

[2017]

*CONSOLIDATED  
ANNUAL  
PERFORMANCE  
AND  
EVALUATION  
REPORT*



PY2017 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT  
COBB COUNTY, GA

## Table of Contents

CR-05 – Goals and Outcomes 91.520 (a).....	02
CR-10 – Racial and Ethnic Composition of Families Assisted 91.50 (a).....	11
CR-15 - Resources and Investments 91.520(a).....	12
CR-20 - Affordable Housing 91.520(b).....	21
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) .....	22
CR-30 - Public Housing 91.220(h); 91.320(j) .....	26
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j) .....	26
CR-40 - Monitoring 91.220 and 91.230.....	36
CR-45 - CDBG 91.520(c) .....	37
CR-50 - HOME 91.520(d) .....	38
CR-60 - ESG 91.520(g) (ESG Recipients only).....	40
CR-65 - Persons Assisted .....	43
CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes .....	46
CR-75 – Expenditures.....	45

## **CR-05 - Goals and Outcomes**

***Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)***

### **Overview**

In accordance with the federal regulations found in 24 CFR 570, Cobb County has prepared this Consolidated Annual Performance and Evaluation Report (CAPER) for the period of January 1, 2017 to December 31, 2017. The CAPER presents the County's progress in carrying out projects and activities pursuant to the Program Year (PY) 2017 Annual Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) funds it received from the United States Department of Housing and Urban Development (HUD) to principally benefit low-to-moderate-income individuals in the County.

The 2017 CAPER describes and evaluates how Cobb County invested formula funds from HUD to meet affordable housing and community development needs. This annual report also provides a general assessment of the County's progress in addressing the priorities and objectives contained in its Five-Year 2016–2020 Consolidated Plan (Con Plan) covering the period of January 1, 2016, through December 31, 2020. The 2017 CAPER and other pertinent documents may be accessed through the County's website at [www.cobbcounty.org/cdbg](http://www.cobbcounty.org/cdbg).

Cobb County continues to make progress with CDBG, HOME, and ESG funds by increasing the supply of affordable, permanent housing, improving public infrastructure, increasing public services, public facilities, rapid-rehousing, and emergency services for households. The County has diligently continued to affirmatively further fair housing in the administration of program funds. The data provided in this CAPER discusses affordable housing outcomes, homelessness and special needs activities, and other County actions in furtherance of the County's HUD Annual Plan Goals and Objectives.

The Cobb County CDBG Program Office (staffed by W. Frank Newton, Inc.) is responsible for facilitating the development and implementation of the 2016-2020 Consolidated Plan, corresponding Annual Action Plans and Annual CAPERs under this Consolidated Plan.

## **CDBG PROGRAM HIGHLIGHTS**

CDBG funds were used to address a wide range of community development needs. CDBG funds were allocated for parks, sidewalks, and ADA improvements, housing rehabilitation, the acquisition of equipment and facilities, youth development services, fair housing activities, homeless prevention services, youth mentoring programs, and programs for abused and neglected children. The following provides a highlight of some of the projects that were completed in 2017.

### **City of Powder Springs**

The City of Powder Springs utilized **\$75,904.00** of CDBG funds for improvements to the Silver Comet at Linear Park. The first phase included installation of a playground, restroom renovations, concession stand, and circuit-exercise area.



### **The Center for Children and Young Adults, Inc.**

The Center for Children and Young Adults, Inc. utilized **\$172,435.00** of CDBG funds in to install an iron security fence and cameras at the shelter to complete building and security renovations at 2221 Austell Road SW Suite A, Marietta, GA.



## The Extension, Inc.

The Extension, Inc. utilized **\$17,835.00** in CDBG funding to repave the parking lot and to enhance lighting surrounding the women's shelter in Marietta, GA.



## Housing Rehabilitation Program

A total of **\$397,353.47** in CDBG funds was expended on housing rehabilitation projects for 24 low-to-moderate-income households in Cobb County and nine in the City of Marietta. The photos below represent a rehabilitation project in Marietta, GA, which consisted of a roof replacement, HVAC replacement, deck stair replacement, and plumbing.



## HOME PROGRAM HIGHLIGHTS

Affordable housing initiatives were primarily addressed through the acquisition and construction of new single-family homes, tenant-based rental assistance, and down-payment assistance. The County expended a total of **\$2,413,891.51** in HOME program funds to support affordable housing initiatives.

### **Marietta Housing Authority – Down Payment Assistance**

A total of **\$58,669.36** in HOME funds was expended by the Marietta Housing Authority to provide down payment assistance for four low-to-moderate-income homebuyers. Eligible households received \$15,000.00 to \$20,000.00 for the purchase of a single-family home.



### **NW Metro Atlanta Habitat for Humanity**

A total of **\$1,246,022.90** in HOME funding was expended for the acquisition of vacant lots and down payment assistance. The NW Metro Atlanta Habitat for Humanity completed construction on 13 homes located in Cobb County. The following are photos of a few of the newly constructed homes:



Cole Street Development Corporation expended **\$854,104.98** in HOME funds for the renovation of rental rehabilitation affordable housing projects. The Center for Family Resources, MUST Ministries, Inc., and liveSAFE Resources, Inc. (formerly known as the YWCA) expended **\$255,094.27** in HOME funds for tenant-based rental assistance programs.

## **ESG PROGRAM HIGHLIGHTS**

ESG initiatives were primarily addressed through funding allocations for rapid re-housing, homeless prevention, and emergency shelter activities. In 2017 the County allocated 60% of ESG funding for emergency shelter operations, 14.18% for rapid re-housing activities, 14.78% for homeless prevention activities, 7.5% for administration, and 3.54% for data management.

### **Rapid Re-Housing & Homeless Prevention**

The County expended **\$869.99** in ESG funds to rapidly re-house and assist three individuals in moving towards stable, permanent housing. Additionally, **\$34,137.94** was expended for homeless prevention activities for 17 families. Households consisted of families with children, youth aging out of foster care, domestic violence survivors, single adults, and veterans.

### **Emergency Shelter Operations**

The County expended **\$96,875.75** in ESG funds to assist 2,390 individuals with 37,667 “nights-of-shelter” and other essential care needs, such as food and clothing. Additionally, program participants also received education, job training, case management, transportation assistance, financial counseling, childcare assistance, and practical life-skills coaching to assist in achieving self-sufficiency.

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Cobb County exceeded six out of the eight goals outlined in its 2017 Annual Action Plan by funding public service, public facility, housing rehabilitation, and infrastructure improvement projects. However, two goals were not met; supportive services for homeless individual and economic development activities.

The following table provides a summary of Consolidated Plan goals and the County’s progress towards accomplishing these goals.

