

2012 Consolidated Annual Performance Evaluation Report

Cobb County, Georgia
Georgia Urban County Consortium

Prepared By:



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for submission to the

U.S. Department of Housing and Urban Development

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Third Program Year CAPER

The CPMP Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

GENERAL

Executive Summary

The 2012 CAPER describes how Cobb County addressed the housing and non-housing, community development needs during the current program year. In November 2011, the County adopted a Five Year Consolidated Plan for housing and non-housing community development activities for 2011-2015. The Consolidated Plan identifies the community's needs in housing, neighborhood improvements, social services, and economic development. It also sets priorities for addressing those needs and describes how the County will use Community Development Block Grant (CDBG), Home Investment Partnerships Act [HOME], Emergency Solutions Grant [ESG] and other designated local funds to address those needs. As such this document, the 2012 CAPER, is consistent with the priorities established in the Five Year Consolidated Plan. This report covers all of the areas requested by HUD and provides a wide array of information concerning the community and its residents.

Overview of 2012 Achievements

This was a difficult year for most of the nonprofit organizations serving Cobb County. Budgets and resources were strained by a variety of factors including: the economy, operating budget deficits, lower than expected donations both monetary and non-monetary, and the shrinking of resources. The County has diligently worked to provide resources when and where possible and serve a broad range of residents despite the difficulties being faced in the community. Despite some obstacles, there have been many highlights including:

- Construction of additional single-family housing
- Developing rental housing units for low and moderate households
- Providing resources to organizations to increase essential services for low and moderate households
- Increasing accessibility to neighborhood and community resources

General Questions

1. Assessment of the one-year goals and objectives:
 - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.

Assessment of One Year Goals and Objectives

The Cobb County CDBG Program Office provided agencies with technical assistance and conducted several monitoring visits for agencies and rental inspections to ensure the County was successful in meeting its key goals and objectives for this year. Below is a synopsis of the County's goals and the accomplishments during this reporting period:

Goal 1 - Increase access to affordable housing for low and moderate

In 2012, Consortia members spent \$1,510,276 of HOME program funds increasing access to affordable housing through the following strategies:

New construction of single-family affordable housing units

Since the discovery of an ineffective Community Housing Development Organization [CHDO] in 2009, the Cobb County CDBG Program Office has worked diligently to correct deficiencies in the

construction of vacant lots that were acquired under the HOME Program. As a result of this discovery, Cobb County ceased funding the now defunct CHDO [Cobb Housing, Inc.]. The County enlisted a new CHDO and immediately began to build-out the inventory of property using HOME funds from prior years. Execution of the plan was halted when the CHDO failed to meet initial contractual milestones and Cobb Housing Inc.'s contract was terminated.

After discussions with HUD and various private developers, on January 23, 2012, the County executed legal agreements with Traton Homes, a for-profit homebuilder to construct 16 new affordable housing units throughout the County.

Ten properties (known as Kensington Place with IDIS#2649,) were placed in the County's possession in which construction of these lots began in January 2012 was completed by July 2012. As of December 31, 2012, eight of the ten homes have been sold to low income buyers, one home is under contract with a closing scheduled for March 29, 2013 and the final home is listed for sale.

Traton has also completed construction of the following lots:

- 405 Wellons - Under contract; Sold to affordable homebuyer on Friday, March 8, 2013
- 523 Lemon - Under contract; Closing scheduled for March 25, 2013
- 227 Woods - Under contract; Closing scheduled for April 10, 2013
- 4321 Dugger - Under contract; Closing date is contingent upon the home being completed in April 2013
- 4327 Dugger - Listed for sale; Agents awaiting contract signature; Closing date is contingent upon the home being completed in April 2013
- 4432 Bannister - Under contract; Closing date is contingent upon the home being completed in April 2013

In March 2013, Traton will begin construction on the final homes located at 522 Lemon Street, 532 Lemon Street, and 65 Griggs Street.

In addition to these properties, the County also transferred the ownership of six additional vacant lots that had been previously acquired by Cobb Housing Inc to Northwest Metro Atlanta Habitat for Humanity[NWMAH] in which four of the six properties were constructed and sold by December 31, 2013 with the remaining two properties to be completed by May 2013.

Additional HOME funds were allocated to agencies to increase affordable housing by providing down-payments assistance funds for eligible homebuyers.

Down-Payment Assistance

NWMAH and the Marietta Housing Authority (MHA), subrecipients of the GUCC each operate Homebuyer Programs on behalf of Cobb County's CDBG Program Office. In PY 2012, the GUCC reimbursed NWMAH \$260,000 for a total of 26 loans for down-payment assistance using \$180,000.00 HOME funds, and \$80,000.00 in HOME Program Income funds. The average purchase price for these homebuyers was approximately \$100,000. The MHA expended \$100,000 in HOME program funds and provided a total of 10 down-payment assistance loans to eligible homebuyers. All down-payment assistance is provided to homebuyers as a low-interest second loan to low-and moderate income residents.

New Construction of Senior Rental Housing (Cole Street Development Corporation)

Cole Street Development Corporation [CSDC], the CHDO for Cobb County and the City of Marietta, focused on increasing affordable housing through the development of new affordable senior rental units. CSDC has been extremely successful in leveraging HOME finds with private investments and Low-Income Housing Tax Credits to establish new housing units. In PY2012, the

GUCC committed HOME funds to the following CSDC project, which is scheduled for completion in August 2013:

- ◆ **Renaissance on Henderson** – This \$19.1 million new construction project involves construction of 150 units of rental housing for seniors, all of which will be affordable and restricted to seniors with incomes not to exceed 80% of AML. Ten of these units will be HOME-assisted. The construction is scheduled for completion in August 2013.

CSDC's target population consists primarily of seniors who fall within the low- and moderate-income bracket, typically considered between 60 and 80 percent of the Area Median Income (AMI). The 2013 HUD-defined **AMI for Cobb County** is **\$66,300** (Source: www.huduser.org/datasets).

The YWCA of Northwest Georgia [YWCA] also received a total of \$400,000 in CDBG and HOME funds for the rehabilitation of 12 affordable rental units.

Acquisition of Vacant Lots (Habitat for Humanity)

NWMAH has been instrumental in increasing affordable housing throughout Cobb County by acquiring vacant lots for the construction of affordable housing. With donated volunteer labor and "sweat-equity" from prospective homeowners, NWMAH is able to build homes for substantially less than market rate. Zero-percent interest loans are extended to low-income families for the purchase of these affordable homes. Home ownership training and counseling are provided by local non-profit organizations. Since 1986, the organization has built over 315 homes for low- to very low-income households in Cobb County, an average of more than 13 new homes per year. HOME funds are used to leverage the costs of land acquisition and site work.

NWMAH has built a successful model of acquiring lots at a minimal cost, performing demolition and clearance (if necessary), and expeditiously constructing new homes which are sold to low- or moderate-income households. In PY 2012, NWMAH purchased four new infill lots for affordable housing construction, at an average HOME cost of \$23,326 each per lot.

Goal 2 - Neighborhood Revitalization and Redevelopment

The County expended \$1,489,714 in PY2012 CDBG funds to improve public facilities through the following neighborhood revitalization and redevelopment strategies. Local organizations and county departments completed five CDBG projects that improved access to public facilities, including ADA Renovations, and recreational, and neighborhood infrastructure projects.

MUST Ministries expended a total of \$250,000 [last year of one-million dollar pre-award] in CDBG funds for the acquisition of a "one-stop" social service center which provides essential services such as job training, housing assistance, food and medical services for low and moderate income persons in the County.

The City of Smyrna expended a total of \$168,962. in CDBG funds to increase access water facilities for low and moderate income households in the City.

Additional CDBG funding was provided for County project to increase access to public facilities through the removal of architectural barriers in compliance with American with Disabilities Act and the construction of a new senior center. A total of \$139,566 in CDBG was expended for accessibility improvements in a low and moderate income project service area for Hurt Road Park. A total of \$646,712 in CDBG funds was utilized for the construction of a new senior center facility in a low and moderate income area located in Austell, Georgia.

Goal 3 - Eliminate Homelessness

Cobb County expended \$1,104,706 in ESG, CSBG, and EFSP program funds to address poverty, homelessness, and prevent individuals and families from becoming homeless through the following grant programs:

Emergency Solutions Grant [ESG]: Provides funding to engage homeless individuals and families living on the street, improve the number and quality of emergency shelters, help operate these shelters, provide essential services to shelter residents, rapidly re-house homeless individuals and families, and prevent families and individuals from becoming homeless. During PY 2012, Cobb County allocated a total of \$154,247 in ESG funds for shelter operations, \$77,000 for homelessness prevention and rapid re-housing, and \$6,551 for HMIS data collection. Due to late start in the PY 2012 program year, only a total of \$65,108 in PY 2012 ESG funds were expended by the County's Subrecipients.

