

National Community Development Week
April 22 - 26, 2019

CDBG and HOME
Making Communities Better Places to Live and Work

#CDWeek2019



COMMUNITY DEVELOPMENT WEEK

— CELEBRATING HUD GRANT PROGRAMS: CDBG, HOME, & ESG —



COBB COUNTY CDBG PROGRAM OFFICE

The Cobb County CDBG Program Office provides programmatic and financial oversight grant administration and management of HUD, DOJ, DHS, and FEMA funds awarded to Cobb County. Our office is responsible for planning, implementation, and management of day to day operations for these grant programs. Our office also provides technical assistance to funded agencies and organizations in areas such community and housing development as well as homelessness assistance programs.

WFN Consulting staff operate Cobb County's CDBG Program Office. WFN Consulting is a private consulting firm that has managed the federal grant portfolio for Cobb County since 1982.



LETTER FROM OUR MANAGING DIRECTOR

The National Community Development Association implemented National Community Development Week (CD Week) in 1986 to remind Congress of the importance of the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) program and the HOME Investment Partnerships (HOME) program.

HUD's CDBG and HOME grant funds have played a key role in servicing Cobb's vulnerable low income populations and continues to do so. We are designating the week of April 22-26, 2019 as National Community Development Week in support of these two valuable programs that have made tremendous contributions to the viability of the housing stock, infrastructure, public services, and economic vitality of our community.

CD Week is about celebrating Cobb's exceptional commitment to identifying development goals and strategies; combining federal, state and local resources to achieve those goals; and accomplishing major projects with positive impacts for the entire community.

In 2018, the Cobb County Board of Commissioners approved and distributed nearly \$3.8 million in CDBG grants and \$2.7 million in HOME grants. The impact of CDBG and HOME program is unparalleled to any other local programs. Last year alone, CDBG funds assisted more than 5,000 youth, elderly and special needs residents with supportive services and supported improvements to 12 public facilities. In the same year, HOME funds supported 12 first time homebuyers with down payment assistance, created 12 new affordable housing units, and provided 108 low income households with rental assistance.

Please join us in the national celebration as this book showcases Cobb projects, educates the community on the program benefits, and most importantly recognizes the outstanding work being done locally with CDBG and HOME funds.

Sincerely,

Kimberly Roberts | Managing Director, CDBG Program Office

\$3.1M
FUNDED
PUBLIC FACILITY
RENOVATIONS

\$456K
FUNDED
PUBLIC SERVICE
ACTIVITIES

5,179
LOW-INCOME
INDIVIDUALS
DIRECTLY
SUPPORTED

\$225K
FUNDED 16
RESIDENTIAL HOUSING
REHAB PROJECTS

\$2.7M
FUNDED TO SUPPORT
AFFORDABLE HOUSING
INITIATIVES

125
INDIVIDUALS
DIRECTLY
SUPPORTED

1,796
INDIVIDUALS RECEIVED
"NIGHTS-OF-SHELTER"
OR OTHER
ESSENTIAL
CARE NEEDS

\$172K
FUNDED
HOMELESSNESS
& ESSENTIAL CARE

218
FAMILIES RECEIVED
RAPID RE-HOUSING OR
HOMELESS PREVENTION
SUPPORT



2018 PROGRAM STATISTICS

CDBG

CDBG funds were allocated for parks, sidewalks, ADA improvements, housing rehabilitation, acquisition of equipment and facilities, youth development services, fair housing activities, homeless prevention services, youth mentoring programs, and programs for abused and neglected children. Below are projects completed in 2018.

Zion Baptist Church of Marietta

Zion Baptist Church of Marietta expended **\$276,940.00** in CDBG funding for **renovations to their counseling center**. The facility will be utilized as an individual and family counseling center for low-to-moderate income residents of Cobb County.

Girls, Inc.

Girls, Inc. expended **\$107,417.00** in CDBG funding for **renovations for their outdoor playground and upgrading their security system**.

The Extension, Inc.

The Extension, Inc. expended **\$100,000.00** in CDBG for **renovations** which included **kitchen, bathroom repairs, and landscaping** at their Women's and Men's campuses located in Marietta, Georgia.

