



NOVEMBER 2020

**2021-2025  
CONSOLIDATED  
PLAN  
&  
2021  
ANNUAL ACTION  
PLAN  
COBB COUNTY, GEORGIA**

**Cobb County CDBG Program Office**

192 Anderson Street, Suite 150

Marietta, Georgia 30060

Phone: 770-528-1455

Email: [info@cobbcountycdbg.com](mailto:info@cobbcountycdbg.com)

Website: [www.cobbcounty.org/cdbg](http://www.cobbcounty.org/cdbg)

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# Executive Summary

## ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

As a recipient of federal grant funds, Cobb County is required by HUD to produce a Consolidated Plan and Annual Action Plan. Cobb County has contracted with WFN Consulting for the production of these planning documents. These plans serve as the application for funding for the following federal entitlement programs that serve low-income individuals and/or families:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Act Program (HOME)
- Emergency Solutions Grant (ESG)

The County's Five-Year Consolidated Plan identifies the community's affordable housing, community development and economic development needs and outlines a comprehensive and coordinated strategy for addressing them. This document includes narrative responses to specific questions that grantees must respond to in order to be compliant with the Consolidated Planning Regulations.

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

#### Overview

During the development of the Consolidated Plan, a number of priority needs were identified. Guidelines for addressing these priority needs over the 2021-2025 time frame are summarized below:

- **Affordable Housing**
  - o Acquisition, Rehabilitation, and New Construction of Affordable Housing
  - o Tenant Based Rental Assistance/Rapid Re-housing
  - o Housing Rehabilitation
- **Neighborhood Revitalization and Reinvestment**
  - o Rehabilitation, acquisition, accessibility improvements of neighborhood facilities
  - o Park Improvements
  - o Sidewalk and Infrastructure Improvements
  - o Support services for populations with special needs (e.g. elderly, persons with disabilities)

- **Increase Housing Options and Self-Sufficiency for Homeless and Near-Homeless Individuals and Families to Eliminate Homelessness**
  - o Rapid Re-housing/Homelessness Prevention
  - o Shelter Operations
  - o Street Outreach
  
- **Increase the capacity of public services to provide services for low and moderate-income families.**
  - o Medical services
  - o Services for the homeless and at-risk populations
  - o Youth and childcare programs
  - o Transportation for seniors and youth
  
- **Increase funding to agencies that provide economic opportunities**
  - o Job training for low and moderate-income persons

### **3. Evaluation of past performance**

Each year, Cobb County reports its progress in meeting the five-year and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). Listed below are some of the goals and accomplishments in the County's PY 2019 CAPER.

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. During 2019, a total of **4,571** Cobb County residents received assistance through the Community Development Block Grant Program. A total of **\$3,296,278.00** in CDBG funding was expended through County projects and Subrecipients. An additional **\$236,584.05** in CDBG funding was expended to assist **22** low income households with minor home repairs.

Zion Baptist Church expended **\$267,789.00** in CDBG public facility funding to undertake renovations for a Counseling Center located at 397 Roosevelt Circle, Marietta, Georgia. Girls, Inc. expended **\$206,110.64** in CDBG public facility funding to undertake facility upgrades for their Marietta Center located at 461 Manget Street, SE, Marietta, Georgia. Zion Keepers expended **\$234,724.00** in CDBG public facility funding to undertake renovations at their facility located at 324 Victory Drive, Marietta, Georgia.

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 **\$296,626.77** in HOME program funding for affordable housing initiatives. A total of **41** Cobb County residents were assisted through the Tenant Based Rental Assistance (TBRA) Program. Additionally, **12** new affordable homes were constructed, and **three** low income households received Down Payment Assistance (DPA). ESG initiatives were primarily addressed through funding allocations for rapid re-housing, homeless prevention, and emergency shelter activities. During 2019, Cobb County expended **\$284,564.84** in ESG program funds for the following service categories.

#### **4. Summary of citizen participation process and consultation process**

During the preparation of the Cobb County PY2021-2025 Consolidated Plan and PY2021 Action Plan, a Public Review Meeting was held on Thursday, October 15, 2020 to obtain the specific housing and related services needs for Cobb County. All comments received have been included in this Consolidated Plan. The following methods were used to obtain public and private input:

- A 10-day comment period was held from Thursday, October 8, 2020 through Thursday, October 22, 2020 for the public to review and provide comments on the Annual Action Plan. The plan was available for review in hard copy at the Cobb County CDBG Program Office and on the CDBG Program Office website: [www.cobbcounty.org/cdbg](http://www.cobbcounty.org/cdbg)

#### **5. Summary of public comments**

Public Comments have been included in the Appendix.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments were accepted.

#### **7. Summary**

Over the next five years, the County will continue to provide low and moderate income homeowners with housing repair assistance through the Housing Rehabilitation program and continue to allocate CDBG funds to local nonprofit organizations to provide essential social services for the non-homeless special needs population.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	Cobb County	CDBG Program Office
CDBG Administrator	Cobb County	CDBG Program Office
HOME Administrator	Cobb County	CDBG Program Office
ESG Administrator	Cobb County	CDBG Program Office

**Table 1 – Responsible Agencies**

#### Narrative

Cobb County is the lead agency for the development, administration, and review of the Annual Action Plan. The Cobb County CDBG Program Office is fully staffed and managed by WFN Consulting, a program management consulting firm that specializes in HUD grant programs and has managed all facets of Cobb County’s HUD grant programs since 1981. Administrative support and oversight is provided by Cobb County’s Office of Finance Economic Development. Additionally, Cobb County’s Finance Department and Budget and Internal Audit Division collaborate with the CDBG Program Office on all financial matters, internal controls, and processes.

The CDBG Program Office researched and prepared the Annual Action Plan which provides a comprehensive strategy to address the County’s housing and community development needs with CDBG, HOME, and ESG Program funds.

#### Consolidated Plan Public Contact Information

**Public concerns, issues, or comments regarding the Consolidated Plan and Annual Action Plan may be directed to:**

Kimberly Roberts, Managing Director  
Cobb County CDBG Program Office  
192 Anderson St., Suite 150  
Marietta, GA 30060  
[kimberly.roberts@cobbcounty.org](mailto:kimberly.roberts@cobbcounty.org)  
(770) 528-1457

Rabihah Walker-Towers, Deputy Director  
Cobb County CDBG Program Office  
192 Anderson St., Suite 150  
Marietta, GA 30060  
[rabihah.walker-towers@cobbcounty.org](mailto:rabihah.walker-towers@cobbcounty.org)  
(770) 528-1464

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

Cobb County conducted significant consultation with citizens, municipal officials, non-profit agencies, public housing agencies, private developers, governmental agencies, and the Continuum of Care in preparing this plan. The County held a kickoff meeting and two public meetings through its charrette process prior to the development of the plan and one public meeting to review the draft priorities. These meetings are summarized in the Citizen Participation Section of this plan.

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The Marietta Housing Authority is the local public housing agency and was consulted in the preparation of this plan. This agency provided data on tenant and housing choice voucher holder characteristics, waiting lists, and future plans for development.

In addition to the public housing agencies, the County consulted with other private and governmental agencies, mental health, and service agencies was instrumental in developing priorities and the preparation of this plan. These agencies also provided input during the charrette process.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

Cobb County is a part of the Marietta/Cobb Continuum of Care. The Marietta/Cobb Continuum's goal is to provide solutions to end homelessness in Cobb County through education, resources, and advocacy. In consultation to develop this plan, Cobb County consulted with the Continuum to gain access to all CoC data. The County was provided data from the Homeless Management Information System (HMIS), Point-in-Time Count (PIT), the Housing Inventory Count, and information from the Annual Homeless Assessment Report (AHAR). Through this collaboration, the County ensures that CoC goals and the County’s Consolidated Plan priorities are integrated into the plan.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The County coordinates with the Marietta/Cobb Continuum of Care, which is responsible for the administration of the Continuum of Care in Cobb County. This structure provides the internal connective mechanism among County departments and outside entities which serve the homeless throughout the County.

As the CDBG Program Office administers the ESG program, close coordination occurs with the CoC in establishing priorities for the ESG Program. A part of this coordinated process includes the planning and operation of the County’s Homeless Management Information System (HMIS).

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

Representatives from the broad community, community councils, social service agencies, businesses, housing agencies, community development corporations and other government agencies took the online survey in February 2020. Stakeholder Meetings were also held and included representatives from the following organizations:

Agency/Group/ Organization	Agency/Group/ Organization Type	Section of Plan Addressed by Consultation	How Consulted
MUST Ministries	Services - Homeless	Homeless Needs; Non-Homeless Special Needs	Public Meeting
LiveSafe	Services – Victims of Domestic Violence	Non –Homeless Special Needs	Public Meeting
Girls Inc	Services - Children	Non –Homeless Special Needs	Public Meeting
The Extension	Services - Homeless	Homeless Needs	Public Meeting
City of Kennesaw	Other Government - Local	All	Public Meeting
Cobb Community Service Board	Other Government - Local	All	Public Meeting
Cobb County	Other Government - County	All	Public Meeting
Atlanta Legal Aid	Services – Fair Housing	Non-Homeless Special Needs	Public Meeting
Communities in Schools	Services - Children	Non –Homeless Special Needs	Public Meeting
SafePath Children’s Advocacy	Services - Children	Non-Homeless Special Needs	Public Meeting
Tommy Nobis Center	Services – Employment	Non –Homeless Special Needs	Public Meeting

Walton Communities	Housing	Housing Needs Assessment	Public Meeting
Marietta YELLS	Services - Children	Non –Homeless Special Needs	Public Meeting
Center for Family Resources	Services - Homeless	Homeless Needs; Non-Homeless Special Needs	Public Meeting
Sheltering Arms	Services - Children	Non –Homeless Special Needs	Public Meeting
City of Powder Springs	Other Government - Local	All	Public Meeting
St. Vincent de Paul Society	Services - Homeless	Homeless Needs; Non-Homeless Special Needs;	Public Meeting
Marietta Housing Authority	PHA	Public Housing Needs	Public Meeting
Cole Street Development	Housing	Housing Needs Assessment	Public Meeting
Zion Keepers	Housing	Housing Needs Assessment	Public Meeting
Latin American Association	Services – Homeless	Homeless Needs	Public Meeting
Zion Baptist Church	Services	Housing Needs	Public Meeting

**Identify any Agency Types not consulted and provide rationale for not consulting**

The County did not exclude any agency type or agency during this process.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care Homelessness Services	Marietta/Cobb Continuum of Care	Coordinating with Continuum of Care Priorities

**Table 2 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

Stakeholder meetings included representatives of the following organizations:

- Marietta Housing Authority
- City of Powder Springs
- City of Acworth
- City of Kennesaw
- City of Smyrna

Data was collected from the following organizations:

- Marietta Housing Authority
- US Department of Housing and Urban Development (HUD)

**PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

A Community Needs Survey was conducted to solicit input from residents and workers in the County. Respondents were informed that the County was updating the Consolidated Plan for federal funds that primarily serve low- to moderate-income residents and areas. The questionnaire polled respondents about the level of need in their neighborhood for various types of improvements that can potentially be addressed by the use of Consolidated Plan funds.

In order to give as many people as possible the chance to voice their opinion, emphasis was placed on making the survey widely available and gathering a large number of responses rather than administering the survey to a controlled, statistically representative pool. Therefore, the survey results should be viewed as an indicator of the opinions of the respondents, but not as representing the opinions of the County population as a group.

The survey was distributed through a number of channels in order to gather responses from a broad sample. It was made available in hard copy format, as well as electronic format via Survey Monkey. Electronic responses were possible via smartphone, tablet, and web browsers. The survey was available online and offline in English and Spanish.

Public meetings were also held in order to provide forums for residents of the study area and other interested parties to contribute to this Consolidated Plan and Annual Action Plan. Meetings were held during the evening in various locations across the county, providing a variety of options for residents to attend. Public notices of the meetings were displayed in local newspapers and through email notifications to stakeholder contacts. Meetings were held at the times and locations shown in the following table throughout the County. A summary of comments received at the meetings is included in the Appendix to this document and a list of meeting times and locations is shown on the next page.

<p><b>Kickoff Meeting</b> Zion Keepers 324 Victory Drive, SE Marietta, GA 30060 MONDAY, FEBRUARY 3, 2020 AT 2:00PM</p>	<p><b>General Meeting</b> Ron Anderson Recreation Center 3820 Macedonia Rd, Powder Springs, GA 30127 TUESDAY, FEBRUARY 4, 2020 AT 6:00PM</p>
<p><b>General Meeting</b> East Cobb Library 4880 Lower Roswell Rd, Marietta, GA 30068 WEDNESDAY, FEBRUARY 5, 2020 AT 6:00PM</p>	<p><b>General Meeting</b> South Cobb Library 805 Clay Rd, Mableton, GA 30126 WEDNESDAY, FEBRUARY 5, 2020 AT 6:00PM</p>

<b>General Meeting</b> Aline Wolf Adult Recreation Center 884 Church St, Smyrna, GA 30080 THURSDAY, FEBRUARY 6, 2020 AT 5:30PM	<b>General Meeting</b> West Cobb Regional Library 1750 Dennis Kemp Ln, Kennesaw, GA 30152 MONDAY, FEBRUARY 10, 2020 AT 6:00PM
<b>General Meeting</b> Acworth Community Center 4361 Cherokee St, Acworth, GA 30101 TUESDAY, FEBRUARY 11, 2020 AT 6:00PM	<b>General Meeting</b> Mountain View Regional Library 3320 Sandy Plains Rd, Marietta, GA 30066 WEDNESDAY, FEBRUARY 12, 2020 AT 6:00PM

### Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons
Public Meeting	Non-targeted/broad community	There were 8 public meetings held with a total of 75 attendees	Affordable housing, transportation, and employment were the top three needs identified. Some other concerns expressed were: lack of coordination of services from non-profits, segregation throughout the county, childcare needs, South Cobb underserved and neglected, better schools needed for all.	All comments were accepted
Newspaper Ad	Non-targeted/broad community	The public was notified of the public meetings via a newspaper ad in the Marietta Daily Journal and Mundo Hispanico	Cobb County did not receive any comments based solely on the newspaper ad.	All comments were accepted
Survey	Non-targeted/broad community	The survey received 227 responses.	The survey was used to capture comments. The survey analysis is attached.	All comments were accepted

**Table 3 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Based on HUD-provided figures, the following data indicates the number and percentage of renters and homeowners who may be subject to housing problems based on income level. The recent economic recession has substantially increased the number of households experiencing housing problems and cost burdens.

HUD receives a “special tabulation” of data from the U.S. Census Bureau’s American Community Survey (ACS) that is largely not available through standard Census products. This data, known as the Comprehensive Housing Affordability Strategy (CHAS) data, is used by local governments for housing planning and as part of the Consolidated Planning process. It shows the number of households that fit certain combinations of HUD-specified criteria such as housing needs, HUD-defined income limits (primarily 30, 50, and 80 percent of area median income), and household types of particular interest to planners and policy-makers. Assessing the specific housing needs of Cobb County is critical to creating a realistic and responsive affordable housing strategy. As such, an assessment of the affordable rental and single family homes was conducted based on available demographic, economic, and housing data for the county. The assessment utilized HUD’s new eCon Planning Suite within the Integrated Disbursement and Information System (IDIS). The eCon Planning Suite pre-populates the most up-to-date housing and economic data available to assist jurisdictions in identifying funding priorities in the Consolidated Plan and Annual Action Plan. Highlights of the assessment are provided in the sections below.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The tables and narratives below present housing need data for Cobb County, provided by HUD, as part of its online eCON Consolidated Plan program. The data originally derived from the 2009-2013 ACS and the HUD CHAS database.

In 2013, Cobb County included 589,524 residents and 215,176 households. As reflected below, the County has experienced a decrease in both populations and households since 2000. The median household income in 2013 was \$63,920.00, which is an increase of 9.7% from 2000 ACS estimates of \$58,289.00. According to ACS estimates, Cobb County Georgia has experienced an 28.3% increase in population with the population increasing to 756,865 in 2018.

The following tables provide an overview and breakdown of the County's population by size, income, age and housing needs.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	607,751	589,524	-3%
Households	237,522	215,176	-9%
Median Income	\$58,289.00	\$63,920.00	10%

**Table 4 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	18,560	19,760	30,765	19,239	126,845
Small Family Households	6,834	7,835	12,325	8,305	72,255
Large Family Households	2,080	2,090	2,965	1,745	10,895
Household contains at least one person 62-74 years of age	2,659	3,213	5,845	3,434	21,425
Household contains at least one person age 75 or older	1,698	2,074	3,393	1,680	5,262
Households with one or more children 6 years old or younger	4,310	4,295	5,580	2,997	18,215

**Table 5 - Total Households Table**

**Data Source:** 2009-2013 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	170	140	235	295	840	50	185	150	70	455
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	120	15	99	60	294	20	10	25	0	55
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	420	509	395	65	1,389	315	344	290	100	1,049
Housing cost burden greater than 50% of income (and none of the above problems)	7,895	4,810	1,208	50	13,963	4,635	4,429	4,059	865	13,988

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	590	3,925	7,020	1,319	12,854	755	1,555	5,035	4,505	11,850
Zero/negative Income (and none of the above problems)	1,505	0	0	0	1,505	855	0	0	0	855

**Table 6 – Housing Problems Table**

Data 2009-2013 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	8,595	5,465	1,939	470	16,469	5,010	4,969	4,534	1,035	15,548
Having none of four housing problems	1,035	5,094	11,655	6,299	24,083	1,575	4,235	12,645	11,445	29,900

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	1,505	0	0	0	1,505	855	0	0	0	855

**Table 7 – Housing Problems 2**

Data 2009-2013 CHAS  
Source:

**3. Cost Burden > 30%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	3,939	4,275	3,844	12,058	1,795	2,270	3,694	7,759
Large Related	1,160	974	514	2,648	670	829	1,180	2,679
Elderly	805	923	698	2,426	2,064	1,924	2,403	6,391
Other	3,260	3,060	3,415	9,735	1,163	1,375	2,055	4,593
Total need by income	9,164	9,232	8,471	26,867	5,692	6,398	9,332	21,422

**Table 8 – Cost Burden > 30%**

Data 2009-2013 CHAS  
Source:

**4. Cost Burden > 50%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	3,609	1,980	634	6,223	1,555	1,750	1,565	4,870
Large Related	1,065	350	95	1,510	505	555	330	1,390
Elderly	665	564	59	1,288	1,604	1,309	1,124	4,037
Other	3,210	2,010	455	5,675	1,123	1,170	1,115	3,408
Total need by income	8,549	4,904	1,243	14,696	4,787	4,784	4,134	13,705

**Table 9 – Cost Burden > 50%**

Data 2009-2013 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	440	444	399	80	1,363	300	235	160	45	740
Multiple, unrelated family households	100	80	90	40	310	35	118	160	55	368
Other, non-family households	0	0	0	75	75	0	0	0	0	0
Total need by income	540	524	489	195	1,748	335	353	320	100	1,108

**Table 10 – Crowding Information – 1/2**

Data 2009-2013 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	N/A	N/A	N/A	8/A	N/A	N/A	N/A	N/A

**Table 11 – Crowding Information – 2/2**

**Describe the number and type of single person households in need of housing assistance.**

While the CHAS data does not estimate the need for housing assistance among single person households, however the data from the 2018 ACS indicates that there was an estimated 19.3% of single female households, with no husband in Cobb County.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

The county does not have data available on victims of whom are disabled, or of victims whom are experiencing domestic violence, dating violence, sexual assault and stalking, that may be in need of housing assistance.