Goal	Category	Performance Indicator			Outcomes					
		Source / Amount	Indicator	Unit of Measure	Expected - Strategic Plan	Actual - Strategic Plan	% Complete	Expected - Program Year	Actual - Program Year	% Complete
<b>1. New Construction/ Acquisition/ Rehabilitation</b>	Affordable Housing	HOME: \$1,970,127.88  CDBG: \$548,714.38	Rental Units Constructed	Household Housing Unit	10	10	100%	2017	2017	100%
			Rental Units Rehabilitated	Rental Units	5	4	90%	2017	2017	90%
			Homeowner Housing Added	Household Housing Unit	10	33	100%	2017	2017	100%
<b>2. Affirmatively Affirming Fair Housing Activities</b>	Fair Housing	CDBG: \$42,526.18	Fair Housing	Persons Assisted	775	2,500	100%	2017	2017	100%
<b>3. Financial Assistance for Affordable Housing</b>	Affordable Housing	HOME: \$188,669.36	Direct Financial Assistance to Homebuyers	Households Assisted	10	17	100%	2017	2017	100%
<b>4. Supportive Services for Homeless Individuals</b>	Homeless	ESG: \$150,249.94	Homeless Persons Overnight Shelter	Persons Assisted	272	2,390	100%	2017	2017	100%
			Homeless Prevention	Persons Assisted	53	20	37%	2017	2017	37%

Goal	Category	Performance Indicator			Outcomes					
		Source / Amount	Indicator	Unit of Measure	Expected - Strategic Plan	Actual - Strategic Plan	% Complete	Expected - Program Year	Actual - Program Year	% Complete
<b>5. Acquire/ Construct/ Rehabilitate Public Facilities</b>	Non-housing Community Development	CDBG: \$1,649,331.68	Public Facility or Infrastructure Activities other than Low/ Moderate Income Housing Benefit	Persons Assisted	50,000	50,000	100%	2017	2017	100%
<b>6. Provide Funding to Support Public Service Programs</b>	Non-Housing Community Development Needs	CDBG: \$385,725.38	Public Service Activities other than Low/ Moderate Income Housing Benefit	Persons Assisted	3,000	4,187	100%	2017	2017	100%
<b>7. Support For Economic Development Activities</b>	Non-Housing Community Development Needs	CDBG: \$0	Economic Development	Persons Assisted	3,000	0	0%	2017	2017	0%
<b>8. Provide Administrative Structure</b>	Non-Housing Community Development Needs	CDBG, HOME, & ESG: \$508,953.08	N/A	N/A	N/A	N/A	N/A	2017	2017	N/A

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The County exceeded six of the eight goals outlined in the 2016 – 2020 Consolidated Plan through various public service, code enforcement, infrastructure, and public facility activities.

The following section of the 2017 CAPER conforms to the outcome and performance measure requirements identified in the 2016-2020 Consolidated Plan. An abbreviated summary of the County's achievements through December 31, 2017 are listed below:

## **CDBG Accomplishments**

### ***Public Facilities***

In 2017, the CDBG Program expended a total of **\$1,649,331.68** on the following public facilities projects:

- The City of Kennesaw completed its stormwater construction project.
- The City of Powder Springs completed Phase I improvements to the Silver Comet at Linear Park, which included installation of a playground, restroom, concession stand, and circuit-exercise area.
- The Center for Children and Young Adults, Inc. completed building and security renovations, which included installation of a brick wall, security fencing and cameras, and a double drive gate.
- The Extension, Inc. completed parking lot improvements to its women's shelter that included installation of two light poles, fencing, and paving.
- MUST Ministries, Inc. acquired a 6.33 acres of property to expand its shelter services to homeless.
- Nobis Works and Good Samaritan Health Center of Cobb completed building renovations.
- liveSAFE Resources, Inc. completed security improvements to their shelter and administrative facility.

### ***Public Services***

In 2017, subrecipients expended a total of **\$385,725.38** in CDBG funding for public services activities. A total of 4,187 individuals (including individuals with special needs and disabilities) were served through activities such as childcare, health services, senior services, youth services, transportation, and senior transportation.

### ***Housing Rehabilitation***

A total of **\$548,714.38** was expended through the Owner-Occupied Housing Rehabilitation program, which provided renovations for 33 low-to-moderate-income single family homes.

## **HOME Accomplishments**

Affordable housing initiatives were primarily addressed through the acquisition and construction of new housing, tenant-based rental assistance, and down-payment assistance. A total of **\$58,669.36** in HOME funds was expended by the Marietta Housing Authority to assist low-to-moderate-income homebuyers in the purchase of homes through down payment assistance. A total of **\$1,246,022.90** in HOME funding was expended for new construction through NW Metro Atlanta Habitat for Humanity. Cole Street Development Corporation expended **\$854,104.98** in HOME funds on rental and rehabilitation projects. The Center for Family Resources, MUST Ministries, Inc., and liveSAFE Resources, Inc. (formerly known as the YWCA) expended **\$255,094.27** in HOME funds through tenant-based rent assistance.

The HOME Program expended a total of **\$2,413,891.51** for down-payment assistance, tenant-based rental assistance, new home construction, and rental rehabilitation for low-to-moderate-income households.

## **ESG Accomplishments**

ESG initiatives were primarily addressed by non-profit organizations carrying out activities to provide overnight shelter, homeless prevention, and housing for the homeless. A total of **\$159,143.11** was expended for the following ESG activities:

- In 2017, Cobb County allocated ESG funds to subrecipients located throughout the County to deliver homeless prevention for households that are either at-risk of or experiencing homelessness.
- Cobb County through its subrecipients continued to implement ESG regulations and housing priorities. The County provided funding for homeless prevention and rapid re-housing to reduce costs of affordable housing for homeless and at-risk families.
- A total of three individuals were provided permanent housing through the rapid re-housing program; 17 individuals maintained stable housing through rental assistance and housing support services; 2,390 individuals were provided emergency shelter. In 2017, a total 37,667 units of shelter were provided to homeless individuals.

## **CR-10 - Racial and Ethnic composition of families assisted**

**Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)**

	<b>CDBG/ESG</b>	<b>HOME</b>
White	1,492/376	16
Black or African American	2,733/696	193
Asian	38/5	0
American Indian or American Native	3/2	0
Native Hawaiian or Other Pacific Islander	3/2	0
American Indian/Alaskan Native & White	3	0
Asian & White	2	0
Black/African American & White	32	5
American Indian/Alaskan Native & Black/African American	5	0
Other Multi-Racial	210/18	0
<b>Total</b>	<b>4,521/ 1,099</b>	<b>209</b>
Hispanic	720/94	0
Not Hispanic	3,816/1,004	0
<b>Total</b>	<b>4,536/ 1,098</b>	<b>0</b>

Table 2 – Table of assistance to racial and ethnic populations by source of funds

**Narrative**

The table above lists the numbers of beneficiaries by race and ethnicity assisted with HUD-Funded programs in 2017. HOPWA program outcomes are reported by the City of Atlanta. The numbers reported for ethnicity do not reflect the same count as the total number reported by race. The variances could be attributed to refusal of information, errors at intake, or unwillingness to share information about ethnicity and/or race.

**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

<b>Source of Funds</b>	<b>Source</b>	<b>Expected Amount Available</b>	<b>Actual Amount Expended 2017</b>
<b>CDBG</b>	Federal	\$3,921,216.00	\$3,504,491.06
<b>HOME</b>	Federal	\$1,013,643.00	\$2,413,891.51
<b>ESG</b>	Federal	\$282,094.00	\$159,143.11

Table 3 - Resources Made Available

**Resources Made Available**

Cobb County received **\$3,921,216.00** in CDBG funding for 2017. The City of Acworth was allocated **\$111,215.00**, the City of Austell was allocated **\$35,834.00**, the City of Kennesaw was allocated **\$162,70.00**, the City of Marietta was allocated **\$468,637.00**, the City of Powder Springs was allocated **\$75,904.00** and the City of Smyrna was allocated **\$292,919.00** in CDBG funding. The Cities of Acworth, Austell, Kennesaw, Powder Springs have executed cooperative agreements with Cobb County. The Cities of Marietta and Smyrna qualify as HUD entitlement cities and entered into joint-agreements with Cobb County to allow the County to administer their CDBG program.

The County also received an allocation of **\$1,013,643.00** in HOME funding and **\$282,094.00** in ESG funding for eligible projects as shown in Table 3. The amounts in Table 3 reflects the amount of funding available for CDBG, HOME, and ESG in 2017.

**Expenditure of Program Funds**

- IDIS Report PR26: \$3,504,491.06 in CDBG funds was expended in 2017.
- IDIS Report PR23: \$2,413,891.51 in HOME funds was expended in 2017.
- IDIS Report PR91: \$159,143.11 in ESG funds was expended in 2017.

