

COBB COUNTY, GEORGIA
AND THE
GEORGIA URBAN COUNTY CONSORTIUM

2014 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

Cobb County is an entitlement community eligible to receive direct assistance under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. Cobb County is also a participating jurisdiction under the HOME Investment Partnerships Program (HOME) and also serves as the lead agency of the Georgia Urban County Consortia (GUCC), which includes Cobb County, Cherokee County, the City of Marietta, and the City of Roswell. The County is also a formula grantee under the Emergency Solutions Grant (ESG). Funds for these programs must be expended within the County and GUCC areas for participants who meet applicable eligibility criteria as outlined by program regulations.

The County's CDBG Program Office is responsible for the development and administration of the Consolidated Plan and Annual Action Plan.

Purpose of the Consolidated Plan and Annual Action Plan:

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) 2014 Annual Action Plan describes specific projects in which these funds will be utilized to carry out previously identified priorities established in Cobb County's 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 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.

The current 5-Year Consolidated Plan for Cobb County consists of the period from November 15, 2011 to November 14, 2015. The County's PY2014 Annual Action Plan reflects year four of this five-year plan.

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 1: Consolidated Plan Goals

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

Cobb County will increase access to affordable housing by:

- 1) Offering Homebuyer Down-Payment Assistance;
- 2) Providing support for nonprofits to offer 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;
- 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. Neighborhood Revitalization and Reinvestment

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/special needs;
- 3) 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 to Eliminate Homelessness

Cobb County supports 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.

Evaluation of past performance:

Each year, Cobb County reports its progress in meeting the five-year and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). Cobb County has consistently satisfied program mandates and expended funds in a timely manner. Further, Cobb County has successfully targeted funding to benefit low and moderate income persons and communities. 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.

Summary of citizen participation process and consultation process:

During the preparation of the Cobb County PY2014 Action Plan, a Public Review Meeting 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 included in this year's Annual Plan. The following methods were used to garner public and private input:

- A 30-day comment period was held from (Wednesday, October 2, 2013 through Friday, November 1, 2013 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 Review Meeting was held during the public comment period, on Thursday, October 17, 2013.

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;

Summary of public comments:

A summary of public comments that were received at the Public Review Meeting are listed below:

- A question was posed regarding current federal budget cuts and the impact on CDBG.
- Another organization acknowledged the County for providing CDBG funding to their organization.

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

The CDBG Program Office accepted all comments received during the Public Comment Period and Public Review Meetings.

Summary of the PY2014 Annual Action Plan:

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. Neighborhood revitalization and redevelopment to 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

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 1 – 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 WFN Consulting, a program management consulting firm that specializes in HUD Grant Programs, and has managed all facets of Cobb County’s HUD grant programs 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 collaborates with the CDBG Program Office on all financial matters, 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) 528-1457

Or

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121 Haynes Street
Marietta, GA 30060
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AP-15 Expected Resources

Introduction

Because the exact budget amount for these programs has not been approved by Congress, the 2014 budget is based on 70% of the funding received in PY 2013 for CDBG (\$2,769,121), HOME (\$1,043,000) and, ESG (\$139,029). The proposed grant allocation for Cobb County in PY2014 is \$3,951,150. The CDBG and HOME Programs also anticipate receiving approximately \$75,000 in program income (\$25,000 for the CDBG Program and \$50,000 for the HOME Program, respectively) totaling \$4,026,150.

Table 2 - Expected Resources - Priority Table

Program	Source of funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Reminder of Con Plan	Leveraging Description
			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 	\$2,769,121.00	\$25,000	n/a	\$2,794,121.00	\$5,588,242.00	CDBG funds used throughout the County will leverage other federal, local and private funds.
HOME	Public – Federal	<ul style="list-style-type: none"> - Acquisition - Homebuyer Assistance - Homeowner Rehab - Multifamily Rental - New Construction - Multifamily Rental Rehab 	\$1,043,100.00	\$50,000	n/a	\$1,093,100.00	\$2,186,100.00	HOME funds used in GUCC jurisdictions will leverage other federal, local, and private funds. Match requirements will be met by requiring organizations to demonstrate at least 25% match.
ESG	Public – Federal	<ul style="list-style-type: none"> - Financial Assistance - Overnight shelter - Rapid re-housing - Rental Assistance - Transitional Housing 	\$139,029.00	\$0	n/a	\$139,029.00	\$278,058.00	ESG match requirements will be met by requiring organizations to meet a 100% match of all funds received.

Table 3 Other Resources (Leveraged Funds)

Program	Source	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Reminder of Con Plan	Leveraging Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
FEMA	Public – Federal	- Served Meals - Other Meals - Emergency Shelter - Emergency Rental Assistance	\$ 305,822.00	\$ 0	\$ 0	\$ 305,822.00	\$611,644.00	FEMA funds used in Cobb County will leverage other federal, local, and private funds.
CSBG	Public – Federal	- Emergency Assistance - Self Sufficiency - Health Care - Education	\$ 570,351.00	\$ 0	\$ 0	\$ 570,351.00	\$1,140,702.00	CSBG funds used in Cobb County will leverage other federal, local, and private funds.
Department of Justice	Public – Federal	- Gang Suppression - Advocacy - Crime and Victim Witness - Police Athletic League (PAL)	\$ 91,871.00	\$ 0	\$ 0	\$ 91,871.00	\$183,742.00	JAG funds used in Cobb County will leverage other federal, local, and private funds.
Continuum of Care	Public – Federal	- Permanent Supportive Housing - Supportive Services - Permanent Affordable Housing - Transitional Housing - Emergency Shelter - Prevention - Outreach and Assessment	\$ 2,155,870.00	\$ 0	\$ 0	\$ 2,155,870.00	\$4,311,740.00	Organizations applying for funds are required to match 25% of the funds received through dollars or in-kind donations.

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

Cobb County anticipates receiving final grant allocation amounts in April 2014. If funding remains consistent with PY2013, the County expects to receive an estimated amount of \$3,951,150.

In an attempt to offset any further reductions in funding amounts, the County will continue to investigate and apply for additional funding streams which are consistent with the goals of the Consolidated Plan. Currently, the County uses its Community Services Block Grant (CSBG), Emergency Food and Shelter Program (EFSP) program funds, and Justice Assistance Grant (JAG) program funds to offset funding reductions. Cobb County will also work with non-profit organizations to encourage leveraging of available funding sources and strengthen organizational capacity.