### **What are the most common housing problems?**

Within the CHAS data, HUD identifies four housing problems:

1. Housing lacking complete kitchen facilities
2. Housing lacking complete plumbing facilities
3. Household is overcrowded (with more than 1 person per room)
4. Household is cost burdened (paying more than 30% of income towards housing costs, including utilities)

In addition, HUD also defines severe housing problems as:

- Severely overcrowded, with more than 1.5 persons per room
- Severely cost burdened families (paying more than 50% of income towards housing costs, including utilities)

The most common housing problem within the county is cost burden, with 15,065 persons of all households (6,147 persons are renters and 8,918 persons are owners) paying more than 30% of their income towards housing costs. In summary, 28,401 households – including half of all renters – are cost burdened and 5,377 are severely cost burdened. This housing problem is experienced by all income levels but is most common among renters.

### **Are any populations/household types more affected than others by these problems?**

When considering the total number of low- and moderate-income households who pay more than 30% of their total monthly income towards housing, the housing trend reflects renters and extremely low-income households are much more likely to have housing problems than homeowners and higher income households. CHAS data on severe housing problems indicated 16,469 renter households and 15,548 owner households had one or more housing problems. This trend also holds true with overcrowding, as 1,683 of renter households were overcrowded households. The elderly, particularly homeowners, were also affected by cost burdens. A total of 4,037 elderly homeowner households are paying more than 50% of the Area Median Income for their home. A total of 6,391 elderly homeowner households are paying more than 30% of the Area Median Income for their homes.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Individuals with an imminent risk of residing in shelters or becoming unsheltered typically have a combination of financial factors present in their lives: lack of living wage job, rent consuming more than 30% of their income, and high child care, medical, or transportation costs. In addition to these factors, individuals at risk of homelessness will often have additional issues present: family conflicts, domestic violence, doubling up with family members, recent crisis, housing with code or safety violations, family members with disabilities, criminal histories, history of mental health or chemical dependency, difficulty navigating systems to access public benefits or community based services, and prior experience with homelessness. The county will continue to utilize Emergency Solutions Grant (ESG) program funds as well as Continuum of Care funding to address the need of residents who are currently housed but are at imminent risk of becoming unsheltered.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The County adheres to the HUD definition of “At-Risk”.

An individual or family who:

- (i) Has an annual income below 30% of median family income for the area; AND
- (ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the “homeless” definition; AND (iii) Meets one of the following conditions:
  - (A) Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR
  - (B) Is living in the home of another because of economic hardship; OR
  - (C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR
  - (D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR
  - (E) Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR
  - (F) Is exiting a publicly funded institution or system of care; OR

(G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Con Plan.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI.

**Discussion**

Low rates of housing affordability and low vacancy levels hamper access to stable affordable housing. Like other segments of the community, the County's homeless population anticipates higher rates of the homeless elderly and that more seniors will be living alone over the next decade. Housing stock will need to accommodate these population changes and offer access to smaller units that are affordable on a fixed income, are physically accessible, and are located near community-based support services.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

“Despite signs of progress, the shortage of affordable housing remains acute, especially for lowest-income households. While the number of cost-burdened homeowners has fallen substantially since the peak of the housing crisis, the number of cost-burdened renters is still near record highs. After years of declines, homelessness increased slightly in 2018, reflecting widespread housing insecurity. In the absence of any meaningful increase in federal funding for affordable housing, some states and localities are acting to expand the supply and provide new protections for tenants.” (The State of the Nation’s Housing 2019, Joint Center for Housing Studies of Harvard University)

The primary housing challenge for Cobb’s low- and moderate-income residents remains housing affordability. The Atlanta Metro Area is one of the fastest growing cities in the nation, and with this rapid growth has come rising land values and increased housing costs. Concurrently, incomes for lower-wage earners have failed to keep pace, with very-low (50% AMI) and extremely-low (30% AMI) income households being most affected.

Cost burden remains the most common housing problem. A household is “cost burdened” when it expends more than 30% of its gross monthly income on housing costs: for homeowners that includes principle, interest, taxes, and insurance; for renters that includes rent plus utilities. A household is “severely cost burdened” when it expends more than 50% of its gross monthly income on housing costs. In 2010, 10% of renter households were cost burdened and 46.7% of renter households in 2018 were cost burdened. While rents in real dollars has increased, renter housing costs burdens have also increased as renter household incomes decreased.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	14,945	1,255	2,360
White	6,245	999	1,255
Black / African American	5,554	65	655
Asian	505	10	150

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	10	25	0
Pacific Islander	45	0	0
Hispanic	2,370	149	235

**Table 12 - Disproportionally Greater Need 0 - 30% AMI**

Data 2009-2013 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,915	3,849	0
White	6,279	2,639	0
Black / African American	6,020	400	0
Asian	524	189	0
American Indian, Alaska Native	95	25	0
Pacific Islander	0	0	0
Hispanic	2,655	559	0

**Table 13 - Disproportionally Greater Need 30 - 50% AMI**

Data 2009-2013 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	18,520	12,240	0
White	8,945	7,305	0
Black / African American	6,435	2,740	0
Asian	649	385	0
American Indian, Alaska Native	60	75	0
Pacific Islander	0	0	0
Hispanic	2,110	1,580	0

**Table 14 - Disproportionally Greater Need 50 - 80% AMI**

Data 2009-2013 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,329	11,900	0
White	4,385	7,070	0
Black / African American	1,634	3,294	0
Asian	185	234	0
American Indian, Alaska Native	15	15	0
Pacific Islander	15	0	0
Hispanic	790	1,055	0

**Table 15 - Disproportionally Greater Need 80 - 100% AMI**

Data 2009-2013 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## **Discussion**

The primary housing need for Cobb's low- and moderate-income residents remains finding rental housing that is affordable. Cobb's rapid growth has resulted in rising land values and housing costs, while incomes for lower-wage earners have failed to keep pace. Very-low (50% AMI) and extremely-low (30% AMI) income households are most affected, extremely low-income households experiencing severe cost-burdens, spending more than 50% of their income on housing and utility costs. An influx of high-paying jobs and demand for housing near the city center has resulted in many once affordable areas being redeveloped into higher income neighborhoods. The need for affordable housing is further exacerbated by the loss of naturally occurring affordable housing developments being acquired by developers and either demolished or redeveloped into above market rate or luxury apartments.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Severe housing problems are also found throughout Cobb in all income groups at or below Area Median Income. Cobb has a total 30,512 households at or below Area Median Income (AMI) with one or more severe housing problems. HUD describes four housing problems as: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%. Again, this indicates a need for more decent and safe affordable housing throughout the County.

The data indicates that African Americans bear a disproportionately greater need in comparison to other racial groups. The group most affected are African American households earning <30% of AMI.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,605	2,610	2,360
White	5,450	1,790	1,255
Black / African American	5,289	335	655
Asian	495	20	150
American Indian, Alaska Native	10	25	0
Pacific Islander	45	0	0
Hispanic	2,110	409	235

**Table 16 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2009-2013 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,434	9,329	0
White	4,524	4,409	0
Black / African American	3,540	2,885	0
Asian	419	294	0
American Indian, Alaska Native	75	45	0
Pacific Islander	0	0	0
Hispanic	1,635	1,585	0

**Table 17 – Severe Housing Problems 30 - 50% AMI**

Data 2009-2013 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,473	24,300	0
White	3,293	12,975	0
Black / African American	1,889	7,280	0
Asian	280	765	0
American Indian, Alaska Native	0	140	0
Pacific Islander	0	0	0
Hispanic	945	2,755	0

**Table 18 – Severe Housing Problems 50 - 80% AMI**

Data 2009-2013 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,505	17,744	0
White	890	10,565	0
Black / African American	340	4,609	0
Asian	10	409	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	15	0
Hispanic	275	1,565	0

**Table 19 – Severe Housing Problems 80 - 100% AMI**

Data 2009-2013 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

## Discussion

The data above indicates that extremely-low income households (0-30% AMI) continue to face a disproportionately greater need in terms of housing problems. Extremely low-income African-American households, with one or more severe housing problems, have a disproportionately greater housing need than any racial or economic group. Extremely low-income White households have one or more housing problems, even though White households make up the majority of residents in Cobb. This shows that there is a disproportional share of housing needs among racial groups in Cobb County.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

A household is “cost burdened” when it expends more than 30% of its gross monthly income on housing costs: for homeowners that includes principle, interest, taxes, and insurance; for renters that includes rent plus utilities. A household is “severely cost burdened” when it expends more than 50% of its gross monthly income on housing costs. The 2009-2013 CHAS data indicates that racial and ethnic minorities, most notably African Americans, are disproportionately affected compared to Whites.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	145,835	36,159	30,799	2,415
White	101,140	19,220	14,440	1,255
Black / African American	27,995	11,044	10,589	695
Asian	6,010	1,059	1,310	150
American Indian, Alaska Native	295	120	70	0
Pacific Islander	90	25	45	0
Hispanic	8,490	3,834	3,769	255

**Table 20 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2009-2013 CHAS

### Discussion:

African American households are disproportionately cost and severely cost burdened compared to other racial and ethnic groups. Although African Americans account for only 29.3% of all residents in Cobb, they make up 37.8% of all households in the cost and severely cost burdened categories.

### **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

African Americans are disproportionately severely cost burdened compared to other racial groups. While African Americans represent more than 40% of the severely cost burdened households. Data also indicates that the majority of severely cost burdened households are at 0-30% AMI. This indicates a need for more affordable housing units with deeper subsidies.

**If they have needs not identified above, what are those needs?**

There is a need for greater distribution of affordable housing across all areas of the County.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

In 2019 there were three R/ECAP areas in Cobb County, which has increased since 2010 when there were no R/ECAP areas. An increase in R/ECAP areas represents more concentrated areas of poverty and fewer opportunities for communities of color living below the poverty threshold.

## NA-35 Public Housing – 91.205(b)

### Introduction

The purpose of the public housing authority is to ensure safe, decent, affordable housing and to create opportunities for residents to achieve self-sufficiency and economic independence. Currently, there are 2,075 public housing vouchers throughout Cobb County. The need for affordable housing within Cobb County is essential.

Within Cobb County, there is one public housing authority known as the Marietta Housing Authority. The Marietta Housing Authority was created by the Mayor and Council of Marietta, Georgia on May 9, 1938 under the provisions of Section 9-11; Code of Georgia, (Acts 1937, pp 210, 211). A Cooperation Agreement was also entered into between the City of Marietta and the Marietta Housing Authority on that same date that governs the relationship between those two bodies in carrying out housing and redevelopment programs in the city. The Marietta Housing Authority manages 1,886 tenant based units and 132 project based units which total to 2,075.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	280	2,075	132	1,886	24	0	0

**Table 21 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

**Characteristics of Residents**

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	10,687	11,446	13,033	11,096	12,329	0
Average length of stay	0	0	8	4	0	4	0	0
Average Household size	0	0	1	2	1	2	2	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	114	349	131	218	0	0
# of Disabled Families	0	0	78	354	1	336	13	0
# of Families requesting accessibility features	0	0	280	2,075	132	1,886	24	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 22 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	86	221	54	163	0	0	0
Black/African American	0	0	193	1,844	71	1,720	24	0	0
Asian	0	0	1	8	6	2	0	0	0
American Indian/Alaska Native	0	0	0	1	0	1	0	0	0
Pacific Islander	0	0	0	1	1	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 23 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	18	50	4	44	0	0	0

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Not Hispanic	0	0	262	2,025	128	1,842	24	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 24 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Marietta Housing Authority has 114 public housing units for the Elderly Program Participants who are over the age of 62 years. Marietta Housing Authority does offer accessible units for the disabled; however, it is one of the smallest populations served in the Cobb County compared to the number of families requesting accessibility features and the elderly program participants.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders.**

Public housing residents and Housing Choice Voucher holders have extremely low incomes. Thus far, public housing residents and voucher holders need help increasing their incomes through job training, financial literacy, credit score improvement, and financial assistance to afford the County's housing costs and move toward self-sufficiency.

**How do these needs compare to the housing needs of the population at large?**

The needs of Public Housing and Housing Choice voucher holders are comparable to the population at large. Finding landlords willing to participate in the Housing Choice voucher program is a challenge given the high demand for affordable housing.

**Discussion**

Many of the needs of public housing residents and Housing Choice voucher holders are similar to low-income residents not receiving RHA's support such as housing stability, access to transportation, and employment. According to MHA's waiting list, the greatest need is for one-bedroom units, with single individual households comprising over 50% of the public housing waiting list. There is also a need for accessible units for persons with disabilities.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

As mandated by the McKinney Vento Act, all homeless service providers must conduct a regular homeless census, which must be conducted during the last ten days of January in odd years. This is called a point in time count, or PIT count. The following information was collected from the 2019 GA-506 Marietta/Cobb County Continuum of Care (CoC) Point-in-Time (PIT) Count conducted January 30, 2019 published in 2019.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

According to the 2019 Point-in-Time (PIT) count, on January 30, 2019 a total of 178 people in 123 households were homeless and residing in emergency shelters while 146 people in 105 households were in transitional housing projects. Of the sheltered population 41 were families with at least one adult and one child. There were 127 unsheltered individuals on the night of the count. Of these unsheltered individuals, there were 105 households consisting of only adults and four families that included 11 children under the age of 18 years old.

\* U.S. Department of Housing and Urban Development. Office of Community Planning and Development. August 2001. *Report to Congress: HUD's Strategy for Homeless Data Collection, Analysis and Reporting.*

Additionally, 58 individuals were identified as chronically homeless and two families were identified as being chronically homeless.

Note: HUD issued a Final Rule regarding the definition of "chronic homelessness" on December 15, 2015. According to the definition, a "chronically homeless" individual refers to an individual with a disability who is homeless (lives either in a place not meant for human habitation, a safe haven, or in an emergency shelter), or in an institutional care facility if the individual has been living in the facility for fewer than 90 days and had been homeless immediately before entering the institutional care facility. In order to meet this definition, the individual also must have been living as described above continuously for at least 12 months, or on at least four separate occasions in the last 3 years, where the combined occasions total a length of time of at least 12 months. Each period separating the

occasions must include at least 7 nights of homelessness. Chronically homeless families are families with heads of household who meet the definition of a chronically homeless individual.

GA 506 Marietta/Cobb County CoC Point in Time							
	Estimate the # of persons experiencing homelessness on any given night			Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered		Unsheltered				
	Emergency Shelter	Transitional Housing					
<b>Summary by Household Type Reported</b>							
Households without children	98	89	105				
Households with at least one adult and one child	25	16	4				
Households with only children	0	0	0				
<b>Total Homeless Households</b>	123	105	109				
<b>Summary of Persons in each Household Type</b>							
Person in each household without children	101	89	116				
<i>Persons age 18-24</i>	8	0	4				
<i>Persons over age 24</i>	93	89	112				
Person in each household with at least one adult and one child	77	57	11				
<i>Children under age 18</i>	44	37	7				
<i>Persons age 18-24</i>	4	2	1				
<i>Persons over age 24</i>	29	18	3				
<b>Total Homeless Persons</b>	178	146	127				
<b>*Summary of Chronically Homeless Households by Household Type</b>							
*Chronically Homeless Household with atleast one adult and one child	1	0	1				
<b>*Summary of Chronically Homeless persons in each Household Type</b>							
<b>Chronically Homeless persons in Households without children</b>	11	0	47				
Chronically Homeless persons in Households with at least one adult	3	0	2				
<b>Chronically Homeless in Households with only children</b>	0	0	0				
<b>Total Chronically Homeless Persons</b>	14	0	49				
<b>*Summary of all other populations reported</b>							
Severly Mentally Ill	39	0	39				
Chronic Substance Abuse	15	80	29				
Veterans	12	4	18				
HIV/AIDS	2	1	3				
Victims of Domestic Violence	20	1	6				
Unaccompanied Youth	8	0	4				
Unaccompanied Youth under 18	0	0	0				
Unaccompanied Youth 18-24	8	0	4				
Parenting Youth 18-24	2	0	1				
Children of Parenting Youth	1	0	1				

**Nature and Extent of Homelessness: (Optional)**

GA 506 Marietta/Cobb County CoC Point in Time		
Race	Sheltered	Unsheltered
<b>Black or African American</b>	201	56
<b>White</b>	102	57
<b>Asian</b>	0	1
<b>American Indian or Alaska Native</b>	0	0
<b>Native Hawaiian or Other Pacific Islander</b>	0	0
<b>Multiple Races</b>	21	10
<b>Ethnicity</b>		
<i>Hispanic/Latino</i>	1	3
<i>Non-Hispanic/Non-Latino</i>	323	124

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

The **2019 PIT** included 145 overall homeless families with a total of 34 overall homeless veterans that re in need of housing assistance.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

The PIT Count data reflects majority of the homeless population is African American, the second highest population, with a significantly lower number. An almost equal number of African American and White persons remained unsheltered.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

According to the 2019 PIT Count there are 324 sheltered individuals in Cobb County Georgia and 127 unsheltered individuals. In this count includes 41 sheltered families of which one was chronically homeless and one family was chronically homeless but unsheltered. The sheltered individual persons count revealed 58 chronically homeless people.

**Sheltered:**

Cobb County has one year-round shelter that serves families with children and single men and women; and one that serves domestic violence survivors and their families. There are also overflow shelters for the winter that serve single men, single woman and families with children. The sheltered count also includes site-based transitional housing and permanent supportive housing.

**Unsheltered:**

The unsheltered population consists of individuals some of whom are concentrated in Marietta, Georgia in Cobb County and some are living in encampments scattered throughout the region.

## **A-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

This section discusses the characteristics and needs of persons in various subpopulations of Cobb County who are not homeless but may require supportive services. The major non-homeless special needs subpopulations in Cobb County include: elderly adults, persons with disabilities (mental, physical, developmental), and persons with substance abuse disorder. Persons belonging to these subpopulations may have additional needs, including but not limited to: maintaining independence, transportation, obtaining employment, and medical care. Many individuals and households included in these subpopulations have low to moderate income.

### **Describe the characteristics of special needs populations in your community:**

#### **Elderly Adults**

According to data in the 2018 ACS, 100,367 (13.78%) residents of Cobb County were elderly (62+) and 28,367 (3.89%) were frail elderly (75+). These vulnerable adults are often unable to maintain their existing homes or afford rent. Affordable housing issues are often compounded by the requirement of additional services it takes for this subpopulation to age in place. These services may include costly medical and other daily living assistance services. Therefore, this subpopulation especially needs affordable housing options and easy access to medical and supportive service providers.

#### **Persons with Disabilities (Mental, Physical and Developmental)**

According to the 2018 ACS reports, 5.9% of the population in Cobb County are persons living with disabilities. A person with a disability is defined as someone with a physical or mental impairment that substantially limits one or more major life activities. Since the Americans with Disabilities Act was enacted in 1990, many social barriers have been removed or reduced for people with disabilities. However, this subpopulation still requires supportive services that enable them to become more independent and involved in their community.

#### **Persons with Substance Use Disorder**

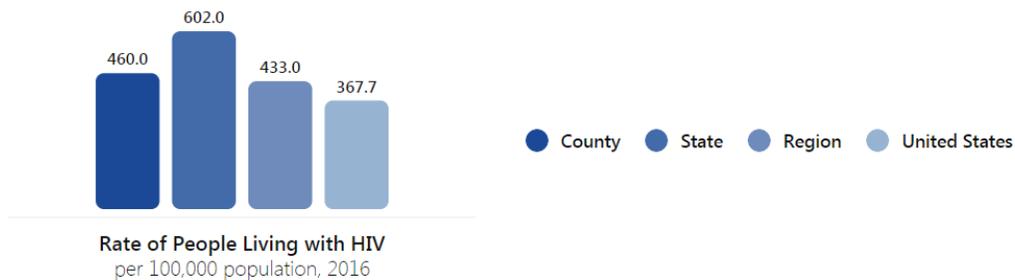
According to the National Survey on Drug Use and Health (NSDUH), 19.7 million American adults (aged 12 and older) battled a substance use disorder in 2018. Drug abuse and addiction cost American society more than \$740 billion annually in lost workplace productivity, healthcare expenses, and crime-related costs.<sup>2</sup> In 2002, there were approximately 10,000 opioid involved overdose deaths in the United States. In 2018, that number starkly increased to 49,068 opioid related overdose deaths across the country. As the national rates increase, Cobb County is now ranked as the second leading county in Georgia in opioid overdose deaths. Attention to and awareness of this special needs subpopulation is needed in our community.

