addition, the GUCC will also provide CSDC with HOME Program funds for acquisition and rehabilitation for 1st time Homebuyer Programs. Northwest Metro Atlanta Habitat for Humanity will also continue to operate homebuyer programs by providing assistance to a 1st time homeowners during PY 2013.

The County will also use CDBG and HOME program funds and program income funds to eliminate substandard housing through its Housing Rehabilitation Program. Low and moderate income homeowners, senior citizens, working families, single parent households, and persons with disabilities are generally in older homes in need of major repairs as a result of code deficiencies. The cost of these repairs continues to escalate, making it increasingly difficult for low and moderate income persons to maintain their homes. Cobb County plans to use CDBG, HOME, and residual Program Income funds to rehabilitate 10 additional homes through Minor Home Repair Grants for code violation repairs that are a threat to their health, safety, and general welfare.

The County will also use \$51,364 in HOME program funds to implement a Tenant Based Rental Assistance [TBRA] Program through MUST Ministries to house homeless or near-homeless persons and families. TBRA programs promote a positive economic impact to the community by supporting stable housing which reduces the burden on local shelters and supports a stable family dynamic. The program will provide rent subsidies to persons with incomes less than 80% of the median family income. Eligible participants will be provided with financial assistance for rent and security deposits.

The County will also use CDBG, HOME and, ESG funds to address the priority need of eliminating homelessness. The County and the GUCC will continue to support nonprofit, private and public entities that provide housing opportunities for “at-risk” populations using CDBG, HOME and ESG funding. The County also assists local organizations in providing Emergency Shelter [CDBG, ESG], Transitional Housing [HOME, CDBG, ESG], and services to guide individuals through the transition period of moving into permanent housing, and independent living [HOME, CDBG]. The County continues to offer assistance to organizations that perform outreach to identify and assess the needs of homeless persons [ESG] and to those organizations committed to assisting individuals and families to avoid becoming

homeless [HOME, CDBG, ESG].

One Year Goals for the Number of Households to be Supported	
Homeless	30
Non-Homeless	70
Special-Needs	23
Total	123

Table - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	150
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	13
Total	173

Table - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing

1. Introduction

While the County will not use any PY 2013 HOME Program funds to address the needs of public housing, the County will assist the Marietta Housing Authority in addressing the needs of public housing residents.

2. Actions planned during the next year to address the needs to public housing

The Marietta Housing Authority (MHA) operates a variety of self-sufficiency programs that range from rental assistance to housing educational opportunities. Residents are involved in the management and residents are educated on the various homeownership programs. As this time, there are no gaps in the current system and the MHA continues to strive for improvement in management of the agency and improving the living environment of residents. The MHA will also initiate new programs to increase revenues for the agency and provide economic opportunities for low income families.

Over the next year, Cobb County will assist the Marietta Housing Authority (MHA) to address the needs of encouraging public housing residents to become more involved in management and participate in home-ownership.

3. Actions to encourage public housing residents to become more involved in management and participate in homeownership.

The MHA provides multiple outlets for public housing residents to be involved. Public housing residents (each adult family member) contribute eight hours per month in service to the community, or participate in an economic self-sufficiency program. In meeting this requirement, residents are encouraged to become more involved in the management of their community and to participate in activities that promote the level of economic stability that may lead to homeownership. The MHA also manages a down-payment assistance program to assist low and moderate income residents with becoming homeowners.

4. If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

According to HUD PIC Data, the Marietta Housing Authority scored an 81 and is designated a standard performer and is not considered by HUD to be troubled or poorly performing.

AP-65 Homeless and Other Special Needs Activities

1. Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including.

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; and
- Provide support for services that prevent persons released from institutions from entering homeless situation.

2. Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

Cobb County will continue to invest in emergency shelter activities during the next funding cycle. The County has identified five organizations in the County that provide emergency shelter for homeless persons in the County. Must Ministries, The Center for Family Resources, The Extension, Turner Hill CDC, and St. Vincent de Paul-House of Dreams have applied for and been awarded program funds under emergency shelter.

MUST Ministries provides immediate needs (food, clothing, shelter) and long terms needs (employment assistance, support groups, educational assistance) to homeless people in the County. They also operate a community kitchen which operates 365 days per year and serves nearly 80,000 meals a year.