The HOME program requires a 25% match of the total HOME funds expended for project costs. This match requirement will be met by requiring partners to provide at least 25% match on projects, through sponsorships from local businesses, waived County fees, donated land or improvements, volunteer hours, donated materials, or other eligible methods as provided in the HOME regulations. Cobb County HOME subrecipients submit a match log that identifies the sources of match funds from each fiscal year. Historically, match amounts for HOME subrecipients have far exceeded the 25% annual contributions requirements stipulated by HOME program regulations.

The ESG program requires a 100% match for the total amount of ESG funds expended. Cobb County requires ESG subrecipients to provide a dollar for dollar match through the value of volunteer hours, private donations, salary not covered by ESG, other grant funding, in-kind donations, or by other eligible methods as provided in the ESG regulations.

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 during this Annual Action Plan period.

AP-20 Annual Goals and Objectives

Table 4 – 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	\$954,875.00	Number of Households Served
Neighborhood Redevelopment and Revitalization	2011	2015	Non-Housing Community Development	Community Development	\$ 1,787,884.00	Number of Persons Served
Eliminating Homelessness	2011	2015	Homeless	Homeless	\$ 128,602.00	Number of Persons Served
Increase Public Services	2011	2015	Non-Housing Community Development	Non-Housing Community Development	\$ 392,414.00	Number of Persons Served
Expand Economic Opportunity	2011	2015	Non-Housing Community Development	Non-Housing Community Development	\$ 20,000.00	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 this Action Plan Period, a minimum of 50 extremely low-income, low income and moderate-income families will be assisted with CDBG and HOME funds to increase affordable housing options.

Estimated CDBG Budget and Annual Goals

Community Development Block Grant (CDBG)					
Eligible Activities	Allocation Budget (Estimate)	Consolidated Plan Goal	Needs Addressed	Annual Goal	Performance Indicator
Administration:	\$ 552,648.00	All	N/A	N/A	N/A
Economic Development: Microenterprise Technical Assistance	\$ 20,000.00	Increase funding to agencies that provide economic opportunities	Providing funding to micro-enterprise organizations that promote businesses creation and expansion for low and moderate-income persons.	5	Businesses
Housing: Owner Occupied Housing Rehabilitation - Grants/Administration	\$ 256,393.00	Increase Access to Affordable Housing	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.	25	Housing Units
Public Facilities: Facility Renovations for low and moderate income persons	\$ 423,639.00	Neighborhood Redevelopment and Revitalization	Renovating and Constructing County, City and Non-Profit Agency Facilities supporting Low and Moderate Income Families;	700	Facilities
Public Facilities: Infrastructure Improvements, Neighborhood Facilities, Homeless Shelters	\$ 255,245.00	Neighborhood Redevelopment and Revitalization	Renovating and Constructing County, City and Non-Profit Agency Facilities supporting Low and Moderate Income Families;	50	Facilities
Public Facilities: Renovation of County owned facilities to meet ADA standards	\$ 125,000.00	Neighborhood Redevelopment and Revitalization	Renovating County-owned facilities to meet the Americans with Disabilities Act (ADA) Requirements	500	Facilities
Public Facilities: Renovation of facilities for homeless and special needs	\$ 700,000.00	Neighborhood Redevelopment and Revitalization	Renovating Public Facilities to provide services for the homeless and those with special needs;	50	Facilities
Public Facilities: Resources for equipment	\$ 34,000.00	Neighborhood Redevelopment and Revitalization	Providing operating resources and equipment for non-profit organizations;	30	Facilities
Public Services: Fair Housing Services	\$ 9,782.00	Increase Access to Affordable Housing	Promoting education for the elimination of impediments to fair and affordable housing;	100	Persons
Public Services: Low and Moderate Income population	\$ 247,507.00	Increase Public Services	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.	400	Persons
Public Services: Services for presumed benefit clientele	\$ 144,907.00	Increase Public Services	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	100	Persons
Total	\$ 2,216,473.00				

Estimated HOME Budget and Annual Goals

HOME Investment Partnerships Act (HOME)					
Eligible Activities	Allocation Budget (Estimate)	Consolidated Plan Goal	Needs Addressed	Annual Goal	Performance Indicator
Acquisition: Rental and Homebuyer	\$ 430,968.00	Increase Access to Affordable Housing	Providing property and development grant subsidies for developers to build affordable housing for eligible homebuyers;	10	Housing Units
Homebuyer: Down Payment Assistance	\$ 126,314.00	Increase Access to Affordable Housing	Offering Homebuyer Down-Payment Assistance;	12	Housing Units
Housing Rehabilitation	\$ 131,418.00	Increase Access to Affordable Housing	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.	15	Housing Units
Rental Rehabilitation	\$ 250,000.00	Neighborhood Redevelopment and Revitalization	Renovating Public Facilities to provide services for the homeless and those with special needs;	75	Facilities
	\$ 938,700.00				

Estimated ESG Budget and Annual Goals

Emergency Solutions Grant (ESG)					
Eligible Activities	Allocation Budget (Estimate)	Consolidated Plan Goal	Needs Addressed	Annual Goal	Performance Indicator
HMIS Coordination	\$ 8,500.00	Eliminating Homelessness	Providing support for Homeless Management Information System	150	Persons
Rapid Rehousing/Homelessness Prevention	\$ 36,696.00	Eliminating Homelessness	Providing support for rapid rehousing and homelessness prevention for homeless and near homeless families and individuals in Cobb through the ESG Program;	25	Persons
Shelter Operations	\$ 83,406.00	Eliminating Homelessness	Providing support for emergency housing and supportive services for homeless families and individuals in Cobb through the ESG Program;	150	Persons
	\$ 128,602.00				

AP-35 Projects

Introduction

CDBG funding for PY 2014 is projected at 70% (\$2,769,121) of the Program Year 2013 (\$3,955,887) 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% set aside for CDBG Planning and Administration. The administration cap is calculated as 20% of the total PY2014 allocation. A total of **\$552,648** is being allocated among Cobb County (\$430,480), the City of Marietta (\$77,000), and the City of Smyrna (\$45,168) totaling 19.95% of the 20% allowable administrative costs for Cobb's CDBG grant.

HUD allows a maximum of 15% set asides for CDBG eligible public services. The cap is calculated at 15% of the annual grant allocation. Cobb County's grant award for PY2014 is based on 70% of PY2013 allocation (\$593,381.00). The estimated public service cap for PY2014 is (\$415,367.00) and the proposed public services projects total **\$402,196.00** (14.52%) of the anticipated grant award.

