



Program Year 2009 CAPER

The 2009 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

Cobb County, the City of Marietta, and Cherokee County, are required to submit to the United States Department of Housing and Urban Development [HUD] a Consolidated Performance and Evaluation Report [CAPER] for Program Year 2009. The Cobb County CDBG Program Office is responsible for preparing and organizing the CAPER as the administrator of the programs reflected in this document.

The CAPER provides HUD and the residents of Cobb, the City of Marietta and Cherokee an opportunity to evaluate the overall progress of the CDBG Program Office in carrying out priorities and specific objectives identified in the Strategic Plan and the Annual Action Plan. It also describes actions, changes and accomplishments during the year resulting from the Community Development Block Grant [CDBG], Home Investment Partnerships Act [HOME], and Emergency Shelter Grant [ESG] Programs funded through HUD. Cobb County, the City of Marietta, and Cherokee County are collectively known as the Georgia Urban County Consortium [GUCC] as is pertains to the administration of the HOME Program, with Cobb County acting as the lead agency.

Priority Objectives

Cobb County identified five Priority Objectives in its 2006-2010 Consolidated Plan. Each objective and the amount of grant funds expended in PY 2009 are detailed below:

Priority Objective	CDBG	HOME	DPA/ADDI	ESG	TOTAL
Public Facilities/Services	\$1,378,988.95	\$0.00	\$0.00	\$0.00	\$1,378,988.95
Increase Affordable Housing	\$0.00	\$412,566.62	\$194,248.14	\$0.00	\$606,814.76
Decrease Substandard Housing	\$583,679.70	\$468,043.29	\$0.00	\$0.00	\$1,051,722.99
Housing and Services for Special Needs	\$181,404.94	\$0.00	\$0.00	\$0.00	\$181,404.94
Housing and Services for Homeless/Near Homeless	\$0.00	\$0.00	\$0.00	\$140,910.92	\$140,910.92
TOTALS	\$2,144,073.59	\$880,609.91	\$194,248.14	\$140,910.92	\$3,359,842.56

One hundred percent of CDBG/HOME/ESG funds are expended to serve low to moderate income persons in Cobb County, the City of Marietta, and Cherokee County.

PY 2009 Sources of Funds

2009 HUD Grant Awards/Program Income/ Matching Funds Received	Amounts Received
Grants	
Community Development Block Grant [CDBG]	\$ 3,962,680.00
Home Investment Partnership Program [HOME]	\$ 2,103,660.00
American Dream Downpayment Initiative [ADDI]	\$ -
Emergency Shelter Grant [ESG]	\$ 143,337.00
Total Grants Awarded by HUD	\$ 6,209,677.00
Program Income	
Program Income—CDBG Housing Loan Repayments	\$ 14,450.00
Program Income—HOME Housing Loan Repayments and Interest	\$ 180,911.31
Program Income—CDBG Lump Sum Interest Earnings	\$ 1,096.70
Total Program Income	\$ 196,458.01
Matching Funds	
HOME Program Matching Funds Generated	\$ 571,115.85
ESG Program Matching Funds Generated	\$ 136,171.00
Total Matching Funds	\$ 707,286.85
Total Grants/Program Income/Matching Funds Received	\$ 7,113,421.80

PY 2009 CDBG/HOME/ESG Activities Snapshot:

- ◆ **Public Services**— \$384,901.12 of CDBG and ESG funding was expended on 14 different projects that provided services, including, but not limited to, reading/literacy programs, senior housing, Latino outreach programs, after-school programs, medical and dental services, pre-counseling and housing services, homeless services, transportation, and abused children services.
- ◆ **Public Facilities**— \$938,803.73 was spent on seven different CDBG projects that created new or improved public facilities, including ADA Renovations, and recreational neighborhood infrastructure projects.
- ◆ **Downpayment Assistance**— \$454,738.91 in HOME funds was spent to assist 49 First-Time Homebuyers in purchasing Affordable Housing in Cobb County through Cobb Housing, Inc. and Northwest Metro Atlanta Habitat for Humanity [NWMHAH].
- ◆ **Microenterprise Development Training**— \$50,000.00 of CDBG funds was spent to provide technical assistance to the Edge Connection, a local non-profit agency that provides business training and essential entrepreneurial support services to microentrepreneurs and small business owners to help them launch, sustain, or grow their businesses. Nine businesses were launched and 64 new persons were served during 2009.
- ◆ **Housing Rehabilitation/Reconstruction**— \$678,418.52 of CDBG and HOME funds were expended in Cobb County and the City of Marietta, to complete 41 housing improvement

projects, utilizing Minor Home Repair Grants, Minor Home Repair Loans, Lead-Based Paint Abatement, Deferred Payment Loans, and Reconstruction loans.

- ◆ **Housing Acquisition**— \$75,000.00 in HOME funds was expended by North Central Georgia Habitat for Humanity [NCGH] in Cherokee County to purchase three lots [Lot 22 and 23 Village Chase and 81 Blackhawk Drive] for the construction of affordable housing. NWMAH spent \$18,000.00 to acquire one lot in Cobb County [1905 Alexander Street], completed construction and sold the home to an eligible first-time homebuyer within 2009. Five properties previously acquired by Cobb Housing, Inc. [CHI] were built out and occupied by eligible low and moderate income households [91 Griggs Street, 535 E. Fort Street, and 112, 122, 132 Cherokee Avenue]. CHI did not acquire any additional property in 2009.

PY 2009 CDBG/HOME/ESG Beneficiaries at a Glance:

- ◆ **XXXXX** new low to moderate income persons received benefits in PY 2009.
- ◆ **74%** of households receiving **housing rehabilitation** or reconstruction assistance in **PY 2009** were minority-owned. Also, **69%** of the total rehabilitated and reconstructed homes were Female-Headed.
- ◆ **69%** of the persons receiving **Public Services** in PY 2009 were minorities. Also, **25%** of the total households receiving Public Services were Female-Headed.

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.

Cobb County Response:

Cobb County and the GUCC identified five overall priority objectives to be addressed by the 2006-2010 Consolidated Plan.

Priority Objective #1: Increase Capacity of Public Facilities and Public Services to Improve the Social, Economic, and Physical Environment of Low and Moderate Income Persons.

Cobb County continues to invest 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. During PY 2009, **\$1,560,394** in CDBG funds were expended for non-housing programs.

2009 PUBLIC FACILITIES PROJECTS [Construction]

- ◆ City of Acworth's Phase II Trailway & Infrastructure project utilized \$147,977.67 of PY 2007, 2008 and 2009 CDBG funds to create a trailway which connects to the Roberts School Neighborhood Facility.
- ◆ City of Smyrna \$243,904 of PY 2009 CDBG funds for facility renovations replacement at their Church Street Senior Center.

2009 PRE-AWARDS [Public Facilities]

- ◆ MUST Ministries utilized \$250,000.00 of PY 2009 CDBG funds [First year of the four Pre-Award] to provide essential services to low and moderate income residents of Cobb County.
- ◆ The City of Powder Springs utilized \$137,391.25 of PY 2009 CDBG funds [year five of a five-Year Pre-Award] to renovate the Ron Anderson Community Center. Project was completed in August 2007.

2009 PUBLIC SERVICES PROJECTS

- ◆ Omosaze, Inc. utilized \$32,157.59 of PY 2008 & 2009 Public Service funding for the expanded operations of the reading and literacy program that served low and moderate income 1st, 2nd and 3rd graders at Bryant, Dunleith and Park Street Elementary Schools in the City of Marietta. In 2009, 180 new clients were served.
- ◆ The Edge Connection utilized \$50,000 of PY 2009 Public Service funding for their business training and essential entrepreneurial support service program which helps microentrepreneurs and small business owners launch, sustain or grow their businesses. In 2009, the Edge Connection launched 10 businesses, 58 persons graduated from the training program and 64 new persons were served overall.
- ◆ Safe Path Advocacy Services utilized \$44,938.60 of PY 2008 & 2009 Public Service funding to provide a safe environment for abused children. In 2009, 976 new persons were served.
- ◆ Marcus Jewish Community Center utilized \$31,400.08 of PY 2008 & 2009 Public Service funding for the operation of the Housemate Match program that provides home matching services for seniors. In 2009, 490 new persons were served and 94 new placements were made.
- ◆ Boys & Girls Clubs of Cobb County utilized \$65,183.64 of PY 2009 Public Service funding for the operation of the Franklin Road Latino Outreach program. In 2009, 229 new persons were served.
- ◆ Community Health Center utilized \$50,000 of PY 2009 CDBG funds to provide health services to low-moderate income persons. In 2009, 1,046 new clients were served.

2009 CDBG ACQUISITIONS

- ◆ The Tommy Nobis Center utilized \$75,000 of PY 2009 CDBG funds to electronic recycling equipment to train over 400 people.
- ◆ MUST Ministries utilized \$250,000 of PY 2009 CDBG funds to purchase a building to serve low to moderate persons in need of assistance.
- ◆ The Extension, Inc purchased a van, utilizing \$28,388.90 in PY2009 funds, to transport the women in the Recovery Program to doctors' appointments and job interviews. The project serves 25 women.