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Countywide	68%	68%	Park Improvements, Sidewalk Improvements, ADA Improvements, Housing Rehabilitation, Facility Improvements, Acquisition of Equipment and Facilities, Youth Development, Fair Housing Services, Homeless Programs, Mentoring Programs, and programs for Abused and Neglected Children
City of Acworth	3%	3%	Durr Field Improvements
City of Austell	1%	1%	Façade Improvements
City of Kennesaw	4%	4%	Sidewalk Improvements Woodland Acres
City of Marietta	14%	14%	Youth Development, Slum & Blight Clearance, Housing Rehabilitation
City Powder Springs	2%	2%	Silver Comet at Linear Park Improvements
City of Smyrna	8%	8%	Park Improvements, Infrastructure Improvements

Table 4 – Identify the geographic distribution and location of investments

The County identified CDBG, HOME, and ESG resources to assist various communities throughout the County, including two HUD entitlement cities (City of Marietta and City of Smyrna), and four cooperating cities (City of Acworth, City of Austell, City of Kennesaw, and City of Powder Springs). The prioritization of funding differs for each of the three formula grants. For CDBG, the relative priority of each geographic area and funding allocation was based on each cities population. Approximately 32% of the CDBG allocation was divided among the two HUD entitlement cities and four cooperating cities within Cobb County. Both HOME and ESG funds were made available through a competitive application process without regard to geographic location.

## **LEVERAGING**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

### **CDBG**

Although, the CDBG program does not require matching funds, CDBG funds are typically leveraged through various private and public sources for the CDBG projects undertaken in 2017. Subrecipients that received CDBG funding also received funding from federal, state, local, and other resources.

### **ESG**

ESG funds were leveraged, in part, by selecting subrecipients that are established homeless service providers with strong connections with various funding sources. ESG subrecipients are required to match ESG funding with other funding on a dollar-for-dollar match. ESG subrecipients used the value of any donated materials, the value of any leases on buildings, salaries paid to staff to carry out the program, and the value of the time and services contributed by volunteers to carry out the program of the recipient.

### **HOME**

HOME funds were leveraged through the use of gap financing. Developers identified and secured primary funding sources prior to allocations being awarded. These HOME funds were leveraged and matched with private lenders, sponsorship contributions from individuals, churches, clubs, and businesses; local public housing authority funding; in-kind donations; and private donations. In 2017, Cobb County generated an excess match of **\$715,752.33** and will carry over **\$18,582,171.92** in excess match funds into the next fiscal year.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$17,866,419.59
2. Match contributed during current Federal fiscal year	\$1,305,651.16
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$ 19,172,070.75
4. Match liability for current Federal fiscal year	\$500,427.62
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$18,671,643.13

Table 5 – Fiscal Year Summary - HOME Match Report

## Match Contribution

The following table shows a summary of all match contributions received in Fiscal Year 2017 which commenced on October 1, 2016 and ended on September 30, 2017.

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
995 Roswell Street	10/06/2016	\$5,135.36						\$5,135.36
995 Roswell Street	10/27/2016	\$6,791.00						\$6,791.00
995 Roswell Street	11/22/2016	\$3,025.00						\$3,025.00
The Legacy at Walton	08/15/2017			\$96,805.84				\$96,805.84
Walton Renaissance	08/15/2017			\$53,490.83				\$53,490.83
The Retreat at Dorsey	08/15/2017			\$77,858.04				\$77,858.04
The Tower at Dorsey Manor	08/15/2017			\$70,232.11				\$70,232.11
2054 Del Lago Circle	10/20/2016	\$5,000.00						\$5,000.00
2400 Park Avenue	10/20/2016	\$10,000.00						\$10,000.00
3590 Buck Road	10/20/2016	\$5,000.00						\$5,000.00
3881 Morning Dew Way	10/27/2016	\$5,000.00						\$5,000.00
3122 Nectar Drive	10/20/2016	\$5,000.00						\$5,000.00
2694 Deerfield Circle	02/07/2017	\$6,000.00						\$6,000.00
5001 Evelyn Way	02/07/2017	\$5,000.00						\$5,000.00
1407 Cobb Parkway N.	10/20/2016	\$2,500.00						\$2,500.00
1407 Cobb Parkway N.	10/27/2016	\$3,000.00						\$3,000.00
1407 Cobb Parkway N.	12/8/2016	\$4,227.96						\$4,227.96
1407 Cobb Parkway N.	12/22/2016	\$5,000.00						\$5,000.00

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1407 Cobb Parkway N.	01/26/2017	\$5,000.00						\$5,000.00
1407 Cobb Parkway N.	03/02/2017	\$5,000.00						\$5,000.00
1407 Cobb Parkway N.	04/20/2017	\$4,000.00						\$4,000.00
1407 Cobb Parkway N.	04/20/2017	\$5,997.27						\$5,997.27
1407 Cobb Parkway N.	05/04/2017	\$5,000.00						\$5,000.00
1407 Cobb Parkway N.	06/01/2017	\$4,000.00						\$4,000.00
1407 Cobb Parkway N.	07/06/2017	\$3,000.00						\$3,000.00
1407 Cobb Parkway N.	07/20/2017	\$2,500.00						\$2,500.00
910 Pat Mell Road	12/19/2016	\$70,000.00						\$70,000.00
4197 Austell P.S. Road	11/21/2016	\$70,000.00						\$70,000.00
903 Wells Circle	11/21/2016	\$70,000.00						\$70,000.00
172 Hedges Street	Various	\$68,000.00						\$68,000.00
2408 Wales Drive	Various	\$65,525.00						\$65,525.00
2737 Country Creekway	Various	\$56,950.00						\$56,950.00
3156 Colorado Drive	Various	\$70,500.00						\$70,500.00
431 Lee Road	Various	\$55,028.20						\$55,028.20
715 Chestnut Hill	Various	\$60,489.41						\$60,489.41
721 Chestnut Hill	Various	\$49,172.90						\$49,172.90
443 Lee Road	Various	\$73,076.00						\$73,076.00
6011 S. Gordon Road	Various	\$75,000.00						\$75,000.00

<b>Match Contribution for the Federal Fiscal Year</b>								
<b>Project No. or Other ID</b>	<b>Date of Contribution</b>	<b>Cash (non-Federal sources)</b>	<b>Foregone Taxes, Fees, Charges</b>	<b>Appraised Land/Real Property</b>	<b>Required Infrastructure</b>	<b>Site Preparation, Construction Materials, Donated labor</b>	<b>Bond Financing</b>	<b>Total Match</b>
3378 Pendley	Various	\$68,000.00						\$68,000.00
147-149 Gramling Street	08/08/2017	\$10,000.00						\$10,000.00
Crabapple Village	09/26/2017	\$25,000.00						\$25,000.00
1716 Cunningham Road	01/01/2017			\$1,331.59				\$1,331.59
4318 Vicars Chase House	01/01/2017			\$1,226.48				\$1,226.48
180 Lemon Court House	01/01/2017			\$1,257.07				\$1,257.07
48 Henderson	01/01/2017			\$5,620.42				\$5,620.42
United Way	07/01/2017	\$2,910.68						\$2,910.68
<b>TOTAL</b>		<b>\$997,828.78</b>		<b>\$307,822.38</b>				<b>\$1,305,651.16</b>

Table 6 – Match Contribution for the Federal Fiscal Year

**Program Income**

The table below shows a summary of all program income received in Fiscal Year 2017 which commenced on January 1, 2017 and ended on December 31, 2017. The table also shows the amount of program income used for HOME activities including Tenant Based Rental Assistance (TBRA) projects.