The Center for Family Resources provides services for homeless and at risk persons residing in the County through direct financial assistance, affordable housing programs, education and employment assistance, and mentoring.

Because a significant percentage of individuals experiencing homelessness are also impacted by substance abuse, The Extension operates a long-term community supported residential treatment facility for homeless men who are chemically dependent. This program addresses one of the root causes of homelessness provides its participants with an opportunity to re-integrate into society and sober, productive, and responsible citizens.

Turner Hill CDC provides shelter and targeted support services to homeless males upon their release from jail or prison. Through case management services and mentorship,

these men find jobs, maintain sobriety, transition to stable housing, and become responsible, self-sustaining citizens of our community.

St. Vincent de Paul House of Dreams assists homeless women with education, mentoring, and practical life skills coaching so that the women can achieve a greater level of self-respect, dignity and independence.

3. Addressing the emergency shelter and transitional housing needs of homeless persons

In addressing the needs of homeless persons in emergency shelters and transitional housing, 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 Cobb County to include homeless families, single men and women, and survivors of domestic violence. The 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, supporting the development of transitional housing; and by supporting services that prevent persons released from institutions from entering homelessness.

4. Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The County will administer the Emergency Solutions Grant Program and oversee activities for homeless individuals and families in Cobb County. These funds will be used to implement a Referral and Case Management System with the tools to direct the homeless to appropriate housing and services. Some families or individuals may require only limited assistance for a short period of time, such as emergency food and shelter -- until a first paycheck is received or a medical emergency is past. Others, however, will require more comprehensive and long-term assistance, such as transitional housing with supportive services and job training. Because resources are limited, it is important for the system to eliminate duplication of effort by local agencies, both in intake and assessment procedures, and in subsequent housing and supportive services. These principles suggest the need for common intake forms, shared data, effective assessment instruments and procedures, and on-going coordination of assistance among community organizations, which have been addressed with an improved HMIS.

The County will also use program funds to support the efforts of transitional Housing with Supportive Services for families and individuals who require longer periods of time to resolve problems and make the transition to self-sufficiency. As with emergency shelters, there

should be a variety of facilities to accommodate various family and individual circumstances when seeking permanent housing.

- 5. Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The County will administer the Emergency Solutions Grant Program (ESG) and coordinate activities to prevent individuals and families from becoming homeless and help individuals/families regain stability in current housing or permanent housing. ESG program funds will be used for homelessness prevention which includes housing relocation and stabilization services and for short term (up to 3 months) or medium term (up to 24 months) of rental assistance to help people avoid becoming homeless. A range of Emergency Shelter facilities and short-term services [food, clothing, and temporary financial assistance, transportation assistance] to meet a variety of family or individual circumstances is necessary to assist families in preventing homelessness. These facilities and services are able to meet the needs of families with children, individuals, persons with special health problems, and other characteristics.

AP-75 Barriers to Affordable Housing

- 1. Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The County's housing market presents significant impediments to developing an adequate supply of affordable housing for low to moderate-income people. The recent economic downturn, coupled with high rates of foreclosed homes in the County has created a significant barrier to affordable housing. The County's Analysis of Impediments [AI] to Fair Housing Choice examined a number of areas in which barriers to the development of affordable housing might exist. The areas examined included:

- Limited Supply of Affordable Housing
- High Land Costs
- Discriminatory Tenant Selection in Rental Housing
- Zoning Laws, Building Codes, Fees and Taxes, which limit Affordable Housing Choice

- Limited cooperative effort in lending practices to further Fair Housing Choice in the County
- Limited access and availability of public transportation

Cobb County will continue to actively participate in dialogue regarding re-zoning, storm-water management, sustainability, and other regulatory issues affecting affordable housing development. Cobb County will also explore incentives to encourage affordable housing development. Cobb County will actively work with community leaders to address concerns about potential developments. Furthermore, Cobb County will undertake efforts to affirmatively further fair housing to ensure housing choice is available throughout the county including holding educational events throughout the community and continuing to ensure that fair housing is a priority among all activities undertaken by the County.