Chart 1: PY 2009 CDBG Public Service Minority Population Beneficiary Served

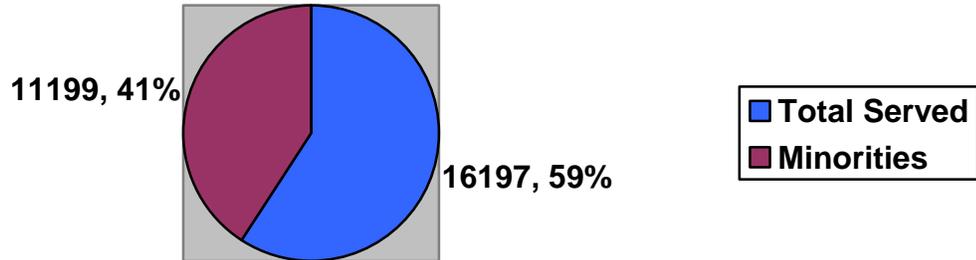
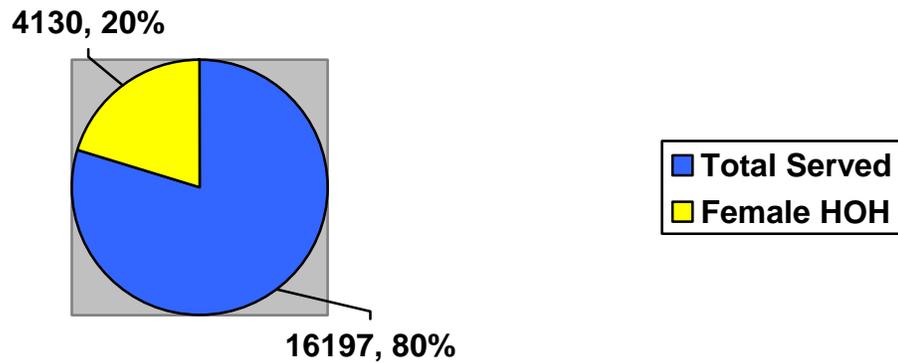


Chart 2: PY 2009 CDBG Public Service Female Head of Household Beneficiary Served



2009 CDBG Non-Housing Program Expenditures

Activity Type	Matrix Code	Organization	Project Description	Amount Expended
Acquisition of Real Property	001	MUST Ministries	Homeless Assistance - Facility Purchase	\$ 250,000
Public Facilities and Improvements Public Facilities - Senior Centers	003	Cobb County Property Management	ADA Improvements	\$ 88,696
	003A	City of Smyrna	Church Street Senior Center Replacement	\$ 292,152
Public Facilities - Youth Centers	003D	Girls, Inc.	Facility Renovations	\$ 134,975
Public Facilities - Neighborhood Facilities	003E	City of Powder Springs	Ron Anderson Community Center Renovations	\$ 137,391
Public Facilities - Parks, Recreation Facilities	003F	City of Austell	George E. Beavers Playground Renovations	\$ 2,170
		City of Acworth	Trailway Infrastructure	\$ 143,906
Public Facilities - Water/Sewer Improvements	003J	City of Kennesaw	Woodland Acres Infrastructure	\$ 86,503
Public Services - Senior Services	005A	Marcus Jewish Community Center	Housemate Match Program	\$ 31,400
		Cobb County Senior Services	Van	\$ 17,709
Public Services - Services for Disabled	005B	Tommy Nobis Center	Equipment Purchase	\$ 75,000
		Friends of Disabled Adults & Children Too	Ramps for Champs	\$ 1,660
Public Services - Youth Services	005D	African American Golf Foundation	Afterschool	\$ 6,950
		Boys & Girls Club	Latino Outreach Program	\$ 65,184
		Omosaze, Inc.	Literacy/Reading Services	\$ 60,164
Public Services - Transportation	005E	The Extension	Van purchase	\$ 28,389
Public Services - Health Services	005M	Community Health Center	Medical/Dental Services	\$ 50,000
Public Services - Abused/Neglected Children	005N	SafePath Children's Advocacy Center	Abused Children Services	\$ 38,145
Micro-Enterprise Assistance [\$50,000]	018C 570.201[o]	The Edge Connection, Inc.	Technical Assistance to Microenterprises	\$ 50,000
Total [Rounded]				\$ 1,560,394

Priority Objective #2: Increase Access to Affordable Housing for Low and Moderate Income Persons.

Cobb Housing, Inc. [CHI], a Community Housing Development Organization [CHDO] in Cobb County, maintains a comprehensive program designed to educate and assist first-time homebuyers by providing the following services:

- ◆ **FirstHOME**—A downpayment assistance program for first-time homebuyers;
- ◆ **HOMEstart**—A HUD-approved pre-purchase housing counseling program;
- ◆ **HOMERescue**—A HUD-approved post-purchase housing counseling program; and
- ◆ **YouthBuild**—A youth education, training, and employment program that provides job training through housing rehabilitation [acquisition and rehabilitation].

The GUCC identified the following projects in PY 2009 that addressed increased access to affordable housing:

Cobb Housing Inc. [CHI]

CHI has maintained for many years an affordable housing acquisition and development program that revitalizes neighborhoods and provides safe, standard, affordable housing to residents of Cobb County, Cherokee County, and the City of Marietta. The primary goal of this program has been to produce quality housing at a price that is affordable for first-time homebuyers [\$140,000 - \$175,000]

- **Mitchell Chase**

Mitchell Chase subdivision is a 31-unit mixed-income affordable housing project located in Mableton, GA off Old Gordon Road. CHI was the primary developer for this subdivision of primarily workforce housing. The GUCC provided CHI with funds in the amount of **\$568,651** for property acquisition and site work. The last of the Mitchell Chase units sold in 2009 and 11 of the 31 total units are HOME-assisted.

CHI's progress toward its goals has been notably diminished in 2009 due to the GUCC's discovery, in June 2009, of a pervasive pattern of land-banking practiced by CHI. Further analysis revealed an extensive inventory of approximately 25 properties acquired by CHI with HOME funds on which construction had not begun within the prescribed 12-month timeframe.

Upon making this discovery, the GUCC immediately suspended reimbursements to CHI and has not committed any PY 2010 funds to the CHDO. In addition, all previously unexpended PY 2009 funds have or will be reallocated to other organizations for HOME eligible activities. A workout plan strictly governed by a contractual Revised Performance Agreement with CHI is in effect. Under the plan, CHI will not receive any new HOME funds and will cease acquiring property while bringing a minimum of eight properties from its inventory into full compliance each year.

The GUCC is proactively addressing the situation and closely monitoring CHI's progress.

Cole Street Development Corporation

A new CHDO for Cobb County and the City of Marietta, Cole Street Development Corporation [CSDC] will focus on rehabilitation and new construction of affordable rental housing for seniors through dynamic private partnerships and Low-Income Housing Tax

Credits. The GUCC has committed HOME funds to two CSDC projects and CSDC expects to close and begin construction in 2010 on both:

- **The Legacy at Walton Village, Phase 2** – this \$10.4 million new construction project will involve construction of 78 units of rental housing for seniors, all of which will be affordable and restricted to seniors with incomes not to exceed 80% of AMI. Ten of these units will be HOME-assisted.
- **The Tower at Dorsey Manor** – this \$10 million project will rehabilitate a vacant 9-story apartment building in downtown Marietta. The finished structure will feature 81 units of rental housing for seniors, 71 of which will be affordable and restricted to seniors with incomes not to exceed 80% of AMI. Ten of these units will be HOME-assisted.

Northwest Metro Atlanta Habitat for Humanity, Inc.

Northwest Metro Atlanta Habitat for Humanity, Inc. [NWMHA] builds quality affordable housing to low- and moderate-income families. HOME funds are used to offset some of the costs of land acquisition and site work.

Hillcrest Subdivisions

In 2009, NWMHA completed development of a 51 unit subdivision consisting of 19 homes [Phase I] and 32 homes [Phase II] in Austell.

The GUCC provided NWMHA an acquisition grant of \$487,873 to purchase the 34.58-acre parcel of land and provided \$300,000 of additional funds for site improvements for Phase I [Hillcrest West]. Hillcrest West was completed in April 2008 with 19 sold to low-to-moderate income families.

During PY 2006, the GUCC provided an additional \$511,000 for Hillcrest East [Phase II] Site Improvements. All 32 homes are complete in Hillcrest East and only one remains to be closed to a low or moderate-income household in 2010.

Downpayment Assistance/First-Time Homebuyer Programs

CHI and NWMHA, acting as sub-recipients, operate First-Time Homebuyer [HOME] Programs on behalf of Cobb County's CDBG Program Office. CHI's program provides downpayment and closing cost assistance through a 0% "soft- second" mortgage, which is repaid when the property is sold. NWMHA's program offers homebuyers downpayment assistance through a 0% second mortgage which is amortized and paid off as homebuyers make their payments toward the first mortgage. This generates a stream of Program Income used to finance other affordable housing activities within the GUCC.

In 2009, the GUCC reimbursed CHI a total of **\$94,738.91** for HOME-funded First-Time Homebuyer Loans for 13 homebuyers in Cobb County using **\$60,939.91** Entitlement Funds, and **\$33,799** in Program Income funds. The average purchase price for these first-time homebuyers was **\$130,623**.

In PY 2009, the GUCC reimbursed NWMHA **\$360,000** for a total of 36 loans for downpayment assistance using **\$181,538.83** Entitlement Funds, and **\$178,461.17** in Program Income funds. The average purchase price for these first-time homebuyers was **\$100,309**.

Each Habitat homeowner also assumed a “soft third” mortgage, for the difference between the purchase price and the appraised value of the home. This “self-forgiving” mortgage is reduced each year at no cost to the homeowner allowing them to achieve owner equity in the home. Since 1996, NWMAH has processed more than 300 down payment assistance loans.

PY 2009 Cobb and Cherokee Downpayment Assistance

DPA	Goal	Actual	Percentage of Goal	Amount
CHI	25	13	52%	\$94,738.91
NWMAH	25	36	144%	\$360,000.00
Total	50	49	98%	\$454,738.91

Priority Objective #3: Decrease Substandard Housing for Low and Moderate Income Individuals and Families.

Older homes are generally more expensive to repair and maintain than newer units, and older owner-occupied and rental properties tend to be occupied by individuals who are less likely to be in a financial position to make the necessary repairs.