<b>Program Income - Enter the program amounts for the reporting period</b>				
<b>Balance on hand at beginning of reporting period</b> \$	<b>Amount received during reporting period</b> \$	<b>Total amount expended during reporting period</b> \$	<b>Amount expended for TBRA</b> \$	<b>Balance on hand at end of reporting period</b> \$
\$4.78	\$247,379.71	\$245,882.31	\$144,836.95	\$1,502.18

Table 7 - Program Income

**Minority Business Enterprises and Women Business Enterprises** – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

Total	Minority Business Enterprises				White Non-Hispanic	
	Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic		
<b>Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises		Male		
<b>Contracts</b>						
Number	0	0		0		
Dollar Amount	\$0	\$0		\$0		
<b>Sub-Contracts</b>						
Number	0	0		0		
Dollar Amount	0	0		0		

Table 8 – Minority Business and Women Business Enterprises

**Minority Owners of Rental Property** – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

Total	Minority Property Owners				White Non-Hispanic
	Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0
Dollar Amount	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

<b>Relocation and Real Property Acquisition</b>						
Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired	0			0		
Businesses Displaced	0			0		
Non-profit Organizations Displaced	0			0		
Households Temporarily Relocated, not Displaced	0			0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10- Relocation and Real Property Acquisition

### CR-20 - Affordable Housing 91.520(b)

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

The table below summarizes housing accomplishments in 2017 compared to the proposed production targets listed in the 2017 Annual Action Plan. Cobb County utilized available funding to increase affordable housing options for low and moderate-income and homeless households.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	53	163
Number of non-homeless households to be provided affordable housing units	77	23
Number of special-needs households to be provided affordable housing units	10	0
<b>Total</b>	<b>140</b>	<b>186</b>

Table 11 - Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	66	189
Number of households supported through the production of new units	17	13
Number of households supported through the rehab of existing units	15	33
Number of households supported through the acquisition of existing units	10	23
<b>Total</b>	<b>108</b>	<b>258</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The County exceeded its affordable housing goals in all areas except supportive services for homeless and individual and economic development activities. These goals are currently in progress and will be completed in 2018.

**Discuss how these outcomes will impact future annual action plans.**

Future Annual Action Plans will provide additional information on program changes that are currently in development as the County continues to determine the needs of residents in Cobb County.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

The County’s Affordable Housing activity assisted a total of 189 families utilizing HOME funds through the Tenant-Based Rental Assistance Program, 33 families were provided down-payment assistance, and 33 homeowner units assisted with housing rehabilitation. The table below reflects the number of persons served in 2017 with CDBG and HOME funding throughout the County.

Table 13 – Number of Persons Served

Number of Persons Served	CDBG Actual	HOME Actual
<b>Extremely Low-income</b>	1,640	126
<b>Very Low-income</b>	1,623	50
<b>Low-income</b>	924	40
<b>Total</b>	<b>4,187</b>	<b>216</b>

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

### **Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homeless through:**

Cobb County invests its ESG funds and other federal, state, and local funds in programs and services to meet the basic needs of the homeless population. The County continues to collaborate with businesses, community-based, and faith-based organizations to support providers' efforts to reduce homelessness in Cobb County. This is done by funding the ESG Program, Continuum of Care (CoC), Community Services Block Grant (CSBG), and Emergency Food and Shelter Program (EFSP) for organizations that provide essential services such as, emergency shelter, drug rehabilitation, transitional housing, permanent housing, and rapid re-housing assistance.

A total of 2,410 individuals were assisted by the ESG Program to reduce and end homelessness:

- Rapid Re-Housing – 3
- Homeless Prevention – 17
- Emergency Shelter – 2,390

ESG subrecipients assessed the needs of homeless persons, including unsheltered persons upon entry into a shelter or transitional housing facility. Homeless persons were also assessed for other needs such as substance abuse rehabilitation, mental health services, job training, or educational training. Several of the County's homeless service providers offered supportive services beyond emergency shelter to help address the initial causes of homelessness.

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

Homeless services in Cobb County are delivered through a community-based network of organizations that collaborate to help homeless families and individuals move toward self-sufficiency. The Marietta/Cobb Continuum of Care conducts an annual Point-In-Time (PIT) count to document the total number of homeless persons in Cobb County. The PIT count was conducted on Wednesday, January 25, 2017, utilizing volunteers. Several agencies assisted in conducting the PIT count. Teams reached out to unsheltered homeless persons to assess needs and direct them to the appropriate care and resources. ESG resources were utilized to provide short-term shelters and scattered site transitional housing units. Non-profit organizations in the County provided an average of 32 days of support for homeless persons.

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

Developing housing for homeless individuals is one of the most challenging aspects of affordable housing. Chronically homeless individuals need physical and mental health services in addition to housing which makes it extremely difficult for local providers to offer housing to homeless persons with the assurance that they will receive needed services in a timely and sufficient manner. Nevertheless, housing and service providers have been committed to providing emergency and transitional housing for homeless persons.

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

The local referral and case management system in Cobb County acts as the process for identifying people who are homeless and most in need of Permanent Supportive Housing (PSH) services, which include people who are chronically homeless, families with children, veterans, and unaccompanied youth. The County and its partners continue to make progress in meeting its goals for reducing homelessness by implementing collaborative services.

Homeless service providers, through an extensive collaborative network of services within the County were equipped to assist these families in making the transition to permanent housing and independent living. Service providers seek to eliminate duplication of services through a collaborative intake and assessment process.

The following service objectives were implemented by the County's ESG service providers in 2017:

- **Reducing the length of time individuals and families experience homelessness:** The community's shared Homeless Management Information System (HMIS) facilitates communication and collaboration between many different homeless service providers in the County and with the 211-call center. Thus, if someone receiving services from public or private agencies is having difficulty with housing, a referral can be made using HMIS or by calling 211 to more easily and quickly connect that person with the prevention support they need to remain in housing. Case managers at institutions such as hospitals or corrections programs work to ensure that no one is discharged into homelessness. However, more

meaningful collaborations and more frequent communication between homeless service providers and these institutions is needed in order to prevent discharges to a homeless setting.

- **Facilitating access for homeless individuals and families to affordable housing units:** Non-profit organizations implemented a rapid re-housing program and a tenant-based rental assistance (TBRA) program to assist homeless persons in securing permanent housing and reducing homelessness.
- **Preventing individuals and families who were recently homeless from becoming homeless again:** Through a collaborative partnership with the local Continuum of Care (CoC), Community Services Block Grant (CSBG) subrecipients were able to provide programs such as substance abuse counseling, job and education training and life-skills coaching, to assist individuals and families from becoming homeless again.

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

The County continues to coordinate its homeless activities to prevent individuals and families from becoming homeless and help individuals/families regain stability in current housing or permanent housing. Emergency Solutions Grant (ESG) program funds were utilized for homeless prevention which included housing relocation and stabilization services and short term (up to three months) or medium term (up to 24 months) rental assistance.

The County's ESG subrecipients expended **\$869.99** in program funds for homeless households through its rapid re-housing program which provided rental subsidies, utility payments and moving expenses for three homeless families.

The County's ESG subrecipients also expended **\$34,137.94** for individuals at-risk of becoming homeless. Services provided included rental subsidies, and utility arrearages to support families at risk of homeless to remain in permanent housing. In 2017, a total of 17 individuals were served as a result of the County's homeless prevention initiatives.

In addition, to the County's ESG funding of homeless programs, funding was provided through the Emergency Food and Shelter Program (ESFP) to assist 117 families near homeless with shelter, rent/mortgage payments, food and utility assistance. In 2017, a total of **\$324,626.00** was expended in EFSP funds for individuals at-risk of becoming homeless.

Cobb County organizations have established, strengthened, and coordinated its discharge planning protocols among the key institutional systems of care and supervision, including the Cobb County/ Marietta Continuum of Care. Their purpose of these protocols is to assist in eliminating homelessness and provide social and economic resources for persons to avoid becoming homeless after being discharged from publicly funded institutions. In 2017, the County continued to review the discharge protocols in place relative to the health care system (both public and private).