Cobb Community Services Block Grant [CSBG]: Provides assistance to homeless households up to 125% of the Federal Poverty Guideline in becoming self-sufficient, or, in the case of the elderly, help them remain independent for as long as possible. Organizations that receive CSBG funds work directly with residents, providing housing or shelter, case management, job training, budgeting, child care, and literacy classes. During Federal Fiscal Year [FFY] 2012, a total of, \$640,123 in CSBG funds were allocated for health-related services [\$49,787]; housing and homeless prevention services [\$170,701]; literacy education [\$106,686]; and general case management [\$312,949]. Cobb County's CSBG providers served over 6,000 individuals during FFY2012, of which at least 1,296 of whom were homeless.

Emergency Food and Shelter Program [EFSP]: Provides rent, mortgage, food and utility assistance to keep low-income residents safely housed and to prevent them from becoming homeless. A total of \$399,475 was expended during PY2012 for shelter, rent/mortgage payments, meals, utility assistance, and administration.

In addition to these major grant programs which have a primary focus on homelessness and poverty, the County also spent \$525,831 in CDBG and \$200,000 in HOME program funds to support transitional housing projects for the homeless through organizations such as MUST Ministries, The Extension, and YWCA which provides shelter services.

Goal 4 - Increase Public Services

In an effort to improve the quality of life for low-income individuals and families, including those at risk of becoming homeless and special needs groups, the County provided financial assistance to local non-profit organizations to increase public services for low and moderate income residents.

A total of \$108,427 was spent in public services funds for youth services. Of that amount, Marietta Youth Empowerment through Learning, Leading & Serving [YELLS] used \$49,881 in PY2012 CDBG to provide educational services to low and moderate income households who reside on Franklin Road in Marietta and served a total of 35 new clients in PY2012. Omosaze used \$38,576 of PY2012 CDBG funds for low and moderate income children at Title 1 Schools located with the City of Marietta and Cobb County and served a total of 61 new clients in PY2012. The City of Marietta's Weed & Seed Program used \$20,000 in CDBG program funds to provide educational and outreach services for low and moderate income families residing on Franklin Road in Marietta and a total of 90 new clients were served.

The County also spent a total of \$75,831 in public services funds homelessness services. The Extension, Inc. used a total of \$50,831 of PY2012 CDBG funds to provide essential services for homeless, and chemically dependent women and a total of 75 new clients were served in PY2012. Turner Hill's Community Development Corporation Harmony House Program utilized \$25,000 in PY2012 CDBG funds to provide essential services for homeless adults recently released from prison and a total of 161 new clients were served.

Additionally, Safe Path Advocacy Center used \$54,846 on PY2012 CDBG public services funding to offer comprehensive, professional counseling services for abused and children. With these funds, Safe Path served 764 new clients in PY2012. Marcus Jewish Community Center also spent \$31,124 in PY2012 CDBG public services funds to provide housing matching services for low and moderate income senior adults. This year, a total of 188 new clients were served in PY2012. The Community Health Center also spent a total \$75,000 of PY2012 CDBG public services funds to provide medical and dental services to low-moderate income persons throughout the County and served a total of 202 new clients in PY2012.

Goal 5 - Increase Economic Opportunities

In an effort to increase economic opportunities for low and moderate income residents, two organizations that provided increased economic opportunities for low and moderate income clients in Cobb County. The Edge Connection utilized \$51,971 of PY2012 CDBG funding to provide supportive services for microenterprise assistance and a total of 30 new clients were served in PY2012. Nobis Works also utilized a total of \$53,570 to provide job training services for persons with disabilities and a total of 135 new clients were served in PY2012.

Table 1 – HUD Grant Funds and Program Income Received

2012 HUD Grant Awards/Program Income/ Matching Funds Received	Amounts Received	Remaining Balance
Grants		
Community Development Block Grant [CDBG]	\$ 3,628,550	\$ 877,225.73
Home Investment Partnership Program [HOME]	\$ 1,422,062	\$ 2,613,558.07
Emergency Shelter Grant [ESG]	\$ 257,079	\$ 191,970.65
Total Grants Awarded by HUD	\$ 5,307,691	\$ 3,682,754.30
Program Income		
Program Income—CDBG Housing Loan Repayments	\$ 44,689.00	\$ 0
Program Income—HOME Housing Loan Repayments and Interest	\$ 454,437.44	\$ 3,134.79
Program Income—CDBG Lump Sum Interest Earnings	\$ 0	\$ 0
Total Program Income	\$ 501,960.90	\$ 3,134.79
Matching Funds		
HOME Program Matching Funds Generated	\$ 869,816.00	n/a
ESG Program Matching Funds Generated	\$ 65,108.35	n/a
Total Matching Funds	\$ 934,924.35	n/a
Total Grants/Program Income/Matching Funds Received	\$ 6,741,741.70	\$ 3,685,889.00

General Questions:

1 [b]: Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.

Table 2: Formula Grant Funds by Goals

Priority Goals/Objectives	CDBG	HOME	ESG	TOTAL
Increase Access to Affordable Housing	\$308,871	\$1,201,405	N/A	\$1,510,276
Neighborhood Revitalization & Redevelopment	\$653,134	N/A	N/A	\$653,134
Eliminate Homelessness	N/A	N/A	\$65,108.35	\$65,108.35
Public Services	\$321,035	N/A	N/A	\$321,035
Expand Economic Opportunity	\$120,202	N/A	N/A	\$120,202
TOTALS	\$1,403,242	\$1,201,405	\$65,108.35	\$2,669,755.35

1[c] If applicable, explain why progress was not made towards meeting the goals and objectives.

Not Applicable.

2. Describe the manner in which the recipient would change its program as a result of its experiences.

Cobb County will perform the following actions to improve the CDBG, HOME and ESG Programs:

- Provide more technical assistance and monitoring assistance to county departments, participating cities, GUCC members, and non-profit subrecipients;
- Provide more education and technical assistance to Cobb's elected officials, Cobb Collaborative members, and residents through better use of technology. In PY2011, the Cobb County CDBG Program Office staff continued to create a user-friendly webpage that served as an alternative method of communication with Cobb County residents and interested parties;
- Expand Cobb County's ongoing efforts to coordinate its Consolidated Plan activities with those planning and administration activities conducted by Cobb County's Continuum of Care, Public Housing, and Section 8 agencies;
- Expand targeted housing resources to additional neighborhoods and communities and devote more awareness of fair housing and affordable housing issues;
- Encourage private housing developers and additional non-profit housing groups to partner with the Cobb County HOME Program;
- Pursue measures that will produce cost savings for the housing rehabilitation and reconstruction programs.

3. Affirmatively Furthering Fair Housing:

a. Provide a summary of impediments to fair housing choice.

The CDBG Program Office completed the Analysis of Impediments to Fair Housing Choice [AI] for Cobb County in December 2010 and revised its AI in 2011. The following potential impediments were identified in its Analysis:

Lack of Affordable Housing

Affordability is an important aspect in regards to fair housing choice and individuals being able to obtain secure, safe, and decent housing. It is also a significant factor for residents attempting to select housing that meets their current family needs. Homeowners or renters who are paying more than 30 percent of their income on housing-related costs are at risk for experiencing cost burdens. Housing choices are fundamentally limited by household income and purchasing power, in which low and moderate-income persons in the County are significantly restricted housing choices.

Historically, Cobb County has had a sufficient stock of single-family home rentals, but where larger households have difficulties is locating housing with three or more bedrooms. The cost to rent these larger single family homes can be expected to increase beyond the reach of many low-income households. Moreover, demographic data show that minority families on average have lower per capita income and larger household sizes in nearly all communities. These families find themselves in a highly competitive market for the few larger rental units available.

There is also insufficient financing to develop the amount of affordable housing required to address the needs of lower income households as evidenced by the waiting lists for assisted housing, Public Housing and Section 8 Rental Assistance.

Impediment #2. Zoning Restrictions on Halfway Houses

Cobb County's zoning code and the zoning ordinances of the County's individual municipalities are generally supportive of housing choice for people with disabilities who may desire group living arrangements, although the size of group homes permitted in residential zoning districts is kept at six or fewer residents. Such small-scale group homes are permitted by the County in nearly every residential zoning district. However, facilities housing recovering alcohol and drug abusers for the purpose of their reintegration into society are classified differently from other group homes and are generally restricted by the County and its municipalities to non-residential zoning districts. In some cases, these facilities are confined only to heavy industrial districts theoretically alongside chemical storage and heavy manufacturing operations. If the only housing choices available to this group of persons are in non-residential districts, residents will be deprived of the usual social interactions that normally take place in residential areas. These zoning regulations could potentially pose a significant impediment to fair housing choice for some Cobb County residents.