A detailed listing of PY2014 activities are listed on the following page:

Table 5: CDBG Projects Summary

PY2014 Community Development Block Grant (CDBG) Draft Recommendations	
Project Description	PY 2014 70% Allocation (Recommendations)
Cobb County	
Cobb County CDBG Program Office Administration and Planning	\$ 430,480.00
Cooperating Cities	
City of Acworth - Parks/Recreation and Trail way System	\$ 75,768.00
City of Austell - TBD	\$ 19,880.00
Powder Springs - TBD	\$ 51,712.00
City of Kennesaw - Woodland Acres Phase III	\$ 110,483.00
County Agencies	
Cobb County Property Management - ADA	\$ 125,000.00
Cobb County Owner-Occupied Housing Rehabilitation - Grants	\$ 166,393.00
Cobb County Owner-Occupied Housing Rehabilitation - Administration	\$ 90,000.00
Public Services	
SafePath Children's Advocacy Center, Inc. - Abused Children Services Operating	\$ 75,000.00
Omosaze, Inc. - Reading/Literacy Services - Reading Saturday	\$ 20,000.00
Community Health Center, Inc - Enhanced Patient Medical & Dental	\$ 75,000.00
The Extension, Inc. - Women's Recovery Program	\$ 35,000.00
Turner Hill Community Development Corporation - Harmony House Operating	\$ 20,000.00
Big Brother Big Sister of Metro Atlanta	\$ 20,000.00
Cobb Senior Services	\$ 34,907.00
Fair Housing Services	\$ 9,782.00
The Center for Family Resources - Operating Expenses	\$ 20,000.00
Other CDBG Activities	
Cobb Community Services Board	\$ 300,000.00
Young Women's Christian Association of Northwest Georgia Inc. - Security System	\$ 20,000.00
Nobis Works - Rework Social Enterprise	\$ 200,000.00
Young Women's Christian Association of Northwest Georgia Inc. - Building Renovation ¹	\$ 200,000.00
The Sheltering Arms - Installation of Security System	\$ 14,000.00
The Extension, Inc. - Partial Sewer Line Replacement	\$ 19,000.00
The Edge Connection Inc. - Microenterprise Technical Assistance Operating	\$ 20,000.00
City of Marietta	
City of Marietta Administration & Planning	\$ 77,000.00
City of Marietta - Public Services	\$ 58,631.00
City of Marietta - Public Facilities	\$ 255,245.00
City of Smyrna	
City of Smyrna Administration & Planning	\$ 45,168.00
City of Smyrna - Public Services	\$ 33,876.00
City of Smyrna - Public Facilities	\$ 146,796.00
TOTAL	\$2,769,121
1 Pre-Award Amount (Year 5 of 5) - YWCA of Northwest Metro Atlanta - (\$200,000)	
2 Pre-Award Amount (Year 1 of 4) - Cobb Community Services Board - (\$300,000)	

HOME funding for PY 2014 is projected at \$1,043,000 which is 70% of the Program Year 2013 (\$1,490,000) allocation. This grant allocation includes funding for Cobb County, Cherokee County, the City of Marietta, and the City of Roswell. Cobb County serves as the Lead Agency for the HOME Program's Georgia Urban County Consortia. 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% (\$104,300) for HOME Program General Administration expenses. A total of \$61,537 is proposed for Cobb County, \$18,774 for Cherokee County, \$14,602 for the City of Marietta, and \$9,388 for the City of Roswell for program administration. A detailed list of proposed activities is listed below:

Table 6: HOME Project Summary

PY2014 HOME Investment Partnership Draft Recommendations	
Project Description	PY 2014 70% Allocation (Recommendations)
Cobb County 59%	
CHDO Operating and Activities	
Cobb CHDO - Program - Cole Street Development Corporation (15%)	\$92,306
Cobb CHDO - Operating - Cole Street Development Corporation (5%)	\$30,769
Other HOME Activities	
Cole Street Development Corporation. - Acquisition	\$54,444
Habitat for Humanity of Northwest Metro Atlanta, Inc. - Down Payment Assistance	\$60,000
Marietta Housing Authority - Down Payment Assistance	\$66,314
Young Women's Christian Association - Building Renovation ¹	\$250,000
Administration	
Cobb County Program Administration (10%)	\$61,537
Total - Cobb County	\$615,370
City of Marietta m	
City of Marietta CHDO - Program (15%)	\$21,903
City of Marietta CHDO - Operating (5%)	\$7,301
City of Marietta - Uncommitted (Marietta New Home Replacement)	\$102,214
City of Marietta - Program Administration	\$14,602
Total - City of Marietta	\$146,020
Cherokee County	
Cherokee County CHDO - Program - North Georgia Community Housing Development Corp (20%)	\$37,548
Cherokee County Owner Occupied Housing Rehabilitation	\$131,418
Cherokee County Program Administration	\$18,774
Total - Cherokee County	\$187,740
City of Roswell (7.5%)	
City of Roswell CHDO - Program (15%)	\$14,081
City of Roswell CHDO - Operating (5%)	\$4,694
City of Roswell - Uncommitted	\$65,708
City of Roswell Program Administration	\$4,694
City of Roswell Program Administration to Cobb County	\$4,694
Total - City of Roswell	\$93,871
TOTAL	\$1,043,001
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)	

ESG funding is projected at \$139,029 which is 70% of the PY 2013 allocation (\$198,612). HUD allows a maximum of 7.5% (\$10,427) for ESG Planning and Administration. A total of \$83,406 will be used for Emergency Shelter Operations and a total of \$36,696 will be used for Rapid Rehousing and Homelessness Prevention. The County will also use \$8,500 for HMIS operations.

A detailed listing of proposed projects for PY2014 is listed below:

Table 7: ESG Project Summary

PY2014 ESG Investment Partnership Draft Recommendations	
Project Description	PY 2014 70% Allocation (Recommendations)
Street Outreach & Emergency Shelter	
The Center for Family Resources, Inc.	\$20,000
MUST Ministries, Inc.	\$20,000
Turner Hill Community Development Corporation	\$13,406
The Extension, Inc.	\$20,000
St Vincent de Paul Society Inc. - House of Dreams	\$5,000
Center for Children and Young Adults	\$5,000
Homelessness Prevention and Rapid Rehousing	
MUST Ministries, Inc.	\$18,348
The Center for Family Resources, Inc.	\$18,348
HMIS Coordination	
The Center for Family Resources for Cobb Collaborative - HMIS Coordination	\$8,500
Administration	
Cobb County Program Administration 7.5%	\$10,427
Total	\$139,029

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

Cobb County recognizes there are multiple needs for 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 grant allocations by ensuring that all proposed projects will:

- 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% 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
- Eliminates slums and blight.