Obstacles to addressing this critical need include: the lack of and/or limited enforcement of housing codes; rehabilitation costs driven by regulatory requirements; hesitancy of financial institutions to provide rehabilitation funding in deteriorating neighborhoods; and the high cost of lead and asbestos abatement.

Consortium members provided HOME funds to eliminate substandard housing for low- and moderate-income individuals and families during 2009. The following strategies were implemented:

- ◆ Rehabilitation of owner-occupied homes;
- ◆ Homeowner education;
- ◆ New construction/infrastructure;
- ◆ Acquisition of property;
- ◆ Replacement construction for non-feasible rehabilitation; and
- ◆ Rehabilitation of multi-family units.

Each year, a significant portion of CDBG/HOME funds are devoted to activities that rehabilitate the existing affordable housing stock. This is accomplished through four interrelated housing rehabilitation approaches:

- ◆ Minor Home Repair Grants [MHRGs]— An MHRG provides the homeowner up to \$7,000 in CDBG grant funds for code violations to the home. Eligible repair work needed must pose an imminent health or safety threat to the habitants of the home. Eligible recipients of funds cannot earn more than 50 percent of the median income [\$25,120] for a family household. Cobb County median income for a family of four in 2009 was \$64,000.
- ◆ Minor Home Repair Loans [MHRLs]— A MHRL provides up to \$36,000 in the form of an interest-free loan and is designed to bring the house up to minimum housing code and provide the homeowner with a safe living environment. Code violations addressed can include but are not limited to HVAC, plumbing, electrical, and roof repairs. Eligible homeowners are persons that earn up to 80% of the median family income. The loan is only due and payable upon transfer of ownership of the property or the homeowner is no longer living in the house.
- ◆ Deferred Payment Loans [DPLs] – A DPL provides up to \$70,000 in the form of an interest-free loan and is designed to bring the house up to minimum housing code and provide the homeowner with a safe living environment. Cobb County utilizes only HOME funds for DPL projects and the entire home is required to comply with all local, city, state and national codes.
- ◆ Reconstructions [RECON]— Reconstruction of homes occurs when rehabilitation costs for the home exceed what it would require to reconstruct the home. Cobb County utilizes only HOME funds for reconstruction projects. In PY 2009, the Cobb County Housing Rehabilitation Program completed two [2] home reconstruction projects.
- ◆ Lead-Based Paint Abatement—Owner-occupants of homes being rehabilitated whose homes were built before 1978 are eligible to receive a loan [up to \$30,000] for required

Lead-Based Paint [LBP] Abatement. The Cobb County CDBG Office Rehabilitation staff is certified to undertake lead based paint inspections and evaluation. The LBP loan is a five-year Forgivable Loan with a zero percent interest rate. Lead abatement can also be done in conjunction with a DPL loan. Abatement is any action that is designed to permanently remove lead-based paint and lead-based paint hazards by removing lead-based paint and its dust, permanently encapsulating or enclosing the lead-based paint, replacing components that have lead-based paint [windows] and removing or permanently covering lead-contaminated soil.

- ◆ Asbestos Abatement – The Cobb County CDBG Office rehabilitation staff also inspects structures for asbestos abatement and considers funding requests.

Table 4
PY 2009 CDBG/HOME Housing Rehabilitation Program

	2009 Goal	2009 Actual	Total Funds Expended
Cobb County			
▪ MHRG [CDBG]	15	18	\$ 155,074
▪ MHRL [CDBG]	3	4	\$ 62,892
▪ LBP [HOME]	3	2	\$ 20,373
▪ DPL [HOME]	7	2	\$ 49,257
▪ Reconstruction [HOME]	2	2	\$ 260,092
City of Marietta			
▪ MHRG	20	11	\$ 73,974
▪ MHRL	10	2	\$ 42,368
▪ LBP	5	0	\$ 15,388
▪ DPL	5	0	\$ 0
▪ Reconstruction	0	0	\$ 0
Total CDBG/HOME			
▪ MHRG	42	29	\$ 231,000.00
▪ MHRL	25	6	\$ 169,000.00
▪ LBP	12	2	\$ 64,000.00
▪ DPL	16	2	\$ 240,000.00
▪ Reconstruction	0	2	\$ 255,000.00
2009 COBB TOTALS	30	28	\$ 547,688.00
2009 MARIETTA TOTALS	40	13	\$ 131,730.00
TOTALS	70	41	\$ 678,418.00

Priority Objective #4: Increase housing options and self sufficiency for homeless and near homeless individuals and families.

Cobb Community Services Block Grant [CSBG] Program: This program provides assistance to Cobb County households up to 200% of the Federal Poverty Guideline who need services that will help them become 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, literacy classes, and other related services, as needed. During Federal Fiscal Year 2009, a total of, **\$573,329** in CSBG funds was expended to provide services to seniors [\$63,565], childcare [\$60,898], homeless services [\$161,104], and literacy services [\$48,505] and general case management [\$239,257]. Cobb County's CSBG providers served a total of 5,820 individuals during FFY 2009, at least 1,122 of whom were homeless.

Federal Emergency Management Agency [FEMA] Emergency Food and Shelter Program: This program provides rent, mortgage, and food and utility assistance to keep low-income residents safely housed and to prevent them from becoming homeless. A total of \$690,544, including \$227,012 in ARRA funds, was expended during PY 2009, including shelter, rent/mortgage payments, meals, and utility assistance.

- ◆ **The Center for Family Resources** continued to receive HUD SuperNOFA SHP funds in PY 2009. The funds assisted in operating approximately 64 units of transitional housing for homeless families in Cobb County. CFR shares 30 of these units with the Cobb Community Services Board, the YWCA of Northwest Georgia, and Traveler's Aid in order to serve a diverse range of needs. These families receive case management, counseling, job training, and referral services.
- ◆ **The Extension, Inc.** provided 48 units of transitional housing for homeless men recovering from substance abuse. The housing is funded in part with HUD SuperNOFA funds. The Extension provides comprehensive services and job assistance to their clients
- ◆ The **Marietta Housing Authority** and the **Cobb Community Services Board** continued serving individuals with disabilities under the Shelter Plus Care Program. They serve residents whose disabilities make independence very difficult without the housing and services provided through the Shelter Plus Care Program.

Priority Objective #5: Increase housing and supportive services for individuals with special needs.

Supportive housing for persons with special needs [persons who are elderly; persons with mental, physical, and developmental disabilities; battered spouses; abused children; and persons with alcohol or other drug addiction] is minimal and inadequate. Private facilities are generally too expensive for low-income individuals. Consortium members created additional housing options for individuals and families with special needs through the following strategies. Nonprofit organizations in Cobb County are the foremost entities that provide and operate special needs housing/services for individuals with such needs.

- ◆ **Marcus Jewish Community Center** utilized \$31,400.08 of PY 2009 Public Service funding for the operation of the Housemate Match program that provides home matching services for seniors. In 2009, 490 new persons were served and 94 matches were made.
 - ◆ **SafePath Children’s Advocacy Center** utilized \$44,938.60 to provide counseling services to 976 children who were victims of violence and sexual abuse.
 - ◆ **The Cobb-Douglas Community Services Board [CSB]** provides supportive housing for citizens challenged by mental health, mental retardation and/or substance abuse issues. In conjunction with the Marietta Housing Authority, they operate 50 units of Shelter Plus Care housing.
 - ◆ **The Center for Family Resources, Inc.** [CFR] is the owner and operator of Cambridge Woods Apartments located at 1601 Massachusetts Avenue in Marietta. Cambridge Woods is a multi-family apartment complex containing 32 two-bedroom apartments situated in three buildings. Each building features two-story construction with crawl space.
 - ◆ Since 1993, Cobb County has participated with the City of Atlanta, [the **HOPWA** applicant to HUD on behalf of the entire Atlanta Metropolitan Area] in information dissemination for agencies which are interested in seeking HOPWA funds.
- b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.

**Table 5
PY 2009 CPD Formula Grant Funds**

Priority Objective	CDBG	HOME	DPA/ ADDI	ESG	TOTAL
Public Facilities/Services	\$1,378,988.95	\$0.00	\$0.00	\$0.00	\$1,378,988.95
Increase Affordable Housing	\$0.00	\$412,566.62	\$194,248.14	\$0.00	\$606,814.76
Decrease Substandard Housing	\$583,679.70	\$468,043.29	\$0.00	\$0.00	\$1,051,722.99
Housing and Services for Special Needs	\$181,404.94	\$0.00	\$0.00	\$0.00	\$181,404.94
Housing and Services for Homeless/Near Homeless	\$0.00	\$0.00	\$0.00	\$140,910.92	\$140,910.92
TOTALS	\$2,144,073.59	\$880,609.91	\$194,248.14	\$140,910.92	\$3,359,842.56

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

Cobb County Response:

In PY 2009, Cobb County was successful in exceeding its overall goals and objectives. However, Cobb County and the City of Marietta fell short of meeting the Housing Rehabilitation goals set forth in the PY 2009 Action Plan. The factors for this can be attributed to:

1. A transition in staffs for both the County and the City;
 - a. The City of Marietta assuming the role of administering its Rehabilitation Program;
 - b. Loss and hiring of Inspectors
2. Receiving PY 2009 funds in late July.

Housing and Services for the Special Needs population continues to be a challenge throughout the County. Cobb County continues to support ARC/Cobb in obtaining HUD Section 811 Housing, the Board of Health continues to address the needs of persons with HIV/AIDS, and the Cobb/Douglas Community Services Board continues to address the housing and supportive services needs of the adult residents of Cobb that are mentally and physically-challenged.