Impediment #3. Lack of Accessibility to Public Transportation

Evidence has shown a major link between public transportation, employment and affordable housing opportunities throughout the nation. As public transportation is inefficient means to providing access to employment. The availability and accessibility of public transportation is critical in efforts to expand affordable housing to groups in need and to Protected Classes. Based on the conversations with non-profits, community leaders and observations from survey results, and transportation data, the data has revealed limitations to transportation exist in West Cobb (Powder Springs and Austell) and North Cobb (Acworth) which has limited access to local and express bus routes. Also, the data revealed limitations in accessibility to public transportation for commuters traveling east to west in Cobb County, due to the limited lack access to transit stops and connections. As the lack of accessibility to public transportation restricts commuting in and around the County and has the potential to adversely influence housing choice.

Impediment #4. Lack of Fair Housing Education

The current option for Fair Housing education classes, workshops and informational materials is limited within Cobb County. Public opposition to affordable rental and for-sale housing suggests that residents may not fully understand the benefits available with affordable housing. Education and awareness of fair housing laws is imperative to alleviating housing discrimination. The lack of general awareness concerning Fair Housing issues among residents and professionals in Cobb County will always be noted as an “impediment” in acknowledgement of the fact that education concerning fair housing issues is an on-going activity. As the County continues to grow and expand with an increasingly diverse population, fair housing education must be continuous and presented in a context that is relative to the current community concerns. Additionally, fair housing education must be presented in a manner that is linguistically appropriate and culturally sensitive.

b. *Identify actions taken to overcome effects of impediments identified.*

The County has taken the following actions to overcome the effects of the impediments identified the Analysis:

Cobb County affirmatively furthered fair housing in PY 2012 by allocating \$12,000 to Metro Fair Housing Services to host fair housing education workshop around the County. Metro Fair Housing hosted workshops at Nobis Works, Turner Chapel, and the Marietta Housing Authority to educate staff and clients on the Fair Housing Act and its implications on fair housing choice. In addition to workshops, Metro Fair Housing also distributed posters to educate the community about fair housing.

In addition, in PY2012, the Cobb County Board of Commissioners also passed a resolution to designate April as Cobb's Fair Housing Month and to continue to promote fair housing activities through the Cobb County CDBG Program Office, Cole Street Development Corporation, Northwest Metro Atlanta Habitat for Humanity, and other local organizations involved with Cobb's federally funded CDBG, HOME, ESG, CSBG, and Supportive Housing programs.

The following table shows the identified impediments highlighted in the PY2012 Analysis of Impediments and also shows actions taken by the County to overcome these impediments.

4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

Table 3: Fair Housing Impediments Assessment

Impediment	Recommendation	Actions Taken by the County
Lack of Affordable Housing	<ul style="list-style-type: none"> • Implement subsidy programs • New construction and rehabilitation of affordable housing • Implement workforce housing programs 	<ul style="list-style-type: none"> • Down-payment assistance program with Marietta Housing Authority • New construction of affordable rental units with Cole Street Development Corporation • New construction of affordable single-family units through NW Metro-Atlanta Habitat for Humanity and North Central Georgia Habitat for Humanity • Rehabilitation of existing Home-owner occupied units (43 units in PY2011) • New construction of 55 rental units and the acquisition of affordable single- family houses using NSP program funds
Zoning Restrictions	<ul style="list-style-type: none"> • Study the effects of zoning codes and ordinances on halfway houses • Develop a committee to discuss zoning issues and draft an amendment of the zoning ordinance 	<ul style="list-style-type: none"> • Monthly zoning analysis with staff recommendations for re-zoning, special land use permits, and land use permit requests.
Lack of Accessibility to Public Transportation	<ul style="list-style-type: none"> • Conduct corridor studies and comprehensive planning studies to access needs • Develop a long range transportation plan to analyze current and future needs 	<ul style="list-style-type: none"> • Livable Centers Initiative with Atlanta Regional Commission (ARC) <ul style="list-style-type: none"> • D.L. Hollowell Pkwy and Veterans Memorial Hwy • Six Flags • Cobb County Austell Road Access Management Study • Cobb County Bicycle and Pedestrian Improvement Plan • Cobb Freedom Voucher Program • Revive 285 Top End • Transit oriented development (TOD) study in Cumberland-Galleria Area
Lack of Fair Housing Education	<ul style="list-style-type: none"> • Conduct Fair Housing Outreach Campaigns • Publishing housing education materials in both English and Spanish 	<ul style="list-style-type: none"> • CDBG program funds allocated to Fair Housing Education Workshops throughout Cobb County via Metro Atlanta Fair Housing Services • Fair Housing Information is printed in both English and Spanish • Workshops presented in English and Spanish

Increasing homeownership opportunities continues to be a challenge for persons who fall below the 50%-80% MFI, particularly in those areas where values are so low the difference between appraisals and the cost to build is clearly a disincentive for investment. Strategies implemented during the 2012 reporting year include assistance to first time homebuyers with down payment and closing costs, rehabilitation assistance, mortgage assistance, technical assistance, and pre and post purchase counseling. Additional assistance included limited levels in subsidy to encourage private development for new housing construction.

The most impacted population with regard to being underserved are those individuals whose income is just slightly above federal, state and local restrictions for program eligibility, however, their income is not sufficient to move into homeownership. This segment of the populations rents with option to buy or simply rents, however, with some assistance they would be able to become homeowners. This population is inclusive of young couples, some with children and some without, who fall just outside of the income guidelines. The implementation of the Neighborhood

Stabilization Program (NSP), Since 2009, has allowed this income group the opportunity to become homeowners.

The final group is those persons/families/individuals who lack sufficient resources to address the substandard condition of their owner-occupied homes. These persons can include young homeowners who have inherited the property from a family member, or seniors who lack sufficient income to maintain the property. Efforts to meet these needs have been addressed through Cobb County and the City of Marietta's Housing Rehabilitation Program which provide grants for low to moderate income households to bring these properties up to code.

5. Leveraging Resources

a. Identify progress in obtaining "other" public and private resources to address needs.

Cobb County's agencies have continued to strengthen their capacity to leverage annual CDBG, HOME and ESG entitlement funds by collaborating with other public and private agencies. As a result, in PY2012, Cole Street Development Corporation has successfully leveraged HOME funds to provide gap financing to Low-Income Housing Tax Credit (LIHTC) projects. CSDC has leveraged a total of \$1.8 million in HOME funds with private sector investments of nearly \$31 million in syndication with equity from the tax credits, and in equity investments from other public and private sector partners.

b. How Federal resources from HUD leveraged other public and private resources.

The County's annual CDBG, HOME and ESG entitlement funds were leveraged with agency funds, local tax funds, and private investments. Projects leveraged with these funds include: housing development projects, homelessness prevention, and fair housing services. Nonprofit agencies receiving grants from the County leveraged the grants with their own agency funding from foundations, state and county grants, private donors, corporations, in-kind donors, and/or fees for service.

c. How matching requirements were satisfied.

HOME Investment Partnerships Match

The GUCC Match Requirement for October 1, 2011 through September 30, 2012 was \$720,893. The GUCC generated \$869,816 in match during this period, and has accrued excess match since 1993 in the amount of \$14,786,259.

The GUCC's match funds are generated from the following organizations:

Northwest Metro Atlanta Habitat for Humanity, Inc. [NWMHA] received HOME grant funds for its First-Time Homebuyer Program and Acquisition/Infrastructure Development. HFH generates match through sponsorship contributions from individuals, churches, clubs, and businesses that pay the costs of building materials. NWMHA generated a total of \$468,224 in match funds.

Cherokee County meets its match obligation through its Habitat affiliate Habitat for Humanity of North Central Georgia [NCGHFH] that generates match through sponsor fees for both CHDO land acquisition activities. NCGHFH generated a total of \$230,000 in match funds.

Cole Street Development Corporation [CSDC] generates HOME match funds by utilizing private loans for the development of tax credit projects as matching funds. CSDC generated a total of \$78,455 in match funds.

Marietta Housing Authority [MHA] received HOME grant funds for its Cobb Housing Assistance Program which provides down payment assistance for eligible homebuyers. MHA generates match funds through a down-payment subsidy program funded through MHA. MHA generated a total of \$40,000 in match funds.

The YWCA of Northwest Georgia received HOME funds for rehabilitation of affordable rental unit. YWCA generates match funds from in-kind services and donations. The YWCA generated a total of \$53,136 in match funds.