### **CR-30 - Public Housing 91.220(h); 91.320(j)**

#### **Actions during the program year to address the needs of public housing.**

In 2017, the County provided HOME funds to assist the Marietta Housing Authority (MHA) in addressing the needs of public housing residents by offering a down-payment assistance program to eligible public housing residents.

#### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Public housing residents were required to contribute eight hours per month in service to the community, or participate in an economic self-sufficiency program. In meeting this requirement, residents were encouraged to become more involved in their community and to participate in activities that promote the level of economic stability that may lead to homeownership.

#### **Troubled Public Housing Authorities**

According to HUD's most recent Public Housing Assessment System (PHAS) Score Report for 2017, the MHA had a PHAS total score of 88 and was designated as a standard performer. As such, the MHA is not considered by HUD to be troubled or poorly performing. Therefore, Cobb County did not use any CDBG, HOME, or ESG funding to assist troubled housing authorities.

### **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

The annual report must include a summary or progress made on the "Other Actions" described in the Strategic Plan and Action, including:

- Barriers to Affordable Housing (SP-55 and AP-75)
- Obstacles to meeting underserved needs (AP-85)
- Lead-based Paint Hazards (SP-65 and AP-85)
- Anti-Poverty Strategy (SP-70 and AP-85)
- Institutional structure (SP-40 and AP-85)
- Enhance coordination (PR-15 and AP-85)

In addition, this section collects information on the jurisdiction's actions to address Impediments to fair housing choice, per 24 CFR 91.520(a).

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

As part of the County's plan to reduce impediments identified in its Analysis of Impediment to Fair Housing Choice (AI) document, Cobb County continued its Fair Housing Program which focused on education and outreach to community organizations and residents. The County initiated a review process of zoning ordinances relative to potentially discriminatory practices and provides education on federal regulations related to the protected classes under the Fair Housing law. As a part of the process of gauging progress toward addressing the impediments to fair housing choice, an evaluation of regulations will occur on an ongoing basis throughout the period covered by the current AI, and progress will be reported in future CAPERs.

Additionally, the County promoted the communication and coordination of local governments and affordable housing developers through affordable housing grants. Meetings were also conducted with County departments including Economic Development and Planning & Zoning to discuss the impact of the new Affirmatively Furthering Fair Housing Rule regarding disparate impact.

The County also continued to fund non-profit developers and partner with for-profit developers to construct new affordable housing, renovate rental housing, and provide rental assistance.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The primary obstacle to meeting underserved needs is the limited resources available to address identified priorities. In addition, the gap in what households can afford to pay for housing and the price of housing is another obstacle to meeting the needs of the underserved. The County has some affordable housing stock, yet the income level for individual households such as single parent, elderly disabled, or others of limited economic means is not sufficient to afford even the lowest of the market rate units. In order for the County to shorten the gap between the costs associated with managing a household, both CDBG and HOME resources were used by community partners in an effort to address some of these needs.

During the program year, limited resources and increased need have brought about greater collaboration among non-profit organizations and other entities. During 2017, emphasis was placed on increasing the availability of affordable housing for low-to-moderate-income

persons, by effectively utilizing available resources and entering into partnerships with the private sector in 2017. Efforts included safeguarding Cobb's existing housing stock, initiating new affordable housing projects and implementing a tenant-based rental assistance program (TBRA). Through the TBRA program, 189 households were able to maintain decent, safe, and sanitary housing.

Additionally, the County continued to support the expansion of HMIS technology beyond homeless service providers to continue the support service collaboration of non-profit agencies and the standardization of performance measures.

The County also continued to leverage resources through public service activities that assisted the underserved, from health programs for the chronically ill, childcare, and youth programs. However, a significant obstacle to meeting underserved needs continues to be the availability of funding. In 2017, the County continued to explore available funding opportunities from federal, state, and private resources to address gaps in service.

#### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Cobb County used CDBG funding to support its minor home repair and lead-based paint abatement program to continue to reduce exposure to lead-based paint for low-to-moderate-income households. In 2017, no homes tested positive for lead hazards and were abated under Cobb County and the City of Marietta's Owner-Occupied Housing Rehabilitation Program.

#### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The County's primary anti-poverty strategy is based on the premise that it may be able to alleviate the impact of poverty on families by increasing affordable housing units and financial resources for affordable housing development combined with services to address the special needs of the low-income population. To enhance the adaptability of financing mechanisms normally used for affordable development, the County ensured that HOME and CDBG funds used for development activities served as a leveraging resource rather than a primary resource of funding. Housing rehabilitation efforts helped to maintain affordable housing stock. Through the funding of various public service projects, the County was able to aid 4,187 individuals living in low income households by providing, after school programs, food distribution, medical and dental services, fair housing advocacy, and emergency housing assistance.

While no one program or service alone can reduce the number of Cobb residents living in poverty, the County's strategy for poverty reduction continues to support and coordinate a broad array of services that address the various needs of Cobb's low-to-moderate-income individuals and families. The number of individuals and families receiving other potentially poverty reducing assistance during 2017 is reflected in the accomplishment data shown throughout this document.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The CDBG Program Office administers all facets of the HUD grants for Cobb County to ensure the grant programs perform in a concerted manner. The Program Office recognizes the need to maintain a high level of coordination on projects involving other County departments and/or non-profit organizations. This collaboration guarantees an efficient use of resources with maximum output in the form of accomplishments.

The CDBG Program Office will address gaps and improve institutional structure by using the following strategies:

- Reduce and/or alleviate any gaps in services and expedite the delivery of housing and community development improvements to eligible persons.
- Evaluate the procurement process and guidelines for all rehabilitation and construction projects.
- Coordinate projects among County departments and support ongoing efforts for County initiatives.
- Maintain a strong working relationship with the Marietta Housing Authority based on the mutually shared goal of providing suitable housing for low-to-moderate-income persons.
- Work with and financially support community housing development organizations (CHDOs) operating in low-to-moderate-income neighborhoods to build affordable housing for the elderly, veterans and other special needs populations.
- Use established lines of communication to identify opportunities for joint ventures with agencies that provide funding to construct affordable housing and/or finance homeownership opportunities.

### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The County encouraged its departments, participating cities, and non-profit organizations to collaborate, leverage funds, and coordinate programs whenever possible. Cooperation, joint planning and implementation are necessary to ensure that vital services reach the County's residents. Examples include the Cobb Community Collaborative, the Policy Council on Homeless, the Workforce Investment Act Board, and the Emergency Food and Shelter Board. The collaboration provided an opportunity to coordinate available resources and maximize the benefits to residents requiring assistance.

### **Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

A summary of actions taken is on the following page.

A complete description of the goals and actions to overcome the effects of the identified impediments are presented in the Analysis of Impediments (AI) which is available online at [www.cobbcounty.org/cdbg](http://www.cobbcounty.org/cdbg).

## Summary of Specific Actions Taken during the Program Year to Overcome the Effects of Identified Impediments

The County expended **\$42,526.18** from CDBG funds for activities that affirmatively furthered fair housing throughout the County for the following services:

### Public Service Announcements

CDBG funding was utilized for fair housing advertisements on Cobb Community Transit bus shelters and buses. The advertisements were posted in English and Spanish and located strategically throughout the County to provide residents with information regarding fair housing and the fair housing hotline.

### Fair Housing Hotline

The Cobb County CDBG Program Office continues accepting calls through its Fair Housing Hotline. Residents of the County were referred to HUD's Fair Housing Hotline to report fair housing complaints and report alleged discrimination.