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

Cobb County Response:

Cobb County will do the following 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 PY 2009, the Cobb County CDBG Program Office staff continued to create a user-friendly webpage that will serve as an alternative method of communication with Cobb County residents and interested parties;
- ◆ Expand Cobb's ongoing efforts to coordinate its Consolidated Plan activities with those planning and administration activities conducted by Cobb's Continuum of Care, Public Housing, and Section 8 agencies;
- ◆ Expand targeted housing resources to additional neighborhoods/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:

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

Cobb County Response

The CBDG Program Office, under the direction of W. Frank Newton, Inc. conducted an Analysis of Impediments to Fair Housing [AI] in Cobb County, which was originally approved by HUD in 1998. An update was completed in August 2007. Currently, the CBDG Program Office is working on a comprehensive update to its AI to be completed in PY 2010.

e. Identify actions taken to overcome effects of impediments identified.

Cobb County Response

The CBDG Program Office is currently in the process of reviewing all previously identified impediments to determine if they are still applicable. Also, a comprehensive analysis of all housing and census data is currently underway to determine if there are any further unidentified impediments.

Action plans are being implemented to involve public participation. The CBDG Program Office has conducted three Public Forums on Fair Housing (January 21, 2010; February 25, 2010; March 25, 2010). All of these Public Forums were utilized to gather input from Cobb County non-profit agencies, real estate agents/brokers, lending and financial institutions, government officials and employees, and from citizens. All feedback received from these Public Forums was used to format the Cobb County Fair Housing Symposium being held on April 21, 2010.

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

Cobb County Response

See the General Section of this CAPER for the many actions taken to address the obstacles to meeting the GUCC's underserved needs.

5. Leveraging Resources

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

Cobb County Response

In PY 2009, the GUCC reimbursed NWMAH **\$360,000** for a total of thirty-six loans for downpayment assistance. Collectively, these first-time homebuyers leveraged a total of over **\$3.2 million** in NWMAH mortgage funds to purchase homes with an average sales price of \$100,309.

Similarly, the **\$94,738.91** reimbursed to CHI for downpayment assistance loans leveraged over **\$1.6 million** in private financing.

- c. How Federal resources from HUD leveraged other public and private resources.
- d. How matching requirements were satisfied.

Cobb County Response:

The GUCC Match Requirement for October 1, 2008 through September 30, 2009 is **\$236,915.13**. The GUCC generated **\$571,115.85** during this period, and accrued excess match since 1993 in the amount of **\$12,830,131.76** as of September 30, 2008. Several national disaster declarations have also been utilized during this time period.

Cobb Habitat for Humanity, Inc. [HFH] received HOME grant funds for its First-Time Homebuyer Program and Acquisition/Infrastructure Development. HFH generates match through a sponsorship for materials for each house built as well as donated labor.

Cobb Housing, Inc. receives CHDO and HOME entitlement funds for Acquisition, Site Work, and Downpayment Assistance and CHI generates match through the difference in sales price and appraised value of properties sold.

ESG funds were expended with a dollar for dollar match of \$136,171 for emergency shelter services. The match was generated through the five [5] recipient organizations using other public and private resources

Managing the Process

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

Cobb County Response:

General Question 1(a) documents how Cobb County addressed its project goals and objectives during 2009. Additional project level details are also presented in the CDBG Program Grantee Performance Report, the HOME Annual Performance Report, the Emergency Shelter Grant Annual Performance Report, and in the annual reports for Fair Housing and Section 3.

All resources identified were pursued, and all requests for certifications of consistency with the Consolidated Plan were provided. No projects reviewed were deemed to be inconsistent with Cobb County's Consolidated Plan. No known actions or willful inaction were taken to hinder implementation of the Consolidated Plan.

Citizen Participation

1. Provide a summary of citizen comments.
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.

GRANTS:

During the 2009 planning process, all CDBG, HOME, and ESG Grants awarded by HUD were committed to projects meeting one of the five objectives outlined earlier in this report. The 2009 Annual Action Plan submitted to HUD in November 2008, identified the projects that

would receive funding using an estimate [90%] of the anticipated award. In February 2008, an amendment was made to the 2008 Annual Action Plan, based on the actual award received by HUD. Public Hearings and Public Notices reflecting these project commitments are outlined in the Citizen Participation section of this report. The FY 2009 grant award commitments for CDBG [\$3,962,680], HOME [\$2,103,660] and ESG [\$143,337] are presented in Attachment A, Attachment B and Attachment C which are included as attachment pages in this report.

PROGRAM INCOME:

Funds returned to the County in the form of loan payments from the various housing programs, loans made under the CDBG and HOME Programs, and Lump Sum Interest Earnings are referred to as Program Income. Program Income is circulated back into the CDBG and HOME projects in the County. Program Income collected by Cobb County from loan repayments and interest was \$196,458.01. A complete summary of Lump Sum Draws is reported under the Lump Sum section found beginning on page 54 of this report.

2009 HUD Grant Awards/Program Income/ Matching Funds Received	Amounts Received
Grants	
Community Development Block Grant [CDBG]	\$ 3,962,680.00
Home Investment Partnership Program [HOME]	\$ 2,103,660.00
American Dream Downpayment Initiative [ADDI]	\$ -
Emergency Shelter Grant [ESG]	\$ 143,337.00
Total Grants Awarded by HUD	\$ 6,209,677.00
Program Income	
Program Income—CDBG Housing Loan Repayments	\$ 14,450.00
Program Income—HOME Housing Loan Repayments and Interest	\$ 180,911.31
Program Income—CDBG Lump Sum Interest Earnings	\$ 1,096.70
Total Program Income	\$ 196,458.01
Matching Funds	
HOME Program Matching Funds Generated	\$ 571,115.85
ESG Program Matching Funds Generated	\$ 136,171.00
Total Matching Funds	\$ 707,286.85
Total Grants/Program Income/Matching Funds Received	\$ 7,113,421.80

Institutional Structure

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

- ◆ **Planning:** In PY 2009, Cobb County completed its 2010 Annual Action Plan [Year 5 of the 2006-2010 Consolidated Plan]. A needs assessment hearing was held to allow for additional comment regarding perspectives on any unmet needs in Cobb County. Cobb County continued its participation, with other metropolitan governments, in the HOPWA Program's needs assessment, identification, and other project development process.

The Cobb County CDBG Program Office serves as the lead agency for planning and coordinating the implementation of the Consolidated Plan. The Cobb CDBG Program Office is the agency through which the HOME Program is administered for the GUCC, it also administers the CDBG and ESG Programs in Cobb, as well as CSBG, JAG, HPRP and FEMA. Each jurisdiction member of the HOPWA

Program has a representative on the Metro Atlanta AIDS Housing Needs Assessment committee, which works to evaluate HOPWA needs and solutions on a regional basis.

CDBG Program staff updated the program's website to include useful information for interested parties. Access being offered through this type of forum for the first time includes executive summaries of past reports, Current Subrecipients, Photo Gallery of ongoing projects, Frequently Asked Questions, etc.

- ◆ **Resource Development/Matching:** CDBG staff have made information available on funding options to non-profits, and providers of homeless services, and economic development activities. The Cobb Community Collaborative has assisted in communicating funding opportunities to its over 100 non-profit member organizations and the CDBG Program Office's website has been used for posting grant applications and RFPs, making them more accessible. County staff has worked with the Georgia DCA to access state funding for affordable housing and supportive services. The GUCC has provided technical assistance for local housing non-profits, which have been created specifically to develop affordable housing, such as Cobb Habitat for Humanity and Cobb Housing, Inc.

A Justice Assistance Grant [JAG] Program, [formerly the LLEBG Program of the Cobb Community Enhancement Program], is designed to operate a coordinated network of anti-crime/anti-violence strategies. This program is administered through Cobb's CDBG Program Office, and has been effective in increasing coordination throughout Cobb County as county/city police, neighborhood groups, social workers, and county staffers identify ways to combat crime in Cobb County. The JAG program was awarded \$188,032 and has expended \$47,373.95. The remainder of the funds will be utilized by August 12, 2012. In addition, the JAG program was awarded \$767,563. To date \$44,368.27 has been expended. The remainder of the grant funds will be expended by June 30, 2010.

- ◆ **Housing Development:** These efforts are discussed throughout this narrative. Cobb County has been active in developing affordable housing through downpayment assistance programs, land acquisition, rehabilitation and new construction, public housing initiatives and other related programs.
- ◆ **Increase Education and Awareness about Affordable Housing Issues:** Cobb County and the GUCC continued to support homebuyer education and credit counseling programs through CHI, NWMAH, and other organizations. The CDBG Program Office in 2009 performed an evaluation of the readily-available educational literature used by organizations within Cobb County to 1] educate the general public about the value of, and need for, affordable housing; 2] educate low- and moderate-income households about affordable housing resources; and 3] counsel potential affordable homebuyers about successful homeownership. This evaluation concluded that literature published for each of the above three purposes was generally available, accessible, and accurate. The CDBG Program Office will continue to monitor educational literature on a biannual basis.
- ◆ **Increase Coordination:** The Cobb County CDBG Program Office cooperates with other housing service providers within the county, particularly the Marietta Housing Authority, Cobb County Habitat for Humanity, and Cobb Housing, Inc., YWCA, CFR, Devereux, The Extension, and Travelers Aid. The Cobb Community Collaborative Policy Council on Homelessness [formerly the Cobb Human Services Coalition] is an effective agent of coordination throughout the county.

Cobb CDBG Program Office staff members are active members of these coordinating agencies, which include member representatives of housing providers, private and governmental health agencies, mental health, and family services agencies, as well as local schools. The Collaborative, assisted by Cobb County general funds, has developed a strategic plan and has been successful in generating a number of initiatives to expand services and improve the efficiency and effectiveness of programs in Cobb. In response to the Workforce Investment Act [WIA] passed by the U.S. Congress in July 1998, Collaborative members participated in the development and success of a "One-Stop" facility

for social services and employment training and referrals. This program assists low income persons to move from welfare to work.