Emergency Solutions Grant Match Requirements

The ESG match requirement for January 1, 2012 through December 31, 2012 was \$65,108.35. ESG Subrecipients generated \$65,108.35 in match during this period. ESG funds were expended with a dollar for dollar match for emergency shelter services. The Center for Family Resources, The Extension, MUST Ministries, and Turner Hill – Harmony House generated match funds through private donations, in-kind donations, volunteer hours, other grant funds.

Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

The Cobb County CDBG Program Office participates collaboratively among community stakeholders, neighborhoods, cities, county agencies, nonprofits, elected officials, interest groups, and concerned citizens. Each participating City selects eligible CDBG projects within their city limits for inclusion in the Consolidated Plan and each subsequent Annual Action Plan. While each city is responsible for carrying out its approved project, the CDBG Program Office provides oversight, including regular technical assistance and monitoring site visits to all nonprofit organizations to ensure compliance with HUD guidelines and regulations.

The Cobb County CDBG Program Office is fully staffed and managed by WFN Consulting. WFN Consulting 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. WFN Consulting has administered all aspects of the Community Development Block Grant Program for Cobb County since 1981. The ESG program was initiated in 1987 and the HOME Program began in 1992. WFN Consulting has managed these programs for Cobb County since their inception.

Due to the contractual agreement between the WFN Consulting 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 Internal Audit Division address all financial matters and internal controls and processes.

The County has established procedures that ensure the County's grant programs and non-profit agencies comply with federal program requirements and County policies. For agencies that receive CDBG, HOME and ESG funding, the County requires agencies to submit monthly reports of their accomplishments and financial transactions. These reports keep the County informed about the progress agencies are making towards meeting their objectives. Staff members also work with counterparts in other cities to keep track of agency issues and reports.

Citizen Participation

1. Provide a summary of citizen comments.

Cobb County Citizen Participation Plan meets HUD's requirements referenced at 24 CFR 91.105(b) for citizen participation in all HUD grants programs. Cobb County has devised specific actions to encourage increased participation in its housing and community development programs and persons of low to moderate income.

The CAPER was advertised for 30 days beginning March 1, 2013 and ending on March 30, 2013 in the Marietta Daily Journal. A copy of the advertisement is included in the appendix. A public review meeting was held on Thursday, March 21, 2013 at the Cobb County Board of Commissioners Meeting Room located at 100 Cherokee Street in Marietta, Georgia. The County did not receive any comments on the draft copy of the PY2012 CAPER. The full minutes of the meeting can be found in the appendix.

Additionally, the CDBG Program Office held public review meetings for all substantial amendments for its PY 2011-2015 Consolidated Plan and PY 2012 Action Plan. The comments are listed in the following table.

Table 4: Summary of Substantial Amendment Comments

Agenda Item Title	Comments Received
Transfer of CDBG–R funds Allocated for Administration to SafePath	SafePath Program needs funds to continue current services. Program has experienced funding cuts and is seeking additional funds.
Final allocations for CDBG, HOME, and ESG	No comments received.
Receive comments on draft ESG Substantial Amendment	No comments received.
City of Austell – Legion Park Playground Renovations	No comments received.
PY 2009 and PY 2011 CDBG program funds to Wallace Park Project	No comments received.
ESG Substantial Amendment for PY 2012	No comments received.
PY2013 Action plan recommendation for CDBG, HOME, and ESG	Why wasn't CCYA funded, but SafePath was funded under ESG? Appointment offered by Ms. Fambro to discuss CCYA application in detail.

2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

GRANTS:

During the 2012 planning process, all CDBG, HOME, and ESG Grants awarded by HUD were

committed to projects meeting one of the five goals in the County's Consolidated Plan. The 2012 Annual Action Plan submitted to HUD in November 2011, identified the projects that would receive funding using an estimate [70%] of the anticipated award. In August 2012, an amendment was made to the PY2012 Annual Action Plan, based on the actual award received by HUD. Public review meetings and public notices reflecting these project commitments are outlined in the Citizen Participation section of this report.

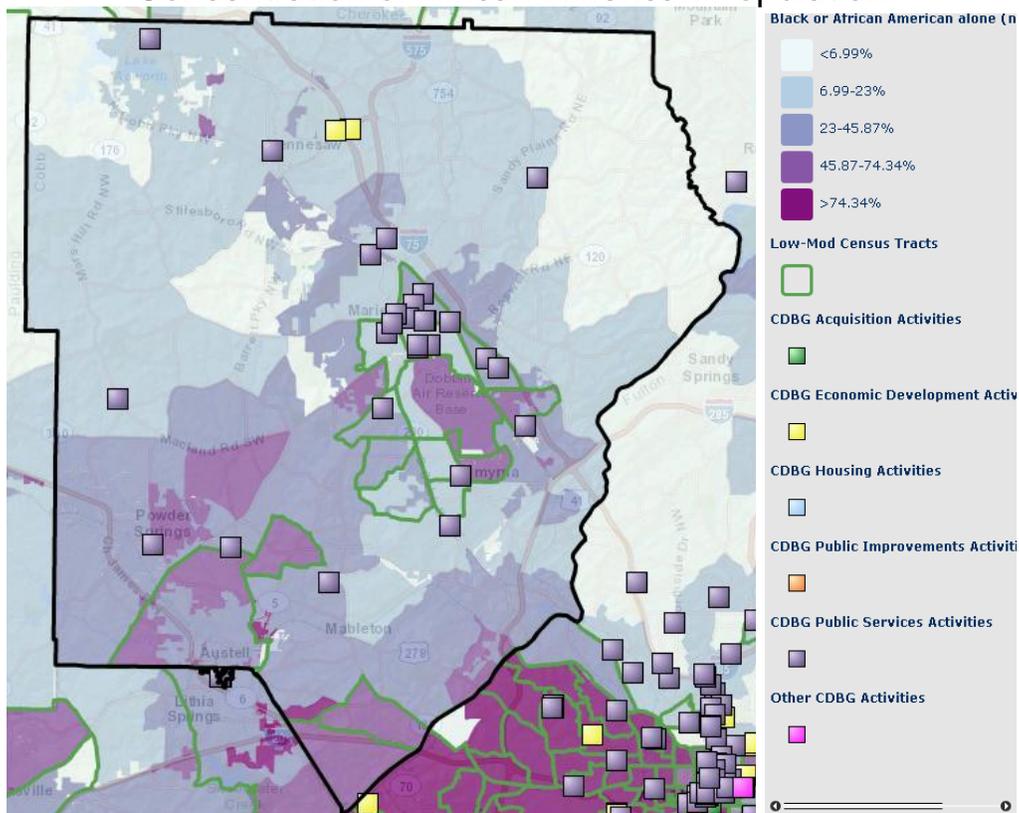
Table 5: CDBG, HOME, and ESG Program Funds Expended

	CDBG	HOME	ESG	Total
Funds Available	\$3,628,550.00	\$1,422,062.00	\$257,079.00	\$5,307,691.00
Estimated Program Income	\$25,000.00	\$50,000.00	\$0.00	\$75,000.00
Funds Committed	\$3,628,550.00	\$1,422,062.00	\$257,079.00	\$5,307,691.00
Funds Expended	\$2,199,182.20	\$ 3,293,092.95	\$65,108.35	\$5,557,383.40