Housing Rehabilitation Program

A total of **\$225,998.14** in CDBG funding was expended on **16 housing rehabilitation projects** (12 in Cobb County and four in the City of Marietta). Work completed under the program included **roof replacements, HVAC replacements and plumbing**.

HOME

Affordable housing initiatives were addressed through the acquisition and construction of single-family homes, tenant-based rental assistance, and down-payment assistance. The County expended a total of \$1,393,322.53 in HOME program funding to support affordable housing initiatives.

Marietta Housing Authority – Down Payment Assistance

A total of **\$51,224.90** in HOME funding was expended by the Marietta Housing Authority (MHA) for **down payment assistance for three income-eligible homebuyers**.

NW Metro Atlanta Habitat for Humanity

A total of **\$730,747.94** in HOME funding was expended for the **acquisition of vacant lots and down payment assistance**. Habitat completed construction on **nine homes** in Cobb County.

Cole Street Development Corporation

Cole Street Development Corporation (CHDO) expended **\$457,607.39** in HOME funding for **acquisition and rehabilitation of two homes in Cobb County**.

Tenant-Based Rental Assistance Program

The Center for Family Resources, Inc., liveSAFE Resources, Inc., MUST Ministries, Inc., and Traveler's Aid of Metropolitan Atlanta, Inc. expended **\$153,742.30** in HOME funding for **tenant-based rental assistance** programs.

ESG

ESG initiatives were primarily addressed through funding allocations for rapid re-housing, homeless prevention, and emergency shelter activities. In 2018 the County allocated 47.5% of ESG funding for emergency shelter operations, 22.8% for rapid re-housing activities, 18.6% for homeless prevention activities, 7.5% for administration, and 3.5% for data management.

Rapid Re-Housing & Homeless Prevention

The County expended **\$117,583.09** in ESG funding to **rapidly re-house and provide homeless prevention support and activities for 218 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 **\$249,047.86** in ESG funding to **assist 1,796 individuals with "nights-of-shelter" and other essential care needs**, such as food and clothing. Additionally, program **participants received education, job training, case management, transportation assistance, financial counseling, childcare assistance, and practical life-skills coaching** to assist in achieving self-sufficiency.



Apartment Complex



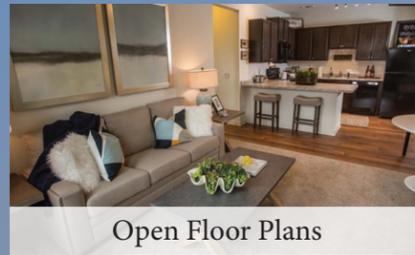
Leasing Office



Community Gym



Spacious Dining Rooms



Open Floor Plans



Outdoor Amenities

Walton Ridge Affordable Multifamily Community

Brand new community built with comfort in mind in a desirable Marietta, Georgia Neighborhood

Walton Ridge's beautiful 71-unit, affordable multifamily community offers the perfect environment for a carefree lifestyle with rich amenities. The one, two, and three bedroom apartments provide ample square footage with an open and spacious floor plan. The Property is pet-friendly and family-friendly to accommodate diverse communities. The apartments feature high ceilings, large closets, and beautifully decorated kitchens with energy efficient appliances. The community amenities include an on-site library, clubhouse and BBQ with picnic area. The apartment homes are certified GREEN buildings.

Cobb County's **HOME Investment Partnerships Program (HOME)**, in partnership with Cole Street Development Corporation, was used to fund the new construction of the affordable housing units at Walton Ridge. The HOME Program is the **largest Federal block grant** to state and local governments designed exclusively to **create affordable housing for low-income households. A total of \$1,000,000.00 in HOME Program funds was allocated for this project.**

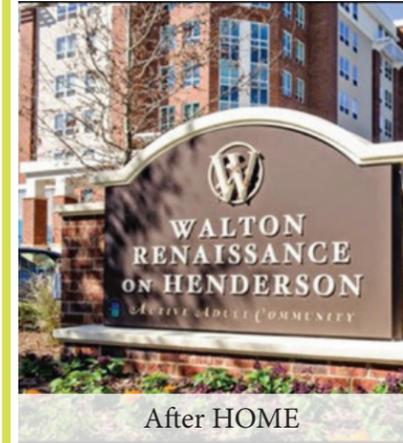
Partners:
City of Marietta
Cobb County CDBG Program Office
Cobb County Government
Cole Street Development Corporation
Georgia Department of Community Affairs
Marietta Housing Authority
Walton Communities