AP-50 Geographic Distribution

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 CDBG Program funds to the Cities of Acworth, Austell, Kennesaw, and Powder Springs. 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 PY2014, 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 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.

Geographic Distribution

Table 8 - Geographic Distribution

Target Area	Percentage of Funds
County-Wide	80%*

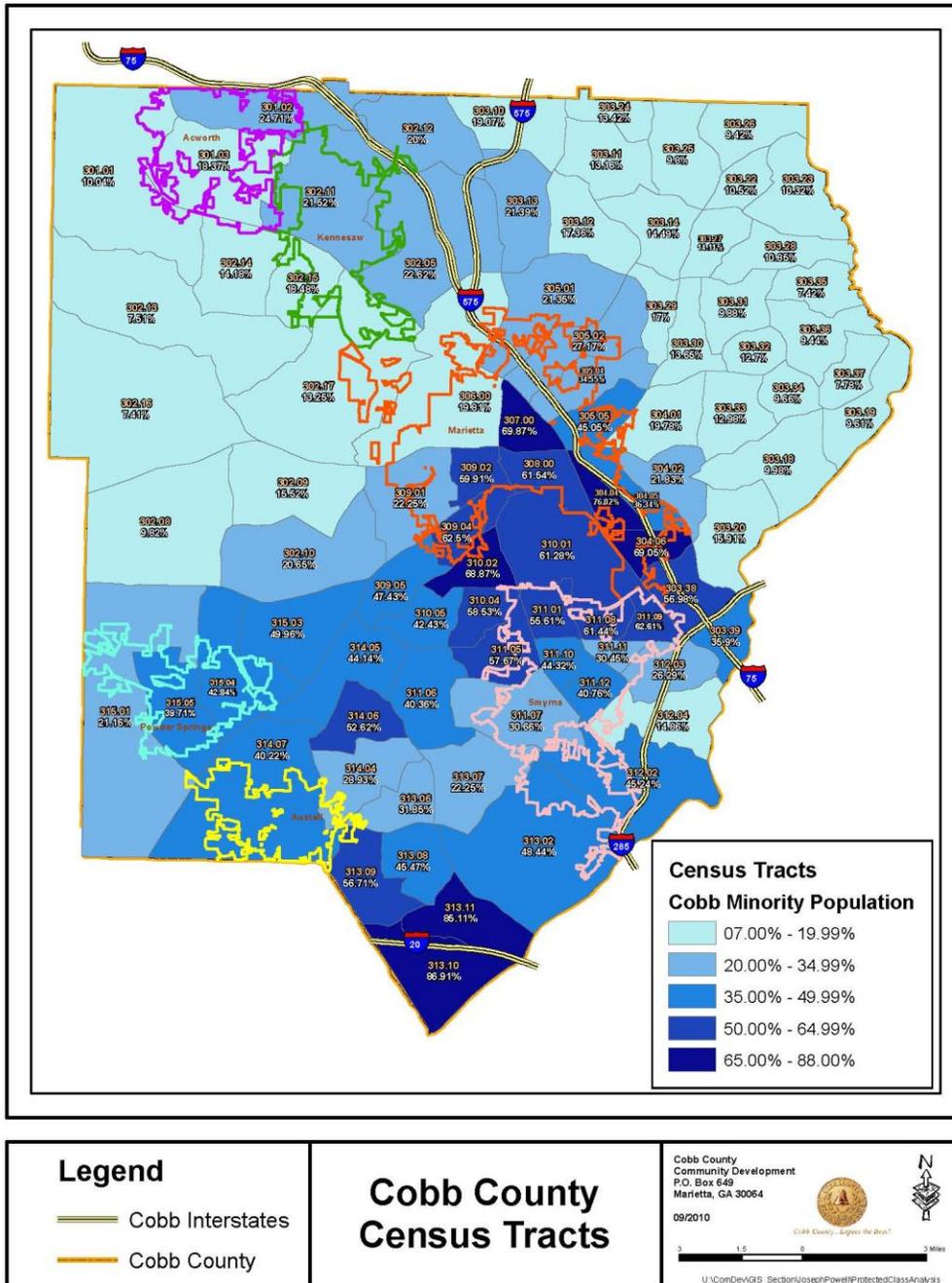
**Remaining 20% of CDBG funds will be allocated for eligible CDBG administrative activities.*

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 American Community Survey, HUD low and moderate income summary 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 often coincide with areas of minority concentration.