Cobb County has continued to encourage public-private partnerships with local non-profit housing and service agencies. It has combined with local Housing Authorities to encourage qualified residents to become homeowners under the voucher homeownership program. Cobb County continues to support local projects and their applications for state and foundation funding when they are compatible with Cobb's Consolidation Plan.

- ◆ **Lead-based Paint Hazards:** Concern about the long term effects on persons, especially young children, exposed to lead based paint prompted HUD to provide funding for lead hazard inspections and risk assessment. In most communities within the Consortium, the number of actual cases of lead based poisoning is extremely rare and the housing stock is fairly new. Cobb County has taken a proactive position in the effort to reduce Lead Based Paint hazards where they exist. Lead inspections have been incorporated into the Single Family Rehabilitation Program, the FTHP, and all other HOME Program activities.
 - ◆ Continue to stress the need for timely commitments, IDIS set-ups, expenditures, draw-downs, and reimbursements and IDIS completion reports of HOME funds to effectuate project completion within 120 days; and
 - ◆ Continue efforts to improve the quality and cost reasonableness of affording housing and existing homeownership projects
- ◆ **Ensure Compliance with Program Requirements:** To insure that each recipient of HOME, CDBG, ESG and other federal funds operate in compliance with applicable federal laws and regulations, the CDBG Program Office closely reviews and monitors sub-recipient activities and provides extensive technical assistance to prevent compliance problems.

HOME –In PY 2009, GUCC staff monitored NWMAH and Cherokee County to ensure compliance with applicable federal [and Consortium] policies and procedures. The GUCC procured an independent accounting firm to conduct a full financial audit of CHI's Mitchell Chase project in 2009. This measure, combined with ongoing technical assistance related to the GUCC's discovery of CHI's land-banking replaced the need for a monitoring of CHI in PY 2009. The GUCC has adopted Affirmative Marketing Procedures and Requirements for HOME-assisted housing that contains five or more units. HOME projects are reviewed to ensure that each CHDO/Subrecipient follows the compliance procedures. In addition, each Consortium member has adopted minority outreach policies and procedures. Specific requirements are included in records documenting the efforts undertaken to encourage minority and women-owned businesses to participate. Compliance with Davis Bacon wage and hour requirements is enforced for all qualifying projects.

CDBG: Pre-funding correspondence is maintained with each potential grant recipient to insure that conditions are as described in the submitted funding application and to assess the capacity of each subrecipient. CDBG staff also visits each on-going construction site on a regular basis, during construction. Cobb County CDBG performs a desk review of financial documentation before every reimbursement request is paid. Environmental reviews are completed before each project is approved. Davis-Bacon wage and hour records are analyzed prior to each reimbursement. Detailed monitoring results from PY 2009 can be reviewed in the Monitoring section of this document below.

ESG: Pre-funding correspondence is maintained with each subrecipient to make certain that ESG Funds will be spent on eligible activities and will stay under spending limits in certain ESG categories [i.e. salaries and homelessness prevention]. Cobb County CDBG performs a desk review of all financial documentation before a reimbursement request is paid.

Cobb and the GUCC participating jurisdictions also review applications for other programs which require consistency with the Consolidated Plan. These federal programs include: State HOME Program, State ESG Program, State Housing Trust Fund, Shelter Plus Care Program, Supportive Housing for the Elderly [Section 202], Supportive Housing Program for the Disabled [Section 811], Moderate Rehabilitation Single Room Occupancy Program, Housing Opportunities for Persons with AIDS Program, and the PHA Comprehensive Grant Program.

Monitoring

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

Cobb County Response:

To insure 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 subrecipient activities and provides extensive technical assistance to prevent compliance problems.

CDBG/HOME: The CDBG Program Office staff continues to utilize a risk analysis matrix for monitoring all appropriate CDBG/HOME subrecipients for each Program Year [PY]. This risk analysis closely mirrors the Community Planning Development [CPD] Notice 04-01, Issued February 2, 2004 and CPD Notice 02-11, which delineates the relevant monitoring factors for determining 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 CDBG Program Office staff conducts a four page risk analysis worksheet that looks at Financial Capacity; Management; Planning; and National Objectives. Each subrecipient is graded and their score is listed in 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 monitoring schedule based on the number of moderate and high risk subrecipients. As a general rule, the CDBG Program Office staff will monitor on-site 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.

Cobb County Response:

During PY 2009, the Cobb County CDBG Program Office monitored subrecipients of HOME, CDBG, and ESG.

For the HOME Program and the GUCC, Office staff conducted on-site monitoring visits to Northwest Metro Atlanta Habitat for Humanity [NWMAH] and Cherokee County. No findings or concerns were cited in either of these monitoring visits. NWMAH's monitoring did produce two recommendations and Cherokee County's monitoring produced six recommendations. Both organizations are actively following up on the GUCC's recommendations, which will improve their internal processes and strengthen the compliance and accountability of their respective programs.

For the CDBG Program, staff monitored four non-profit agencies and one city government. All of the non-profits [Boys & Girls Club; Kennesaw Museum Foundation Inc.; African American Golf Foundation; and The Edge Connection were monitored "on-site". Each organization was reviewed for compliance with HUD regulations in the following areas: Income Eligibility [i.e. record keeping and income verification] and overall project performance.

For the ESG Program, staff monitored The Extension, Turner Hill Harmony House Program, and Travelers Aid with on-site visits. Each organization was reviewed for compliance with HUD's ESG regulations and overall project performance. The Extension had zero findings or concerns, while Turner Hill Harmony House Program and Travelers Aid each had one finding and one concern. Both organizations have taken the necessary steps to become compliant with ESG regulations.

3. Self Evaluation

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

Cobb County Response:

By allowing local governments the opportunity to address the needs of the low/mod income residents of their county/city, Cobb County has been able to address the following identified concerns:

- ◆ While Cobb County is considered to be an area of new and high-cost housing, many of the county's homes built in the 50's and 60's are considered "affordable housing." Much of this housing is still occupied by the original owners and the homes are in need of repairs to bring them up to code. During 2009, CDBG funds were utilized to rehabilitate 41 homes in Cobb County and the City of Marietta combined. As these homes are improved, neighborhoods have improved. Often result in neighbors making improvements. As neighborhoods improve, the community takes greater pride in their surroundings and the impact can be a safer place to live.
 - ◆ The population in Cobb County has outpaced the supply of neighborhood facilities and park and recreational facilities. While new "high-end" subdivisions may provide recreational facilities for its residents, the low/mod income residents continue to need places for recreation and meetings. Cobb County has been able to provide funding to meet many of these needs through CDBG funds. Multi-purpose buildings, athletic ball fields, aquatic center construction, parking and landscaping at neighborhood facilities and ADA improvements have been able to utilize CDBG funding to meet these needs. The neighborhood facilitates offer a better environment for the residents, enabling youths to take advantage of over less productive alternatives. Many of these facilities offer summer afternoon programs which provide benefits for latch-key children.
 - ◆ Cobb County continues to use its CDBG and HOME grants to improve the standard of living for low and moderate-income residents. Progress has been made in the pursuit of the basic goals of reducing substandard housing and in providing a suitable living environment for low and moderate income persons. Governmental leaders continue to recognize that affordable housing is necessary for continued economic growth of the community and that all elements of the population deserve decent housing. This awareness has opened up opportunities for the development of affordable housing, although there are still many difficulties to overcome. The amount of available vacant land for building in Cobb County continues to decline as new housing and commercial developments continue to be constructed. According to the Cobb County Community Development Department, of the 31,125 acres of undeveloped or underdeveloped land remaining in Cobb County, just less than 500 acres are set aside for green space protection under the Georgia Green Space Program. A couple of local planning and zoning ordinances, present a barrier to affordable housing, and the impact on the existing infrastructure of continued growth and development where maximum lot sizes and square footage requirements are addressed.
- b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.

Cobb County Response:

Question 1 under the General Questions Section above addresses Cobb County and the Consortium's progress in meeting the priority needs and objectives outlined in the 2006-2010 Consolidated Plan.

- 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 Response:

Question 1 under the General Questions Section above addressed Cobb County and the Consortium's progress in meeting the priority needs and objectives as outlined in 2006-2010 Consolidated Plan.

- d. Indicate any activities falling behind schedule.

Cobb County Response:

- ◆ City of Acworth – “Trailway and Infrastructure System Phase II” has been upheld by numerous unexpected requests by the Army Corps of Engineers. They are redesigning the project and should begin the bid process February 2010.
- ◆ Boys & Girls Club, Inc – “Renovations” has had a delayed start due to getting a final set of plans and approval by its Board of Directors. The project will go out to bid in early February 2010 and should begin in March of 2010.
- ◆ Marietta Senior Center at Powder Springs Station – “Health Center” has been awarded \$1,568,645.35 - \$846,298.35 in PY 2007, 2008, and 2009 and \$722,347.00 in ARRA Funds. The project is currently under review by HUD.

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

Cobb County Response:

See narrative under Assessments of Goals beginning on page 2 of this report.

- f. Identify indicators that would best describe the results.

Cobb County Response:

Public Facility or Infrastructure Activities

Low to Moderate Persons in a Project Service Area [PSA] have benefited through:

- ◆ Increased availability/accessibility to a suitable living environment by improving the quality/quantity of neighborhood facilities. [City of Acworth, City of Austell, City of Kennesaw, City of Powder Springs, City of Smyrna]

Public Service Activities

Low to Moderate Persons continue to be assisted through Cobb's commitment to the Non-Profit Sector by:

- ◆ Improving the accessibility/availability of a suitable living environment by increasing the range of housing options and related services for persons with special needs and improving the services for low/mod persons. [City of Smyrna, City of Marietta Boys and Girls Club, The Center for Family Resources, Community Health Center, Omosaze, Inc., SafePath Children's Advocacy Center, Inc., African American Golf Foundation,].