AP-85 Other Actions

1. Actions planned to address obstacles to meeting underserved needs

To help remove obstacles to meeting underserved needs and improve service delivery, Cobb County will support the expansion of HMIS technology beyond homeless service providers as a way to link the various categories of services provided by Cobb County nonprofits organizations and standardize performance measures. Cobb County will also review and analyze the work of its various departments and divisions to find opportunities for collaboration between similar programs that could leverage greater services.

2. Actions planned to foster and maintain affordable housing

Affordable housing will be maintained and encouraged by the coordination and collaboration among the non-profit housing developers in the community such as Cole Street Development Corporation, Habitat for Humanity of Northwest GA, and North Georgia Community Housing Development. The County will also continue to support the use of HOME and NSP program funds for down-payment assistance for first time homebuyers as well as continue to purchase foreclosed homes in the interest of preserving affordable housing. Additionally, the County will support the continued use of HOME and CDBG program funds for the owner-occupied housing rehabilitation program for citizens with homes in disrepair. In an effort to promote affordable housing and fair housing choice, the County will encourage and support fair housing rights for all and provide program funds to conduct outreach and education regarding the Fair Housing Law act of 1968.

3. Actions planned to reduce lead-based paint hazards

Cobb County has implemented the following counter-measures to reduce Lead-Based Paint Hazards by abating or removing the lead-based paint hazards found in existing housing, built prior to 1978; educating the public regarding the hazards of lead-based paint and precautions that can be taken by parents to protect their children; and developing new affordable housing to provide healthy alternatives for families. In response to lead-based paint hazards, and given the limited resources available, the GUCC has planned a steady, long-term response, in accordance with Federal lead-based paint standards, other applicable federal regulations, and local property standards. The GUCC will identify houses with lead-based paint through the housing programs of the GUCC, and abates or removes the lead hazards in high priority units. Government assisted housing rehabilitation projects will include an inspection completed according to HUD and the Environmental Protection Agency [EPA] guidelines. Policies and procedures for abatement of lead hazards have been established for use in Cobb County. They include determining cost effectiveness in various situations, and procedures for assessing, contracting and inspecting abatement work. The policies and procedures also include preparing work write-ups and costs estimates for the homes of all income eligible residents in Cobb County with identified lead-based paint hazards. Using comprehensive education packets prepared for distribution to homeowners, inform homeowners about safety measures they can take to protect themselves and their families and working with affordable housing developers and builders to develop new affordable housing free of any lead-based paint hazards are also policies and procedures in place to reduce lead-based paint hazards.

4. Actions planned to reduce the number of poverty-level families.

Cobb County will continue to increase its efforts to implement anti-poverty strategies for the citizens of the Cobb County in the upcoming year. The County will strive to increase its efforts in assisting homeowners and renters with housing rehabilitation and renovation of affordable housing to decrease the financial burden on low-to-moderate-income residents.

The County will continue to provide assistance to low and moderate income residents through the following initiatives:

- Provide homeowners with housing repair assistance through the Housing Rehabilitation program;
- Provide nonprofit organizations such as Marietta Housing Authority and Northwest Georgia Habitat for Humanity with Down payment assistance for first-time home buyers;
- Provide assistance to the County's CHDO [Cole Street Development Corporation] to acquire and construct affordable rental housing for seniors;
- The County will allocate \$20,000 of CDBG funds for Micro-Enterprise Assistance

- Provide assistance to nonprofit organizations such as the Center for Family Resources and the Tommy Nobis Center to expand training services for individuals with disabilities; and
- The County will continue to implement Section 3 policy as necessary. Additionally, the County will encourage nonprofit organizations to expand housing development programs to incorporate job-training opportunities as a part of their operations;

Through the initiatives described above, and in cooperation with the agencies and nonprofit organizations noted, the CDBG Program Office will continue to assist low and moderate-income residents of Cobb County over the next year.

5. Actions planned to develop institutional structure.

The Cobb County CDBG Program Office serves as the lead agency for planning and coordinating the implementation of the PY 2013 Annual Action Plan. As part of the planning process, office staff meets with representatives of each GUCC member to discuss housing and non-housing needs as well as additional resources to prioritize strategies to address these needs.