Map 2: Cobb County Areas of Minority Concentrations

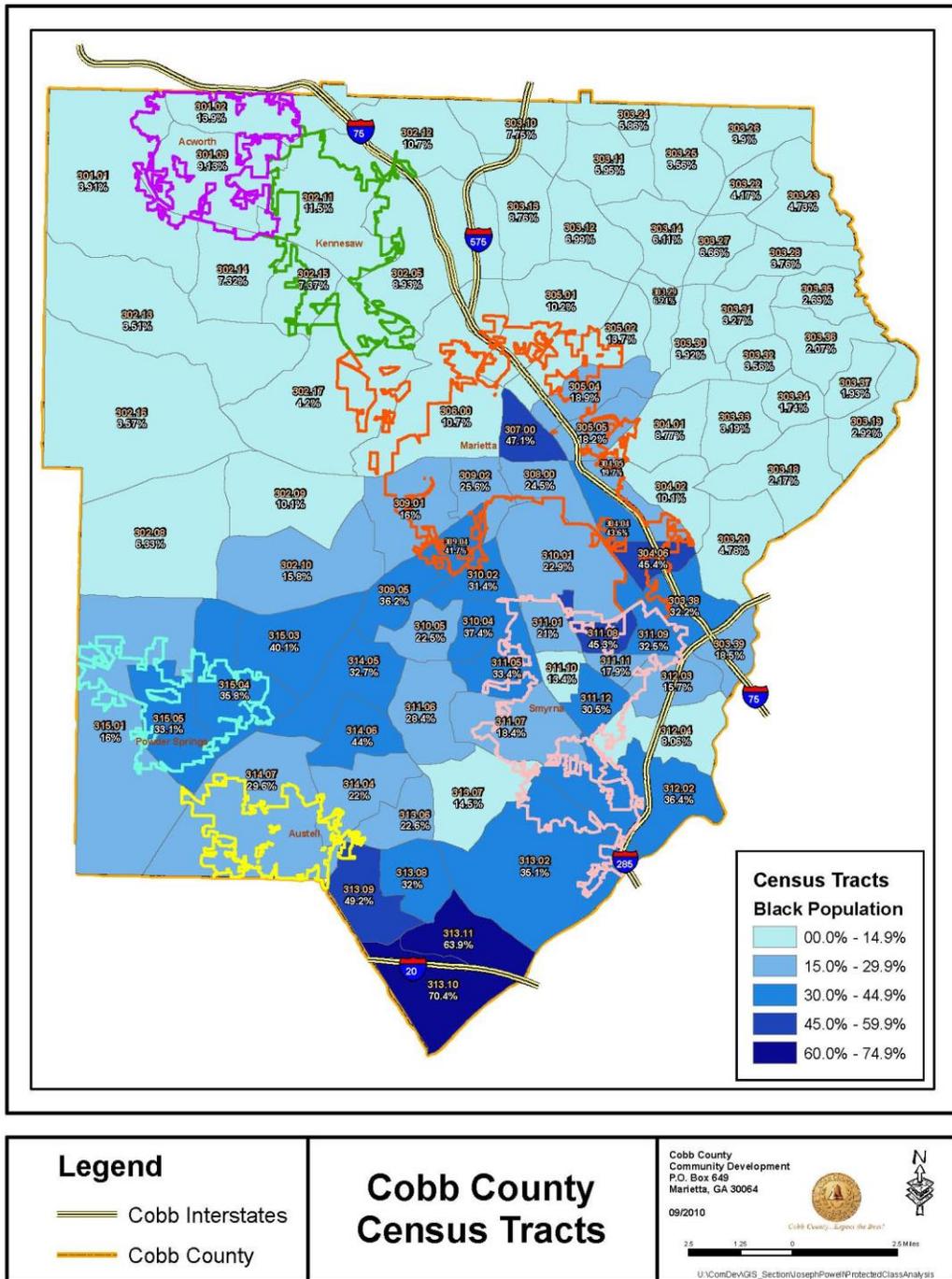
(Source: 2000 US Census Data)



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

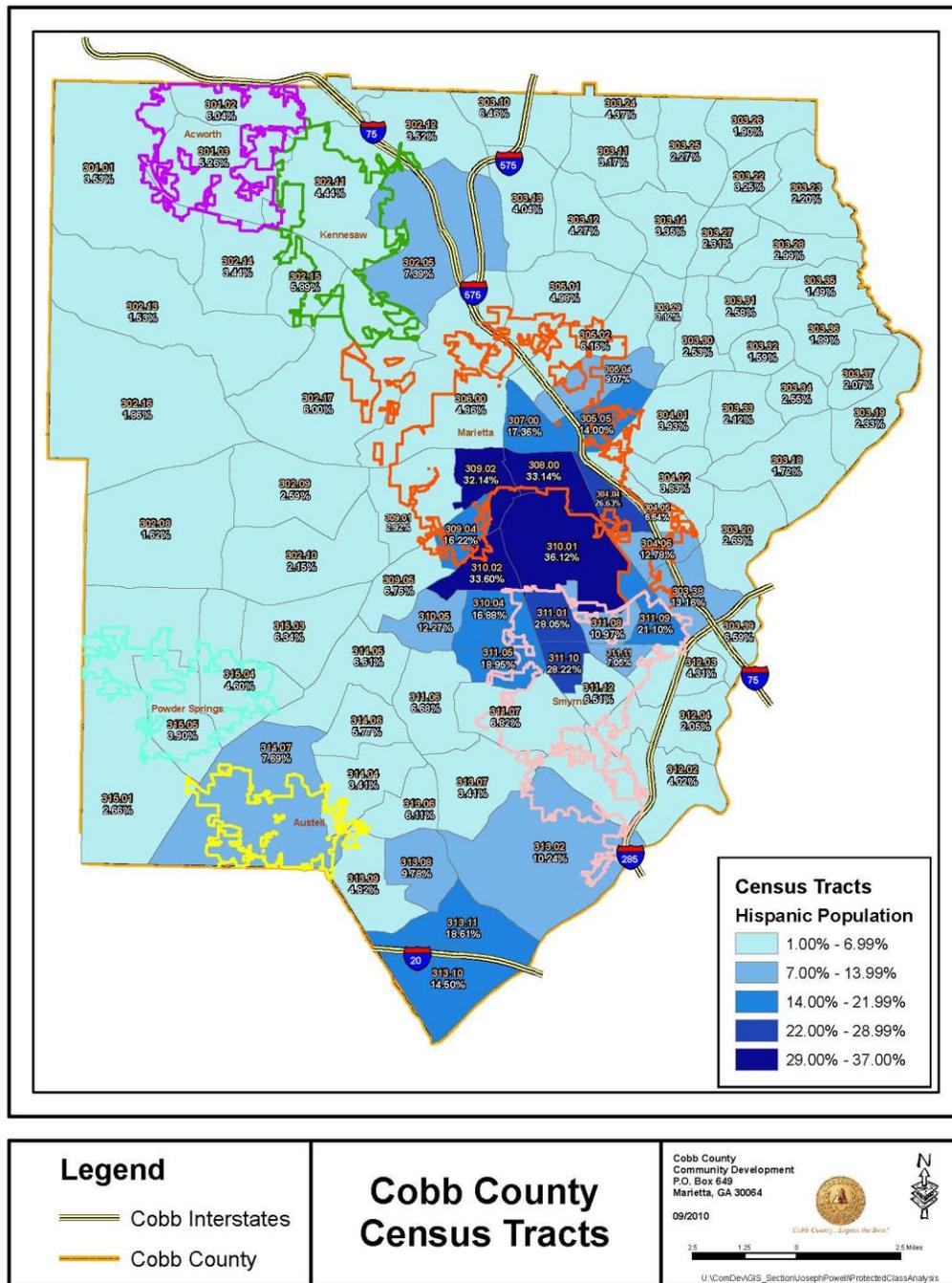
(Source: 2000 US Census Data)



The African American population in Cobb County makes up 25% 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.