Affordable Homeownership Units Constructed, Reconstructed, or Rehabilitated

Eligible low to moderate income homeowners benefit through:

- ◆ Increased supply of decent, affordable housing stock through construction of new affordable units [CHI, NWMAH, NCGH] and by reconstruction or rehabilitation of existing owner-occupied units through Cobb County, Cherokee County, or the City of Marietta's Housing Rehabilitation Programs.

Affordable Rental Units Constructed or Rehabilitated

Eligible low to moderate income households benefit through:

- ◆ Increased supply of decent, affordable rental housing units through construction of new units or rehabilitation of existing units [CSDC].

Direct Financial Assistance to Homebuyers

Eligible low to moderate income first time homebuyers benefit through:

- ◆ Increased affordability/accessibility to decent housing stock through Homebuyer Counseling and Downpayment Assistance [NWMAH; Cobb Housing, Inc.].

Homeless Prevention

- ◆ Increased sustainability of a suitable living environment through improved services to the subpopulation through emergency and transitional shelter, case management services, case referrals, medical and mental health services, job training, etc. [The Extension, Inc.; Travelers Aid; Ministries United for Service and training, Inc. [MUST]; The Center for Family Resources].

Jobs Created/Businesses Assisted

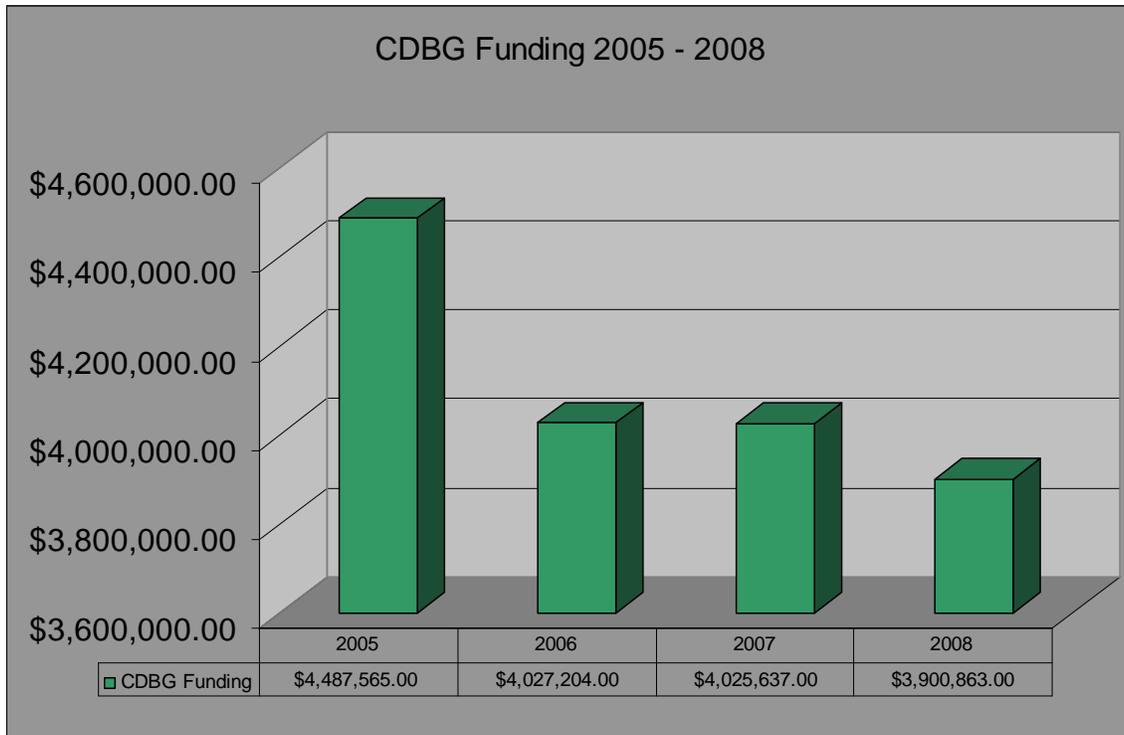
Low to mod income persons benefit through:

- ◆ Increased availability/accessibility to economic opportunities. [Micro-enterprise Technical Assistance Program];
- ◆ New Businesses assisted; and
- ◆ Expansion of Existing Businesses.

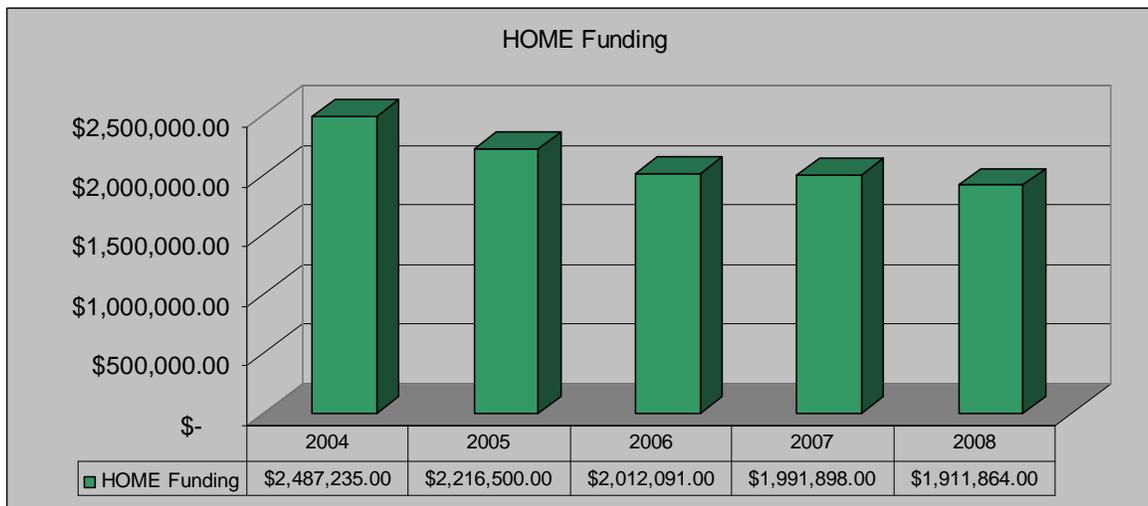
g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.

Cobb County Response:

Since 2005, Cobb County has received a substantial decrease in CDBG (15%) and HOME (30%) funding. The CDBG Program reduction makes it hard for new organizations who apply for funding to obtain it. With rising costs of materials and inflation, the problem is exacerbated. Organizations applying for a continuation or increase of funds, receive a smaller allocation than normal. The waiting list for assistance continues to increase. The cost of housing in Cobb County continues to increase as the available land continues to decrease. Cuts in funding make it more difficult for the program to keep up with the rising costs of homeownership within the county.



From 2005 through 2008 there was a 15% decrease in CDBG Funding.



From 2004 through 2008 there was a 30% decrease in HOME Funding

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

Cobb County Response:

See (i) below.

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

Cobb County Response:

Goals

- ◆ Expend all HOME funds dedicated to Cobb County and the City of Marietta Housing Rehabilitation and Housing Reconstruction programs on eligible projects;
- ◆ Continue to help Cherokee County operate its housing rehabilitation program in the most efficient and effective manner and encourage improvement in expenditure rate;
- ◆ Assist NWMAH with their infill site selection process and in their efforts to develop subdivision infrastructure necessary for continued success of its affordable housing construction program.
- ◆ Resolve CHI's non-compliant land inventory by prohibiting further land acquisition and providing strict oversight of the build-out of property previously acquired.
- ◆ Continue to work with all subrecipients to understand IDIS reporting requirements and fulfill them successfully.
- ◆ Build the capacity and capability of the two new CHDOs in the GUCC;
- ◆ Continue to seek opportunities for support of affordable rental housing tax credit projects; and
- ◆ Continue supporting CHI and NWMAH, the GUCC's Downpayment assistance providers, with the operation of the program.

Adjustments Needed

- ◆ Rebalance the County's affordable housing model to include a greater focus on development of rental units in the face of declining numbers of new home sales to homebuyers;
- ◆ Shift support away from affordable housing construction programs that have shown records of non-compliance or poor cost-reasonableness to more efficient and effective programs;
- ◆ Continue to stress the need for timely commitments, IDIS set-ups, expenditures, draw-downs, and reimbursements and IDIS completion reports of HOME funds to effectuate project completion within 120 days; and
- ◆ Simultaneously ramp up work with other County departments to address identified impediments to fair housing choice while overhauling the County's August 2007 revised copy of the 1998 HUD-approved Analysis of Impediments to Fair Housing Choice.

Lead-based Paint

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

Cobb County Response:

Program Procedures and Risk Assessments are performed [when required] according to HUD and the Georgia Environmental Protection Division [EPD] regulations and guidelines. In PY 2009, two [2] homes tested positive and were abated of lead-based paint hazards 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.

Cobb County Response:

The single-family Housing Rehabilitation Program operated directly by the Cobb County CDBG Program Office helps many low/mod income families remain in their own homes by renovating their homes. The rehabilitation of these homes helps to provide affordable housing for these families. Every home that is rehabilitated is assessed for lead base paint risk and appropriate abatement procedures are taken, if necessary, as part of the overall renovation. During FY 2009, 41 homes were rehabilitated and two [2] were reconstructed in the areas served by the GUCC [Cobb County and the City of Marietta].