Funds are processed through Cobb County's Finance Department to reimburse public agencies, private businesses, CHDOs, and other non-profit agencies who act as Subrecipients of the CDBG, HOME and ESG Programs. Rehabilitation projects addressed under the Housing Rehabilitation Program are carried out under the supervision of the Cobb County CDBG Housing Rehabilitation staff.

Listed below are several "broad-based" organizations in Cobb County that include representatives from many social service agencies:

- **The Cobb Collaborative:** A director-level agency representing social service agencies, County departments [CDBG Office, Office of Economic Development], public safety, local schools and colleges. The Collaborative provides a forum for coordinated planning and recommendation of funding priorities. Collaborative members are all urged to participate in the Pathways HMIS information system.
- **Policy Council on Homelessness:** Formed in 1982 and incorporated in 1989, this organization became the Policy Council on Homelessness under the Cobb Collaborative in 2005. This Council concentrates on the needs of the homeless population, and carries out the Point-In-Time Homeless Count, as well as working with CDBG staff on Cobb County's Continuum of Care.
- **Cobb Literacy Council:** Members representing this agency are a broad cross-section of human service agencies in Cobb County, particularly those agencies assisting families and individuals with the development of self-sufficiency skills

and improved job capacity. Both GED and ESL literacy classes are taught in conjunction with many organizations' assistance, and at multiple locations, such as homeless shelters and transitional housing.

- CobbWorks: Manages the Workforce Investment Act [WIA] program that assists residents and businesses in Cobb with job development, training, referrals, and collaboration among agencies. Its board of directors is comprised of representatives of many businesses, service organizations, and government representatives.
- Cole Street Development Corporation [CSDC] and North Georgia Community Home Development Corporation serve as CHDOs for the Consortium.
- The Tommy Nobis Center, the Community Services Board, and Cobb ARC provide developmental services for mentally and physically disabled residents.

6. Actions planned to enhance coordination between public and private housing and social service agencies.

Over the next year, Cobb County will work with a broad cross-section of public, private, faith-based, and community organizations to identify the needs of citizens and to coordinate appropriate services and programs to meet those needs. The Cobb County CDBG Program Office staff will continue to work very closely with these organizations to address these critical needs

The CDBG Program Office supports the efforts of the Cobb Community Collaborative, a community organization focused on providing collaboration among Cobb County public service agencies to improve the lives of all residents in Cobb County, Georgia. The CDBG Program Office played an important role in helping to establish the Collaborative in 2000. The Collaborative addresses a broad range of needs including Children and Families, Homelessness, Public Safety, Workforce Development, Literacy, and allocation of other resources. The creation of such an entity has allowed local non-profit organizations to focus their efforts on important needs within the County. All of these needs are critical to the success of the Consolidated Plan. The Cobb Collaborative established a Business Advisory Council in an effort to connect local nonprofit organizations with members of the Cobb County Chamber of Commerce to match critical agency needs with resources available from local committed business partners.

Additionally, the Policy Council on Homelessness is comprised of member agencies [such as the Center for Family Resources, Boys & Girls Club, and The Edge Connection] that provide services to the homeless and very low-income persons. The Policy Council on Homelessness has conducted surveys of the homeless and at-risk populations to determine needs in Cobb County and to plan appropriate programs and services in response to these needs.

The Cobb County CDBG Program Office also coordinates the 5-Year Consolidated Plan in accordance with the Continuum of Care program. The Center for Family Resources is the Lead Agency for the supportive housing program and the CoC for Cobb County. This cooperative effort provides a special focus through a diverse group of community organizations, homeless shelters, permanent affordable housing developers, supportive service providers, and target population groups to examine needs, re-establish priorities, and plan strategies. Through this collaborative process, housing and service providers were able to contribute ideas and strategies to the development of this Plan.

Over the next year, Cobb County will collaborate with the Cobb County Board of Health to serve on the City of Atlanta HIV Planning Council. This entity serves as the vehicle for strategic planning and coordinating for the Housing Opportunities for Persons with AIDS [HOPWA] Program. The Cobb County Health Department coordinates with the City of Atlanta to develop a city-wide strategy in the preparation and implementation of the HOPWA Program. Low to moderate income clients receive referrals from County Health Clinics, the Good Samaritan Health Center and Sweetwater Valley Camp.