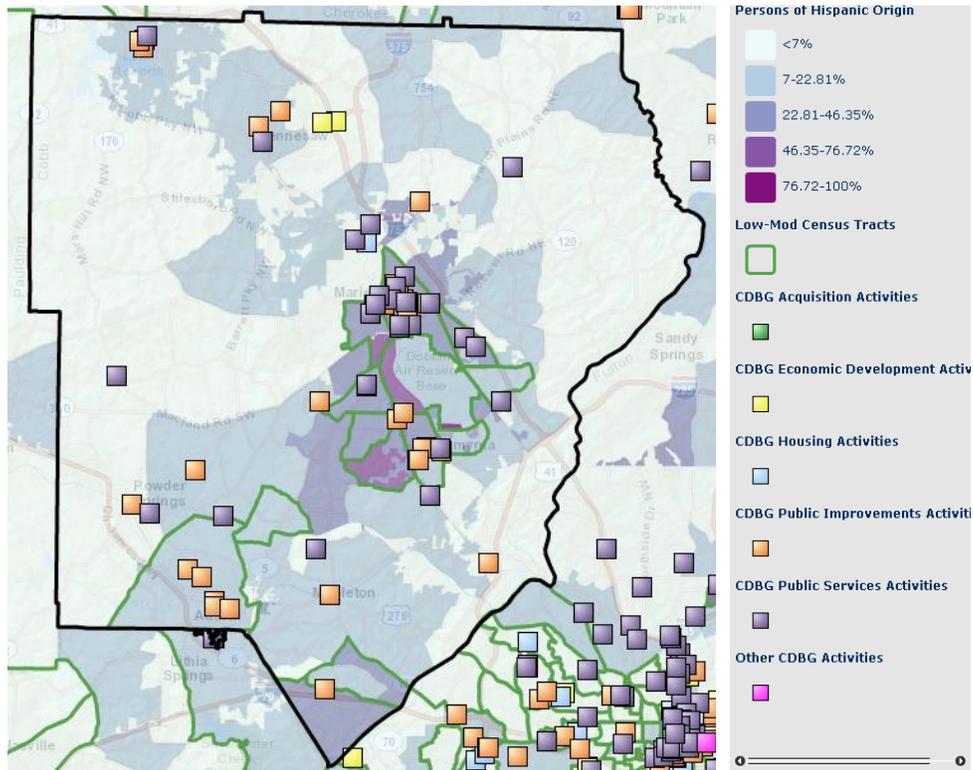
While Cobb County's racial and ethnic minority groups represent only 37% of the County's population, over 77.31% of persons served with program funds represented a racial or ethnic minority group. The County expended \$4,296,413.40 in PY2012 program funds to benefit racial and ethnic minority persons. Therefore, the County provided support to racial and ethnic minority groups at a greater proportion than this group's representation of Cobb County's total population. According to CDBG, HOME, and ESG monthly reports of persons served, 20,806 persons served with CDBG, HOME, or ESG funds represented a racial or ethnic minority group and the County expended \$4,296,413.40 to serve those clients.

The following maps show the concentration of each racial and ethnic minority group and CDBG Investment throughout the County. The maps show a direct correlation between CDBG Investment and concentrations of racial and ethnic minority groups. Areas of concentration of racial and ethnic minorities within the County also coincide with areas of low and moderate income.

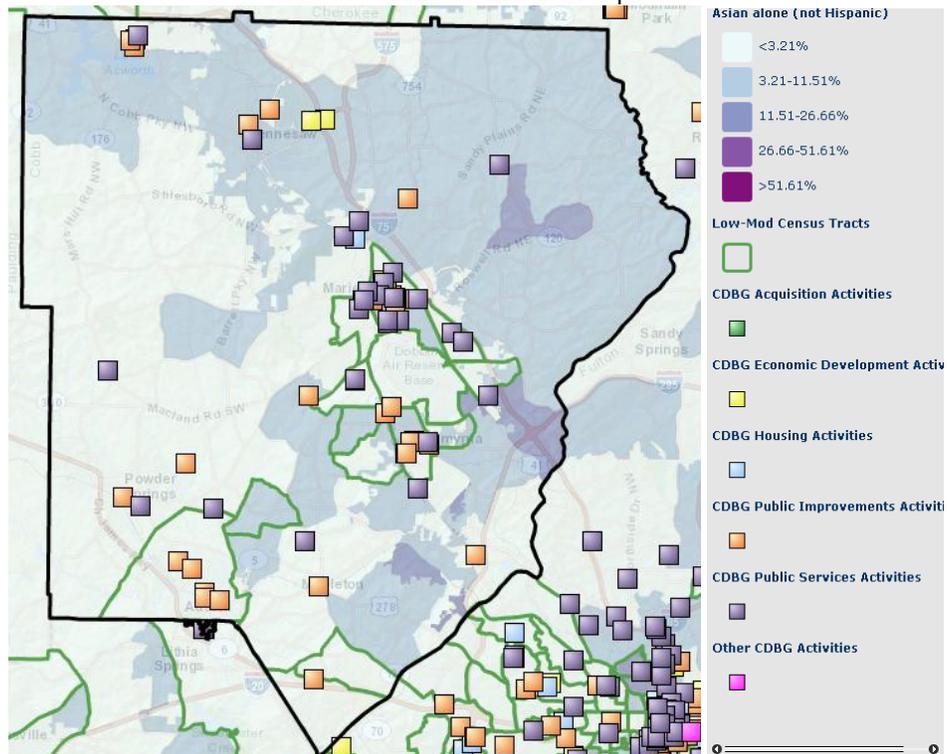
Geographic Distribution of CDBG Investment Concentration of African American Population



Geographic Distribution of CDBG Investment Concentration of Hispanic Population



Geographic Distribution of CDBG Investment Concentration of Asian Population



In addition to Cobb County's investment towards racial and ethnic minority groups, the County also allocated a total of 15.15% (\$550,000) of its total PY2012 allocation to directly benefit disabled persons. The County's current disabled population represents 8% of the County's overall population. As of December 31, 2012, the County has expended \$193,136 (5.3%) in CDBG program funds ADA accessibility improvements to benefit persons with disabilities.

Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

In PY2012, the County continued to work closely with non-profit social service providers, other municipalities, and County agencies to coordinate the delivery of services to residents and ensure residents were provided opportunities for participation in funding allocations. Specific efforts included:

- Funding several agencies serving low-income residents to address diverse needs such as, senior services, homelessness, shelter for battered women, and services for disabled people.
- Collaborating with MHA and NWMAH to provide education and opportunities for first-time homebuyers.
- Continuing to manage the minor home repair program to provide low and moderate homeowners with efficient and effective housing rehabilitation services.
- Providing resources and information through the County's website to help increase information and awareness concerning the County's programs.

Monitoring

1. Describe how and the frequency with which you monitored your activities.

To ensure that each recipient of HOME, CDBG, ESG, and other federal funds operates in compliance with applicable federal laws and regulations, Cobb CDBG implements a monitoring strategy that closely reviews sub-recipient activities and provides extensive technical assistance to prevent compliance problems.

CDBG/HOME/ESG: The CDBG Program Office staff utilizes a Risk Analysis Matrix for all CDBG, HOME, and ESG subrecipients for each Program Year [PY]. Once projects have been approved by the BOC and each subrecipient has been issued a sub-recipient agreement. The CDBG Program Office staff conducts a risk analysis that focuses on the following key areas: Financial Capacity; Management; Planning; and National Objectives. Each sub-recipient is analyzed graded and their risk score is either one of three categories. They are low risk [0-30 points]; moderate risk [31-50 points] and high risk [51-100 points]. Based on this cumulative score, the CDBG Program Office determines its monitoring schedule for moderate to high risk subrecipients. As a general rule, the CDBG Program Office staff will conduct an "on-site" monitoring for all moderate and high risk subrecipients on an annual basis. Conversely, the low risk subrecipients are monitored on-site every other program year and desk-reviews are conducted throughout the year for all subrecipients.

2. Describe the results of your monitoring including any improvements.

The CDBG Program Office monitored the following six non-profit agencies in PY2012: Turner Hill CDC- Harmony House, Omosaze, Community Health Center, and Marietta Mentoring for

Leadership, KSU Research and Service Foundation, Marietta Y.E.L.L.S., City of Smyrna, and the City of Austell. The CDBG Program Office also monitored two municipalities in PY2012. Each organization was reviewed for compliance with HUD regulations in the following areas: Income Eligibility [i.e. record keeping and income verification], overall project performance, and procurement procedures, if applicable. Of the organizations that were monitored two organizations had management concerns and one management finding.

Omosaze, Inc. had a one management concern in PY 2012. A management concern was noted in the organization's most recent monitoring from the CDBG Program Office, which indicated a concern about population served. Omosaze has since clarified this concern by providing documentation from Cobb County Schools to show that students served receive free and reduced lunch and are therefore low and moderate income clientele.

Turner Hill CDC had a one management concern in PY2012 which indicated a concern about income verification. Turner Hill established a zero income policy and form to properly document that clients served have no income.

The Community Health Center had one management finding during PY2012. A finding for the Community Health Center was noted in its most recent monitoring which indicated that the organization failed to properly secure files and also failed to maintain Cobb County files separately from other jurisdictions. The Community Health Center has rectified this finding by implementing an internal procedure for intake and maintaining files to ensure Cobb County files are maintained separately. The organization also purchased a file cabinet to safely secure Cobb County files only to ensure that Cobb County CDBG funds are only used for Cobb County residents.

3. Self Evaluation

a. Describe the effect programs have in solving neighborhood and community problems.

All of the programs supported by the County meet national objectives and provide services that benefit the community. The County's housing rehabilitation program supports the improvement housing stock in the County while the improvement to public facility projects undertaken by the County have the potential to attract new businesses and provide jobs for low income neighborhoods. In addition, programs that serve families with housing, food and other types of essential assistance help break the cycle of poverty and end their need for resources.

b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.