AP-55 Affordable Housing

Introduction:

Table 9 - One Year Goals for Affordable Housing by Support Requirement

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

Table 10 - One Year Goals for Affordable Housing by Support Type

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

Discussion:

Cobb County and GUCC members will use CDBG and HOME program funds to address housing needs in Cobb County. A summary of affordable housing activities to be undertaken this year is listed below:

1. CHDO Related Activities

GUCC members propose to allocate at least 15% of HOME program funds to Community Housing Development Corporations to develop and acquire affordable housing. These jurisdictions may also propose to provide an optional 5% of program funds for CHDO operating expenses. Cobb County and the City of Marietta has designated Cole Street Development Corporation as its CHDO. Cobb County proposes to allocate \$92,306.00 and the City of Marietta proposes to allocate \$21,903.00 for CHDO related activities. Each of the jurisdictions have also chosen to allocate CHDO operating expenses in the amount of \$30,769.00 for Cobb County and \$7,301.00 for the City of Marietta.

Cherokee County has designated North Georgia Community Housing Development Corporation (NGCHDC) as its CHDO and proposes to allocate a total of \$37,548.00 for CHDO related activities. Cherokee County does not propose to allocate CHDO operating expenses to its CHDO.

The City of Roswell have designated NGCHDC and HomeStretch as its CHDOs and proposes to allocate \$14,081.00 for CHDO related activities and \$4,694 for CHDO operating expenses.

2. Down Payment Assistance:

Cobb County will use a total of \$126,314.00 in HOME program funds for down-payment assistance through Marietta Housing Authority (\$66,314.00) and NW Metro-Atlanta Habitat for Humanity (\$60,000.00). These organizations pay a portion of closing costs and/or down-payment for eligible homebuyers to purchase a new or existing home.

3. Acquisition and Construction of Affordable Rental Housing:

Cobb County will use a total of \$304,444.00 in HOME program funds for affordable rental housing through Cole Street Development Corporation's Henderson Arms project (\$54,444.00) and the YWCA of Northwest Metro Atlanta (\$250,000.00). These organizations will provide rental housing for eligible renters. Cole Street Development Corporation will use HOME program funds for the development and construction of affordable rental housing units for seniors. The YWCA of Northwest GA will use HOME program funds for the development and construction of affordable rental housing for domestic violence victims.

4. Acquisition and Construction of Affordable Homeowner and Rental Housing

The GUCC will use a total of \$167,922.00 in HOME program funds for the acquisition of affordable housing through the City of Marietta (\$102,214.0) and the City of Roswell (\$65,708.00). These organizations will provide affordable housing for eligible renters.

5. Housing Rehabilitation

Cobb County will use CDBG and HOME program funds and program income funds to eliminate substandard housing for low and moderate income homeowners, seniors, and persons with disabilities.

- **CDBG** – Cobb County and the City of Marietta will use \$255,245.00 in CDBG funds to rehabilitate 25 additional homes through Minor Home Repair Grants for code violation repairs that are a threat to their health, safety, and general welfare.
- **HOME** – GUCC member, Cherokee County will use \$131,418.00 in HOME funds to rehabilitate 25 homes through its Housing Rehabilitation Program for seniors age (62+).

AP-60 Public Housing

Introduction

While the County will not use any PY 2014 HOME Program funds to address the needs of public housing residents. The County will, however, assist the Marietta Housing Authority in addressing the needs of public housing residents by offering down-payment assistance programs to eligible residents of public housing.

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

Marietta Housing Authority (MHA) is the public housing authority for the County and administers subsidized units. The MHA Plan describes efforts to encourage public housing residents to become more involved in the community and to participate in various homeownership opportunities. MHA plans to initiate new programs to increase revenues for the agency and provide economic opportunities for low income families.

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 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.

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

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

Cobb County has identified the following goals to reduce and end homelessness.

1. Provide funds (subject to applicable cap) to support emergency shelter operations, homeless prevention, rapid re-housing and supportive services.
2. Provide support for the development and operation of transitional housing throughout Cobb County as individuals and families work towards self-sufficiency.
3. Encourage the efficient use of HMIS technology and support its expansions beyond homeless service providers as a way to link the various services provided by Cobb County non-profit organizations and standardize performance measures.
4. Support efforts to integrate the management of ESG funds with the Continuum of Care.
5. Provide support for services that prevent persons released from institutions from entering homeless situation.
6. Strengthen the collaboration and capacity of homelessness service providers and advocacy organizations.

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 Action Plan period. The County has identified five organizations that will provide emergency shelter for homeless persons residing in Cobb County.

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 and provides its participants with an opportunity to re-integrate into society as 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 their clients can achieve a greater level of self-respect, dignity and independence.

Center for Children and Young Adults serves homeless youth that have been abused, neglected, exploited, or abandoned by their caregivers. CCYA will provide essential services and operations for the shelter program.

Addressing the emergency shelter and transitional housing needs of homeless persons

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 the following:

- Emergency housing and supportive services for homeless families and individuals;
- Developing transitional housing; and
- Preventing persons released from institutions from entering homelessness.

Helping homeless persons make the transition to permanent housing

The County will administer the Emergency Solutions Grant Program and oversee activities for homeless individuals and families in Cobb County. Cobb County has identified rapid re-housing as a priority for the PY2014 funding cycle. Obtaining permanent housing for homeless individuals and families will shorten the length of time spent in emergency and transitional shelters. According to the most recent Point in Time Count (PIT) of homeless people in Cobb County conducted on January 27, 2013, 351 persons in Cobb were sleeping in either emergency or transitional shelters. The most recent PIT Count for unsheltered homeless persons, conducted on January 27, 2013, noted 144 persons were unsheltered. Historical data on these clients will provide these organizations with data to verify that individuals will likely remain homeless.

Cobb County encourages collaboration with organizations to transition as many people as possible into permanent housing. The County also supports the implementation of 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 agencies to eliminate duplication of effort by local agencies, both in

intake and assessment procedures, and in subsequent housing and supportive services. The Homeless Management Information System (HMIS) can be improved with common intake forms, shared data, effective assessment instruments and procedures, and on-going coordination of assistance among community organizations.

Helping low-income individuals and families avoid becoming homeless:

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 will be able to meet the needs of families with children, individuals, persons with special health problems, and other characteristics.

AP-75 Barriers to Affordable Housing

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing:

The County's current 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 2010 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 barriers identified were limited supply of affordable housing, high land costs, zoning laws, building codes, and taxes which can limit affordable housing choice.

Cobb County will continue review 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 future housing developments. Furthermore, Cobb County will undertake efforts to affirmatively further fair housing to ensure housing choice is available throughout the county by holding educational seminars throughout the community. Cobb County has approved funding for fair housing education and outreach to ensure that fair housing is a priority among all activities undertaken by the County.