In addition, the Cobb County CDBG Program Office works with the Marietta Y.E.L.L.S Program coordinated through the City of Marietta to address the need for low to moderate income clients in the Franklin Road area through afterschool programming for youth. The County also coordinates crime reduction and redevelopment activities through the “Weed and Seed” program of the led by U.S. Department of Justice.

Since these programs and services continue to make a positive difference for low and moderate income residents of Cobb County and the Consortium, Cobb County has decided to continue the support of the services and programs that are currently in place. However, there are still unmet needs in the community and additional resources are needed to keep existing programs in place.

AP-90 Program Specific Requirements

Community Development Block Grant Program (CDBG)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

CDBG Available Program Funding		
1.	The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2.	The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$0
3.	The amount of surplus funds from urban renewal settlements	\$0
4.	The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0
5.	The amount of income from float-funded activities	\$0
Total Program Income:		\$0

Other Available Program Funding		
1.	The amount of urgent need activities	0
2.	The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. <small>*Note- This percentage only includes the portion of grant funds that are actually used for activities. Thus, the allowable 20% used for administration of the grant is deducted.</small>	80%

HOME Investment Partnership Program (HOME)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

In PY 2013, Cobb County will only utilize investment of HOME program funds as designated in CFR part 92.205 (b). The GUCC will provide HOME Program funds to the Northwest Metro-Atlanta Habitat for Humanity for down-payment assistance loans to low and moderate income homebuyers. The loan will be provided as a “soft-second” mortgage, with a lien on the approved property. When the homes are sold, the Down-Payment Assistance Loans are repaid to the County, and the Program Income derived is used by the County for other eligible HOME program activities.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Note: Cobb County's complete Resale and Recapture provisions are included as an appendix. Below is a summary of applicable portions of the provisions.

Cobb County utilizes the recapture/resale methods for HOME programs in accordance with 24 CFR 92.254(a)(4). The method is outlined under Item 3 of the Cobb County HOME Program Agreement for FY 2011 and states:

Definitions:

Direct Subsidy- a direct subsidy is defined as financial assistance provided by the GUCC that reduces purchase price for homebuyer below market or otherwise subsidizes the homebuyer [i.e. down-payment loan, purchase financing, assistance to CHDO to develop and sell unit below market, or closing cost assistance]. A direct subsidy triggers recapture.

Development Subsidy- a development subsidy is defined as financial assistance provided by the GUCC to offset the difference between the total cost of producing the unit and the fair market value of the property. A development subsidy triggers resale.

Recapture Provisions [24 CFR 92.254(a)(5)(ii)]

The Cobb County Georgia Urban County Consortium is subject to the limitation that when the recapture provision is triggered by a voluntary or involuntary sale of the housing unit, and there are no net proceeds or net proceeds are insufficient to repay the HOME investment due, the County can only recapture the net proceeds, if any.

If a homeowner chooses to sell or use the property for non-eligible HOME Program activities, the full amount of the HOME Program funding assistance that enabled the homebuyer to buy the unit [excluding the amount used for the development subsidy (the cost difference between producing the house and its fair market value)] for this activity shall be recaptured and repaid to the GUCC provided that net proceeds are sufficient. If net proceeds are insufficient to repay the total HOME investment due, only the 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.

Direct subsidies trigger recapture. Eligible homebuyers who received Down-payment Assistance and other HOME Program funds, from the sub-recipient must return the HOME funds to the GUCC HOME Trust Fund, which will ensure that the recaptured HOME Program Funds are reinvested in other affordable housing for low to moderate income persons. The GUCC will require CHDO's and subrecipients alike to lien "wind fall" profits homeowners would expect to receive if they buy a house for a price below its appraised value. [Lien would be for the difference between the appraised value and the sales price]. The recapture provision to include the HOME Program Affordability Period for activities shall be accomplished through legally enforceable documents such as deed restrictions, property liens, and contractual obligations, as described in Article I, Items 2-4 of the HOME Program Subrecipient Agreement.

Resale Provision [24 CFR 92.254(a)(5)(i)]

The Resale Provisions will ensure compliance with the "Period of Affordability" requirements in 24 CFR 92.254(a)(5)(i).