**What are the housing and supportive service needs of these populations and how are these needs determined?**

These needs were determined by input from service providers and by the public through an online resident survey and public meetings. These needs include affordable, safe housing opportunities in areas with access to transportation, employment training and self-sufficiency programs, emergency assistance, and education regarding fair housing rights and actions that can be taken in the event those rights are violated.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Cobb County is not a HOPWA formula grantee. However, recent years have shown an increase in newly reported Cobb residents who were diagnosed with HIV. Georgia is currently the number one state in rates of new infections, and Metro Atlanta is number three among metropolitan areas. According to the Marietta Daily Journal, there were 3,015 Cobb County residents who were reported to be living with HIV in 2017. In 2019, Cobb County was among the four Metro Atlanta counties that were designated by federal health officials as county “hot spots” for the HIV Virus. The graph below illustrates data from 2016 on the rate of Cobb County residents who are living with HIV in comparison to the state, the region, and the country.



## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

Through the use of CDBG funds, the Cobb County Government can fund the acquisition, construction, or rehabilitation of public facilities. Eligible public facilities include neighborhood facilities (such as child care centers, parks, health care facilities, and community centers) and facilities for special needs populations (such as homeless shelters, senior centers, residential rehabilitation centers and centers for people living with disabilities).

The community identified that access to these public facilities needed to be distributed evenly throughout the County as there is a great need for more parks in the South Cobb area. Additional homeless shelters, fire stations and police stations were also identified as needs.

### **How were these needs determined?**

These needs were determined by requesting feedback on needs across the community through a series of stakeholder interviews, public meetings, and an online resident survey. Other resources consulted were prior plans and progress reports from the County and other agencies that serve the County and its cooperating cities. Needs are also based on ongoing revitalizations initiatives that are undertaken by the County.

### **Describe the jurisdiction’s need for Public Improvements:**

The community identified the need for new sidewalks and maintenance of existing streets and sidewalk systems.

### **How were these needs determined?**

These needs were determined by requesting feedback on needs across the community through a series of stakeholder interviews, public meetings, and an online resident survey. Other resources consulted were prior plans and progress reports from the County and other agencies that serve the County and its cooperating cities. Needs are also based on ongoing revitalizations initiatives that are undertaken by the County.

### **Describe the jurisdiction’s need for Public Services:**

Through the use of CDBG funds, the Cobb County Government can fund an array of public services. Eligible public services include, but are not limited to, childcare services, educational programs, workforce development programs, homeless assistance programs, and health care services.

The community identified that access to existing public services needed to be distributed evenly throughout the County. The need for more homeless assistance and emergency services for the homeless population was also expressed by the community.

### **How were these needs determined?**

These needs were determined by requesting feedback on needs across the community through a series of stakeholder interviews, public meetings, and an online resident survey. Other resources consulted were prior plans and progress reports from the County and other agencies that serve the County and its cooperating cities. Needs are also based on ongoing revitalizations initiatives that are undertaken by the County.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Most of housing in Cobb County is single-family, detached homes at 74.6% of the housing units. According to the 2019 American Community Survey (ACS), there were a total of 304,843 housing units. The county's vacancy rate has remained stable from 2019 at 5.9%. Much of occupied housing units in the county were owner-occupied at 65.7% with renter occupied housing at 34.3% of the units.

The County housing strategies are guided by the increasing mismatch between incomes and housing costs and the specific accommodations necessary to ensure that special needs populations have adequate affordable housing options with appropriate supportive services where needed.

While housing opportunities can be limited by household income and purchasing power, the lack of affordable housing options can result in a significant hardship for low-income households, preventing them from meeting other basic needs. Low-income residents often have fewer financial resources available for making monthly rent or mortgage payments. Those low-income residents who do choose to purchase a home must keep even more funds available for taxes, insurance, homeowners association fees, and home maintenance and repairs. Because home ownership requires significant investment for most residents, many low- and moderate-income households choose to rent their homes as opposed to purchasing one. Under most residential property leases, this option calls for less responsibility and less investment from the home occupant than if they were to purchase a home.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The tables and narrative below portray the housing market in Cobb County by unit number, type, tenure and size.

Data provided by the 2013-2017 ACS, as shown in Table 28, reveals 74.4% of the county’s housing stock was of single-family configuration with attached and detached unit structures. The remaining housing stock was in a variety of multi-family configurations, ranging from 2-4-unit structures to structures with 20 or more units.

According to the 2019 ACS, the County had a total of 286,952 (94.1%) occupied housing units and 17,891 (5.9%) vacant housing units. In 2019, the county’s housing stock contained 227,249 (74.6%) single family units; 1,973 (.6%) with 2 units; 4,066 (1.3%), with 3-4 units; 16,011 (5.3%) with 5-9 units; 24,266 (8%) with 10-19 units; and 28,185 (9.2%) with 20 or more units. The county also had 3,093 (1%) mobile home structures in its inventory with no boats, RVs, and vans listed in its number of structures.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	194,555	65.9%
1-unit, attached structure	25,094	8.5%
2 units	2,362	.8%
3-4 units	6,200	2.1%
5-9 units	15,942	5.4%
10-19 units	23,618	8.0%
20 or more units	23,028	7.80%
Mobile Home, boat, RV, van, etc.	4,428	1.5%
<b>Total</b>	<b>295,227</b>	<b>100%</b>

Data Source: 2013-2017 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	262	.1%	2,292	2.3%
1 bedroom	1,263	.7%	20,239	20.7%
2 or 3 bedrooms	83,576	47.3%	64,572	66.0%
4 or more bedrooms	91,415	51.8%	10,742	11.0%
<b>Total</b>	<b>176,516</b>	<b>101%</b>	<b>97,845</b>	<b>100%</b>

Data Source: 2017 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

The County uses its federal and local funds in conjunction with state funds – primarily the Low-Income Housing Tax Credit (LIHTC) Program – to create and preserve housing affordable to homeowners with incomes at or below 80% of AMI and for renters primarily with incomes below 60% of AMI, although some may be up to 80% of AMI.

Families served by Cobb’s housing program include: single individuals needing Permanent Supportive Housing, income eligible renters ranging from one-person households to families needing 3 bedrooms, income eligible seniors needing repairs to their homes to enable them to continue living independently, and income-eligible first-time homebuyers (both families and individuals).

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

The County does not expect to lose any affordable housing units from the inventory during this Consolidated Plan period.

**Does the availability of housing units meet the needs of the population?**

As noted in the Needs Assessment, the amount of cost burdened households with incomes less than 80% of AMI indicates that the supply of existing and planned affordable housing does not meet the needs and demands of low income households. Creating housing that is affordable to very low and extremely low-income households is particularly challenging given rising land costs and the need for deeper subsidies in an environment in which available resources are not increasing with the demand.

**Describe the need for specific types of housing:**

Consultations with housing service providers and community meetings revealed that there remains a need for one bedroom units for individuals exiting homelessness as well as two and three bedroom apartments for very low and extremely low-income families.

**Discussion**

As Cobb continues to grow, so does the need for more affordable rental housing and affordable single-family housing for LMI homebuyers. Locating this housing in areas along transit routes and in proximity to job centers is increasingly becoming a higher priority. Both of these areas are where land costs are rapidly rising – this is a significant challenge facing affordable housing developers.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

The following tables reflect the cost of both owner and renter-occupied housing in Cobb County. These tables use 2013-2017 ACS data from HUD's eCon Software. There have been significant changes in housing prices in recent years which are not fully captured in this data and will be discussed at the end of this section.

The table reflecting the amount of rent paid by residents of the County demonstrates that 36.2% of rental units rent for between \$500 and \$999 per month, while 1.8% rental units rent for less than \$500 per month. The Housing Affordability table also shows that there were 1,675 units available to households earning below 30% of the county's HUD Area Median Family Income (HAMFI).

### Cost of Housing

	Base Year: 2005	Most Recent Year: 2017	% Change
Median Home Value	195,700	219,700	12%
Median Contract Rent	698	1,102	58%

**Table 30 – Cost of Housing**

Data Source: 2013-2017 (Most Recent Year)

**Table 31 - Rent Paid**

Rent Paid	Number	%
Less than \$500	1,709	1.8%
\$500-999	34,368	36.2%
\$1,000-1,499	43,956	46.3%
\$1,500-1,999	11,108	11.7%
\$2,000 or more	3,797	4.0%
<b>Total</b>	<b>94,938</b>	<b>100.0%</b>

**Table 25 - Rent Paid**

Data Source: 2013-2017 ACS

## Housing Affordability

**Table 32 – Housing Affordability**

Data Source: 2012-2016 CHAS

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,235	No Data
50% HAMFI	8,484	7,151
80% HAMFI	35,074	26,020
100% HAMFI	No Data	40,010
<b>Total</b>	<b>44,793</b>	<b>73,181</b>

**Table 26 – Housing Affordability**

Data Source: 2009-2013 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$764	\$820	\$949	\$1,253	\$1,532
High HOME Rent	\$764	\$820	\$949	\$1,253	\$1,532
Low HOME Rent	\$607	\$650	\$645	\$901	\$1,005

**Table 33 – Monthly Rent**

Data Source: 2016 HUD FMR and HOME Rents

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	818	858	990	1,299	1,599
High HOME Rent	818	858	990	1,260	1,386
Low HOME Rent	610	653	785	906	1,011

**Table 27 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

Households with children may have particular trouble finding sufficiently-sized rental units. A rule of thumb for determining whether there are an adequate number of rental units for households with children are the number of units with three or more bedrooms. Owner-occupied homes easily accommodate this need, as 87.2% of the stock in the county has three or more bedrooms. But with only 23.3% of rental units having three or more bedrooms, and rents on the rise, low-income families with children are likely to have a difficult time locating affordable rentals.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

According to Realty Trac's market trends, home sales for April 2015 were up 151% compared with the previous month, and down 70% compared with a year ago. The median sales price of a non-distressed home was \$180,000. The median sales price of a foreclosure home was 33% (\$120,250.00) lower than non-distressed home sales. Based on preliminary data, single-family home construction, as measured by the number of homes for which permits were issued, totaled 1,594 homes in 2014, a 24.9% increase from 1,193 homes issue in 2013. According to the 2013 ACS, the rental market in the county was tightening, with rental vacancy rate at 8.4%, down from 11.9% in 2010.

**How do HOME rents / Fair Market Rent compare to Area Median Rent?/ How might this impact your strategy to produce or preserve affordable housing?**

High HOME rents and Fair Market Rents for efficiencies, one-, two-, and three-bedroom units in the Atlanta MSA are the same as the Area Median Rent, and comparable for four-bedroom units. This means that greater subsidies will be required to ensure that housing remains affordable, particularly to very-low and extremely-low income households.

**Discussion**

As housing costs continue to rise, so does the demand for housing that is affordable to low-income households, particularly rental housing for the very low and extremely low-income households. The County will need to consider new and innovative ways to meet this demand.

## **MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)**

### **Introduction**

The age and condition of a county's housing stock are important variables in assessing the overall characteristics of the local housing market. This section will review important data about the county's housing stock. The older housing stock, particularly older rental housing often has code and deferred maintenance issues that can impact the longevity of the housing structure which in turn impacts the housing supply in terms of accessibility and affordability.

### **Definitions**

The 2013-2017 ACS estimates that out of 176,516 owner-occupied households and 97,845 tenant-occupied households, at least 47,659 (27%) of owners and 45,009 (46%) of tenants had a least one of the following four selected housing conditions: 1) overcrowding, 2) lack complete kitchen, 3) lacks complete plumbing, or 4) cost burden. Overcrowding is defined by HUD as 1.01 to 1.50 person per room, while severe overcrowding is 1.51 or more persons per room. HUD data on the numbers of persons residing in housing units provides some insight into the potential for homelessness.

When households spend too much of their incomes on housing, they are considered to be cost burdened or severely cost burdened. Using definitions established by HUD, cost burden is calculated as gross housing costs, including utility costs, as a percentage of gross income. Households that pay more than 30% of their incomes on housing are considered cost burdened; households that pay more than 50% of their incomes are considered to be severely cost burdened. Cost burdened households will find it difficult to meet all household needs; severely cost burdened households may be in danger of homelessness.

The U.S. Census estimates the total number of substandard units in a geographic area by calculating both owner- and renter-occupied units: 1) lacking complete plumbing facilities, 2) lacking complete kitchen facilities, and 3) 1.01 or more persons per room (overcrowding). The U.S. Census defines "complete plumbing facilities" to include: (1) hot and cold piped water; (2) a flush toilet; and (3) a bathtub or shower. All three facilities must be located in the housing unit.

Another factor to consider when discussing the condition of housing stock is the age of the housing stock. For the purposes of this analysis, rental property located in a low-income neighborhood older than 30 years is considered as "older housing stock".

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	47,659	27%	45,009	46%
With two selected Conditions	1,765	1%	2,935	3%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	127,092	72%	49,901	51%
<b>Total</b>	<b>176,516</b>	<b>100%</b>	<b>97,845</b>	<b>100%</b>

**Table 34 - Condition of Units**  
**Data Source: 2013-2017 ACS**

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2010 or later	5,779	3%	2,531	3%
2000-2009	37,847	21%	13,696	14%
1980-1999	84,476	48%	49,015	50%
1960-1979	38,636	22%	25,588	26%
1940-1959	8,125	5%	5,494	6%
Before 1939	1,653	1%	1,521	1%
<b>Total</b>	<b>176,516</b>	<b>100%</b>	<b>97,845</b>	<b>100%</b>

**Table 35 – Year Unit Built**

**Data Source: 2013-2017 ACS**

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	53,614	30%	27,591	34%
Housing Units build before 1980 with children present	24,557	14%	10,925	13%

**Table 36 – Risk of Lead-Based Paint**

**Data Source:** 20013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	26,323	N/A	26,323

**Table 37 - Vacant Units**  
**Data Source: 2013-2017 ACS**

## Need for Owner and Rental Rehabilitation

The age of the housing stock in Cobb County will continue to have a significant impact on general housing conditions in the area. The 2019 ACS data shows that 55.2% of the county’s housing stock was built prior to 1980. Owner and renter households, especially those located in low income target neighborhoods will be in need of rehabilitation assistance to maintain their homes. As housing ages, maintenance costs rise, which can present significant costs for low- and moderate-income homeowners. This also poses a threat to low- and moderate- income tenants who are not able to maintain close communications with their landlords or property managers who may be out of state when repairs are needed. Furthermore, greater demand for the CDBG and HOME funded rehabilitation program may call for larger funding allocations to meet these requests.

## Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Lead is a highly toxic metal that may cause a range of health problems for adults, and especially for children. The major source of lead exposure comes from lead-contaminated dust found in deteriorating buildings. Many residential properties built before 1978 contain lead-based paint. Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. HUD regulations regarding lead-based paint apply to all federally assisted housing. Low-income households that earn between 0-50% Median Family Income (MFI) are least able to afford well maintained housing and, therefore, are often at greater risk of lead poisoning.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The Marietta Housing Authority (MHA) provides eligible residents of Cobb County with quality affordable housing in decent and safe neighborhoods. By working in partnership with the public and private sectors, the MHA provides families with housing choice and the opportunity to achieve self-sufficiency. MHA administers the Public/Affordable Housing Program, Down Payment Assistance Program, Housing Choice Voucher Program and Homeownership Education. As of the HUDs most recent Voucher Management System report, Marietta Housing Authority manages 1,782 Housing Choice Vouchers. The following is a summary of the types of vouchers managed:

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	344	1,782	73	1,709	191	0	0
# of accessible units			14						
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 28 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

The Marietta Housing Authority (MHA) owns and manages a total of 344 standards units of public housing. The MHA also manages 191 special purpose vouchers of tenant protections.

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

HUD's Real Estate Assessment Center conducts physical property inspections of properties that are owned, insured or subsidized by HUD, including public housing and multifamily assisted

housing. Making these inspection details available will enable researchers, advocacy groups, and the general public to: 1) better understand the physical condition of the HUD-assisted housing stock, as well as changes in the stock over time; 2) hold providers accountable for housing quality; and 3) plan for future affordable housing needs.

**Public Housing Condition**

Public Housing Development	Average Inspection Score
Marietta Housing Authority	91

**Table 39- Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The Marietta Housing Authority reported that public housing stock is in decent condition, and that public housing is equal to or better than surrounding areas. The Marietta Housing Authority regularly inspects all of its units to insure good quality appearance.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The Marietta Housing Authority is implementing a variety of initiatives to address the backlog of physical needs within the Public Housing portfolio. There are various strategies to preserve the portfolio to ensure optimal benefits to residents and to stay aligned with the Marietta Housing Authority’s mission to provide quality and sustainable affordable housing. The Marietta Housing Authority plans to conduct Fair Housing activities throughout the county and city for low and moderate-income families residing in public housing. One of the main goals through conducting the Fair Housing activities is to educate the citizens in the area about affordable options within the Cobb County area.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

#### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
<b>Households with Adult(s) and Child(ren)</b>	86	45	60	196	---
<b>Households with Only Adults</b>	65	---	96	254	---
<b>Chronically Homeless Households</b>	---	---	---	41	---
<b>Veterans</b>	---	---	---	345	---
<b>Unaccompanied Youth</b>	---	---	---	---	---

**Table 29 - Facilities and Housing Targeted to Homeless Households**

Data Source: 2019 Cobb County Continuum of Care Housing Inventory Count

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Cobb County coordinates integrated grant funded programs with mainstream services for which persons that are homeless or at-risk of homelessness may be eligible. Mainstream services include; housing programs, health programs, social services, employment programs, education programs and youth programs. Employment programs are a pivotal part in self-sufficiency and long term housing sustainability. Shelters and human service providers will not be effective in resolving the problem of homelessness unless the issues of causation are addressed.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Housing Provider	Housing Program
Center for Family Resources	Emergency Shelter, Transitional Housing, Rapid Rehousing for Families
The Center for Children and Young Adults	Transitional and Supportive Housing for Unaccompanied Youth
Cobb CSB	Permanent Supportive Housing for Individuals and Families
Family Promise of Cobb County	Transitional Housing for Families
Hope Atlanta	Transitional Housing for Housing and Supportive Services for Veterans Families
Marietta Housing Authority	Permanent Supportive SH - Senior Housing
MUST Ministries	Emergency Shelter, Rapid Rehousing, and Veterans Affairs Supportive Housing for Individuals and Permanent Supportive Housing for Individuals
Salvation Army	Emergency Shelter for Families
St. Vincent de Paul	Transitional Housing for Victims of Domestic Violence
The Extension	Emergency Shelter and Transitional Housing for Individuals
Turner Hill Community Development Corporation	Transitional Housing for Individuals
United Way	Supportive Services for Veterans Families
liveSAFE Resources	Emergency Shelter and Transitional Housing for families fleeing Domestic Violence

Zion Keepers	Emergency Shelter, Rapid Rehousing, and Veterans Affairs Supportive Housing for Individuals and Families
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For families in particular, the potential involvement of multiple systems in meeting their own needs and those of their children (for example, schools, health and behavioral health, child welfare, social services) often requires coordination and integration to exist among the systems (HUD, 2010). Because resources are limited, it is important for the system to eliminate duplication of effort by local agencies, both in intake and assessment procedures, and in subsequent housing and supportive services. As of April 2018, the CoC has implemented a coordinated assessment system. Coordination, referral and intake occurs with community partners MUST Ministries, Inc., and The Center for Family Resources, Inc. highly trained caseworkers. Homeless services providers make every effort to connect participants with mainstream resources such as employment assistance, mental health counseling, healthcare assistance, transportation benefits, Supplemental Nutrition Assistance Program (SNAP) benefits, and addiction counseling.