The GUCC's HOME Program-funded Downpayment Assistance Program has been successful in providing affordable housing for new homebuyers. During 2009, 49 low or moderate income persons became homeowners as a result of these programs. The program not only provides financial support in the form of zero interest loans to cover downpayment and closing costs, but also provides counseling and education programs to provide prospective homebuyers with the skills they need to achieve the goal of homeownership. Every new low or moderate income homebuyer assisted by the GUCC is a successful step toward the HUD goal of increasing the number of homeowners in America.

The single-family Housing Rehabilitation Program operated directly by the Cobb County CDBG Program Office helps many low and moderate income families remain in their own homes by renovating their homes. The rehabilitation of these homes helps to provide affordable housing for these families. Every home that is rehabilitated is assessed for lead based paint risk and appropriate abatement procedures are taken, if necessary, as part of the overall renovation. During FY 2008, 66 homes were rehabilitated and three [3] were reconstructed in the areas served by the GUCC [Cobb County, the City of Marietta, and Cherokee County]. [Need #s from K.R.]

Through the use of HOME funds, CHI and NWMAH were able to offset the cost to low and moderate income homebuyers of property acquisition and infrastructure improvements. CHI's affordable housing acquisition and new construction efforts focused on completion of the Mitchell Chase subdivision [Work Force Housing], and two Project MINT properties located in Marietta. NWMAH completed its 51-unit Hillcrest subdivision as well as several infill units throughout Cobb County.

The GUCC has provided various Cobb County non-profit organizations with HOME funds for the renovation or new construction of affordable rental housing. Occupancy statistics as of December, 2009 for the **52 HOME rental units** in Cobb County's portfolio appear in the table below:

Cobb County's HOME-assisted Rental Units

HOME Program Income Level	Number of Rental Units
Very low-income [0-30% of MFI]	31
Low-income [31-50% of MFI]	11
Moderate-income [51-80% of MFI]	4
Vacant	6
Total	52

Specific Housing Objectives

1. Evaluate progress in meeting specific objective 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.

Cobb County Response:

As indicated earlier in this narrative, all HOME Program funding goes to address the needs of the low to 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 Response:

As indicated earlier in this narrative, 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.

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

Cobb County Response

Cobb County did not expend any CDBG or HOME funds to address “worst-case” housing needs or housing needs for persons with disabilities during PY 2009.

Public Housing Strategy

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

Cobb County Response:

- ◆ The Marietta Housing Authority [MHA] has established resident organizations in all its public housing communities. These organizations have operated as a liaison between the public and the Housing Authority during PY 2009.

- ◆ In recent years, the MHA has demolished several obsolete and blighted public housing projects, while using Housing Choice Vouchers to give households access to better housing options in the locations of their choice. There are Housing Choice Voucher holders residing in every zip code within Cobb County. Additionally, the sale of land occupied by former public housing communities is being used to fund greater housing assistance for low-income families and is being redeveloped into high quality mixed-use, mixed-income communities that will offer improved quality of life for all citizens of Marietta.
- ◆ The MHA provides several Homeownership Assistance Programs. One, known as “MIHOM,” benefits Teachers, Policemen and Firemen, Public Government and City School Employees. That program provides eligible homebuyers [incomes under 80% AMI] with downpayment and closing cost assistance to purchase homes within the City of Marietta. The assistance is provided in the form of a deferred payment, 0% interest loans. Properties must be located within the city limits of Marietta and purchase prices cannot exceed \$250,000. The MHAP Program is also limited to families with incomes under 80% AMI but with broader eligibility. Properties need not be in City Limits. In tandem with a Federal Home Loan Bank program, it particularly benefits families coming from the Housing Choice Voucher and public housing programs. These programs have resulted in 56 low income families buying homes throughout Cobb County.

CHI and NWMAH, operate First-Time Homebuyer [HOME] Programs on behalf of Cobb County's CDBG Program Office. In 2009, the GUCC reimbursed CHI a total of **\$94,738.91** for HOME-funded First-Time Homebuyer Loans for 13 homebuyers in Cobb County using HOME Entitlement and Program Income funds. NWMAH was reimbursed **\$360,000** for a total of 36 loans for downpayment assistance using both Entitlement and Program Income funds.

CHI has maintained for many years an affordable housing acquisition and development program that revitalizes neighborhoods and provides safe, standard, affordable housing to residents of Cobb County, Cherokee County, and the City of Marietta. The primary goal of this program has been to produce quality housing at a price that is affordable for first-time homebuyers. In 2009, CHI sold the last unit in its Mitchell Chase subdivision, a 31-unit mixed-income affordable housing project located in Mableton, GA off Old Gordon Road. CHI was the primary developer for this subdivision of primarily workforce housing [11 of the 31 total units in Mitchell Chase are HOME-assisted]. CHI also sold two Project MINT properties in 2009 [91 Griggs Street and 535 E. Fort Street].

NWMAH completed its 51-unit Hillcrest subdivision as well as several infill units throughout Cobb County. All 51 units in Hillcrest are HOME-assisted units.

Barriers to Affordable Housing

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

Cobb County Response:

Cobb County carries out its Fair Housing activities using the guidance of its [Analysis of Impediments to Fair Housing Choice \[AI\]](#). The AI is an assessment of obstacles to the achievement of the goals of fair and open housing found in Title VIII of the Civil Rights Act of 1968.

Under the administration of the Cobb County CDBG Program Office, Cobb County invests 100% of its HUD grant funds [CDBG/HOME/ADDI/ESG] to assist low and moderate income families and individuals. CDBG/HOME/ADDI/ESG activities directly fulfill Cobb County/GUCC's Consolidated Plan certifications and AI [Analysis to Impediments to Fair Housing], mandate of "Affirmatively Further Fair Housing". Many of

these activities [described throughout this CAPER] specifically address the effects of impediments/barriers to fair housing choice and corrective action, as identified in the Cobb AI.

The results of Cobb's AI has led to the award of CDBG/HOME/ESG grant funds to Housing Rehabilitation projects, special needs housing, elderly housing, First-Time Homebuyers' Program, tenant pre-homeowner counseling and post homeowner counseling and a number of other programs which involve Cobb County's low income residents receiving a better fair housing choice.

In April 2007, the Cobb County Board of Commissioners passed a Fair Housing Resolution which declared April 2007 as Fair Housing Month in Cobb County. In addition, Cobb's cities also enacted Fair Housing Proclamations. The purpose of the actions by the County Commissioners and city officials was to mark the 38th Anniversary of the passage of Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, and to call attention to the need for more fair housing outreach and education activities to support and promote Fair Housing and Equal Opportunity in Cobb County.

During 2007, the Cobb County CDBG Program Office staff completed the updated Analysis of Impediments to Fair Housing Choice document. Compilation of data received from multiple agencies including the Fair Housing Division of the Georgia Commission on Equal Opportunity and the U.S. Department of Housing and Urban Development Fair Housing and Equal Opportunity [FHEO] Office. The CDBG Program office is currently updating the AI and will have it completed by the end of 2010.

Question 3 (a) and (b) – Fair Housing describes the activities taken by Cobb County to directly fulfill Cobb's 2006-2010 Consolidated Plan Certification to "Affirmatively Further Fair Housing activities in order to eliminate barriers to Fair and Affordable Housing, as identified in Cobb County's Consolidated Plan and AI.

- ◆ Continued to work with GUCC member Cherokee County with HOME Program activities to bring substandard housing units up to code for senior citizens, and to provide lower cost affordable housing through Northwest Metro Atlanta Habitat for Humanity and CHI.
- ◆ Cobb Housing, Inc. [CHI] and Habitat for Humanity administer the County's First Time Home Buyer Programs on behalf of Cobb County's CDBG Program Office. During 2009, CHI assisted 13 families with the Down Payment Assistance Program using **\$94,738.91** of HOME and program income funds. Habitat for Humanity assisted 36 families with down payment assistance using **\$360,000** HOME and program income funds.
- ◆ CHI carried out its Project MINT Home Program in the City of Marietta and Project Cobb outside Marietta. Both projects acquire substandard single-family housing units, then either rehabilitates the units, if they are economically feasible for rehabilitation. The CHI rehabilitated or reconstructed units are then sold at affordable sales prices to low income Cobb/Marietta residents. In PY 2007, CHI expended a total of **\$506,191.96** of HOME funds to acquire two properties and six (6) lots in an existing subdivision (South Gordon Manor). These properties will be redeveloped, using private contractors and YouthBuild Program labor.

In PY 2008, CHI sold six properties for a total of **\$963,580**. All six properties used HOME funds for acquisition or site-work and were sold as affordable housing units to qualified first-time homebuyers.

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.

Cobb County Response:

The attached HOME PY 2009 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 2006-2010 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.

Cobb County Response:

The HOME Match Annual Report HUD-40107-A is included in the HOME APR [Please Refer to Tab 3 of the HOME Match Report].

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].
4. Assessments
 - a. Detail results of on-site inspections of rental housing.

Cobb County Response:

Assessments and on-site inspections of rental housing are conducted in accordance with HUD guidelines.

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

Cobb County Response:

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 **Tab 3** following the 2009 HOME APR in this document.

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

Cobb County Response:

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.

Cobb County Response:

Through funded programs from ESG and the SuperNOFA, 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.

Cobb County Response:

Transitional housing programs funded through the SuperNOFA 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.

3. Identify new Federal resources obtained from Homeless SuperNOFA.

Cobb County Response:

For PY 2009, no new programs were funded through the Cobb Continuum of Care. Eleven programs were renewed through the CoC for FY 2008.

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Cobb County Response:

For PY 2009, Cobb County funded five non-profits through ESG whose programs help to prevent homelessness. MUST Ministries uses ESG funds to operate an emergency shelter which serves males, females, and children. The Extension is a men’s recovery program to help those who are chemically dependent to stay off the streets and become a part of every day society once exiting the program. Turner Hill Harmony House Program provides transitional housing to ex-offenders being released from jail. The Center for Family Resources and Travelers Aid use funds to provide payments for emergency lodging/rent to prevent clients from becoming homeless.