As specifically outlined in Question 1 of the General Questions Section, Cobb County has made significant progress in meeting the priority needs and specific objectives to help make the community's vision of the future a reality.

Cobb County invested a significant amount of its CDBG resources for acquisition, construction, and renovation of public facilities/infrastructure and in the purchase of capital equipment to improve the quality of life for the residents of the county.

HOME program funds were used to rehabilitate and construct new affordable rental housing for seniors through private partnerships and Low-Income Housing Tax Credits. Affordable housing for low- and moderate-income homebuyer families was also built and HOME funds were also used to offset some of the costs of land acquisition and site work. Down Payment Assistance was also offered to eligible home buyers to assist with closing costs.

Cobb County also increased housing options and self-sufficiency for homeless and near homeless individuals and families through the use of ESG program funds, CSBG program funds, FEMA funds, and funds provided by HUD Super-NOFA SHP funds.

Cobb County increased housing and supportive services for individuals with special needs by providing program funds to non-profit agencies that provide and operate special needs housing/services for individuals with such needs.

c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.

Cobb County has a variety of programs to provide decent housing and a suitable living environment. The County's Housing Rehab Program provides grants for home rehabilitation projects such as bathroom rehabilitations, mold remediation and roof replacements. The County also funds organizations such as the Marietta Housing Authority and Metro Atlanta Habitat for Humanity funded by the HOME Program for homebuyer programs that provides low-interest "silent second loans" to low-and moderate income residents.

Loans range between up to \$10,000 per household depending on need and income eligibility. Homebuyers are then able to use the County loans to purchase below market rate units (BMR) in newly constructed developments and BMR units being resold. The program offers homebuyer seminars and individual counseling for prospective buyers. This program provides increased affordability to new decent housing.

d. Indicate any activities falling behind schedule.

At this time, none of the County's activities have fallen behind schedule.

e. Describe how activities and strategies made an impact on identified needs.

To help create a healthier and safer community, Cobb County used the Community Development Block Grant to fund an array of non-profit agencies that provide essential social services to working families. All non-profits funded through the County leveraged funds with donations from private individuals, foundations, corporations, in-kind donations and/or fees for service. Funded services range from childcare and youth programs to senior services and general social services. The County also used CDBG funds for building improvements to improve facilities that provide services to low-income residents, and make buildings accessible to people with disabilities.

f. Identify indicators that would best describe the results.

This information is detailed in the General Section, under Goal 4: Public Services

g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.

The current economic crisis has been a serious barrier on the positive effects of the County's programs. Many community members have been pushed further away from the goal of economic stability.

h. Identify whether major goals are on target and discuss reasons for those that are not on target.

At this time, all goals are on target.

i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

The Cobb County CDBG Program Office makes changes and adjustments throughout the year as needed. For example, if a project is performing poorly, the CDBG Program Office will provide technical assistance to nonprofits in order to improve performance.

Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

The Cobb County CDBG Program Office has an in-house inspector who performs Lead Based Paint Inspections and Risk Assessments according to HUD and the Georgia Environmental Protection Division [EPD] regulations and guidelines.

The County addresses lead-based (LBP) paint hazards for all housing activities. The Cobb County CDBG Program Office maintains a list of certified contractors that can perform work. The County encouraged its regular contractors and their workers to become certified abatement workers/supervisors and also produces information about upcoming training. In PY2012, two out of seven homes tested positive and were abated under Cobb's Housing Rehabilitation Program.

HOUSING

Housing Needs

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe Actions taken during the last year to foster and maintain affordable housing.

For PY2012 Cobb County funded housing development that addressed a range of low-income housing needs such as serving homeless people. These investments support the vitality of neighborhood business districts, often including retail and community facilities within housing projects. To ensure all Cobb County residents have access to affordable and suitable living environments, Cobb County allocates funding to:

- New construction of affordable housing for homebuyers;
- Down-payment assistance and closing costs for homebuyers; and
- Acquisition of property for construction of new affordable single-family or rental housing

Specific Housing Objectives

1. Evaluate progress in meeting specific objectives of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.

HOME Program funding goes to address the needs of the low and moderate income residents of Cobb County. The attached HOME APR addresses the demographics of the extremely low-income, low-income, and moderate income renter and owner households.

2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.

Cobb County has been successful in accomplishing goals for affordable housing for rental and owner households. The attached HOME APR addresses these accomplishments in greater detail.

In 2012, 36 new homeowners received down-payment assistance program funded by the GUCC and nine new homeowners were created through down-payment assistance funded by NSP.

Table 6: Affordable Housing for Owners and Renters

Subrecipient	Goal	Actual	Amount
NWMAH	26	26	\$260,000.00
MHA	10	10	\$102,932.95
NSP	10	9	\$ 87,467.00
Total	46	45	\$450,399.95

3. Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.

Cobb County did not expend any CDBG or HOME funds to specifically address “worst-case” housing needs and housing needs for persons with disabilities during PY2012.

Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Cobb County does not use any CDBG, HOME, or ESG funding to improve public housing and resident initiatives.

Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Removal of Barriers to Affordable Housing/Governmental Constraints

The faltering economy has increased the need for affordable housing and other social service programs. Housing resources are limited and housing for families can be even more difficult to find. Several agencies have noted that this issue has become even more pressing. In the past, families would become employed move out of transitional housing in time to fill the unit with a new family. This is not occurring as rapidly as it used to in the past which has created a backlog. In terms of single homeless residents, many of them are facing decreased wages and typically make less than \$800 per month from social security checks or part-time work. This is usually not enough to pay for housing, food, utilities, and other necessities.

In order to maintain an adequate supply of affordable housing and to remove potential barriers to affordable housing development, Cobb County monitors its housing policies to identify areas where the County can make improvements. The County’s 2011 Analysis to Impediments to Fair Housing analyzed the County’s housing stock, demographics, availability of land, and constraints to developing affordable housing.

HOME/ American Dream Down Payment Initiative (ADDI)

1. Assessment of Relationship of HOME Funds to Goals and Objectives

- a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.**

The attached HOME PY2012 Annual Performance Report [APR] contains an analysis of the extent to which HOME funds were distributed among different categories, or housing needs, as identified in Cobb's approved 2011-2015 Consolidated Plan.

2. HOME Match Report

- a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.**

The HOME Match Annual Report HUD-40107-A is included in the HOME APR [Please Refer to Tab 2 of the HOME APR].

3. HOME MBE and WBE Report

- a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).**

Minority Business Enterprises comprised 40.7% of contracts and subcontracts for the County and 28.1% of program funding were contracted to minority businesses. Women Business Enterprises comprised a total of 13.6% of contracts and subcontracts for the County.

Table 7: CPD Minority Business Enterprise Activity

Grantee	Total Contracts		Women Owned		Asian/Pacific Americans		African Americans		Total Minority	
	Count	Value	Count	Value	Count	Value	Count	Value	Count	Value
Cobb County	81	\$2,168,862.40	11	\$191,791.11	1	\$26,675.64	13	\$163,978.80	33	\$609,220.56

4. Assessments

- a. Detail results of on-site inspections of rental housing.**

In PY2012, the following inspections were completed:

Table 8: 2012 Rental Compliance Inspection Results

Subrecipient	Project/Activity	# HOME Assisted Units*	# of Units Inspected	Inspection Date	Results
The Center for Family Resources	Cambridge Woods Apts.	26	4	11/13/12	Pass
YWCA of N.W. GA	48 Henderson Street	12	2	11/7/12	Pass
Cole Street Development Corp.	The Tower	10	2	11/27/12	Pass
Cole Street Development Corp.	Walton Overlook	10	2	12/13/12	Pass

- b. Describe the HOME jurisdiction's affirmative marketing actions.**

The policies and procedures of the GUCC have ensured that each appropriate HOME-assisted project adheres to Affirmative Marketing Guidelines and EEO policies. A detailed copy of the HOME PROGRAM AFFIRMATIVE MARKETING PROCEDURES can be found in attachments following the 2012 HOME APR in this document.

- c. Describe outreach to minority and women owned businesses.**

Efforts are made to alert MBE and WBE firms in all of the CDBG Office's procurement procedures. Both Cobb County and sub-recipients encourage [through purchasing] MBE, WBE and Section 3 firms to bid on CDBG, HOME/ESG/ADDI work activities.

HOMELESS

Homeless Needs

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Identify actions taken to address needs of homeless persons.

Through the ESG Program and the Super-NOFA, various organizations are able to operate emergency shelters, rehabilitation programs, transitional housing, or permanent housing for those in highest need. The goal of the programs is to end the cycle of homelessness for the homeless population of Cobb County.