The following is a list of service providers working to meet the needs of homeless persons in Cobb County as identified by the Cobb Continuum of Care.

**Homeless Service Providers in Cobb County, GA**

Service Provider	Services Offered
Accepted Family Therapy Center	Family and individual counseling services on a sliding scale
American Red Cross	Disaster relief
Anderson Boys and Girls Club	After School & Summer Camps
Assurance Wireless	Free Cell Phones
Atlanta Housing Authority	Community Housing services
Career Connections Jewish Family Services	Career Networking Opportunities
Center for Pan Asian Community Services	Immigration Services
Child Support Enforcement	Legal Assistance
Christian Aid Mission Partnership, Inc. (C.A.M.P.)	Rent, Utilities, Prescriptions, Clothing, Food
Cobb Adult Education	ABE, AHS, GED, ESL
Cobb County Transit	Public Transportation
Cobb Ex. offender Resource Initiative	Re-entry Career Resource
Cobb Faith Partnership	Education, Resource, & Referral
Cobb Literacy Council	Adult literacy programs
Cobb Professional Child Care Association	Referral to in-home providers

Cobb Senior Services	Senior Day Center, Transportation, Training, Case Management, Meals on Wheels
Cobb Street Ministries	ES, Housing, Food, Clothing, Parenting Classes, Education - Victims of Domestic Violence, Women
Cobb Works!	ABE, AHS, GED, ESL
Communities In Schools of Marietta/Cobb	Family Stabilizing Services
Community Health Center	Screenings, Preventative Low Cost Dental, Medical Care
Community Housing Initiatives formerly Cobb Housing Inc.	Home Ownership Assistance Programs
CredAbility	Credit counseling, Foreclosure Prevention
Disabled American Veterans	Transportation, Homeless & Disabled Veterans'
Families First Central Intake	Child Care/Preschool
Family Promise of Cobb	Shelter for families with children
FBC Mableton	Hunger Relief, Housing, Education
Feed My Lambs	Food pantry
Feed the Hungry Foundation	Food pantry
First Christian Church	Food pantry
Friends of Disabled Adults and Children	Collects refurbishes & distributes medical equipment
GA Child Care Licensing	Child Care/Preschool
GA Dpt. Of Family and Children Services	Benefits Assistance
GA Dpt. of Comm. Affairs Sec.8	Rental Assistance
GA Dpt. of Labor Career Center	Employment services
GA Dpt. of Labor Vocational Rehabilitation	Employment services
GA Fatherhood Program	Training program for Non-custodial Parents
Georgia Housing Search DCA.	Affordable rental housing
Georgia Law Center for the Homeless	Legal Assistance
GIFT Transitional Homecare	Substance abuse treatment program for men
Girls Inc. of Cobb County	After School & Summer Camps
Good Shepherd Learning Center	Child Care/Preschool
Head Start of Cobb County School District	Child Care/Preschool

HOPE Atlanta Programs of Travelers Aid	Transportation, Rent, Lodging
Latin American Association	Families & Immigration Services, Interpreters
Legal Aid of Cobb County	Legal Assistance
Lighthouse Community Ministries	Food, Clothing
March of Dimes NW Chapter	Education, Intervention Programs Moms-to-be
Marietta Church of God	Free adult education
Marietta First Presbyterian	Education, Nutrition Programs
Mothers Making A Change	Substance Abuse Treatment for Women
MUST Inc. Elizabeth Inn.	Emergency Shelter Families, Individuals; Winter Shelter for Women Nov– Mar
MUST Marietta	Rent, Utilities, Food and Clothing
MUST Smyrna	Emergency Food Pantry, Clothing
MUST Smyrna	Employment Services - Resume', Cover Letters
Narcotics Anonymous	Recovery & Support Services, Substance Abuse
New Beginnings Food Outreach	Acworth food pantry
NW Metro Atlanta Habitat for Humanity	Home Ownership Assistance Programs
Omosaze	Youth Literacy
Powder Springs Church of God	Food Resource for Children, Elderly, Families, Homeless
Quality Care for Children Child Care	Resource & Referral
Safe Path Children's Advocacy Center	Victims of Abuse - Youth
SafeLinkWireless	Free Cell Phones
Salvation Army	Rent utilities and food
Sheltering Arms	Child Care/Preschool
Sheltering Grace Ministries	Transitional Housing Women Pregnant
Spirit of Success Career Clothing Connections	Employment Services
St.Vincent de Paul	AIDS Ministry
St.Vincent de Paul House of Dreams	Single women without children that are able to work
Storehouse Ministries	Food and utilities only

Tallatoona Cobb CAP	Seasonal Energy Assistance Seniors, Low-income
The Career Ministry	Career Skill Building, Networking
The Center for Family Resources	GED Preparatory Classes
The Center for Family Resources	Food pantry; Rental assistance for Families
Tommy Nobis Center	Job Training & Employment for People w/ Disabilities
Turner Chapel AME	Parenting Classes for Teen Mothers
Victim-Witness Assistance	Legal Assistance
YMCA of Cobb County East Cobb	Youth development & Family Care
Young Family Community Resource Center	Child Care for Teen Parents in School
Zion Keepers	Permanent housing for chronically homeless male veterans

**Table 42 – Homeless Service Providers in Cobb County**

Data Source: 2019 Cobb County Pocket Key

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Cobb County has a wide range of supported services for special needs populations. The county has a network of providers that deliver housing and supportive services to people who are elderly or frail elderly, people with mental, physical and/or developmental disabilities, and people with substance abuse addictions. Cobb County does not receive funding through the Housing Opportunities for Persons with AIDS Program (HOPWA).

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

The elderly and frail elderly have physical, medical, maintenance, social, emotional, and financial needs. Elderly and frail elderly are often unable to maintain existing homes or to afford rent. Housing cost burden related issues are often compounded by the requirement of additional services it takes for elderly and frail elderly to age in place. These services may include costly medical and other daily living assistance services. As the population continues to age, the need for age-related services increases. The housing assistance caseworkers are reliant upon frequent professional assessments, often times by a primary care physician, to fully understand and reciprocate an appropriate action and accommodations. Access is particularly important for the physically handicapped. Physically handicapped persons often require specially designed dwellings to permit access both within the unit, as well as to and from the site.

Persons with mental and developmental disabilities often need alternative living arrangements that may include supervision, in-home support services, respite services, transportation services, day program services, educational services, and supported employment services.

The Marietta Housing Authority provides housing for low income seniors and disabled individuals. In total, 50 units in 5 facilities are included in their program. The programs of the Marietta Housing Authority have a number of characteristics of interest to that segment of the affordable housing market. Unfortunately, there is often a waiting list for this program, and it can be as long as several months. During certain periods the state may even decide to close the waiting list and not accept any additional applications due to high demand.

Unfortunately, at this time, Cobb County does not receive funding for housing programs specifically for the population living with HIV/AIDS.

## **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The Cobb County Community Services Board (CSB) provides several programs addressing the needs of special populations. The Access Center links the residents of Cobb, Douglas, and Cherokee Counties to behavioral health care services. By arranging appointments for face-to-face assessments, clients are connected with appropriate care in mental health, developmental disabilities and substance abuse.

The Bright Changes program is a comprehensive, youth-guided, family driven and community supported mental health and substance abuse system of care, which provides quality care in a culturally competent manner that addresses the needs of the whole person. Another facet of this program partners with local schools to provide mental health services to students in grades 1 through 12.

The Developmental Disabilities Services offers the following innovative community service programs; supported employment/prevocational, day services and community access, residential, and family support. A range of outpatient services are available to provide treatment, illness management education, and to support the development of skills necessary to function in the community.

The Residential Department provides housing (*the majority to those who are currently undergoing treatment*) and support services to adolescents and adults with mental health and/or substance abuse challenges, including a crisis respite program. The **New Start Men's Program** provides intensive outpatient alcohol and drug treatment and transitional housing to adult men ages 18 and over, who have a primary diagnosis of substance abuse or dependency, and are being discharged from the Crisis Stabilization Program. The **George W. Hartmann Center** is a therapeutic, structured, residential treatment program for adolescents, ranging in age from 13 to 17 years old, with substance abuse issues and/or co-occurring mental health disorders.

The Supported Employment Department is committed to customizing employment for persons with developmental disabilities, mental health and/or addictive diseases. Intecoverly is a nonprofit organization that was founded to support the Cobb County Community Services Board. The organization works to bridge the gap in Federal, State, and local funding by increasing corporate, foundation, and individual support.

**Project Gateway** began in 2011 through a grant from Kaiser Permanente. By providing free health screenings for under/uninsured adults, Project Gateway works to improve healthcare access and reduce the number of preventable emergency room visits for individuals with a substance use disorder in Cobb and Douglas Counties. West End Medical Centers, Inc. provides comprehensive health care to medically under-served populations of metropolitan Atlanta and surrounding communities.

Devereux Advanced Behavioral Health Georgia was established in Cobb County Georgia in 1973 to aid adolescents and young adults struggling with emotional and behavioral health challenges. The Cobb County branch of services is affiliated with Devereux Advanced Behavioral Health, which has been providing treatment, education and vocational services for more than 100 years.

There are four intensive residential treatment programs on the Devereux Georgia campus designed to support the needs of youth with emotional and behavioral challenges. Youth are assessed and assigned to one of the campus programs based on age, gender, presenting problems, and developmental level. The **Discovery Program** serves male and female pre-adolescent youth ages 10-12. The **Journey Program** serves male youth ages 13-21 with intellectual and developmental disabilities. (IQ range 55-70). The **Adolescent Females Program** serves female youth ages 13-21 with the living spaces divided into the younger adolescent group (ages 13-15) and the older adolescent group (ages 16.21). The **Adolescent Males Program** serves male youth ages 13-21 with the living spaces divided into the younger adolescent group (ages 13-15) and the older adolescent group (ages 16.21).

On the Devereux Georgia campus, there is also a Residential Group Home facility named the Devereux Cottages. The Residential Group Home program serves girls and boys ages 14 to 18 who need maximum watchful oversight services including 24 hour supervision in a home-like environment. These youth reside in gender specific cottages. Each cottage has 8 beds and includes a common living area, dining area, laundry room, bathrooms and showers, administrative space, and a fully-equipped kitchen. Youth attend Devereux's on-site accredited school and participate in a wide range of recreational activities, on-campus and in the community.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

In addition to HUD programs, Cobb County provides grant dollars to a range of supportive services available through provider programs including housing support services, outreach, case management, childcare, employment training, financial counseling, legal aid, mental health counseling, health care, and substance abuse therapy. The Community Services Block Grant (CSBG) and the Emergency Food and Shelter Program (EFSP) are used to supplement County priority initiatives.

The Cobb County CSBG program provides funds to subrecipient organizations in case management and counseling services, youth and family development services, emergency assistance services, adult education services, and health services.

The Case Management Services and Counseling Services program provides financial assistance to organizations that provide counseling and supportive case management services to income-

eligible, senior, and homeless persons in Cobb County. Organizations funded under case management services assist clients in developing strategies to advance towards self-sufficiency.

Through the provision of shelter, childcare, and academic programs, families will be able to attain goals toward self-sufficiency. The Youth and Family Development Program provides services for income-eligible families in Cobb County to develop a better quality of life, increasing their level of self-sufficiency.

The Emergency Assistance program provides shelter and supportive services for income-eligible homeless persons in Cobb County. Cobb County Senior Services is funded under this program, which provides utility and rental assistance to the elderly.

The Literacy & GED Services program will offer classes at multiple locations for income-eligible residents, including homeless persons. The classes are designed to better equip students to seek and retain employment, thereby increasing their level of self-sufficiency.

The Homeless Health program provides financial assistance to persons who lack the resources to obtain preventative medical and dental care. The Community Health Center provides low cost health and dental screenings and preventative care; 90% of their client base make 80% or less below the Federal Poverty Guidelines.

EFSP Program funds are used to provide the following services; food, in the form of served meals or groceries, lodging in a mass shelter or hotel, rental assistance, and utility assistance.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Cobb County provides funds (subject to applicable cap) to support emergency shelter operations, homeless prevention, rapid re-housing and supportive services. Supporting organizations that assist families and individuals with varying circumstances promotes self-sufficiency throughout the county. Persons being discharged from institution, with varying timetables, are vulnerable to homelessness; programs providing housing assistance are supported by the county. Additionally, programs are selected based on paradigms that leverage collaboration to strengthen the capacity of homelessness service providers and advocacy organizations.

The Community Services Block Grant (CSBG) and the Emergency Food and Shelter Program (EFSP) are used to supplement County priority initiatives. The tables below represent the current funding for FFY20 CSBG funds and the current EFSP funding for Phase 36 ending March 31, 2020.

**Table 43 –Current FFY20 CSBG Program Funding**

<b>Service</b>	<b>Totals</b>
Housing	\$215,000.00
Income	\$10,000.00
Multiple Domain	\$214,700.00
Education	\$170,584.00
Mental Health	\$30,000.00

**Table 44 –Current Phase 36 Program Funding**

<b>SERVICE</b>	<b>TOTALS</b>
Served Meals	\$73,000.00
Mass Shelter	\$98,000.00
Utility Assistance	\$11,000.00
Rent/Mortgage	\$147,933.00

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

During this Consolidated Planning process, Cobb County is also undertaking an Analysis of Impediments to Fair Housing Choice (AI). This document will identify all of the barriers that currently exist in the County for fair housing purposes. Due to this ongoing analysis the following list of factors cannot be considered exhaustive but outlines some of the important obstacles to providing affordable housing in the County.

As noted in the 2020 Analysis of Impediments to Fair Housing Choice, the affordable housing barriers for Cobb County include the following:

#### **Impediment 1: Lack of Affordable Housing**

There is a lack of affordable housing in the Cobb County due to the County's population growth and influx of higher priced housing construction. This has created a high demand on a limited affordable housing supply, and a corresponding increase in the cost of rental and sales housing.

#### **Impediment 2: Lack of Accessible Housing**

There is a lack of accessible housing in Cobb County since the supply of accessible housing has not kept pace with the demand caused by the increase in the percentage of elderly persons in the County and the desire of disabled persons who want to live independently. Interviews indicated that all accessible housing is occupied, and the County's disabled population is growing.

#### **Impediment 3: Barriers Limiting Housing Choice**

There are physical, economic, and social barriers (including older inaccessible housing, credit requirements that prevent all residents from obtaining mortgages, and concentrations of poverty and racial or ethnic minorities) in Cobb County which limit housing choices and housing opportunities for low-income households, minorities, and the disabled members of the County's population.

#### **Impediment 4: Lack of Fair Housing Awareness**

There is a continuing need to educate and promote the rights of individuals, families, and members of the protected classes in regard to the Fair Housing Act (FHA), awareness of discriminatory practices, and combat "NIMBYism." A total of 63.3% of survey respondents in the County believed that a lack of education about fair housing contributed to unreported problems.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

In determining priorities for the allocation of federal funds, the County has recognized the need to foster a competitive local economy that expands economic opportunities for present and future residents. This section describes the local workforce, the nature of current employment, and activities that coordinate economic development activities across local and regional agencies.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	390	160	0	0	0
Arts, Entertainment, Accommodations	34,818	36,374	12	11	0
Construction	12,059	21,322	4	7	3
Education and Health Care Services	40,870	38,221	14	12	-2
Finance, Insurance, and Real Estate	24,330	22,481	8	7	-1
Information	14,072	9,876	5	3	-2
Manufacturing	17,993	19,031	6	6	0
Other Services	8,766	8,454	3	3	0
Professional, Scientific, Management Services	41,733	48,322	14	15	1
Public Administration	1	2	0	0	0
Retail Trade	35,295	42,205	12	13	1
Transportation and Warehousing	13,647	10,747	5	3	-1
Wholesale Trade	21,398	29,311	7	9	2
Total	265,372	286,506	--	--	--

**Table 30 - Business Activity**

Data 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)  
Source:

#### Labor Force

Total Population in the Civilian Labor Force	389,918
Civilian Employed Population 16 years and over	352,143
Unemployment Rate	9.69

Unemployment Rate for Ages 16-24	24.08
Unemployment Rate for Ages 25-65	6.92

**Table 31 - Labor Force**

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	111,588
Farming, fisheries and forestry occupations	13,749
Service	29,204
Sales and office	91,028
Construction, extraction, maintenance and repair	24,503
Production, transportation and material moving	15,332

**Table 32 – Occupations by Sector**

Data Source: 2009-2013 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	164,778	51%
30-59 Minutes	126,436	39%
60 or More Minutes	31,584	10%
<i>Total</i>	<i>322,798</i>	<i>100%</i>

**Table 33 - Travel Time**

Data Source: 2009-2013 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	20,668	3,200	9,339
High school graduate (includes equivalency)	48,930	6,604	15,182
Some college or Associate's degree	80,850	8,974	19,055
Bachelor's degree or higher	148,403	8,435	22,718

**Table 34 - Educational Attainment by Employment Status**

Data Source: 2009-2013 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,188	5,808	4,740	5,127	4,122
9th to 12th grade, no diploma	9,153	5,505	4,712	7,318	4,843
High school graduate, GED, or alternative	18,388	17,779	17,840	35,120	19,457
Some college, no degree	24,773	22,043	21,248	37,564	13,333
Associate's degree	2,248	6,275	7,489	14,522	2,842
Bachelor's degree	8,001	31,675	34,120	54,630	12,371
Graduate or professional degree	742	12,153	18,772	28,668	7,932

**Table 35 - Educational Attainment by Age**

Data Source: 2009-2013 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,511
High school graduate (includes equivalency)	26,087
Some college or Associate's degree	33,793
Bachelor's degree	54,552
Graduate or professional degree	68,166

**Table 36 – Median Earnings in the Past 12 Months**

Data Source: 2009-2013 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The largest sector of the workforce in Cobb County is educational services and health care, making up 15% of the total workforce. The second largest percentage of the workforce is professional, scientific, and management services at 15%, followed by retail trade at 13%. A detailed account of the workforce is included in the table above.