### Fair Housing Outreach & Education Program

The County used CDBG funding to provide comprehensive fair housing training, education, advertising and marketing services throughout the County to include the provision of fair housing brochures/flyers; providing educational presentations/training on fair housing; and providing information and referral Services for Cobb County residents. The County also partnered with Atlanta Legal Aid Society of Cobb County to offer six Fair Housing Workshops in which 35 people attended.

**HOUSING DISCRIMINATION HAS NO PLACE IN OUR NATION**

Learn some possible signs so you can help stop it.

- "The apartment I told you about on the phone has been rented."
- "We only take people who speak English."
- "The ad was wrong – the rent is really \$75 more."

**REPORT IT.**

**FAIR HOUSING HOTLINE**  
**770-528-7984**  
WWW.COBBCOUNTY.ORG/CDBG

---

**WILL THE APARTMENT STILL BE AVAILABLE WHEN THEY MEET ME IN PERSON?**

**¿EL APARTAMENTO AÚN ESTARÁ DISPONIBLE CUANDO ME CONOZCAN EN PERSONA?**

**STOP HOUSING DISCRIMINATION - REPORT IT.**

**FAIR HOUSING HOTLINE**  
**770-528-7984**  
WWW.COBBCOUNTY.ORG/CDBG

**PARE LA DISCRIMINACIÓN DE VIVIENDA. REPÓRTELO.**

**LÍNEA DIRECTA PARA VIVIENDA JUSTA.**  
**770-528-7984**  
WWW.COBBCOUNTY.ORG/CDBG

---

**Is discrimination keeping you out of the home of your dreams?**

Learn some possible signs so you can help stop it.

- "The apartment I told you about on the phone has been rented."
- "We only take people who speak English."
- "The ad was wrong – the rent is really \$75 more."

**STOP HOUSING DISCRIMINATION - REPORT IT.**

**FAIR HOUSING HOTLINE**  
**770-528-7984**  
WWW.COBBCOUNTY.ORG/CDBG

The CDBG Program Office partnered with Cobb Linc, the County's transit system to market Fair Housing advertisements at bus shelters and on buses. Below are some examples of the Cobb Linc bus shelter advertisements in English and Spanish.



**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The following impediments were identified and the following actions were taken to mitigate impediments:

Impediment	Recommendation	Action Taken
<p><b>Lack of Fair Housing Education</b></p>	<ul style="list-style-type: none"> <li>• Conduct Fair Housing Outreach Campaigns</li> <li>• Publish housing education materials in both English and Spanish</li> </ul>	<ul style="list-style-type: none"> <li>• The County continued its fair housing public service announcements by advertising on Cobb Linc bus shelters and buses as shown above. The advertisements were posted in English and Spanish and located strategically throughout the County to provide residents with information regarding fair housing and the fair housing hotline. The County also posted all notices and advertisements in the Marietta Daily Journal (MDJ) to provide residents with information regarding fair housing education. To market special populations, such as non-English-speaking and LGBT residents, ads were placed in <i>Mundo Hispanico</i> in Spanish, and the <i>GA Voice</i> website. The County also maintained its Fair Housing Hotline to refer residents to HUD’s Fair Housing Hotline to report fair housing complaints and report alleged discrimination.</li> <li>• The County used CDBG funding to provide six comprehensive fair housing training, education, advertising and marketing services throughout the County to include the provision of fair housing brochures/flyers; providing educational presentations/training on fair housing; and providing information and referral services Cobb County residents.</li> <li>• On Monday, April 24, 2017, the County hosted Mr. Jeffrey May, a national expert on fair and affordable housing. He presented a workshop to discuss an overview of pertinent Fair Housing laws.</li> </ul>

<p><b>High Housing Costs</b></p>	<ul style="list-style-type: none"> <li>• Implement subsidy programs</li> <li>• New construction and rehabilitation of affordable housing</li> <li>• Implement workforce housing programs</li> </ul>	<p>In an effort to increase affordable housing, the County implemented the following programs during the program year:</p> <ul style="list-style-type: none"> <li>• Using HOME funds, the County provided down-payment assistance to 17 income eligible homebuyers through the Marietta Housing Authority and Habitat for Humanity.</li> <li>• Using HOME funds, the County continued to support a Tenant-Based Rental Assistance (TBRA) program operated by MUST Ministries, Center for Family Resources and liveSAFE Resources (formerly YWCA) to increase affordability for renters in the County. The organizations provided assistance for 189 families during this program year.</li> <li>• ESG funding was also used for Rapid Re-Housing to assist three families with permanent housing and funds were also used to prevent 17 families from becoming homeless.</li> </ul>
----------------------------------	---	---

<p><b>Lack of Accessibility to Public Transportation</b></p>	<ul style="list-style-type: none"> <li>• Conduct corridor studies and comprehensive planning studies to assess needs</li> <li>• Develop long range transportation plans to analyze current and future needs</li> </ul>	<ul style="list-style-type: none"> <li>• CCT was rebranded into CobbLinc in 2016. Cobb Linc operated Flex-routes in the Southern portion of the County to increase connectivity to business centers within the county and region. Flex routes utilize smaller buses or vans to transport commuters to major fixed routes in the county. There are currently three flex routes operating throughout the County.</li> <li>• CobbLinc’s service populations is an estimated 730,981 in Cobb County, GA. Cobb Linc conducted the CCT Service and Marketing Study. Serves as a guide to service modifications for the next 10 years and identifies opportunities to increase CCT revenues and ridership.</li> <li>• CobbLinc provides regional connectivity to MARTA, the 8th largest transit system in the U.S. CobbLinc operates 89 Full size buses on 16 bus routes. CobbLinc has over 751 bus stops including 293 bus shelters. CobbLinc’s Paratransit service operates 25 lift-equipped vans and 5 Flex service vans.</li> <li>• Cobb DOT maintains a Cobb County Transportation Resource Directory intended to serve citizens of all ages; including seniors and persons with disabilities.</li> </ul>
<p><b>Zoning Restrictions</b></p>	<ul style="list-style-type: none"> <li>• Study the effects of zoning codes and ordinances</li> <li>• Develop a committee to discuss zoning issues</li> </ul>	<ul style="list-style-type: none"> <li>• The County holds monthly zoning analysis meetings with staff recommendations for re-zoning, special land use permits, and land use permit requests.</li> </ul>

Table 14 - Impediments

## **CR-40 - Monitoring 91.220 and 91.230**

**Description of the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.**

Cobb County has established procedures to ensure grant programs and non-profit agencies comply with federal program requirements, County policies, and planning goals. Monitoring responsibilities for the County's CDBG, HOME, and ESG programs are carried out by staff members responsible for administering each program. To ensure subrecipients of federal funds operate in compliance with all applicable laws and regulations, activities of each agency are systematically reviewed, as described below.

To ensure compliance with program regulations, the County evaluates and documents the eligibility of all grant-funded activities, places under contract all sub-awards to qualified and eligible subrecipients, and tracks the status of all sub-award contracts. The County obtains monthly progress reports covering all grant funds expended to document that at least 51% of clients were income eligible. Annually, the program staff utilize a Risk Analysis Matrix for all CDBG, HOME, and ESG subrecipients. Risk analysis focuses on the following areas: Financial Capacity; Management; Planning; and National Objectives. Each subrecipient is graded and their score is based on the following; low risk [0-30 points]; moderate risk [31-50 points] and high risk [51-100 points]. Based on this cumulative score, the CDBG Program Office determines its monitoring schedule for all moderate to high risk subrecipients. As a general rule, the CDBG Program Office staff will conduct "on-site" monitoring for all moderate and high risk subrecipients on an annual basis. Conversely, the low risk subrecipients are monitored on-site every other program year and desk-reviews are conducted throughout the year for all subrecipients.