Completion Date: December 2017

Phase 1 Project Funding: \$12,708,888.00
Wells Fargo Construction Loan: \$28,001.00
Low Income Housing Tax Credits: \$3,339,000.00
HOME Funds: \$1,000,000.00
Federal Equity: \$8,341,887.00

www.waltonridgeapartments.com

SUITABLE LIVING ENVIRONMENT



After HOME



Modern Kitchen



Community Office Space



Relaxing Atmosphere

Walton Renaissance on Henderson Active Adult Community

Rehabilitation of affordable housing units for Seniors

Walton Renaissance on Henderson is an active adult community in Marietta, GA that provides a carefree, relaxed lifestyle just steps from the shops and restaurants of the Marietta Square. The amenities at the Renaissance on Henderson offers rich community features of organized resident activities, an on-site movie theatre, salon, a fitness center with views of Kennesaw Mountain, and controlled access entrances. Walton Renaissance on Henderson, a Breathe Easy community, is designed to cater exclusively to residents aged 62 and up. The community consists of 150 age-restricted mixed income apartments.

Cobb County's **HOME Investment Partnerships Program (HOME)**, in partnership with Cole Street Development Corporation, was used to fund the rehabilitation of the affordable housing units at Renaissance on Henderson. The HOME Program is the **largest Federal block grant** to state and local governments designed exclusively to **create affordable housing for low-income households. A total of \$800,000.00 in HOME Program funds was allocated for this project.**

The new construction project employed over 30 businesses through partnerships with subcontractors. Each contractor employed an average of 10 people per job. In addition to subcontractors paid directly by general contractors, area suppliers also received the benefit of supplying the materials for this construction project.



Before HOME

Completion Date: January 2014

Project Funding:
Wells Fargo Construction Loan: \$8,200,000
Low Income Housing Tax Credits: \$9,750,000
HOME Funds: \$800,000.00

Partners:
CDH Partners
City of Marietta
Cobb County CDBG Program Office
Cobb County Government
Cole Street Development Corporation
Georgia Department of Community Affairs
Marietta Housing Authority
Walton Communities

SUITABLE LIVING ENVIRONMENT



Spotlight on TBRA

Cobb County's HOME Investment Partnerships Program (HOME), funded through the U.S. Department of Housing and Urban Development (HUD), provides funding to help low income households afford housing costs of market-rate units through "tenant-based rental assistance programs" (TBRA).

These funds are administered by the Cobb County CDBG Program Office in collaboration with local nonprofit organizations to help low-income families pay their rent and related housing expenses.

Nonprofit organizations use TBRA funds to help qualified individuals and families with financial assistance for rent subsidies, security deposits, and utility bills. The financial assistance helps to make up the difference between the amount a household can afford to pay for housing and the local rent standards.

TBRA is designed to help people with a variety of needs, but it is especially focused on groups of people most prone to difficulty—for example, the disabled, the elderly, families with children, and families who are currently facing eviction.

How does TBRA work?

In order to receive TBRA funds, individuals must be Cobb County residents, meet income and other eligibility requirements, and submit a completed application to a local nonprofit organization that has a tenant-based rental assistance program.

The amount of assistance available depends on several factors, including the cost of housing in the local area and the financial need of the applicant. TBRA payments are made directly to the landlord, effectively reducing rent and/or other expenses. TBRA assistance can move with the client, rather than staying with the landlord. If a client must move, they may use their benefits to help with expenses at the next rented property.



AFFORDABLE HOUSING INITIATIVES



A Nature Adventure



Log Jumpers and Crawl Tube



Accessible Jungle Gym

COMMUNITY DEVELOPMENT BLOCK GRANT



Monkey Ropes



Jungle Drums

City of Powder Springs: Park Improvements *Silver Comet at Linear Park Improvements*

Since 2015, the City of Powder Springs has utilized a total of **\$223,605** in CDBG funds to create a one-of-a-kind, **imagination-driven playground** for children to enjoy with accessible equipment at the Silver Comet at Linear Park. The park is located at the intersection of Richard D. Sailors Parkway and Villa Springs Circle in Powder Springs, adjacent to the Silver Comet Trail.