**Describe the workforce and infrastructure needs of the business community:**

The local economy will depend on a strong workforce skilled in the education, health care, and professional and management sector; the transportation and warehousing sector; and the

wholesale trade, retail trade and utilities sector. Affordable land, abundant labor supply, and low cost of living contributes to the county's attractiveness to expanding industries. The County is committed to securing new industries by providing a complete infrastructure area dedicated to attracting businesses that will advocate the development of secure jobs that provide a living wage.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The CobbWorks website, which consists of the County's Workforce Investment Board, shows the county is seeing a positive movement in job numbers and in many key industries. CobbWorks, Inc. is a 501(c)3 not-for-profit organization governed by a board of directors with oversight from the Cobb Workforce Investment Board. These volunteer community leaders are appointed by the chairman of the Cobb County Board of Commissioners and are committed to strengthening Cobb County's community workforce. The County's Workforce Investment Board focused on demand sectors, designing programs to address skills gaps and move the unemployed into well-paying jobs.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Currently, the largest sector of the workforce in the county is educational services and health care, followed by professional, scientific, and management services, and retail trade. This corresponds with the level of educational attainment in the county with a majority of county residents completing a graduate degree, bachelor's degree, and/or some college. However, with burgeoning new industries in logistics and technology, the county could benefit from supporting new education models based on science, technology, engineering, and mathematics to meet the demands of new industries.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

During the next Consolidated Plan period, the County will continue to partner with the Cobb County's Workforce Investment Board and CobbWorks to address economic gaps in the community. The Board supports the Technical Employment Training initiative offered through the Workforce Investment Board which addresses urgent local workforce needs. The Board is

also fully committed to investing in training programs and initiatives that promote skills development for existing workers, adult jobseekers, and youth in the county within demand industry sectors. Additionally, the County supports the continued delivery of services through the One Stop Career Centers located throughout the county.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

The County does not participate in a Comprehensive Economic Development Strategy.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Not applicable

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

As discussed in the Geographic Priorities Section (SP-10), there are several neighborhoods where the majority of residents are affected by multiple housing problems. Within these areas, the Hispanic population has a higher percentage of households with multiple housing problems. This is due to lower incomes, which results in the rental of units with physical deterioration.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The County defines an area of racial or ethnic concentration as one in which the minority population share is 20% higher than the group's countywide average. There are a large percentage of African American residents in the Southern portion of the County with concentrations in the Cities of Marietta and Smyrna. An increase in the number of Hispanic/Latino residents in Cobb County has necessitated an increase in services and outreach provided by County agencies and nonprofit organizations. The Hispanic/Latino population is concentrated primarily in the cities of Marietta and Smyrna.

### **What are the characteristics of the market in these areas/neighborhoods?**

The characteristics in these neighborhoods, as well as others identified in SP-10, are the age of housing, lack of funds for investment in rehabilitation, old infrastructures, and the concentration of the population with supportive social service needs. These areas are served by numerous social services programs, many of which receive CDBG funding.

### **Are there any community assets in these areas/neighborhoods?**

Community assets include a program of new school construction as well as improvements in recreational facilities. Each of these neighborhoods has community assets including schools, churches and community councils. The southern part of Cobb is also home to an amusement park, Six Flags over Georgia, and borders neighborhoods with several hospitals which are employment centers.

### **Are there other strategic opportunities in any of these areas?**

The County has identified particular areas within South Cobb that, when redeveloped, will drive revitalization and reinvestment throughout all of South Cobb. The Six Flags, Mableton and River Line areas have each been individually targeted by Cobb County for revitalization, which has resulted in a significant contribution of staff time and financial resources to efforts in each of the respective areas. Considering

the high level of interest and activity in each of the three aforementioned areas, there within lies an opportunity to create a single, cohesive implementation plan for all of South Cobb that will promote investment in housing, business attraction and retention, and public infrastructure.

**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

For many Americans, access to computers and high-speed Internet connections is an integral part of their everyday lives. As most of information, services, and resources have transitioned to online access, digital inequality has a direct impact on low income household’s social inequality. According to HUD’s Office of Policy Development, in the *Digital Inequality and Low-Income Households* Report, the disparate access to broadband can correlate with the inequality of income, education, race, and ethnicity.

As part of the 2008 Broadband Data Improvement Act, the U.S. Census Bureau began asking about computer and Internet use in the 2018 American Community Survey (ACS). Federal agencies use these statistics to measure and monitor the nationwide development of broadband networks and to allocate resources intended to increase access to broadband technologies, particularly among groups with traditionally low levels of access.

**Computer and Internet Use in the Cobb County**

	2016		2017		2018	
	Estimate	%	Estimate	%	Estimate	%
Total:	277,949	(x)	277,609	(x)	283,094	(x)
Has a computer:	265,254	95.4%	268,883	96.9%	276,380	97.6%
With dial-up Internet subscription alone	1,011	0.2%	418	0.2%	529	0.2%
With a broadband Internet subscription	250,640	90.2%	255,266	92%	264,598	93.5%
Without an Internet subscription	26,298	9.5%	21,925	7.9%	17,967	6.3%
No computer	12,695	4.6%	8,726	3.1%	6,714	2.4%

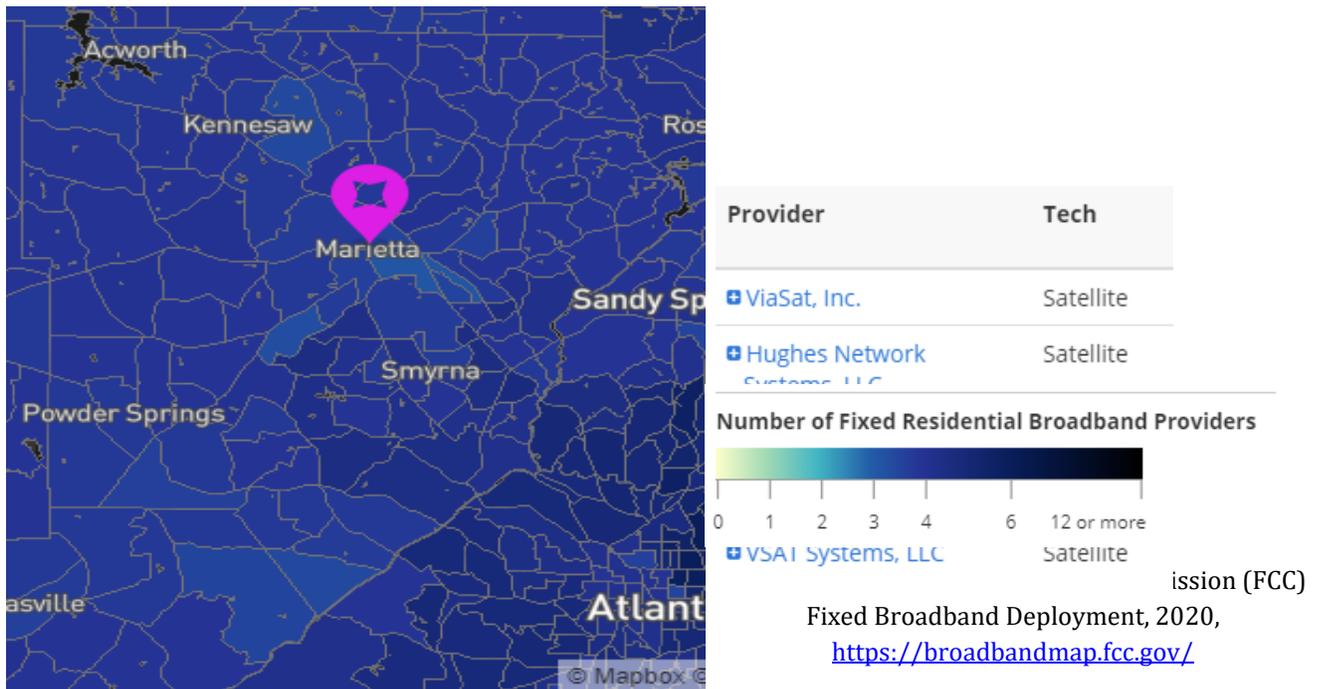
**Source:** American Community Survey Reports, U.S. Census Bureau, [www.data.census.gov](http://www.data.census.gov)

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Throughout the United States, there is a significant digital divide; a gap between those who have ready access to the internet and computers and those who do not. The divide is perpetuated by limitations that are geographical as well as financial, where persons cannot afford to pay a

monthly service fee for Broadband service (an internet connection fast enough to stream a video). Nationwide, less than half of households living on or under \$20,000 are connected. This lack of internet access in communities supports a deficit in opportunity, education, and other prospects.<sup>1</sup>

The figure below shows the number of fixed broadband providers. While the figure shows the number of providers available, it does not reflect the household level usage of broadband. From a fair housing perspective, ensuring that residential broadband is available to housing projects both within and in the outskirts of the city will support community viability and improve the quality of life for residents.



There are multiple broadband providers in Cobb, including AT&T, Spectrum, Viasat, and Hughes Network.

<sup>1</sup> Vick, Karl. March 2017. The Digital Divide: A Quarter of the Nation is Without Broadband. Time. Available at: <https://time.com/4718032/the-digital-divide/>

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction’s increased natural hazard risks associated with climate change.**

Geographically, Cobb is located in the central part of the state. Increased natural hazard risks associated with climate change that the city is susceptible to include hurricanes, tornados, flooding, temperature extremes – particularly heat, and droughts.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Newly constructed affordable housing subsidized by the County requires environmental reviews and/or must meet environmental guidelines required by the Low-Income Housing Tax Credit (LIHTC) program, helping ensure such developments are not any more vulnerable to natural hazards than new market rate housing. However, as noted previously, much of the housing that is affordable to lower income households is naturally occurring – meaning older and less desirable housing. Many of these older units, built to less stringent standards, may be at increased risk to natural hazards.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The purpose of the Strategic Plan is to guide the use of CDBG, HOME, and ESG funds in Cobb County over the next five years. The plan is guided by three overarching goals that are applied according to identified needs. The goals are:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low and moderate income residents throughout the County, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
- To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low and moderate income persons to achieve self-sufficiency.

## **SP-10 Geographic Priorities – 91.215 (a)(1)**

### **Geographic Area**

Cobb County is an urban county that covers over 340 square miles which causes the low to moderate income population to be less concentrated as in most centralized cities. The County relies on widely accepted data such as American Community Survey (ACS), HUD low and moderate-income summary data, and Federal Financial Institutions Examinations Council (FFIEC) data to determine areas throughout the community with concentrations of low and moderate-income communities. Program resources are allocated County-wide based on low-mod areas which often coincide with areas of minority concentration. The County spends CDBG, HOME, and ESG funds in unincorporated parts of the County, along with the 6 cooperating cities of Acworth, Austell, Kennesaw, Powder Springs, and Smyrna (Entitlement City).

Over the next five years, the County intends to use its resources to assist various unincorporated communities throughout the County, along with the 5 cooperating cities for the CDBG and ESG programs and through the HOME Consortium.

### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Federal CDBG funds are intended to provide low and moderate income (LMI) households with viable communities, including decent housing, a suitable living environment and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration. The system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of LMI residents
- Focusing on LMI areas or neighborhoods
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact
- The ability to demonstrate measurable progress and success

Priority CDBG funding areas include areas where the percentage of LMI persons is 51% or higher.

The County allocates a “fair share percentage” of CDBG program funds to the Cities of Acworth, Austell, Kennesaw, and Powder Springs. The City of Smyrna is an entitlement jurisdiction and therefore receives a direct allocation from HUD, and has entered into a Cooperation Agreement with Cobb County to administer their CDBG program funds.

HOME and ESG funds are allocated based on the eligible activity with respective services to low income beneficiaries.

## **SP-25 Priority Needs - 91.215(a)(2)**

### **Priority Needs**

During the development of the Consolidated Plan, a number of priority needs were identified. Guidelines for addressing these priority needs over the five year time frame of 2021-2025 are summarized below:

- **Affordable Housing**
  - Acquisition, Rehabilitation, and New Construction of Affordable Housing
  - Tenant Based Rental Assistance/Rapid Re-housing
  - Housing Rehabilitation
  
- **Neighborhood Revitalization and Reinvestment**
  - Rehabilitation, acquisition, accessibility improvements of neighborhood facilities
  - Park Improvements
  - Infrastructure Improvements
  - Support services for populations with special needs (e.g. elderly, persons with disabilities)
  
- **Increase Housing Options for Homeless**
  - Rapid Re-housing/Homelessness Prevention
  - Shelter Operations
  - Street Outreach
  
- **Increase Capacity of Public Services**
  - Services for the homeless and at-risk populations
  - Youth and childcare programs
  - Transportation for seniors and youth
  
- **Increase Funding for Economic Development**
  - Expansion of business products based on community need
  - Job training for low and moderate-income persons

<b>1</b>	<b>Priority Need Name</b>	<b>Affordable Housing</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Persons with Developmental Disabilities Individuals Non-housing Community Development Low Elderly Persons with Physical Disabilities Frail Elderly Persons with Mental Disabilities Families with Children Unaccompanied Youth Large Families Mentally Ill veterans Victims of Domestic Violence Persons with Alcohol or Other Addictions Elderly Moderate Victims of Domestic Violence Families with Children Chronic Homelessness Chronic Substance Abuse
	<b>Associated Goals</b>	Provide Administrative Structure Affirmatively Furthering Fair Housing Activities New/Construction/Acquisition/Rehabilitation
	<b>Description</b>	Support the development of affordable rental housing, including projects located near job centers that will be affordable to service employees and other low-wage members of the workforce.
	<b>Basis for Relative Priority</b>	Interviews with key community stakeholders, CHAS and other data on cost burden, market analysis
<b>2</b>	<b>Priority Need Name</b>	<b>Neighborhood Revitalization and Reinvestment</b>

	<b>Priority Level</b>	High
	<b>Population</b>	Victims of Domestic Violence Persons with Developmental Disabilities Persons with Mental Disabilities Low Individuals Persons with Physical Disabilities Unaccompanied Youth Moderate veterans Large Families Families with Children Persons with Alcohol or Other Addictions Chronic Homelessness Victims of Domestic Violence Chronic Substance Abuse Families with Children Extremely Low Elderly Mentally Ill Non-housing Community Development Elderly
	<b>Associated Goals</b>	Acquire/Construct/Rehabilitate Public Facilities Provide Administrative Structure
	<b>Description</b>	Fund public facility improvements in throughout the County that benefit low income households and persons, and persons with special needs to include senior centers, neighborhood facilities, youth centers, childcare centers, health facilities, handicapped centers, abused and neglected children facilities, parks and recreational facilities, and other facilities; fund non-housing community development proposals that eliminate a threat to public health and safety to include water/sewer improvements, flood/drainage improvements, sidewalks, street improvements, and other infrastructure improvements.
	<b>Basis for Relative Priority</b>	Interviews with key community stakeholders, CHAS and other data on cost burden, market analysis
<b>3</b>	<b>Priority Need Name</b>	<b>Increase Housing Options for Homeless</b>
	<b>Priority Level</b>	High

	<b>Population</b>	Victims of Domestic Violence Elderly Mentally Ill veterans Elderly Chronic Homelessness Persons with Physical Disabilities Families with Children Families with Children Large Families Extremely Low Low Non-housing Community Development Chronic Substance Abuse Victims of Domestic Violence Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Unaccompanied Youth Persons with Mental Disabilities Individuals
	<b>Associated Goals</b>	Provide Administrative Structure Supportive Services for Homeless Person
	<b>Description</b>	Assist persons who are homeless through the development and rehabilitation of transitional housing; fund projects that provide supportive services and shelter to persons who are homeless.
	<b>Basis for Priority</b>	Interviews with residents and stakeholders Comments at community meetings Needs assessment
<b>4</b>	<b>Priority Need Name</b>	<b>Increase Capacity of Public Services</b>
	<b>Priority Level</b>	High

	<b>Population</b>	Chronic Homelessness veterans Extremely Low Victims of Domestic Violence Families with Children Persons with Developmental Disabilities Persons with Mental Disabilities Victims of Domestic Violence Individuals Low Persons with Alcohol or Other Addictions Elderly Chronic Substance Abuse Non-housing Community Development Persons with Physical Disabilities Elderly Mentally Ill Unaccompanied Youth Large Families Families with Children Moderate
	<b>Associated Goals</b>	Provide Funding to Support Public service programs Provide Administrative Structure
	<b>Description</b>	Fund projects that provide recreational activities, educational opportunities, and job skills to youth; supportive services to low and moderate income households and persons with special needs; assistance to businesses to create and/or retain jobs for low and moderate income persons; and support for job training, continuing education, and employment services designed to assist low and moderate income persons obtain jobs.
	<b>Basis for Priority</b>	Interviews with residents and stakeholders Comments at community meetings Needs assessment
<b>5</b>	<b>Priority Need Name</b>	<b>Increase Funding for Economic Development</b>
	<b>Priority Level</b>	High

<b>Population</b>	Persons with Mental Disabilities Chronic Substance Abuse veterans Elderly Victims of Domestic Violence Persons with Physical Disabilities Large Families Mentally Ill Low Families with Children Chronic Homelessness Persons with Alcohol or Other Addictions Unaccompanied Youth Persons with Developmental Disabilities Extremely Low Victims of Domestic Violence Moderate Elderly Individuals Non-housing Community Development Families with Children
<b>Associated Goals</b>	Support for Economic Development Activities Provide Administrative Structure
<b>Description</b>	Funding for economic development activities
<b>Basis for Priority</b>	Interviews with residents and stakeholders Comments at community meetings Needs assessment

**Table 37 – Priority Needs Summary**

**Narrative (Optional)**

Cobb County has identified several priority needs for the 2021-2025 Consolidated Plan, they are:

1. A shortage in the supply of affordable housing
2. Enhance the homelessness to housing continuum
3. Increase in services to vulnerable populations
4. Co-locating affordable housing and transit
5. Affordable housing connected to public amenities

All of the programs in the Consolidated Plan and the Annual Action Plan support the effort to address these needs and will benefit low and moderate households in the County.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	TBRA is an important tool for families to maintain affordable housing. Severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI at greatest risk of becoming homeless
TBRA for Non-Homeless Special Needs	Lack of Units with Supportive Services Influences this Program. Based upon consultations with homeless housing and social service agencies, a need for supportive housing has been identified as a priority. The special needs households include those with disabilities as well as dysfunctional households facing a variety of issues. Market characteristics impacting this priority relate to the shortage of privately-owned housing units which are available to provide supportive housing programs. This problem is intensified by the lack of public funds.
New Unit Production	Rents will not Financially Support the Cost of New Unit Production. A shortage of affordable, decent housing units is an identified need. The market characteristics influencing this priority include the age and condition of the existing housing stock without the rent levels to support rehabilitation. New construction faces the same market conditions. The HOME program can provide some resources to address this issue.
Rehabilitation	Rents will not Financially Support the Cost of Major Rehabilitation Projects Similar to the new unit production priority discussed above, the achievable rents and income levels in Cobb County often result in rehabilitation in the private marketplace to be financially infeasible. This issue is intensified by the age and condition of the housing stock.
Acquisition, including preservation	Lack of Funding Available to Finance Projects There are opportunities to improve the conditions and affordability of housing by the acquisition of vacant, deteriorating structures. These structures are for the most part multi-unit in nature or previously nonresidential buildings appropriate for conversion. The cost and complexity of acquisition and rehabilitation of these structures usually requires implementations by an experienced housing development entity and financial assistance. When structures are of historic or architectural value, the cost can be increased. Similar to the new unit production, the HOME program can provide the resources for this type of development.

**Table 38 – Influence of Market Conditions**

## **SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

Cobb County uses multiple resources to carry out activities that benefit low and moderate income persons. Cobb County receives entitlement funding for CDBG, HOME, and ESG. The CDBG Program Office administers the funding on behalf of the County. Expected resources are based on an allocation of 70% of the PY2020 award amounts, final allocations will be added once they are available from HUD. The County anticipates receiving the following allocations in PY2021 \$2,559,428.90 in CDBG funds, \$1,073,205.00 in HOME funds and \$200,576.60 in ESG funds. The CDBG and HOME Programs also anticipate receiving approximately \$75,000.00 in, program income (\$25,000.00 for the CDBG Program and \$50,000.00 for the HOME Program) totaling \$3,833,210.56.

In addition to entitlement grant funds, Cobb County receives state and other federal resources to address community needs as outlined in Table 55, Other Resources.

### SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Cobb County	Government	Planning	Jurisdiction
City of Acworth	Government	Neighborhood Improvements	Jurisdiction
City of Austell	Government	Neighborhood Improvements	Jurisdiction
City of Powder Springs	Government	Neighborhood Improvements Public Facilities	Jurisdiction
City of Kennesaw	Government	Public Facilities	Jurisdiction
City of Marietta	Government	Neighborhood Improvements Public Facilities Public Services	Jurisdiction
City of Smyrna	Government	Neighborhood Improvements Public Facilities	Jurisdiction
SafePath Children's Advocacy Center	Nonprofit	Public Services	Jurisdiction
The Extension	Nonprofit	Public Services	Jurisdiction
Turner Hill CDC	Nonprofit	Public Services	Jurisdiction
MUST Ministries	Nonprofit	Public Services	Jurisdiction
Cobb Senior Services	Nonprofit	Public Services	Jurisdiction
Girls Inc. Greater Atlanta	Nonprofit	Public Services	Jurisdiction
Marietta Youth Empowerment Learning, Leadership & Services	Nonprofit	Public Services	Jurisdiction

The Center for Family Resources Inc.	Nonprofit	Public Facilities	Jurisdiction
The Center for Children and Young Adults	Nonprofit	Public Services	Jurisdiction
Cobb County Service Board	Nonprofit	Public Facilities	Jurisdiction
Latin American Association	Nonprofit	Public Services	Jurisdiction
The Sheltering Arms	Nonprofit	Public Services	Jurisdiction
Ser Familia, Inc.	Nonprofit	Public Services	Jurisdiction
Marietta Pal Program	Nonprofit	Public Services	Jurisdiction
Zion Baptist Church Marietta	Nonprofit	Public Services	Jurisdiction
Zion Keepers, Inc.	Nonprofit	Public Services	Jurisdiction

**Table 39 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

The Marietta/Cobb Continuum of Care (COC) collaborates with non-profit organizations to analyze existing needs to assist in identifying funding gaps and other gaps in services. The Homeless Point in Time Count, organized by the Continuum of Care, annually assesses the characteristics of the homeless population in Cobb County. Members of the COC noted the following strengths and gaps in the County’s institutional delivery system:

**Strengths:**

- High level of coordination amongst human service organizations

**Gaps:**

- Lack of transportation and job services
- Increase of community based mental health and substance abuse services
- Lack of rental assistance
- Lack of alcohol drug treatment facilities
- Not enough resources or financial assistance for mortgage assistance or utility, counseling and financial services.

- No tracking of data for chronically homeless men and women who reside under the bridges and in the woods.
- Limited number of shelters and little to no resources for elderly
- Need more shelters and affordable housing Consolidated Plan COBB COUNTY 100  
Availability of services targeted to homeless

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	
<b>Other</b>			
Other			

**Table 40 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Services are provided to homeless persons, including chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth through a highly cooperative and collaborative network of service providers. The County provides Emergency Solutions Grant (ESG), Community Development Block Grant (CDBG), and Community Services Block Grant (CSBG) funding for essential services and operations to emergency shelters and transitional housing facilities. These facilities provide shelter and services to citizens of Cobb County to include chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The County supports increasing housing options and self-sufficiency for the homeless and near homeless by providing support for the following:

- Emergency housing and supportive services for homeless families and individuals;
- Rehabilitation programs for homeless persons seeking treatment for substance abuse
- Developing transitional housing; and
- Preventing persons released from institutions from entering homelessness.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The strength of the delivery system is an active Continuum of Care Steering Committee representing numerous agencies/programs. A gap exists in the lack of permanent affordable housing and supportive housing. There is also a gap in the lack of services for homeless persons living with HIV/AIDS.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The County's strategy for overcoming gaps and improving the institutional structure will include the following:

- Implement Coordinated Entry to reduce and/or alleviate any gaps in services and expedite the delivery of housing and community development improvements to eligible persons.
- Cobb County CDBG Program Office staff will 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- and extremely low-income persons.

- Work with and financially support community housing development organizations (CHDOs) operating in low- and 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.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	<ul style="list-style-type: none"> <li>▪ Acquisition</li> <li>▪ Admin &amp; Planning</li> <li>▪ Economic Development</li> <li>▪ Affordable Housing</li> <li>▪ Public Improvements</li> <li>Public Services</li> </ul>	\$2,559,428.95	\$25,000	n/a	\$2,584,428.95	\$0	CDBG Funds used throughout the County will leverage other federal, local and private funds.
HOME	Public-Federal	<ul style="list-style-type: none"> <li>▪ Acquisition</li> <li>▪ Homebuyer Assistance</li> <li>▪ Homeowner Rehab</li> <li>▪ Multifamily Rental</li> <li>▪ New Construction</li> <li>▪ Multifamily Rental Rehab</li> </ul>	\$1,073,205.00	\$50,000	n/a	\$1,123,205	\$0	HOME funds will leverage other federal, local, and private funds. Subrecipient or developers supply 25% match of HOME funds

ESG	Public-Federal	<ul style="list-style-type: none"> <li>▪ Financial Assistance</li> <li>▪ Overnight shelter</li> <li>▪ Rapid re-housing</li> <li>▪ Rental Assistance</li> <li>▪ Transitional Housing</li> </ul>	\$200,576.61	\$0	n/a	\$200,576.61	\$0	ESG match requirements will be met by requiring organizations to meet a 100% match of all funds received.
		TOTALS	\$3,833,210.56			\$3,908,210.56		

**Table 41 - Anticipated Resources**

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

- Affordable housing development activities include loans to private developers that build affordable rental units. The County provides funding to developers that receive federal Low-Income Housing Tax Credits (LIHTC) for rental development projects. The County loans serve as gap financing and cover any financing gaps that developers couldn't borrow from commercial lenders or obtain through other financing options. In this way, the loans provided by the County leverage both private dollars from developers in the form of equity, market rate loans, and public dollars from the LIHTC program.
- ESG funds leverage funding for programs that assist homeless individuals and families. ESG requires dollar-for-dollar match from local grantees.
- The HOME program requires a 25% match of the total HOME funds expended for project costs. This match requirement will be met by requiring subrecipients to provide 25% match on projects, through sponsorships from local businesses, waived County fees, donated land or improvements, volunteer hours, donated materials, or other eligible methods outlined in the HOME regulations. As a requirement, HOME subrecipients submit a match log that identifies the sources of match funds from

each fiscal year. Historically, match amounts for HOME subrecipients have far exceeded the 25% annual contributions requirements stipulated by HOME program regulations.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.**

The County does not anticipate using publicly owned land or property to address the needs identified in the Annual Action Plan during this Consolidated Plan program years.

**SP-45 Goals Summary – 91.215(a)(4)**

**Goals Summary Information**

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
<b>1. New Construction/ Acquisition/ Rehabilitation</b>	2021	2025	Affordable Housing	Countywide	Increase Access to Affordable Housing;	HOME and CDBG	Rental Units Constructed: 10 Household Housing Unit Rental Units Rehabilitated: 5 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit
<b>2. Affirmatively Furthering Fair Housing Activities</b>	2021	2025	Fair Housing	Countywide	Affirmatively Furthering Fair Housing (AFFH)	CDBG	Fair Housing: 5000 Persons Assisted
<b>3. Financial Assistance for Affordable Housing</b>	2021	2025	Affordable Housing	Countywide	Increase Access to Affordable Housing; Increase Housing Options for Homeless	HOME and ESG	Direct Financial Assistance to Homebuyers: 50 Households Assisted Tenant-based Rental Assistance/Rapid Rehousing: 245 Households Assisted
<b>4. Supportive Services for Homeless Persons</b>	2021	2025	Homeless	Countywide	Increase Housing Opportunities for Homeless	ESG	Homeless Person Overnight Shelter: 1,435 Persons Assisted Homelessness Prevention: 115 Persons Assisted
<b>5. Acquire/ Construct/ Rehabilitate Public Facilities</b>	2021	2025	Non-Housing Community Development Needs	Countywide	Neighborhood Revitalization and Reinvestment	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100,000 Persons Assisted

<b>6. Provide Funding to Support Public Service Programs</b>	2021	2025	Non-Housing Community Development Needs	Countywide	Increase the Capacity of Public Services	CDBG	Public Service Activities other than Low/Moderate Income Housing Income Benefit: 45,000 Persons Assisted
<b>7. Administration/Planning</b>	2021	2025	Admin/Planning	Countywide	Administration/Planning	CDBG,HOME, ESG	Planning/Administration

**Table 42 – Goals Summary**

**Goal Descriptions**

Goal #1. New Construction/Acquisition/Rehabilitation: New construction/acquisition/Rehabilitation of affordable housing units

Goal #2. Affirmatively Further Fair Housing Activities: Accessibility improvements, fair housing enforcement and education.

Goal #3. Financial Assistance for Affordable Housing: Provide support for tenant-based rental Assistance, down payment assistance, and rapid rehousing and homeless prevention programs.

Goal #4. Supportive Services for Homeless Persons: Provide supportive services to persons who are homeless and at risk for homelessness.

Goal #5. Acquire/Construct/Rehabilitate Public Facilities: Fund public facility improvements in the County that benefit low income households and persons, and persons with special needs to include senior centers, neighborhood facilities, youth centers, childcare centers, health facilities, handicapped centers, abused and neglected children facilities, parks and recreational facilities, and other facilities; fund non-housing community development proposals in the County that eliminate a threat to public health and safety to include water/sewer improvements, flood/drainage improvements, sidewalks, street improvements, and other infrastructure improvements.

Goal #6. Provide Funding to Support Public Service Programs: Fund projects that provide recreational activities, educational opportunities, and job skills to youth; supportive services to low and moderate income households and persons with special needs; assistance to businesses to create and/or retain jobs for low and moderate income persons; and support for job training, continuing education, and employment services designed to assist low and moderate income persons obtain jobs.

Goal #7. Provide Administrative Structure: Provide the administrative structure for the planning, implementation, and management of the CDBG, HOME, and ESG grant programs as well as other housing, community development, and homelessness programs.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The County anticipates providing affordable housing for 370 extremely low, low-income, and moderate-income families by acquiring 50 homes, providing tenant based rental assistance for 245 households, providing down payment assistance to 50 households, and rehabilitating 25 owner-occupied homes.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The Marietta Housing Authority is not required by a Section 504 Voluntary Compliance Agreement to increase the number of accessible units.

### **Activities to Increase Resident Involvements**

The Marietta Housing Authority undertakes a variety of initiatives to increase resident involvement, including a comprehensive, updated website that provides information on all facets of the housing authority operations, policies and procedures. The Marietta Housing Authority has established programs that represent all Cobb County residents living in the County developments.

The Marietta Housing Authority coordinates programs, activities, and services offered to residents, including:

- Family Self Sufficiency Program - designed to assist residents with achieving self-sufficiency. This effort is accomplished through goal setting, intervention, advocacy and community collaboration. When entering the program, the residents meet with a Family Self Sufficiency (FSS) Program Coordinator to discuss their needs and to set goals. Residents can receive assistance with seeking employment, job training, and educational opportunities.
- Homeownership Program – designed to help interested participants find an appropriate mortgage lender and work with the participant through the process of buying a home.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

The Marietta Housing Authority is not designated as troubled and is considered a high performer.

### **Plan to remove the ‘troubled’ designation**

Not Applicable

## **SP-55 Barriers to affordable housing – 91.215(h)**

During this Consolidated Planning process, Cobb County is also undertaking an Analysis of Impediments to Fair Housing Choice (AI). This document will identify all of the barriers that currently exist in the County for fair housing purposes. Due to this ongoing analysis the following list of factors cannot be considered exhaustive but outlines some of the important obstacles to providing affordable housing in the County.

As noted in the 2020 Analysis of Impediments to Fair Housing Choice, the affordable housing barriers for Cobb County include the following:

### **Impediment 1: Lack of Affordable Housing**

There is a lack of affordable housing in the Cobb County due to the County's population growth and influx of higher priced housing construction. This has created a high demand on a limited affordable housing supply, and a corresponding increase in the cost of rental and sales housing.

### **Impediment 2: Lack of Accessible Housing**

There is a lack of accessible housing in Cobb County since the supply of accessible housing has not kept pace with the demand caused by the increase in the percentage of elderly persons in the County and the desire of disabled persons who want to live independently. Interviews indicated that all accessible housing is occupied, and the County's disabled population is growing.

### **Impediment 3: Barriers Limiting Housing Choice**

There are physical, economic, and social barriers (including older inaccessible housing, credit requirements that prevent all residents from obtaining mortgages, and concentrations of poverty and racial or ethnic minorities) in Cobb County which limit housing choices and housing opportunities for low-income households, minorities, and the disabled members of the County's population.

### **Impediment 4: Lack of Fair Housing Awareness**

There is a continuing need to educate and promote the rights of individuals, families, and members of the protected classes in regard to the Fair Housing Act (FHA), awareness of discriminatory practices, and combat "NIMBYism." A total of 63.3% of survey respondents in the County believed that a lack of education about fair housing contributed to unreported problems.

## **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

### **Impediment 1: Lack of Affordable Housing**

**Strategies:** In order to address the need and achieve the goal for more affordable housing, the following activities and strategies should be undertaken:

- Continue to promote the need for affordable housing by supporting and encouraging private developers and non-profits to develop, construct, and/or rehabilitate housing that is affordable.
- Encourage and promote the development, construction, and/or rehabilitation of mixed-income housing throughout the County.
- Support financially, the rehabilitation of existing housing owned by seniors and lower-income households to conserve the existing affordable housing stock in the County.
- Provide financial and development incentives to private developers and non-profits to construct and/or rehabilitate affordable housing.

**Impediment 2: Lack of Accessible Housing**

**Strategies:** In order to address the need and achieve the goal for more accessible housing, the following activities and strategies should be undertaken:

- Continue to promote the need for accessible housing by supporting and encouraging private developers and non-profits to develop, construct, and/or rehabilitate housing that is accessible to persons who are disabled.
- Financially assist in improvements to single-family owner-occupied homes to make them accessible for the elderly and/or disabled so they can continue to remain in their homes.
- Encourage and promote the development of accessible housing units in multi-family buildings as a percentage of the total number of housing units.
- Encourage and financially support landlords to make reasonable accommodations to units in their building so persons who are disabled can continue to reside in their apartments.
- Enforce the Americans with Disabilities Act (ADA) and the Fair Housing Act (FHA) in regard to making new multi-family housing developments accessible and visitable for persons who are physically disabled.

**Impediment 3: Barriers Limiting Housing Choice**

**Strategies:** In order to achieve the goal for more housing choice, the following activities and strategies should be undertaken:

- Deconcentrate pockets of racial and ethnic poverty by providing affordable housing choices for persons and families who want to reside outside impacted areas.

- Support and promote the development of affordable housing in areas of opportunity where minority and low-income persons and families may reside.
- Promote and support the development of affordable housing for minorities and low-income households who are being “forced out” of their homes and may not have housing resources to relocate.
- Support and promote sound planning principals and make revisions to land development and zoning ordinances to eliminate “exclusionary zoning,” which restricts the development of affordable
- housing.

**Impediment 4: Lack of Fair Housing Awareness**

**Strategies:** In order to address the need and achieve the goal of promoting open and fair housing, the following activities and strategies should be undertaken:

- Continue to educate and make residents aware of their rights under the Fair Housing Act (FHA) and the Americans with Disabilities Act (ADA).
- Continue to monitor the data from the Home Mortgage Disclosure Act (HMDA) to ensure that discriminatory practices in home mortgage lending is not taking place.
- Publish and distribute housing information and applications in both English and Spanish to address the increase in Limited English Proficiency residents in Cobb County.
- Educate residents and local officials to eliminate neighborhood misconceptions and combat “NIMBYism.”

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The County participates in and supports the local COC and its initiatives and projects. Cobb County will also continue to support organizations that assess the needs of the homeless to create a more robust social service system to address unmet needs. Cobb County provides ESG and CDBG funding to social service organizations to assess the needs of homeless persons. Over the next Consolidated Plan period, the County anticipates funding various local nonprofits organizations to expand services for the homeless and at-risk of homelessness population.

The Marietta/Cobb Continuum of Care collaborates with non-profit organizations to analyze existing needs to assist in identifying funding gaps and other gaps in services. The Homeless Point in Time Count, organized by the Continuum of Care, annually assesses the characteristics of the homeless population in Cobb County. This data allows the Continuum and the County to track the changing needs of the homeless. The County will continue support the efforts of the Continuum of Care in the preparation of the Point in Time Count. Cobb County will continue to invest in emergency shelter activities during this Consolidated Plan period.

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

The County supports efforts of decreasing or ending homelessness in Cobb and is contributing both time and resources to supporting the local Continuum of Care's initiatives and providing staff support to serve on the Board. Emergency needs for shelter are handled by the Cobb Continuum of Care through many organizations who are members of the Cobb Collaborative. The transitional housing needs of homeless persons are addressed below.

The County provides ESG funding for essential services and operations to emergency shelters and transitional housing facilities. These facilities provide shelter and services to citizens of Cobb County to include homeless families, single men and women, and survivors of domestic violence. The County supports increasing housing options and self-sufficiency for the homeless and near homeless by providing support for the following:

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

**Helping homeless persons (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 homelessness, 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 County will administer the Emergency Solutions Grant Program and oversee activities for homeless individuals and families in Cobb County. Cobb County has identified rapid re-housing as a priority during the next Consolidated Plan period. Obtaining permanent housing for homeless individuals and families will shorten the length of time spent in emergency and transitional shelters. Cobb County encourages collaboration with organizations to transition as many people as possible into permanent housing. The County also supports the implementation of a referral and case management system with the tools to direct the homeless to appropriate housing and services. Some families or individuals may require only limited assistance for a short period of time, such as emergency food and shelter -- until a first paycheck is received or a medical emergency is past. Others, however, will require more comprehensive and long-term assistance, such as transitional housing with supportive services and job training. Due to limited resources, it is important for agencies to eliminate duplication of effort by local agencies, both in intake and assessment procedures, and in subsequent housing and supportive services. The Homeless Management Information System (HMIS) can be improved with common intake forms, shared data, effective assessment instruments and procedures, and on-going coordination of assistance among community organizations.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The Continuum of Care has outlined its discharge policy for assisting persons aging out of foster care, and being release from health care facilities, mental health facilities, and correction facilities. The County will also administer the Emergency Solutions Grant Program (ESG) and coordinate activities to prevent individuals and families from becoming homeless and to assist individuals/families regain stability in current housing or permanent housing. ESG program funds will be used for homelessness prevention which includes housing relocation and stabilization services and for short term (up to 3 months) or medium term (up to 24 months) rental assistance. A range of emergency shelter facilities and short-term services (food, clothing, and temporary

financial assistance, transportation assistance) to meet a variety of family or individual circumstances is necessary to assist families in preventing homelessness. These facilities and services will be able to meet the needs of families with children, individuals, persons with special health problems, and other characteristics.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards.**

Cobb County will continue to implement counter-measures to reduce lead-based paint hazards by abating or removing lead-based paint hazards found in existing housing built prior to 1978. Cobb County educates the public on the hazards of lead-based paint and educates parents about protecting their children. In response to lead-based paint hazards and the limited resources available, the County has planned a steady, long-term response in accordance with Federal lead-based paint standards, other applicable federal regulations, and local property standards.