2. Identify actions to help homeless persons make the transition to permanent housing and independent living.

Transitional housing programs funded through the Super-NOFA and ESG serve a wide variety of population from single males, to single females, to households with children. ESG funded programs also serve specific populations in their transitional housing programs such as ex-offenders being released from jail and chemically dependent males. These programs require that participants seek employment and permanent housing. Upon completion of this program, participants are connected with other mainstream resources such as Food Stamps, TANF, or Social Security benefits.

3. Identify new Federal resources obtained from Homeless SuperNOFA.

For PY2012, the Continuum of Care renewed funding for 11 programs and did not fund any new projects.

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

For PY2012, Cobb County funded five non-profit organizations through ESG whose programs help to prevent homelessness. The County allocated homeless prevention funds to MUST Ministries, the Center for Family Resources, and Hope Atlanta to provide assistance to clients at risk of becoming homeless. These organizations provided payments for emergency lodging/rent to prevent clients from becoming homeless.

Additionally, through the Emergency Food and Shelter Program, a total of \$399,475 was expended during PY2012 for shelter, rent/mortgage payments, meals, and utility assistance to keep low-income residents safely housed and to prevent them from becoming homeless.

Emergency Solutions Grants (ESG)

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).

Emergency Solutions Grant funds are used in a variety of programs to address the urgent needs of the homeless or near homeless in Cobb County. The need for emergency and transitional housing is met using (1) barracks style short-term shelters, (2) scattered-site transitional housing units, (3) hotel/motel short-term overnight accommodations, and (4) dormitory-style transitional housing for single men.

Emergency Shelter Operations and Essential Services

This activity corresponds to the priority need of providing support for emergency housing and supportive services for homeless and families and individuals. The County allocated \$119,147 in PY 2012 program funds for operating expenses for emergency shelters. These operating costs include building maintenance, rent, repair, security, fuel, equipment, insurance, utilities, relocation, and furnishings. The County has also allocated \$35,100 in PY 2012 program funds for essential services for homeless persons and families. These essential services costs include case management, childcare, education services, employment assistance, job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment, transportation, and services for special populations.

The Center for Family Resources, MUST Ministries, The Extension, and Turner Hill-Harmony House served 2099 unduplicated homeless persons in PY 2012 and expended \$65,108.00 in PY 2012 program funds.

Rapid Re-Housing – Financial Assistance and Housing Relocation (\$14,500)

This activity corresponds to the priority need of assisting local organizations with helping homeless persons make the transition to permanent housing and independent living. The County has allocated \$14,000 in PY 2012 program funds to provide rental subsidies for low income homeless households and \$14,500 to provide payments for rental application fees, security deposits, last month's rent, rental deposits, utility payments, and utility arrearages to support moving homeless families into permanent housing quickly.

MUST Ministries and The Center for Family Resources did not expend any PY 2012 program funds in 2012. These organizations plan to serve 68 unduplicated homeless persons with rent, rental security deposits, rent, and utility arrearages to help homeless individuals and families achieve housing stability and relocation assistance.

Homeless Prevention – Financial Assistance (\$20,000) and Housing Relocation (\$28,500)

This activity corresponds to the priority need of supporting non-profit, private and public entities that provide housing opportunities for at-risk populations. Funds allocated to this activity will provide rental subsidies for low income households at-risk of becoming homeless and payments for rental application fees, security deposits, last month's rent, rental deposits, utility payments, and utility arrearages to support moving homeless families into permanent housing quickly.

MUST Ministries and The Center for Family Resources did not expend any PY 2012 program funds in 2012. These organizations plan to serve 138 unduplicated homeless persons with rent, rental security deposits, rent, and utility arrearages to help homeless individuals and families achieve housing stability and relocation assistance.

Homeless Management Information System

This activity corresponds to the priority need of assisting local organizations with outreach efforts to identify homeless persons and assess their needs. The County has allocated \$6,551 in program funds to reimburse salary costs incurred by the subrecipients for completing data entry, monitoring and reviewing data quality, reports to the Continuum of Care and Lead Agency. Subrecipients are required to participate in the HMIS system.

2. Assessment of Relationship of ESG Funds to Goals and Objectives

a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.

The Cobb County 2011-2015 Consolidated Plan Goal to eliminate homelessness was rated as a top priority for the County due to increased demand for services. The recent economic

downturn has increased the need to support organizations that provide services to address and prevent homelessness.

- The Center for Family Resources expended \$16,224 in PY2012 ESG funds to provide Rent/Lease Payments for temporary lodging of clients, essential services including case management, child care, and health services referrals.
- Ministries United for Service and Training [M.U.S.T] expended \$22,212 in PY2012 ESG funds to provide emergency shelter for homeless persons in Cobb County.
- The Extension, Inc. expended \$7,578 in PY2012 ESG funds to offset emergency and transitional housing shelter costs as well as for essential services to clients, specifically case management.
- Turner Hill CDC – Harmony House expended \$19,092 in PY2012 ESG funds to provide short-term residential services to homeless persons being released from an institution.

b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.

Cobb County's comprehensive homeless planning strategy for addressing homelessness is based on an understanding of the factors that lead to homelessness. Shelters and human service providers cannot be effective in resolving homelessness unless they address the root causes. Services must focus on changing the circumstances that cause homelessness. This means things such as overcoming a substance abuse, obtaining a better education, or retraining for a better paying job. On a community level, this may mean increasing the availability of affordable housing, improving transportation systems, increasing the supply of affordable childcare, and providing more mental health services.

With ESG program funds the following organizations served a total of 2,099 persons through emergency lodging, transitional recovery programs, and through short-term residential programs for those exiting institutions.

3. Matching Resources

a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.

The ESG Program requires that the grantee leverage federal resources in the local community through the provision of matching funds. Each of the subrecipients providing services for Cobb County Cobb County under the ESG program have provided match in the form of cash donations from private individuals and churches and grants from non-federal sources. Most agencies rely heavily on volunteers to operate their programs.

Table 9: PY2012 ESG Matching Fund Sources

Agency	Match Amount	Match Source
The Center for Family Resources	\$16,224.11	In Kind, Private Donations, & Client Fee's
M.U.S.T, Inc.	\$22,212.55	Private Donations
The Extension, Inc.	\$7,578.72	Private Donations

Turner Hill CDC – Harmony House	\$19,092.97	United Way; Private Donations
TOTAL ESG MATCH	\$ 65,108.00	

4. State Method of Distribution

- a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.

Not applicable.

5. Activity and Beneficiary Data

- a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.

The CDBG Program Office has not encountered problems collecting, reporting, or evaluating the reliability of the information provided by ESG Subrecipients. The ESG subrecipients in Cobb County are monitored annually. During the PY2012 monitoring visits, each agency verified use of the Pathways Homeless Management Information System [HMIS]. HMIS enables agencies to report uniform client information to the CDBG Program Office. HMIS allows for agencies to provide unduplicated data to the CDBG Program Office through Monthly Service Reports that document new clients served.

Table 10: PY2012 ESG Program Expenditures by Activity

ESG Activity	Expenditure Amount
Emergency Shelter	\$65,108.35
Homeless Prevention	\$0
Administration	\$0
TOTAL	\$65,108.35

b. Homeless Discharge Coordination

- i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.

Through the Policy Council on Homelessness of the Cobb Community Collaborative, a Discharge Planning Committee has developed new procedures for serving homeless persons to be discharged from jails and hospitals. Using FEMA Emergency Food and Shelter Program funding, a joint effort was developed between shelters/service agencies and WellStar Health Services to provide temporary shelter for these individuals while longer-term housing and services are developed. This new process is currently being expanded to coordinate housing and services for a larger group of persons discharged from jails and hospitals in Cobb County. Shelter operators are meeting with jail staff and counselors to develop specific review procedures and links to appropriate housing and services.

Notably, Turner Hill Community Development Corporation [CDC] began “Harmony House” to provide transitional housing to ex-offenders being released from local jails. The facility can house up to 36 ex-offenders and is being used as a short-term needs assessment center. The program is designed to concentrate on recovery and self-development activities and is provided at no cost to the clients.

c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

Through the Policy Council on Homelessness of the Cobb Community Collaborative, a Discharge Planning Committee has developed new procedures for serving homeless persons being discharged from jails and hospitals. Using FEMA Emergency Food and Shelter Program funding, a joint effort was developed between shelters/service agencies and WellStar Health Services to provide temporary shelter for these individuals while longer-term housing and services are developed. This new process is currently being expanded to coordinate housing and services for a larger group of persons discharged from jails and hospitals in Cobb County. Shelter operators regularly meet with jail staff and counselors to implement new procedures and links for appropriate housing services.