AP-85 Other Actions

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.

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 low and moderate income 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 needing repair. 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.

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 lead-based paint hazards found in existing housing built prior to 1978. Cobb County educates the public on the hazards of lead-based paint and educates parents about protecting their children. In response to lead-based paint hazards and 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 various housing programs undertaken by the GUCC and will abate or remove lead hazards in high priority units. Government assisted housing rehabilitation projects will include an inspection completed according to HUD and Environmental Protection Agency (EPA) guidelines. Policies and procedures for abatement of lead hazards have been established in Cobb County, which include determining cost effectiveness for abatement and procedures for assessing, contracting and inspecting post-abatement work. The policies and procedures also include preparing work write-ups and costs estimates for all income eligible residents in Cobb County with identified lead-based paint hazards.

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 strategies:

- 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.

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 2014 Annual Action Plan. As part of the planning process, office staff meets with representatives of all GUCC members to discuss housing and non-housing needs as well as identify additional resources to prioritize strategies to address these needs.

All grant 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 for 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.
- ***Community Development Housing Organizations:*** Cole Street Development Corporation (CSDC), North Georgia Community Home Development Corporation (NGCHDC), Habitat for Humanity of North Central Georgia serve as CHDOs for the Consortium.
- ***Development Services:*** The Tommy Nobis Center, the Community Services Board, and Cobb ARC provide developmental services for mentally and physically disabled residents.

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

Cobb County will continue to work with a broad cross-section of public, private, faith-based, and community organizations to identify the needs of its citizens. The CDBG Program Office works with the Cobb Community Collaborative, a community organization focused on providing more streamlined approach 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 establishing the Collaborative in 2000. The Collaborative addresses a broad range of needs for 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 collectively and to avoid duplication of services within the County. The Collaborative's efforts are critical to the success of the County's Consolidated Plan. The Cobb Collaborative established a Business Advisory Council 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 five-year Consolidated Plan in accordance with the Continuum of Care (CoC) program. In PY 2014, The Center for Family Resources serves as the Lead Agency for the CoC and operates the supportive housing program 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.

Cobb County will also collaborate with the Cobb County Board of Health to serve on the City of Atlanta's HIV Planning Council. This organization 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 needs of low to moderate income youth who reside in the Franklin Road area.

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)

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

In PY2014, Cobb County and GUCC consortia members will 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 and the Marietta Housing Authority for down-payment assistance loans to low and moderate income homebuyers. The loans will be provided as “soft-second” mortgages, secured with a lien on the approved property. The Down-Payment Assistance Loans are repaid monthly by homeowners to Northwest Metro Atlanta Habitat for Humanity and annually to the County, and the Program Income derived is used by the County for other eligible HOME program activities.

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:

The HOME rule at §92.254(a)(5) establishes the resale and recapture requirements HOME PJs must use for all homebuyer activities. These provisions are imposed for the duration of the period of affordability on all HOME-assisted homebuyer projects through a written agreement with the homebuyer, and enforced via lien, deed restrictions, or covenants running with the land. The resale or recapture provisions are triggered by any transfer of title, either voluntary or involuntary, during the established HOME period of affordability.

When undertaking HOME-assisted homebuyer activities, *including projects funded with HOME program income*, the GUCC must establish resale or recapture provisions that comply with HOME statutory and regulatory requirements and set forth the provisions in its Consolidated Plan. HUD must determine that the provisions are appropriate. The written resale/recapture provisions that the GUCC submits in its Annual Action Plan must clearly describe the terms of the resale/recapture provisions, the specific circumstances under which these provisions will be used, and how the GUCC will enforce the provisions.

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

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 several ways.

The HOME rule at §92.254(a)(4) establishes the period of affordability for all homebuyer housing. How the GUCC calculates the amount of HOME assistance in each unit and therefore the applicable period of affordability varies depending on whether the unit is under resale or recapture provisions.

a. Period of Affordability Under Resale Provisions

Under resale, §92.254(a)(5)(i) of the HOME rule states that the period of affordability is based on the *total* amount of HOME funds invested in the housing. In other words, the total HOME funds expended for the unit determines the applicable affordability period. Any HOME program income used to assist the project is included when determining the period of affordability under a resale provision.

b. Period of Affordability Under Recapture Provisions

For HOME-assisted homebuyer units under the recapture option, the period of affordability is based upon the HOME-funded *Direct Subsidy* provided to the homebuyer that enabled the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included when determining the period of affordability.

The following table outlines the required minimum affordability periods:

If the total HOME investment (resale) or Direct Subsidy (recapture) in the unit is:	The Period of Affordability is:
Under \$15,000	5 years
Between \$15,000 and \$40,000	10 years
Over \$40,000	15 years

Emergency Solutions Grant (ESG)

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

Cobb County will focus on the following eligible populations that can be assisted with funds: persons at risk of becoming homeless and persons who are literally homeless. Even though these are the targeted populations, it is important to give assistance to those who are in the most need of funds from.

Eligibility for Assistance

Each individual or family who is receiving assistance must first meet with a case manager or intake personnel who can determine the appropriate type of assistance to meet their needs. The household must be at or below 30% of Area Median Income (AMI). Assets are counted for determining AMI eligibility. AMI is prospective and only counts income generated at that particular time. The household must be either homeless or at risk of losing its housing and meet both of the following circumstances: (1) no appropriate subsequent housing options have been identified; AND (2) the household lacks the financial resources and support networks needed to obtain immediate housing or remain in its existing housing.

Staff Certification of Eligibility for Assistance

Cobb County will continue to use the Staff Certification of Eligibility serves as documentation that the household named below meets all eligibility criteria for assistance, certifies that true and complete information was used to determine eligibility, and certifies that no conflict of interest exists related to the provision of ESG assistance. Each staff person determining ESG eligibility for a household must complete this Staff Certification of Eligibility for every household, once the household is determined eligible for ESG assistance. The completed Staff Affidavit remains valid until or unless a different staff person re-determines ESG eligibility. ESG Staff Certifications of Eligibility must be signed and dated by ESG staff and supervisors for each household approved for ESG assistance.

Homelessness Prevention Assistance

Although there are minimum requirements, HUD encourages grantees and subrecipients to target prevention assistance to individuals and families at the greatest risk of becoming homeless.

The **target population** for Cobb County will have the following risk factors:

- Eviction within 2 weeks from a private dwelling
- Sudden and significant loss of income
- Severe house cost burden (greater than 50% of income for housing costs)
- Pending foreclosure of rental housing
- Credit problems that preclude obtaining of housing

Rapid Re-Housing Assistance:

Rapid re-housing assistance is available for persons who are homeless according to HUD's definition of homeless.