The County will identify houses with lead-based paint through the various housing programs undertaken by the County and will abate or remove lead hazards in high priority units. Government assisted housing rehabilitation projects will include the completion of a lead-based paint inspection according to HUD and Environmental Protection Agency (EPA) guidelines. Policies and procedures for abatement of lead hazards have been established in Cobb County, which include determining cost effectiveness for abatement and procedures for assessing, contracting and inspecting post-abatement work. The policies and procedures also include preparing work write-ups and costs estimates for all income eligible persons in Cobb County with identified lead-based paint hazards.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

**All services are offered to residents regardless of the extent of the lead poisoning and hazards. The Board of Health issues lead hazard control orders which are strictly enforced. Due to the age of the housing in Cobb County there is a need to address Lead Based Paint (LBP) hazards much in excess of available resources.**

The national leading cause of lead-based poisoning is exposure to dust from deteriorating paint in homes constructed before 1978. According to the Georgia Department of Public Health, the Federal Law (Title X, Section 1018) requires landlords, sellers, and renovators to give information on lead based paint and lead based paint hazards before the sale or lease of target housing. Target housing includes most private housing, public housing, housing receiving federal assistance and federally owned housing built before 1978. Additionally, the Georgia Department of Public Health created the Georgia Healthy Homes and Lead Painting Prevention Program (GHHLPPP). Lead poisoning is the leading environmental hazard to children, creating devastating irreversible health problems. Pre-1978 housing occupied by lower income households with children offers particularly high risks of lead exposure due to the generally lower levels of home maintenance. This is an important factor since it is not the lead itself that causes health hazards, but instead the deterioration of the paint that releases lead contaminated dust and allows

children to peel and eat lead-contaminated flakes. The high risk factors for lead poisoning include:

- Living in a home built before 1950
- Living in a recently remodeled home originally built before 1978

**How are the actions listed above integrated into housing policies and procedures?**

Cobb County’s policies and procedures call for full compliance and enforcement of lead-based paint regulations listed in 24 CFR Part 35. Contractors, subrecipients, and other community partners are advised of lead-based paint regulations and the Housing & Community Development Department works with them to ensure before and after inspections, testing, and abatement of lead hazards wherever necessary. Contractors and inspectors participating with the CDBG and HOME funded Housing Rehabilitation Program are required to have lead certification licensure in cases of testing or abating lead from a property.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

#### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

Cobb County will continue to increase its efforts to implement anti-poverty strategies for the citizens of the county over the next five years. The County will strive to increase its efforts in assisting homeowners and renters with housing rehabilitation and renovation of affordable housing to decrease the financial burden on low-to-moderate-income residents. The County will continue to provide assistance to low and moderate income residents through the following initiatives:

- Provide homeowners with housing repair assistance through the Housing Rehabilitation program;
- Provide nonprofit organizations such as the Northwest Georgia Habitat for Humanity with Down Payment Assistance for first-time home buyers;
- Provide assistance to the County's CHDO [Cole Street Development Corporation] to acquire and construct affordable rental housing for seniors;
- Provide assistance to nonprofit organizations such as MUST Ministries and the Family Promise of Cobb County to expand emergency shelter services for homeless families;
- Continue to implement Section 3 policy as necessary. Additionally, the county will encourage nonprofit organizations to expand housing development programs to incorporate job-training opportunities as a part of their operations.

Through the initiatives described above, and in cooperation with the agencies and nonprofit organizations noted, the CDBG Program Office will continue to assist low and moderate-income residents of Cobb County over the next five years.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

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

Each program year, the respective program manager for CDBG, HOME, and ESG prepares a risk analysis matrix for monitoring all appropriate subrecipients. This risk analysis closely mirrors the Community Planning and Development [CPD] Notice 14-04, issued March 1 2014, which delineates the relevant factors to monitor in order to determine the risk level for grantees, or in the case of Cobb County, its subrecipients. Once projects have been approved and subrecipients have been issued subrecipient agreements, staff members complete a risk analysis worksheet that reviews financial capacity; overall management; planning capacity and meeting HUD national objectives. Each subrecipient is graded and their score reflects one of three categories: low risk [0-30 points]; moderate risk [31-50 points]; and high risk [51-100 points]. The county determines its annual monitoring strategy based on the number of moderate to high risk subrecipients.

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

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

Cobb County uses multiple resources to carry out activities that benefit low and moderate-income persons. Cobb County receives entitlement funding of CDBG, HOME, and ESG programs. The CDBG Program Office administers the funding on behalf of the County. Final allocation amounts are not yet available. Expected resources are based on an allocation of 70% of the PY2020 award amounts, final allocations will be added once they are available from HUD. The County anticipates receiving the following allocations in PY2021 \$2,559,428.95 in CDBG funds, \$1,073,205.00 in HOME funds and \$200,576.60 in ESG funds. The CDBG and HOME Programs also anticipate receiving approximately \$75,000.00 in, program income (\$25,000.00 for the CDBG Program and \$50,000.00 for the HOME Program) totaling \$3,833,210.56.

#### Anticipated Resources

Program	Source of funds	Uses of Funds	Expected Amount Available Year 3			Expected Amount Available Remainder of ConPlan	Narrative Description	
			Annual Allocation	Program Income	Prior Year Resources			Total
CDBG	Public – Federal	<ul style="list-style-type: none"> <li>- Acquisition</li> <li>- Admin and Planning</li> <li>- Economic Development</li> <li>- Affordable Housing</li> <li>- Public Improvements</li> <li>- Public Services</li> </ul>	\$2,559,428.90	\$0.00	n/a	\$2,559,428.90	\$0	CDBG funds used throughout the County will leverage other federal, local and private funds.

Program	Source of funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
HOME	Public – Federal	<ul style="list-style-type: none"> <li>- Acquisition</li> <li>- Homebuyer Assistance</li> <li>- Homeowner Rehab</li> <li>- Multifamily Rental</li> <li>- New Construction</li> <li>- Multifamily Rental Rehab</li> </ul>	\$1,073,205.00	\$0.00	n/a	\$1,073,205.00	\$0	HOME funds will leverage other federal, local, and private funds. Subrecipient or developers supply 25% match of HOME funds.
ESG	Public – Federal	<ul style="list-style-type: none"> <li>- Financial Assistance</li> <li>- Overnight shelter</li> <li>- Rapid re-housing</li> <li>- Rental Assistance</li> <li>- Transitional Housing</li> </ul>	\$200,576.60	\$0.00	n/a	\$200,576.60	\$0	ESG match requirements will be met by requiring organizations to meet a 100% match of all funds received.
		<b>Total</b>	<b>\$3,833,201.50</b>	<b>\$0.00</b>	<b>n/a</b>	<b>\$3,833,201.50</b>	<b>\$0</b>	
Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Table 43 - Expected Resources – Priority Table

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

Cobb County will use a combination of public and private funding to carry out activities identified in this Action Plan. During PY2021, the County will research opportunities to apply for additional funding streams which are consistent with the goals of the Consolidated Plan. Currently, the County uses its Community Services Block Grant (CSBG), Emergency Food and Shelter Program (EFSP) program funds, and Justice Assistance Grant (JAG) program funds to offset funding reductions through its HUD CPD program funding. Cobb County will also work with non-profit organizations to encourage leveraging of available funding sources and strengthen organizational capacity.

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

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

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

During PY2021, the County does not anticipate using publicly owned land or property to address the needs identified in the Annual Action Plan.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
<b>1. New Construction/ Acquisition/ Rehabilitation</b>	2021	2025	Affordable Housing	Countywide	Increase Access to Affordable Housing;	HOME and CDBG	<ul style="list-style-type: none"> <li>• Rental Units Constructed: 50 Household Housing Unit</li> <li>• Rental Units Rehabilitated: 25 Household Housing Unit</li> <li>Homeowner Housing Added: 10 Household Housing Unit</li> </ul>
<b>2. Affirmatively Furthering Fair Housing Activities</b>	2021	2025	Fair Housing	Countywide	Affirmatively Furthering Fair Housing (AFFH)	CDBG	Fair Housing: 5000 Persons Assisted
<b>3. Financial Assistance for Affordable Housing</b>	2021	2025	Affordable Housing	Countywide	Increase Access to Affordable Housing; Increase Housing Options for Homeless	HOME and ESG	<ul style="list-style-type: none"> <li>• Direct Financial Assistance to Homebuyers: 50 Households Assisted</li> <li>Tenant-based Rental Assistance/Rapid Rehousing: 245 Households Assisted</li> </ul>

<b>4. Supportive Services for Homeless Persons</b>	2021	2025	Homeless	Countywide	Increase Housing Opportunities for Homeless	ESG	<ul style="list-style-type: none"> <li>Homeless Person Overnight Shelter: 1,435 Persons Assisted</li> <li>Homelessness Prevention: 115 Persons Assisted</li> </ul>
<b>5. Acquire/Construct/Rehabilitate Public Facilities</b>	2021	2025	Non-Housing Community Development Needs	Countywide	Neighborhood Revitalization and Reinvestment	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 345,000 Persons Assisted
<b>6. Provide Funding to Support Public Service Programs</b>	2021	2025	Non-Housing Community Development Needs	Countywide	Increase the Capacity of Public Services	CDBG	Public Service Activities other than Low/Moderate Income Housing Income Benefit: 45,000 Persons Assisted
<b>7. Administration/Planning</b>	2021	2025	Admin/Planning	Countywide	Administration/Planning	CDBG, HOME, ESG	Planning/Administration

**Table 44 – Goals Summary**

## Goal Descriptions

Goal #1. New Construction/Acquisition/Rehabilitation: New construction/acquisition/Rehabilitation of affordable housing units

Goal #2. Affirmatively Further Fair Housing Activities: Accessibility improvements, fair housing enforcement and education.

Goal #3. Financial Assistance for Affordable Housing: Provide support for tenant-based rental Assistance, down payment assistance, and rapid rehousing and homeless prevention programs.

Goal #4. Supportive Services for Homeless Persons: Provide supportive services to persons who are homeless and at risk for homelessness.

Goal #5. Acquire/Construct/Rehabilitate Public Facilities: Fund public facility improvements in the County that benefit low income households and persons, and persons with special needs to include senior centers, neighborhood facilities, youth centers, childcare centers, health facilities, handicapped centers, abused and neglected children facilities, parks and recreational facilities, and other facilities; fund non-housing community development proposals in the County that eliminate a threat to public health and safety to include water/sewer improvements, flood/drainage improvements, sidewalks, street improvements, and other infrastructure improvements.

Goal #6. Provide Funding to Support Public Service Programs: Fund projects that provide recreational activities, educational opportunities, and job skills to youth; supportive services to low and moderate income households and persons with special needs; assistance to businesses to create and/or retain jobs for low and moderate income persons; and support for job training, continuing education, and employment services designed to assist low and moderate income persons obtain jobs.

Goal #7. Provide Administrative Structure: Provide the administrative structure for the planning, implementation, and management of the CDBG, HOME, and ESG grant programs as well as other housing, community development, and homelessness programs.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Projects planned for the upcoming year are identified in the table below. Additional details are provided in Section AP-38.

#### Projects

Project	PY2021 Funding	Description	Annual Goals	Target Areas	Priority Needs Addressed
City of Acworth	\$86,041.00	Facility Improvements	Acquire/Construct/Rehabilitate Public Facilities and Infrastructure	City of Acworth	Neighborhood Revitalization and Redevelopment
City of Austell	\$62,012.00	Facility Improvements	Acquire/Construct/Rehabilitate Public Facilities and Infrastructure	City of Austell	Neighborhood Revitalization and Redevelopment
City of Kennesaw	\$129,817.00	Woodland Acres Infrastructure Improvements	Acquire/Construct/Rehabilitate Public Facilities and Infrastructure	City of Kennesaw	Neighborhood Revitalization and Redevelopment
City of Powder Springs	\$78,252.00	Facility Improvements	Acquire/Construct/Rehabilitate Public Facilities and Infrastructure	City of Powder Springs	Neighborhood Revitalization and Redevelopment

Cobb County Housing Rehabilitation	\$90,000.00	Occupied Housing Rehabilitation Administration	Address needs of low income homeowners	County wide	Admin/Planning
Cobb County Owner	\$150,000.00	Occupied Housing Rehabilitation Grants	Address needs of low income homeowners	County wide	Affordable Housing
Atlanta Legal Aid Society	\$10,000.00	Legal Services - Operating Costs	Address Public Service Needs of Low-Income and Special Needs Populations:	County wide	Increase Public Service
Cobb Senior Services	\$20,000.00	Van Acquisition	Address Public Service Needs of Low-Income and Special Needs Populations:	County wide	Increase Public Service
The Extension Inc	\$65,000.00	Women Shelter - Operating Costs	Address Public Service Needs of Low-Income and Special Needs Populations:	County wide	Increase Public Service
Girls Inc.	\$35,000.00	Youth Afterschool Program - Operating Costs	Address Public Service Needs of Low-Income and Special Needs Populations:	County wide	Increase Public Service
Latin American Association	\$10,000.00	Case Management - Operating Costs	Address Public Service Needs of Low-Income and Special Needs Populations:	County wide	Increase Public Service
Must Ministries	\$25,000.00	TBRA Case Management	Address Public Service Needs of Low-Income and Special Needs Populations:	County wide	Increase Public Service

Tommy Nobis Center	\$30,000.00	Employment Training	Address Public Service Needs of Low-Income and Special Needs Populations:	County wide	Increase Public Service
Safepath Children's Advocacy Center, Inc	\$65,000.00	Youth Services - Operating Costs	Address Public Service Needs of Low-Income and Special Needs Populations:	County wide	Increase Public Service
Salvation Army (Marietta Corps)	\$10,000.00	Case Management - Operating Costs	Address Public Service Needs of Low-Income and Special Needs Populations:	County wide	Increase Public Service
Ser Familia, Inc.	\$10,000.00	Mental Health Services - Operating Costs	Address Public Service Needs of Low-Income and Special Needs Populations:	County wide	Increase Public Service
Society of St. Vincent De Paul Georgia	\$10,000.00	Program Management - Operating Costs	Address Public Service Needs of Low-Income and Special Needs Populations:	County wide	Increase Public Service
Travelers Aid of Metro Atlanta (Hope Atlanta)	\$10,000.00	Case Management - Operating Costs	Address Public Service Needs of Low-Income and Special Needs Populations:	County wide	Increase Public Service
Zion Baptist Church	\$10,000.00	Housing Program - Operating Costs	Address Public Service Needs of Low-Income and Special Needs Populations:	County wide	Increase Public Service
Zion Keepers	\$65,000.00	TBRA Case Management - Operating Costs	Address Public Service Needs of Low-Income and Special Needs Populations:	County wide	Increase Public Service
Family Life Restoration	\$45,907.37	Facility Renovations	Acquire/Construct/Rehabilitate Public Facilities and Infrastructure	County wide	Neighborhood Revitalization

					and Redevelopment
Girls Inc.	\$150,000.00	Facility Renovations	Acquire/Construct/Rehabilitate Public Facilities and Infrastructure	County wide	Neighborhood Revitalization and Redevelopment
Good Samaritan Health Center of Cobb	\$150,000.00	Facility Expansion Renovations	Acquire/Construct/Rehabilitate Public Facilities and Infrastructure	County wide	Neighborhood Revitalization and Redevelopment
Livesafe Resources	\$25,729.00	Facility Renovations	Acquire/Construct/Rehabilitate Public Facilities and Infrastructure	County wide	Neighborhood Revitalization and Redevelopment
Must Ministries	\$300,000.00	New Facility Construction	Acquire/Construct/Rehabilitate Public Facilities and Infrastructure	County wide	Neighborhood Revitalization and Redevelopment
Right in The Community	\$150,000.00	Facility Renovations	Acquire/Construct/Rehabilitate Public Facilities and Infrastructure	County wide	Neighborhood Revitalization and Redevelopment
City of Smyrna	\$318,481.00	Administration & Planning - Various Public Facility Projects	Administration and Planning	City of Smyrna	Admin/Planning, Neighborhood Revitalization and Redevelopment

Cobb County CDBG Program Office Administration	\$448,189.58	Administration and Planning	Administration and Planning	County wide	Admin/Planning
Cobb County CHDO and Operating	\$50,977.24	CHDO Operating	Operating	County wide	Operating
Cole Street Development (CHDO) 15%	\$136,833.64	CHDO Activities	New Construction/Acquisition/ Rehabilitation of Housing for Persons who are Elderly, Disabled, or Homeless	County wide	Affordable Housing
Cole Street Development	\$306,243.50	Acquisition & Rehabilitation - Rental	New Construction/Acquisition/ Rehabilitation of Housing for Persons who are Elderly, Disabled, or Homeless	County wide	Affordable Housing
Habitat for Humanity of NW Metro Atlanta, Inc	\$150,000.00	Acquisition	New Construction/Acquisition/ Rehabilitation of Housing for Persons who are Elderly, Disabled, or Homeless	County wide	Affordable Housing
Habitat for Humanity of NW Metro Atlanta, Inc	\$80,000.00	Down Payment Assistance	Financial Assistance to low income homebuyers	County wide	Affordable Housing
liveSAFE Resources	\$30,000.00	Tenant Based Rental Assistance	Tenant Based Rental Assistance	County wide	Affordable Housing

MUST Ministries, Inc	\$80,000.00	Tenant Based Rental Assistance	Tenant Based Rental Assistance	County wide	Affordable Housing
Society of St. Vincent De Paul Georgia	\$20,000.00	Tenant Based Rental Assistance	Tenant Based Rental Assistance	County wide	Affordable Housing
Zion Keepers, Inc.	\$85,000.00	Tenant Based Rental Assistance	Tenant Based Rental Assistance	County wide	Affordable Housing
City of Roswell	\$10,732.05	Administration	Administration and Planning	City of Roswell	Admin/Planning
City of Roswell	\$26,830.13	CHDO Activities and Operating	New Construction/Acquisition/ Rehabilitation of Housing for Persons who are Elderly, Disabled, or Homeless	City of Roswell	Affordable Housing
Cobb County HOME Program	\$96,588.45	Program Administration	Administration and Planning	County wide	Admin/Planning
The Center for Family Resources, Inc.	\$10,000.00	Shelter Operations - Emergency Shelter	Provide Support for Emergency Housing and Supportive Services for the Homeless	County wide	Eliminate Homelessness
liveSAFE Resources, Inc.	\$20,000.00	Shelter Operations - Domestic Violence Shelter	Provide Support for Emergency Housing and Supportive Services for the Homeless	County wide	Eliminate Homelessness

MUST Ministries, Inc.	\$30,000.00	Shelter Operations - Emergency Shelter	Provide Support for Emergency Housing and Supportive Services for the Homeless	County wide	Eliminate Homelessness
Society of Saint Vincent De Paul	\$15,000.00	Shelter Operations - House of Dreams for Women	Provide Support for Emergency Housing and Supportive Services for the Homeless	County wide	Eliminate Homelessness
The Extension, Inc.	\$30,345.96	Shelter Operations - Shelter Program & Operations for Men's Shelter	Provide Support for Emergency Housing and Supportive Services for the Homeless	County wide	Eliminate Homelessness
Turner Hill Community Development Corporation	\$15,000.00	Emergency Shelter - Harmony House	Provide Support for Emergency Housing and Supportive Services for the Homeless	County wide	Eliminate Homelessness
The Center for Family Resources, Inc.	\$10,000.00	Homelessness Prevention	Provide Support for Emergency Housing and Supportive Services for the Homeless	County wide	Eliminate Homelessness
Latin American Association, Inc.	\$10,000.00	Homelessness Prevention	Provide Support for Emergency Housing and Supportive Services for the Homeless	County wide	Eliminate Homelessness
Travelers Aid	\$10,000.00	Homelessness Prevention	Provide Support for Emergency Housing and Supportive Services for the Homeless	County wide	Eliminate Homelessness

Zion Baptist Church	\$15,000.00	Homelessness Prevention	Provide Support for Emergency Housing and Supportive Services for the Homeless	County wide	Eliminate Homelessness
Zion Keepers, Inc.	\$20,187.40	Homeless Prevention for Veterans	Provide Support for Emergency Housing and Supportive Services for the Homeless	County wide	Eliminate Homelessness
Cobb County ESG Program Administration	\$15,043.25	Administration	Administration and Planning	County wide	Admin/Planning
<b>Grand Total</b>	<b>\$3,833,210.56</b>				

**Table 45 – Project Information**

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

The projects were selected to meet identified needs in the community with the resources provided. Limited financial resources with which to finance programs and projects is the greatest obstacle to meeting the municipality's underserved needs.