Desk reviews analyze project financials, labor compliance, and overall compliance with program regulations. On-site monitoring inspects for key project components during a site visit to the subject property or location where services are provided. The project/service must be consistent with the activity that was funded to ensure programmatic compliance. Following each monitoring, letters are issued with the documented results. Where corrective actions are needed, a 30-day window is provided for each subrecipient to respond.

In 2017, the County monitored 16 subrecipients. The results of the monitoring revealed lack of proper record-keeping and inadequate information to verify income eligibility of clients. All concerns have been addressed and follow-up monitoring visits have been conducted to verify that entities have continued to maintain required corrective actions.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

### **Description of the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

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

A draft of the 2017 CAPER was available for public comment for a 15-day period from Wednesday, March 1, 2018 through Thursday, March 15, 2018. A Public Notice was advertised in the *Marietta Daily Journal* and on the *GA Voice* website to reach the LGBT community. A Spanish version was posted in *Mundo Hispanico* to reach the limited English-speaking population. The draft of the 2017 CAPER was made available on the CDBG website at [www.cobbcounty.org/cdbg](http://www.cobbcounty.org/cdbg) in both English and Spanish. The County distributed notice of the public meeting through a wide network of non-profit organizations, the Cobb Community Collaborative, and advertised on the Cobblines digital newsletter to ensure affirmative steps to solicit participation in the CAPER preparation process.

All public notices informed residents who may have disabilities and/or speak limited English to contact our office for special accommodations if necessary. A copy of the advertisement is included in the appendix.

A public review meeting was held at the Cobb County Board of Commissioners meeting room located at 100 Cherokee Street in Marietta, Georgia on Thursday, March 8, 2018. Citizens were given an opportunity to review the draft document and provide written comments. There were no public comments received at the meeting.

## **CR-45 - CDBG 91.520(c)**

### **Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

Cobb County has not made any major changes to the objectives of its CDBG program over the last year. The program continues to focus on public services, public facilities improvements, code enforcement, and other capital infrastructure projects, such as street, curb, gutter, and sewer improvements/ expansions.

### **[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

Cobb County is not a BEDI grantee.

## **CR-50 - HOME 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

**Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.**

For Home participating jurisdictions, the report must include the following:

- Results of on-site inspections of affordable rental housing for program compliance
- Assessment of the jurisdiction's affirmative marketing actions
- Assessment of the jurisdiction's outreach to minority-owned and women-owned businesses

Cobb County is dedicated to providing "decent, safe, and sanitary" housing at an affordable cost to low-income families. To accomplish this, program regulations use basic Housing Quality Standards (HQS), which all units must meet before assistance can be paid on behalf of a family and at least annually throughout the term of the assisted tenancy. HQS defines "standard housing" and establishes the minimum criteria necessary for the health and safety of program participants.

There are two types of inspections:

- Initial Inspection
- Follow-up Inspection upon Monitoring

### **Results of on-site inspections of affordable rental housing assisted under the HOME Program**

The on-site inspections for rental housing that received HOME Program assistance are detailed in the following table.

#### **Summary of the results of the on-site inspections**

- 19 Properties inspected
- 61 Total HOME-Assisted units
- One Finding
- One Follow-up Action

**CR-50 HOME (HOME grantee only)**

<b>2017 Program Year On-Site Inspections of HOME Assisted Projects</b>				
<b>Property Name &amp; Address</b>	<b>Number of HOME-Assisted Units</b>		<b>Findings</b>	<b>Follow-up Action</b>
	<b>Total</b>	<b>No. of Inspected</b>		
501 Augusta Drive	1	1	None	None
1716 Cunningham Road	1	1	1	Yes
180 Lemon Court	1	1	None	None
4318 Vicars Chase	1	1	None	None
48 Henderson Street	12	2	None	None
900 Richard Street	1	1	None	None
896 Richard Street	1	1	None	None
209 Bishop Drive	1	1	None	None
1570 Roberta Drive – The Legacy at Walton	10	2	None	None
210 Lemon Street – The Tower at Dorsey	10	2	None	None
4645 Spring Street – The Legacy at Walton Overlook	10	2	None	None
55 Henderson Street – Walton at Renaissance	10	2	None	None
2540 Country Lake Circle, Powders Springs, GA	1	1	None	None
3161 Mosley Chase Drive, Austell, GA	1	1	None	None
<b>Total</b>	<b>61</b>	<b>19</b>		

Table 15 – On-Site Inspections

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

**Affirmative Marketing Actions for HOME Program**

In accordance with 24 CFR Part 92.351, Cobb County has adopted affirmative marketing procedures and requirements for HOME-assisted housing containing five (5) or more housing units which does not apply to families with housing assistance with tenant-based rental assistance provided with HOME funds. These affirmative marketing steps consist of actions to provide information to otherwise eligible persons from all racial, ethnic and gender groups in the housing market area for housing units purchased, constructed, or

rehabilitated under the HOME Program. Cobb County will periodically assess their affirmative marketing program to determine the success of affirmative marketing actions and make any necessary corrective actions. The assessment of the Affirmative Marketing Procedures will occur at least annually as the County evaluates its housing programs, as a part of the preparation of the CAPER.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

Section CR-15 provides details on the receipt and expenditure of program income over the program year.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

The County has several programs aimed at both fostering and maintaining affordable housing. These programs include, but are not limited to: use of HUD’s Housing Choice Voucher program, programs geared towards maintenance of existing housing stock, programs designed to keep low-to-moderate-income families in their homes, acquisition and rehabilitation programs, anti-poverty programming, and programs to improve social service coordination. (For a detailed listing of program activities please refer to section CR-35-Other Actions).

**CR-60 - ESG 91.520(g) (ESG Recipients only)**

**ESG Supplement to the CAPER in *e-snaps***

**For Paperwork Reduction Act**

**1. Recipient Information—All Recipients Complete**

**Basic Grant Information**

<b>Recipient Name</b>	COBB COUNTY
<b>Organizational DUNS Number</b>	073590812*
<b>EIN/TIN Number</b>	956002748*
<b>Identify the Field Office</b>	ATLANTA
<b>Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance</b>	GA-506 Marietta/Cobb Continuum of Care

**ESG Contact Name**

<b>Prefix</b>	MS.
<b>First Name</b>	KIMBERLY
<b>Last Name</b>	ROBERTS

**Suffix**  
**Title** MANAGING DIRECTOR

**ESG Contact Address**

**Street Address 1** 192 ANDERSON STREET  
**Street Address 2** SUITE 150  
**City** MARIETTA  
**State** GEORGIA  
**ZIP Code** 30060  
**Phone Number** 770-528-1457  
**Extension**  
**Fax Number**  
**Email Address** [Kimberly.Roberts@cobbcounty.org](mailto:Kimberly.Roberts@cobbcounty.org)

**ESG Secondary Contact**

**Prefix** MS.  
**First Name** RABIHAH  
**Last Name** WALKER  
**Suffix**  
**Title** DEPUTY DIRECTOR  
**Phone Number** 770-528-1464  
**Extension**  
**Email Address** [Rabihah.Walker@cobbcounty.org](mailto:Rabihah.Walker@cobbcounty.org)