Notably, Turner Hill Community Development Corporation [CDC] created "Harmony House" to provide transitional housing for ex-offenders being released from local jails. The facility can house up to 36 ex-offenders and is being used as a short-term needs assessment center. The program is designed to concentrate on recovery and self-development activities and is provided at no cost to the clients.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Assessment of Relationship of CDBG Funds to Goals and Objectives

a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.

All of the funds were utilized to meet the goals and objectives specified by HUD and the community needs identified during the County's annual community needs assessment. Most of the County's CDBG funding is used for housing rehabilitation, public facility improvements, and social service's needs.

b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.

In PY 2012, Cobb County provided CDBG funds for the rehabilitation of 36 homes for low and moderate income a persons. There was a 28% decrease for homes rehabilitated in PY2011.

c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.

All grantee funding (100%) was used exclusively for the national objective of serving low and moderate income persons.

2. Changes in Program Objectives

a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.

There were no changes to the program objectives in the 2012 program year. The program will seek to remain flexible in an effort to provide resources for the community.

3. Assessment of Efforts in Carrying Out Planned Actions

a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.

The vast majority of the programs funded by Cobb County reached their goals for the 2012 program year.

b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.

Cobb County reviews all certifications of consistency submitted. In reviewing each certification, the County has provided certification approval to all organizations that meet one of the five County goals identified in the 2011-2015 Consolidated Plan.

c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.

By providing transparent processes from the Chairman, the Board of Commissioners, the County Manager, and the CDBG Program Office work in partnership to fully plan and implement allocations described in Cobb County's Consolidated Plan.

4. For Funds Not Used for National Objectives

a. Indicate how use of CDBG funds did not meet national objectives.

b. Indicate how did not comply with overall benefit certification.

All of the funds awarded to the County's CDBG subrecipients and internal agencies were used to meet CDBG national objectives.

5. *Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property*

a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.

The Cobb County CDBG Program did not have any permanent relocation or displacement of tenants during the 2012 Program Year. The Cobb County CDBG Program Office conducts rehabilitation efforts on a regular basis but rarely utilizes CDBG funds for acquisition or demolition in which displacement might occur.

b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.

Cobb County did not undertake any housing activities in which households, businesses, farms, or nonprofit organizations were displaced.

c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.

Cobb County did not undertake any housing activities in which information was provided to displaced households, businesses, farms, or nonprofit organizations.

6. *Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons*

a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.

b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.

- c. **If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.**

Cobb County did not undertake any economic development activities in which jobs were not taken by low or moderate-income persons.

7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit

- a. **Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.**

All of the programs operated under the Cobb County CDBG program fall within that category of presumed limited or low and moderate income programs.

8. Program income received

- a. **Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.**

During 2012, five housing rehabilitation loans totaling \$43,189 were repaid in full due to the sale of the existing property, refinancing of the existing mortgage, payoff from the homeowner, or as a result of death of the homeowner and sale of the house. All of these funds represent program income to the housing rehabilitation program. All program income funds are reallocated for other Minor Home Repair Grants projects.

- b. **Detail the amount repaid on each float-funded activity.**

Cobb County does not have any float funded activities as defined by HUD

- c. **Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.**

Cobb County does not have any other loan repayment programs.

- d. **Detail the amount of income received from the sale of property by parcel.**

The County did not receive any income from the sale of property by parcel.

9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:

- a. **The activity name and number as shown in IDIS;**
- b. **The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;**
- c. **The amount returned to line-of-credit or program account; and**
- d. **Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.**

The County did not have any prior period adjustments for the reporting period.

10. Loans and other receivables

- a. **List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.**

The County did not have any loans or other receivable for float-funded activities.

- b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.

The number of other housing rehabilitation loans outstanding for Cobb County and the City of Marietta has a principal balance owed of \$7,616,287.

- c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.

Table 11: Rehabilitation Loan Portfolio

Loan Type	Outstanding Loans
Minor Home Repair Loans	\$1,133,378
Deferred Payment Loans	\$4,443,279
Forgivable Loans	\$579,899
HOME Reconstruction Deferred	\$1,459,731
Total Outstanding Portfolio	\$7,616,287

- d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.

Cobb County had no defaults during 2012 which resulted in a loan balance being forgiven.

- e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.

Cobb County did not provide CDBG funds to allow subrecipients to acquire or improve parcels of land that are available for sale in PY2012.

11. Lump sum agreements

- a. Provide the name of the financial institution.
- b. Provide the date the funds were deposited.
- c. Provide the date the use of funds commenced.
- d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.

The County did not allocate any CDBG funds to a lump sum account.

12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year

- a. Identify the type of program and number of projects/units completed for each program.

Table 12: 2012 Completed Project Report

2012 COMPLETED PROJECT REPORT						
	Cobb County		Marietta		Total Cases Completed	Total Funds Expended
	Goal	Actual	Goal	Actual	Actual	
MHR Grant	10	11	10	14	25	\$230,942
MHR Loan	0	2	0	1	3	\$30,622
DPL	0	1	0	0	1	\$259,863
Lead/Asbestos	0	3	0	3	6	\$50,622
Reconstruction	0	0	0	1	1	\$92,677
TOTAL CASES	10	17	10	19	36	\$664,726

b. Provide the total CDBG funds involved in the program.

In PY2012, Cobb County expended \$334,372 and the City of Marietta expended \$207,055 in CDBG Program funds for Minor Home Repair Grants and Minor Home Repair Loan rehabilitation projects.

c. Detail other public and private funds involved in the project.

In PY2012, no other public or private funds were involved in the housing rehabilitation project undertaken by the Cobb County CDBG Program Office.

13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies

a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

The Cobb County does not currently have any HUD approved neighborhood revitalization strategies underway.

Antipoverty Strategy

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

The County participates in the acquisition, construction or rehabilitation of affordable housing and ensures that these activities are contingent upon restricting rents to affordable levels for low-income residents for an extended period of time (30 to 40 years). This helps reduce the number of families living in poverty by decreasing one of their largest expenses, rent, to a reasonable level. Additionally, the County and the City of Marietta's housing rehabilitation grant programs offer low- and moderate-income homeowners the opportunity to bring their homes up to current building standards by providing grants, which facilitate upgrades in a manner that does not burden the family budget.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

Specific HOPWA Objectives

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. **Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives**
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:
 - a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
 - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
 - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
 - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
 - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
 - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.

2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
 - a. **Grantee Narrative**
 - i. **Grantee and Community Overview**
 - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
 - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
 - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
 - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
 - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
 - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.
 - ii. **Project Accomplishment Overview**
 - (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences
 - (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
 - (3) A brief description of any unique supportive service or other service delivery models or efforts

(4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.

iii. Barriers or Trends Overview

(1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement

(2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and

(3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years

b. Accomplishment Data

i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).

ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

Cobb County is not a direct recipient of the Housing Opportunities for Persons with HIV/AIDS (HOPWA) program. However, the City of Atlanta is an entitlement jurisdiction of the HOPWA Program and provides financial assistance to residents throughout the City of Atlanta and 28 County Eligible Metro Statistical Area (EMSA) which includes Cobb County. The City of Atlanta also funds local subrecipients such as Cobb Board of Health and other nonprofit organizations that offer supportive services to persons living with HIV/AIDS.

Metropolitan areas with a population of more than 500,000 and at least 1,500 cumulative AIDS cases are eligible for HOPWA formula grants. In these areas, the largest city serves as the Formula Grant Administrator on behalf of the metropolitan area. The City of Atlanta, as the municipality with the largest population, serves as the grantee for HOPWA funds, on behalf of Cobb County. The HOPWA Program administered by the City of Atlanta serves all residents of Metro- Atlanta Area. The City of Atlanta's HOPWA offers programs and initiatives that are responsive to the special needs of people with HIV/AIDS in Metro-Atlanta.

The HOPWA program was created by the 1990 AIDS Housing Opportunity Act, as amended by the 1992 Housing and Community Development Act. The program authorizes entitlement grants and competitively awarded grants for housing assistance and services. The goal of the program is to provide housing assistance and related supportive services to entitlement communities. The HOPWA program also encourages partnerships with community organizations to meet the housing needs of low-to-moderate income persons affected by HIV/AIDS.

In 2012, the City of Atlanta received \$8,539,053 in HOPWA funds to provide direct services to residents of the Metro-Atlanta area. The City's HOPWA funds are directed towards assisting eligible clients with housing designed to prevent homelessness, including emergency short-term rental, mortgage and utility assistance, long-term rental assistance, project-based rental assistance, operating assistance for project-based housing and community residences; and, when funds allow, capital funding for rehabilitation or new construction (new construction limited to single-room occupancy units and community residences). HOPWA funds also are directed towards housing information, referral and advocacy services.

OTHER NARRATIVE

Not Applicable.