Cobb County also received \$1,337,058 in Homelessness Prevention and Rapid Re-Housing Program funds. \$611,524 was given to two non-profit organizations; MUST Ministries and The Center for Family Resources.

Federal Emergency Management Agency [FEMA] Emergency Food and Shelter

Program: This program provides rent, mortgage, and food and utility assistance to keep low-income residents safely housed and to prevent them from becoming homeless. A total of \$690,544, including \$227,012 in ARRA funds, was expended during PY 2009, including shelter, rent/mortgage payments, meals, and utility assistance.

Emergency Shelter 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].

Cobb County Response:

Emergency Shelter 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 barracks style short-term shelters, scattered-site transitional housing units, hotel/motel short-term overnight accommodations, and dormitory-style transitional housing for single men. Programs offer access to a broad range of other services including case management, employment assistance, life skills, health care, child care, and transportation,.

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.

Cobb County Response:

The Cobb County 2006-2010 Consolidated Plan Priority Objective #4 stated: Increase housing options and self sufficiency for homeless and near homeless individuals and families.

- ◆ **The Center for Family Resources** utilized **\$37,995.44** in PY 2008 and 2009 ESG funds to provide Rent/Lease Payments for temporary lodging of clients, essential services including case management, child care, and health services referrals, and homeless prevention costs including rent/utility payments.
- ◆ **Ministries United for Service and Training [M.U.S.T]** utilized **\$36,122.35** in PY 2008 and 2009 ESG funds to provide emergency shelter for homeless persons in Cobb County.
- ◆ **The Extension, Inc.** utilized **\$36,140.45** in PY 2008 and 2009 ESG funds to offset emergency and transitional housing shelter costs as well as for essential services to clients, specifically case management.
- ◆ **Traveler's Aid of Metropolitan Atlanta** utilized **\$20,023.68** in PY 2008 and 2009 ESG funds to provide emergency hotel/motel lodging for homeless clients, essential services, namely transportation for clients, and rent to prevent eviction.
- ◆ **Turner Hill CDC – Harmony House** utilized **\$10,629** in PY 2009 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.
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.

Cobb County Response:

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 8
PY 2009 ESG Matching Fund Sources**

Agency	Match Amount	Match Source
The Center for Family Resources	\$40,397	GA DCA & Client Fee's
M.U.S.T., Inc.	\$35,507	Private Donations
The Extension, Inc.	\$35,507	Private Donations
Traveler's Aid of Metro Atlanta	\$14,131	Private Donations
Turner Hill CDC – Harmony House	\$10,629	United Way
TOTAL ESG MATCH	\$136,171	

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.

Cobb County Response:

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.

**Table 9
PY 2009 ESG Program Expenditures by Activity**

ESG Activity	Expenditure Amount
Operating Expenses	\$107,601.16
Essential Services	\$28,663.76
Homeless Prevention	\$4,646
Administration	\$0
TOTAL	\$140,910.92

Cobb County Response:

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 PY 2009 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. The Policy Council on Homelessness [p. 15] expanded use of HMIS in Cobb County to include 20 agencies and plans to continue to involve a greater number of agencies in 2007. HMIS allows for agencies to provide unduplicated data to the CDBG Program Office through Monthly Service Reports that document new clients served.

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

Cobb County Response:

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.

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

Cobb County Response:

See Table 2, page ? for a complete list of all Cobb and Cherokee assistance for the GUCC in PY 2009.

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

Cobb County Response:

All grantee funding was used exclusively for one national objective [serving low and moderate income persons], and Cobb County complied with the overall benefit certification.

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.

3. Assessment of Efforts in Carrying Out Planned Actions

- a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
- b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.
- c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.

Cobb County Response:

The Board of Commissioners, the County Manager, and the CDBG Program Office work in partnership to fully plan and implement allocations 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.

Cobb County Response:

All funds were used to meet the CDBG National Objective to serve low to moderate income residents of Cobb County as defined by HUD regulations.

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

Cobb County Response:

Cobb County has an anti-displacement policy. No permanent displacement occurred using CDBG, HOME or ESG funds during 2009.

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 Response:

No economic activities performed therefore any permanent jobs only micro-enterprise training was funded.

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.

Cobb County Response:

The City of Powder Springs went through a PSA activity for the Ron Anderson Community Center to determine at least 51% clientele before the project began. A survey was conducted through Kennesaw State University's A.L. Burruss Institute of Public Service to determine activities benefits prior to project commencement. The same PSA methodology was used for The City of Kennesaw, Austell, and Acworth projects. Non-profit subrecipients verify income of all clients served.

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.

Cobb County Response:

During 2009, two housing rehabilitation loans 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. Eighty percent of the funds go back into the Deferred Payment Loan or Emergency Assistance Loan Programs; the remaining 20% goes to the administration of these programs.

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

Cobb County Response:

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 Response:

Cobb County does not have any other loan repayment programs.

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

Cobb County Response:

See Section A.

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.

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.

Cobb County Response:

Not applicable. No float funded activity.

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

Cobb County Response:

Not applicable.

- 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.
- 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 Response:

Cobb County had no defaults during 2009.

- 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 Response:

Cobb County did not provide CDBG funds to allow subrecipients to acquire or improve parcels of land that are available for sale in PY 2009.

11. Lump sum agreements

Cobb County Response:

Cobb County utilized CDBG Regulations 24 CFR 570.513, which permits CDBG funds to be drawn from the Treasury in a Lump Sum for the purpose of Single Family Housing Rehabilitation Programs. Lump Sum draws funded using 1999, 2000, 2001, 2005, 2006 and funds have been made from both the City of Marietta and Cobb County CDBG Program totaling \$1,085,150. See Table Eleven [11].

Lump Sum Draw	Amount	Date Funds Deposited	1/1/2009 Lump Sum Balance		
			Cobb	Marietta	Total
#5	\$500,000.00	11/18/2005	\$825.49	\$0.00	\$825.49
#6	\$285,150.00	10/19/2006	\$0.00	\$737.00	\$737.00
#7	\$300,000.00	12/16/2008	\$0.00	\$284,694.46	\$284,694.46
Totals	\$1,085,150.00		\$825.49	\$285,431.46	\$286,256.95
Lump Sum Draw	Interest Earned		Total Funds Available	2009 Expenditures	Balance 12/31/2009
	2008 Balance	2009			
#5	\$825.49	\$0.14	\$825.63	\$825.63	\$0.00
#6	\$737.00	\$0.00	\$737.00	\$737.00	\$0.00
#7	\$27.75	\$1,096.56	\$285,818.77	\$78,460.93	\$207,357.84
Totals	\$1,590.24	\$1,096.70	\$287,381.40	\$80,023.56	\$207,357.84

- a. Provide the name of the financial institution.

Cobb County Response:

Each of the lump sum draws and interest earned is on deposit with Bank of America in Atlanta, GA.

- b. Provide the date the funds were deposited.

Cobb County Response:

Table Eleven [11] above provides the dates each of the three [3] open Lump Sum draws were deposited.

- c. Provide the date the use of funds commenced.

Cobb County Response:

Lump Sum #5 reported in the 2005 CAPER that it met the 45 day rule, and in the 2006 CAPER that it met the 180 day rule. Lump Sum #6 reported in the 2006 CAPER that it met the 45 day rule and reported in the 2007 CAPER that it met the 180 day rule. Lump sum #7 reports in the 2008 CAPER that it met the 45 day rule, and is now reporting in the 2009 CAPER that it met the 180 day rule.

- d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.

Cobb County Response:

See above.

- 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.

Cobb County Response:

See table 4, Page [?]

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

Cobb County Response:

See Table 6, Page [??]

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

- 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.

Cobb County Response:

Not applicable. Cobb County does not have any Neighborhood Rehabilitation Strategy Areas.

Antipoverty Strategy

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

Families in Cobb living below the poverty level are 6.6 %. Individuals living below the poverty level are 9.5%.

Cobb County has eight (8) actions that assist in reducing the number of persons living below the poverty level.

- 1) Micro-enterprise Program
- 2) Service to the Workforce Force Investment Board (WIA)
- 3) Homeless Continuum of Care effort
- 4) The funding of Center for Family Resources who has a large cross- section of programs for poverty assistance
- 5) The consistent funding of adult literacy programs
- 6) The funding of Housemate Match which provides housing matches for seniors living in the poverty level
- 7) Recent funding of the Community Health Center which provides health care for those living in the poverty level
- 8) Funding for the Tommy Nobis Center who provides job training and job location assistance for those living with disabilities or barriers to employment.

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].**

Cobb County Response:

See General Question, Priority Objective #5: Increase housing and supportive services for individuals with special needs, beginning on Page ten (10).

Specific HOPWA Objectives

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

Cobb County Response:

The U.S. Department of Housing and Urban Development provides the Housing Opportunities for Persons with Aids [HOPWA] Program grant funds to the largest city in the state [Atlanta, GA]. Organizations that seek funding under the program apply for HOPWA funds through this application and grants management system, established beginning with Federal Fiscal Year 1993. The City of Atlanta keeps Cobb County informed on the entire application and grant award process for HOPWA funds. The Cobb County Health Department is currently receiving HOPWA funds from the City of Atlanta to provide for housing the services for persons with HIV and AIDS. *The funding information and service data will be included in the City of Atlanta CAPER.*

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.

Cobb County Response:

SEE THE CITY OF ATLANTA CAPER.

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.

Cobb County Response:

SEE THE CITY OF ATLANTA CAPER.

- 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.

Cobb County Response:

SEE THE CITY OF ATLANTA CAPER.

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

Cobb County Response:

SEE THE CITY OF ATLANTA CAPER.

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].

OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.