Silver Comet at Linear Park now has two playgrounds including an accessible playground, concession stand, restrooms, circuit exercise area, and a covered outdoor basketball court. The transformation of this park **could not have happened without CDBG funding**, which was used as leverage to the City's SPLOST, impact fees and a grant from the Department of Natural Resources.



Completion Date: 2017

Project Funding:

Phase 1: \$1,511,785.95

Phase 2: \$1,443,605.00

CDBG Funds: \$223,605

2016 Splost: \$750,000

Impact Fees: \$300,000

City Funded: \$150,000

2016 Resurgens Grant: \$20,000

Partners:

Resurgens Charitable Foundation

Cobb County Government

City of Powder Springs

Cobb County CDBG Program Office

Department of Housing & Urban Development

Department of Natural Resources

MAKING A DIFFERENCE IN COBB



HOW TO APPLY?

HUD Grant Applications grant period is January 1 – December 31

Application materials can be downloaded from the CDBG Program Office website at: www.cobbcounty.org/cdbg.

Applications are accepted from:
Non-profit organizations,
Participating cities in Cobb,
County Departments,

Other public agencies including:
Local housing authorities,
Mental health agencies,
& Public health agencies.



COBB COUNTY HUD GRANT APPLICATION PROCESS



Annual Allocation of Funding

HUD provides annual grants on a formula basis to Cobb County to support community development and housing activities for low and moderate-income households.

Generally, in February of each year through the beginning of April, applications are accepted from non-profit organizations.

Application workshops are held during the grant application period for new applicants and existing subrecipients to provide detailed information about the grant programs and application process.

Application Process

The County utilizes a formal application process to assess the capabilities of prospective subrecipients prior to awarding funds. This approach places the full responsibility with the applicant to prepare a thorough, written description of its expertise, capacity, and program design. This approach also allows the County compare applicants on a broad range of selection criteria, since each must submit similar applications.

Each application is evaluated according to explicit selection criteria, which includes a rating assessment. Factors used to determine selection of subrecipients are based on both the quality of the project and the capacity of the subrecipients to carry it out.

The Application Assessment

Applications are assessed for program eligibility and organizational capacity:

Program Eligibility

- Does the proposed activity address a need and comply with federal program requirements?
- Is there a careful estimate of the resources necessary for each component of its proposed program that includes a realistic budget?

Organizational Capacity

- Has the organization ever undertaken the proposed activity before, and what was the result?
- Does the prospective have adequate administrative and fiscal structures in place to deal with these guidelines (particularly record keeping)?

For more information regarding grant applications, please contact Cobb County CDBG Program Office at 192 Anderson Street, Suite 150, Marietta, GA 30060 or via email at info@cobbcountycdbg.com.

HOUSING & URBAN DEVELOPMENT

OUR PARTNERS

We would like to highlight the numerous partnerships between local organizations, government, and the private sector that have contributed to the tremendous success of Cobb's CDBG and HOME programs.

Atlanta Legal Aid
Boys & Girls Clubs, Inc.
City of Acworth
City of Austell
City of Kennesaw
City of Powder Springs
City of Roswell
City of Smyrna
Cobb County Government
Cobb County Police Athletic League (PAL)
Cobb County Property Management
Cobb Senior Services
CobbWorks
Cole Street Development Corporation
Families First, Inc.
Georgia Community Support and Solutions, Inc

Girl's Inc. Greater Atlanta
Good Samaritan Health Center of Cobb
Habitat for Humanity of NW Metro Atlanta, Inc.
liveSAFE Resources, Inc.
Marietta Housing Authority
MUST Ministries, Inc
Nobis Works – Acquisition
SafePath Children's Advocacy Center, Inc.
Sheltering Arms Early Education and Family Centers
The Center for Family Resources, Inc.
The Center for Young Children and Adults, Inc.
The Extension, Inc.
Travelers' Aid of Metropolitan Atlanta, Inc.
Turner Hill Community Development Corporation
W. Frank Newton, Inc.
Zion Baptist Church of Marietta
Zion Keepers, Inc.

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*A special thanks goes out to the
Cobb County Board of Commissioners*

Mike Boyce, Chairman
Keli Gambrill, District 1
Bob Ott, District 2
JoAnn Birrell, District 3
Lisa Cupid, District 4



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