**2. Reporting Period—All Recipients Complete**

**Program Year Start Date** 01/01/2017  
**Program Year End Date** 12/31/2017

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name:** MUST Ministries

**City:** Marietta

**State:** GA

**Zip Code:** 30060

**DUNS Number:** 827848292

**Is subrecipient a victim services provider:** No

**Subrecipient Organization Type:** Other Non-profit organization

**ESG Subgrant or Contract Award Amount:** \$ 40,000.00

**Subrecipient or Contractor Name:** The Center for Family Resources

**City:** Marietta

**State:** GA

**Zip Code:** 30060

**DUNS Number:** 024155673

**Is subrecipient a victim services provider:** No

**Subrecipient Organization Type:** Other Non-profit organization

**ESG Subgrant or Contract Award Amount:** \$34,180.55

**Subrecipient or Contractor Name:** The Extension Inc.

**City:** Marietta

**State:** GA

**Zip Code:** 30060

**DUNS Number:** 148634939

**Is subrecipient a victim services provider:** No

**Subrecipient Organization Type:** Other Non-profit organization

**ESG Subgrant or Contract Award Amount:** \$45,000.00

**Subrecipient or Contractor Name:** Turner Hill CDC – Harmony House

**City:** Marietta

**State:** GA

**Zip Code:** 30060

**DUNS Number:** 72061869

**Is subrecipient a victim services provider:** No

**Subrecipient Organization Type:** Other Non-profit organization

**ESG Subgrant or Contract Award Amount:** \$ 17,128.20

**Subrecipient or Contractor Name:** St. Vincent de Paul – House of Dreams

**City:** Marietta

**State:** GA

**Zip Code:** 30060

**DUNS Number:** 166015446

**Is subrecipient a victim services provider:** No

**Subrecipient Organization Type:** Other Non-profit organization

**ESG Subgrant or Contract Award Amount:** \$ 20,000.00  
**Subrecipient or Contractor Name:** Africa's Children's Fund  
**City:** Atlanta  
**State:** GA  
**Zip Code:** 30338  
**DUNS Number:** 945400125  
**Is subrecipient a victim services provider:** No  
**Subrecipient Organization Type:** Other Non-profit organization  
**ESG Subgrant or Contract Award Amount:** \$ 7,500.00

**This section to be completed in HUD E-cart.**

**CR-65 - Persons Assisted**

**4. Persons Served**

**4a. Complete for Homeless Prevention Activities**

<b>Number of Persons in Households</b>	<b>Total</b>
<b>Adults</b>	
<b>Children</b>	
<b>Don't Know/Refused/Other</b>	
<b>Missing Information</b>	
<b>Total</b>	

Table 16 – Household Information for Homeless Prevention Activities

**4b. Complete for Rapid Re-Housing Activities**

<b>Number of Persons in Households</b>	<b>Total</b>
<b>Adults</b>	
<b>Children</b>	
<b>Don't Know/Refused/Other</b>	
<b>Missing Information</b>	
<b>Total</b>	

Table 1 – Household Information for Rapid Re-Housing Activities

**4c. Complete for Shelter**

<b>Number of Persons in Households</b>	<b>Total</b>
<b>Adults</b>	
<b>Children</b>	
<b>Don't Know/Refused/Other</b>	
<b>Missing Information</b>	
<b>Total</b>	

Table 18 – Shelter Information

**4d. Street Outreach**

<b>Number of Persons in Households</b>	<b>Total</b>
<b>Adults</b>	
<b>Children</b>	
<b>Don't Know/Refused/Other</b>	
<b>Missing Information</b>	
<b>Total</b>	

Table 19 – Household Information for Street Outreach

**4e. Totals for all Persons Served with ESG**

<b>Number of Persons in Households</b>	<b>Total</b>
<b>Adults</b>	
<b>Children</b>	
<b>Don't Know/Refused/Other</b>	
<b>Missing Information</b>	
<b>Total</b>	

Table 20 – Household Information for Persons Served with ESG

**5. Gender—Complete for All Activities**

	<b>Total</b>
<b>Male</b>	
<b>Female</b>	
<b>Transgender</b>	
<b>Don't Know/Refused/Other</b>	
<b>Missing Information</b>	
<b>Total</b>	

Table 21 – Gender Information

**6. Age—Complete for All Activities**

	Total
<b>Under 18</b>	
<b>18-24</b>	
<b>25 and over</b>	
<b>Don't Know/Refused/Other</b>	
<b>Missing Information</b>	
<b>Total</b>	

Table 22 – Age Information

## 7. Special Populations Served—Complete for All Activities

### Number of Persons in Households

Subpopulation	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters	Total
<b>Veterans</b>				
<b>Victims of Domestic Violence</b>				
<b>Elderly</b>				
<b>HIV/AIDS</b>				
<b>Chronically Homeless</b>				
<b>Persons with Disabilities:</b>				
<b>Severely Mentally Ill</b>				
<b>Chronic Substance Abuse</b>				
<b>Other Disability</b>				
<b>Total (unduplicated if possible)</b>				

Table 23 – Special Population Served

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

<b>Number of New Units – Rehabbed</b>	0
<b>Number of New Units – Conversion</b>	0
<b>Total Number of bed - nights available</b>	773
<b>Total Number of bed - nights provided</b>	773
<b>Capacity Utilization</b>	

Table 24 – Shelter Capacity

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

In consultation with the Cobb County Continuum of Care, Cobb County established a committee to develop performance standards to measure the effectiveness at targeting those who need the assistance most, reducing the number of people living on the streets or emergency shelters; shortening the time people spend homeless, and reducing each participant’s housing barriers or housing stability risks.

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homeless Prevention

	Dollar Amount of Expenditures in Program Year		
	FY 2015	FY 2016	FY 2017
Expenditures for Rental Assistance	\$49,029.81	\$76,487.93	\$76,871.44
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$0	\$0	\$0
Expenditures for Housing Relocation & Stabilization Services - Services	\$0	\$0	\$0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	\$0	\$0	\$0
<b>Subtotal Homeless Prevention</b>	<b>\$49,029.81</b>	<b>\$76,487.93</b>	<b>\$76,871.44</b>

Table 25 – ESG Expenditures for Homeless Prevention

### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	FY 2015	FY 2016	FY 2017
Expenditures for Rental Assistance	\$9,391.42	\$62,050.56	\$18,617.96
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$0	\$0	\$0
Expenditures for Housing Relocation & Stabilization Services - Services	\$0	\$0	\$0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	\$0	\$0	\$0
Subtotal Rapid Re-Housing	\$9,391.42	\$62,050.56	\$18,617.96

Table 26 – ESG Expenditures for Rapid Re-Housing

### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	FY 2015	FY 2016	FY 2017
Essential Services	\$0	\$59,084.05	\$0
Operations	\$89,893.74	\$104,056.28	\$54,760.54
Renovation	\$0	\$0	\$0
Major Rehab	\$0	\$0	\$0
Conversion	\$0	\$0	\$0
Subtotal	\$89,893.74	\$163,140.33	\$54,760.54

Table 27 – ESG Expenditures for Emergency Shelter

### 11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	FY 2015	FY 2016	FY 2017
Street Outreach	\$0	\$0	\$0
HMIS	\$13,161.25	\$13,092.43	\$4,883.32
Administration	\$20,736.67	\$18,281.82	\$4,009.85

Table 28 - Other Grant Expenditures

### 11e. Total ESG Grant Funds

Total ESG Funds Expended	FY 2015	FY 2016	FY 2017
	\$182,212.89	\$333,053.07	\$159,143.11

Table 29 - Total ESG Funds Expended

**11f. Match Source**

	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Other Non-ESG HUD Funds	\$134,410.40	\$48,965.55	\$159,143.11
Other Federal Funds	\$47,802.49	\$28,295.05	\$0
State Government	\$0	\$0	\$0
Local Government	\$0	\$0	\$0
Private Funds	\$0	\$143,731.10	\$0
Other	\$0	\$119,478.65	\$0
Fees	\$0	\$15,807.77	\$0
Program Income	\$0	\$0	\$0
<b>Total Match Amount</b>	<b>\$182,212.89</b>	<b>\$356,278.12</b>	<b>\$159,143.11</b>

Table 30 - Other Funds Expended on Eligible ESG Activities

**11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
	\$364,425.78	\$689,331.19	\$318,286.22

Table 31 - Total Amount of Funds Expended on ESG Activities