The target population for Cobb County rapid re-housing will have the following risk factors:

- Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
- Has a primary nighttime residence that is a public or private place not meant for human habitation;
- Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs)
- Is exiting an institution where an individual has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

The purpose of these funds is to assist eligible program participants to move into permanent housing and achieve housing stability. Therefore, Cobb County subrecipients providing assistance will utilize a process to assess, for all potential program participants, their level of service need, other resources available to them, and the appropriateness of their participation in the rapid re-housing assistance portion of ESG. Program participants who require longer-term housing assistance and services should be directed to agencies that can provide the requisite services and financial assistance.

Coordination

Cobb County will coordinate with the Continuum of Care (CoC) by attending and participating in the bi-monthly Continuum of Care meetings and monthly steering committee for the CoC. The Continuum includes several emergency shelter providers, essential service providers, homeless prevention and rapid re-housing assistance providers, other homeless assistance providers, mainstream service, and housing providers. In addition to monthly meetings, there are several committees that also meet on a monthly basis to coordinate and establish policies. These committees include the Policy Council on Homelessness, the CoC steering committee, and the Continuum of Care's bi-monthly meetings.

Determining and prioritizing eligibility

The County and its providers within the Continuum recognize that individuals and households must be prioritized to ensure that funding is distributed to best serve the needs of those who are homeless or at greatest risk of becoming literally homeless but for ESG assistance.

Subrecipients will perform intake and evaluate each individual and household on a case-by-case basis. Subrecipients recognize that each case is different, and that the demographics throughout the County are so different so as to not be able approach potential clients with a “one size fits all strategy.” To best prioritize those who are homeless or at risk of becoming homeless for rapid re-housing or homeless prevention funds, those who are at risk of becoming homeless will need to show that they will become literally homeless if not “but for” receiving ESG Homeless Prevention funds, and they must have also gone through a hardship to become at risk of losing their home.

Subrecipients may choose to prioritize homeless individuals and households who have been involved with their particular program for Rapid Re-housing assistance, although each individual and household will be evaluated before being able to receive funding.

In addition to the household income being below 30% AMI and the household currently experiencing homelessness or being at imminent risk of becoming homeless, there must be documented evidence in the client files that:

- There is a lack of financial resources
- There are no other housing options
- There are no support Networks

Client share of rent and utilities costs

The County will require each program participant household will be evaluated on a case-by-case basis. When a provider determines that a household is a priority for either Homeless Prevention or Rapid Re-housing rental assistance, they will be eligible to receive 100% rental assistance for no more than the full amount of the rent as stated on the lease.

Short Term and Medium Term Rental Assistance Duration

The County will require short term and medium-term rental assistance can be used to allow individuals and families to remain in their existing rental units or to help them obtain and remain in rental units they select. A lease must be in place in the program participants name for them to get assistance.

Short-term rental assistance can only be used for 3 months while medium term rental assistance covers rental assistance for 4 to 24 months. No program participant may receive more than 24 months of assistance under ESG, and each program participant must be evaluated every 3 months to determine the amount of assistance needed.

Rental assistance may also be used to pay up to 6 months of rental arrears for eligible program participants but these 6 months count towards the 24 month total. The rental assistance paid cannot exceed the actual rental cost, which must be in compliance with HUD's standard of "rent reasonableness." "Rent reasonableness" means that the total rent charged for a unit must be reasonable in relation to the rents being charged during the same time period for comparable units in the private unassisted market and must not be in excess of rents being charged by the owner during the same time period for comparable non-luxury unassisted units.

Rental assistance payments cannot be made on behalf of eligible individuals or families for the same period of time and for the same cost types that are being provided through another federal, state or local housing subsidy program. Cost types are the categories of eligible HPRP financial assistance: rent either the client portion or the subsidy; security deposits, utility deposits, utility payments, moving cost assistance, and hotel/motel vouchers.

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 Continuum of Care has not formally developed a coordinated assessment system however a committee of homeless service providers and the CDBG Program Office has been formed a subcommittee 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, the local legal organ, to announce the availability of program funds. Application notices are also emailed to the CDBG Program Office's wide network of stakeholders and posted on the Cobb County CDBG Program office website for organizations to download and 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 final approval of funding allocations.

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 2014 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. The following performance measures have been identified:

- 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;
- The percent of persons 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; and
- Increased income and employment rates for rapid-re-housing clients.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

To ensure that each recipient of CDBG, HOME and ESG funds operates in compliance with applicable federal laws and regulations, the Cobb County CDBG Program Office implements a monitoring strategy that closely reviews Subrecipient activities and provides extensive technical assistance to prevent potential compliance issues.

Each Program Year, the respective program manager for CDBG, HOME, and ESG prepare a risk analysis matrix for monitoring all appropriate Subrecipients. This risk analysis closely

mirrors the Community Planning and Development [CPD] Notice 12-02, issued January 2, 2012, which delineates the relevant factors to monitor in order to determine the risk level for grantees, or in the case of Cobb County, subrecipients. Once projects have been approved and subrecipients have been issued Subrecipient agreements, the relevant staff members conduct a four page risk analysis worksheet that reviews Financial Capacity; Overall Management; Planning Capacity and National Objectives. Each Subrecipient is graded and its score is based on one of three categories: Low Risk [0-30 points]; Moderate Risk [31-50 points]; and High Risk [51-100 points]. Based on the scoring for each Subrecipient, the Cobb County CDBG Program Office determines its annual monitoring schedule based on the number of moderate and high risk subrecipients.

As a general rule, staff monitors on-site all moderate and high risk subrecipients on an annual basis, typically in the third or fourth quarter of each Program Year. Conversely, the low-risk subrecipients are monitored on-site every other program year during the same time frame, and desk reviews are conducted throughout the year. CDBG staff closely monitors performance expectations of subrecipients [timeliness and productivity] in line with the new performance measurement system initiated by HUD.

The above actions are a consistent element of the Cobb County CDBG Program Office in our efforts to effectively manage the monitoring process for the CDBG, HOME, and ESG Programs.

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 2014 Action Plan by funding organizations that primarily serve eligible clients who are representative 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 Cobb's PY 2014 final allocation. The total grant allocation (less administrative allocations) is shown in the table below. The percentages shown in the table below refers to those funds allocated to meet the needs of protected classes in the County.

Protected Class Funding 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%