The GUCC's resale requirements will ensure that, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability, the housing is made available for subsequent purchase only to a buyer whose family qualifies as a low-income family and will use the property as its principal residence. The resale provision to include the HOME Program Affordability Period for activities shall be accomplished through legally enforceable documents such as deed restrictions, property liens, and contractual obligations, as described in Article I, Items 2-4 of the HOME Program Subrecipient Agreement.

Development subsidies trigger resale. GUCC projects consisting of development subsidies only, with no direct subsidy to the homebuyer, will comply with the resale provision. In the event the GUCC provides a development subsidy (i.e. the difference between the total cost of producing the unit and the fair market value of the property) to CHDO's and subrecipients alike, these costs will not be included in calculating direct subsidy.

- 3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

The GUCC's resale and recapture provisions ensure the affordability of units acquired with home funds in different ways.

Under its Resale Provision, the GUCC ensures that the housing will remain affordable to a reasonable range of low-income homebuyers. Accordingly, the GUCC shall ensure that the sales price of a home resold under Resale Provisions is within the maximum mortgage capacity of a target population of potential buyers with incomes ranging from 50% to 80% of the Area Median Income (AMI). More specifically, the GUCC defines "affordable to a reasonable range of low-income homebuyers" as housing with a sales price not exceeding three times the low-income limit (80% AMI) for the Atlanta-Sandy Springs-Marietta Metropolitan Statistical Area corresponding to a household size equivalent to the number of bedrooms in the home. For example, if the low-income limit or (80% AMI) for a household of three in the GUCC's jurisdiction is \$49,200, the maximum resale price for a three bedroom house subject to Resale Provisions in the GUCC's jurisdiction is \$147,600, or three times the low-income limit.

Under the GUCC's Recapture Provision, a clear, detailed written agreement, executed before or at the time of sale, ensures that all parties are aware of the specific HOME requirements applicable to the unit (i.e., period or affordability, principal residency requirement, terms and conditions of either the resale or recapture requirement). The HOME written agreement must be a separate legal document from any loan instrument and must, at a minimum, comply with the requirements at §92.504(c)(5) of the HOME rule. If the GUCC provides HOME funds to a subrecipient or CHDO to develop and sell affordable housing, the GUCC must prepare and execute the agreement with the buyer, or be a party to the agreement along with the entity it funded. If a homeowner later 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 (specifically excluding the amount of any Development Subsidy) shall be recaptured and repaid to the GUCC provided that net proceeds are sufficient. Recaptured funds shall be returned to the GUCC HOME Trust Fund to be reinvested in other affordable housing for low to moderate income persons.

- 4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

In PY 2013, Cobb County will not utilize HOME funds to refinance existing debt secured by multi-family housing and therefore does not have refinancing guidelines.

Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)

Each organization may develop written standards for providing ESG assistance.

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 CoC has not formally developed a coordinated assessment system however a committee of homeless service providers and the CDBG Program Office has been formed to develop an Outreach & Intake system.

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 CDBG Program Office publishes a notification of funding in the Marietta Daily Journal to announce the availability of program funds. Applications are also posted on the Cobb County CDBG Program office website for organizations to download and complete to apply for funding. These applications are then reviewed by an applications committee for conformance with the program requirements, qualifications of applicants, availability of matching funds, and other factors, and made recommendations to the Cobb County Board of Commissioners for funding.

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 CDBG Program Office 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 PY 2013 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.

In consultation with the Cobb County Continuum of Care, Cobb County will develop performance standards to measure the effectiveness at targeting those who need the assistance most, reducing the number of people living on the streets or emergency shelters; shortening the time people spend homeless, and reducing each participant's housing barriers or housing stability risks. Cobb County has identified the following priorities for reducing homelessness in the County and will track the following performance measures.

- Reduction in the number of people living on the streets or emergency shelters;
- Reduction in housing barriers and housing stability risks
- Reduction in the number of individuals and families who become homeless
- The percent of persons exiting the shelter where the destination is known
- Percent who exited to permanent housing for each component
- Reduction in the number of people entering emergency shelters
- Reduction in recidivism in shelters of persons that have already been housed
- Increased income and employment rates for rapid-re-housing clients