Cobb County will continue to estimate allocations for this Consolidated Plan period based on 70% of the prior year’s allocation and the priorities identified in the PY2021-2025 Consolidated Plan, community input, qualified applications for funding, the County Manager and Board of Commissioners direction.

Cobb County recognizes there are multiple needs for low and moderate-income persons of the County that are met through the use of CDBG, HOME, and ESG funds. These needs include access to affordable housing for low and moderate-income persons, housing options for homeless and at-risk populations; increased capacity for public services, addressing community development needs, and access to economic development activities.

The County prioritizes grant allocations by ensuring that all proposed projects will:

- Directly benefit low and moderate-income persons or households as defined by HUD’s Income Limit Guidelines based on the Atlanta-Sandy Springs-Marietta Metro Statistical Area (MSA); or
- Take place in an area where more than 51% of the population is lower income according to HUD Income Limits.

## AP-38 Project Summary

### Project Summary Information

PROJECT NAME	
Community Development Block Grant Activities	
1	City of Acworth - Facility Improvements
2	City of Austell - Facility Improvements
3	City of Kennesaw - Woodland Acres Infrastructure Improvements
4	City of Powder Springs - Facility Improvements
5	Cobb County Housing Rehabilitation - Administration
6	Cobb County Owner-Occupied Housing Rehabilitation - Grants
7	Atlanta Legal Aid Society - Legal Services - Operating Costs
8	Cobb Senior Services - Van Acquisition
9	The Extension Inc. - Women Shelter - Operating Costs
10	Girls Inc. - Youth Afterschool Program - Operating Costs
11	Latin American Association - Case Management - Operating Costs
12	Must Ministries - TBRA Case Management - Operating Costs
13	Tommy Nobis Center - Employment Training - Operating Costs
14	Safepath Children's Advocacy Center, Inc. - Youth Services - Operating Costs
15	Salvation Army (Marietta Corps) - Case Management - Operating Costs
16	Ser Familia, Inc. - Mental Health Services - Operating Costs
17	Society of St. Vincent De Paul Georgia - Program Management - Operating Costs
18	Travelers Aid of Metro Atlanta (Hope Atlanta) - Case Management - Operating Costs
19	Turner Hill CDC - Case Management - Operating Costs
20	YELLS Inc. - Afterschool Program - Operating Costs
21	Zion Baptist Church - Housing Program - Operating Costs
22	Zion Keepers - TBRA Case Management - Operating Costs
23	Family Life Restoration - Facility Renovations
24	Girls Inc. - Facility Renovations

25	Good Samaritan Health Center of Cobb - Facility Expansion Renovations
26	Livesafe Resources - Facility Renovations
26	Must Ministries - New Facility Construction
27	Right in The Community - Facility Renovations
28	City of Smyrna - Administration & Planning
29	City of Smyrna - Administration & Planning Cobb County CDBG Office
30	City of Smyrna - Various Public Facility Projects
<b>HOME Investment Partnership Activities</b>	
31	Cobb County HOME Program Administration
32	Cobb County CHDO Operating (5%) - CHDO Operating
33	Cole Street Development -Acquisition & Rehabilitation - Rental
34	Cole Street Development (CHDO) - CHDO Activities (15%)
35	Habitat for Humanity of NW Metro Atlanta, Inc - Acquisition
36	Habitat for Humanity of NW Metro Atlanta, Inc - Down Payment Assistance
37	liveSAFE Resources - Tenant Based Rental Assistance
38	MUST Ministries, Inc. - Tenant Based Rental Assistance
39	Society of St. Vincent De Paul Georgia- Tenant Based Rental Assistance
40	Zion Keepers, Inc. - Tenant Based Rental Assistance
41	City of Roswell Administration (10%)
42	City of Roswell CHDO - CHDO Activities (15%)
43	City of Roswell CHDO Operating - CHDO Operating (5%)
<b>Emergency Solutions Grant Activities</b>	
44	The Center for Family Resources, Inc.- Shelter Operations - Emergency Shelter
45	liveSAFE Resources, Inc. - Shelter Operations - Domestic Violence Shelter
46	MUST Ministries, Inc.- Shelter Operations - Emergency Shelter
47	Society of Saint Vincent De Paul - Shelter Operations - House of Dreams for Women
48	The Extension, Inc. - Shelter Operations - Shelter Program & Operations for Men's Shelter
49	Turner Hill Community Development Corporation - Emergency Shelter - Harmony House
50	The Center for Family Resources, Inc. - Homelessness Prevention

51	Latin American Association, Inc. - Homelessness Prevention
52	Travelers Aid - Homelessness Prevention
53	Zion Baptist Church - Homelessness Prevention
54	Zion Keepers, Inc. - Homeless Prevention for Veterans
55	Cobb County CDBG Program Office Administration

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Cobb County receives entitlement program funds directly from HUD. The County allocates a “fair share percentage” of CDBG program funds to the Cities of Acworth, Austell, Kennesaw, and Powder Springs. The City of Smyrna is an entitlement jurisdiction, and therefore, receives a direct allocation from HUD. This entitlement jurisdiction has entered into a Cooperation Agreement with Cobb County to administer its CDBG program funds. The Georgia Urban County Consortium (GUCC) consists of two participating jurisdictions, Cobb County (the lead agency) and the City of Roswell. The City of Roswell has entered a joint agreement with Cobb County to receive HOME grant funds from HUD. The GUCC participating jurisdictions receive funding allocations based on the Annual Consortia Percentage Report produced by HUD.

Based on 2019 American Community Survey (ACS) Census data, Cobb County has experienced an increase in its racial/ethnic composition. The African-American population increased between 2010 and 2017 rising from 171,774 residents in 2010 to 208,527 in 2019. The 2019 ACS Census data shows that African Americans comprised 27.6% percent of all Cobb County residents. There is a large percentage of African American residents in the Southern portion of the County with concentrations in the cities of Marietta and Smyrna. In 2010, the Asian population in Cobb County totaled 30,657 and rose to 43,013 in 2019. The 2019 ACS Census data reported that the Asian population comprised 5.7% of Cobb County residents and is concentrated primarily in the northeastern portion of the County. The Hispanic population increased from 84,330 residents in 2010 to 99,824 residents in 2019. The 2019 ACS Census data reported that the Hispanic population comprised 13.2% of Cobb County residents and is concentrated primarily in the cities of Marietta and Smyrna. Assistance will be provided throughout low-income Cobb County Census tracts and directly to low and moderate-income residents.

### Geographic Distribution

Target Area	Percentage of Funds
County-Wide	80%*

**Table 46 - Geographic Distribution**

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

### **Rationale for the priorities for allocating investments geographically**

Cobb County is an urban county that covers over 340 square miles which causes the low and moderate- income population to be less concentrated as in most centralized cities. The County relies on widely accepted data such as American Community Survey, HUD’s low and moderate-income summary data, and Federal Financial Institutions Examinations Council’s (FFIEC) data to determine areas throughout the community with concentrations of low and moderate-income communities. Program resources are allocated County-wide based on low-mod areas which often coincide with areas of minority concentration.

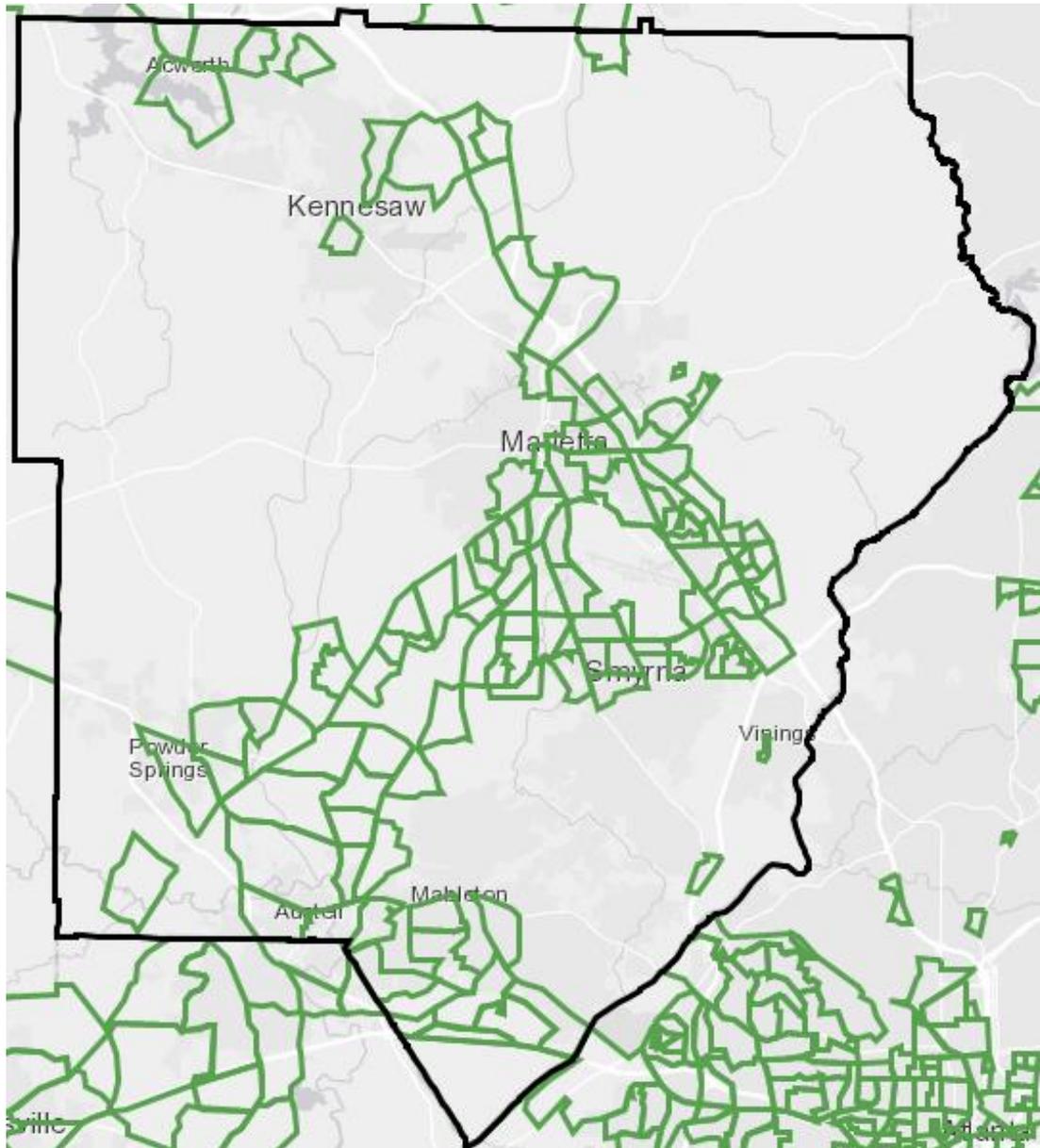
### **Map 1: Cobb County Low and Moderate-Income by Census Tracts**

Low-Mod Block Groups



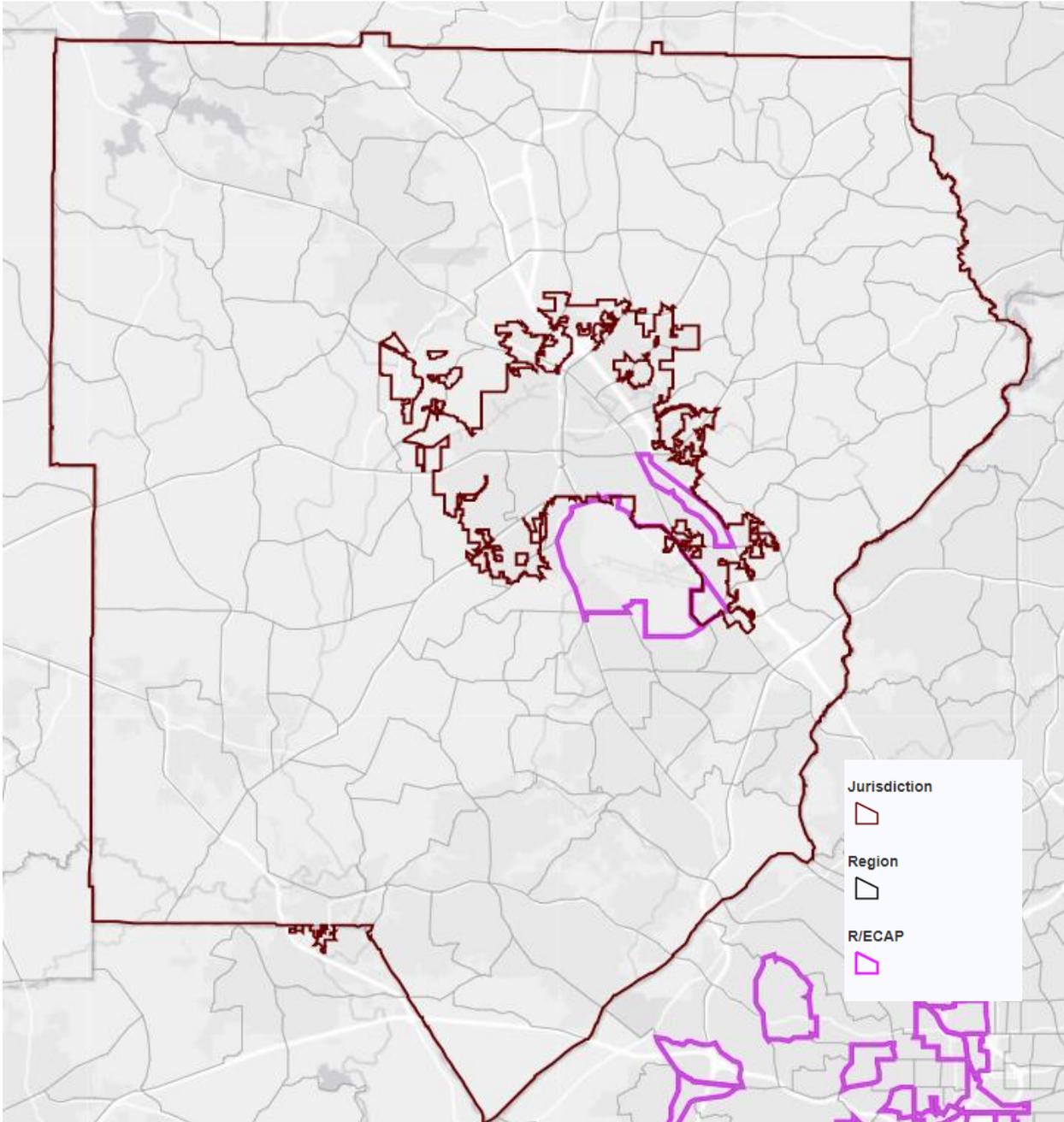
(Source: HUD CPD Mapping Tool; <https://egis.hud.gov/cpdmaps/>)

The low and moderate-income census tracts in Cobb County are located in the central, eastern and southern portions of the County which also coincide with areas of minority concentrations throughout the county. These Census Tracts are defined as low and moderate-income areas based on HUD's determination.



Source: HUD CPD Maps, <https://egis.hud.gov/cpdmaps/>

## Map 2: Cobb County Racially and Ethnically Concentrated Areas of Poverty

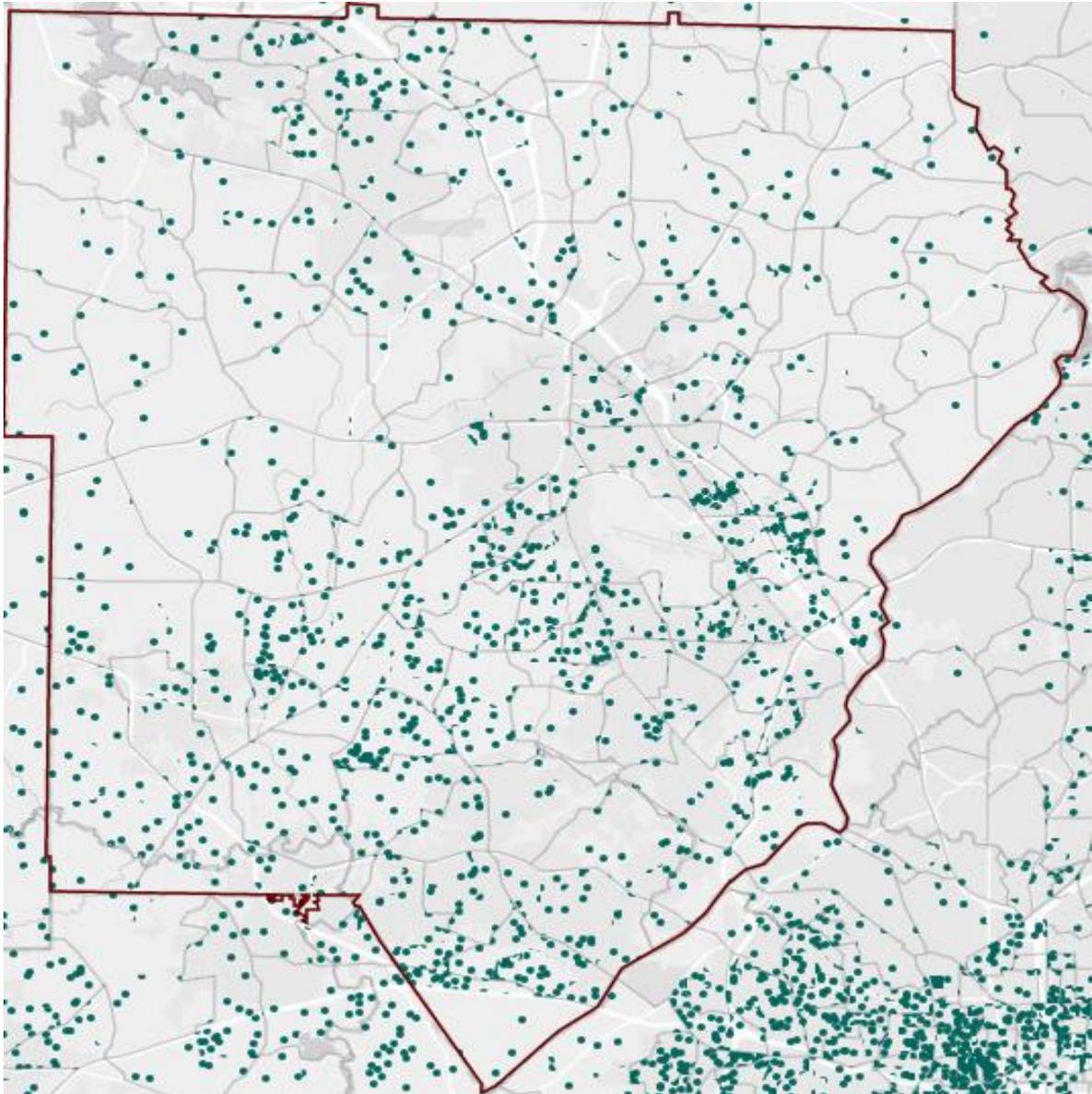


Source: Affirmatively Fair Housing Map; <https://egis.hud.gov/affht/>

According to the HUD Affirmatively Further Fair Housing (AFFH) map, Cobb County has two (2) racially and ethnically concentrated areas of poverty which includes significant African American population at 44.5%. In this Census Tract Block Groups 2 and 3 have a racial and ethnic concentration higher than 50%. Census Tract 0310.01 Block Group 2 has a racial and ethnic

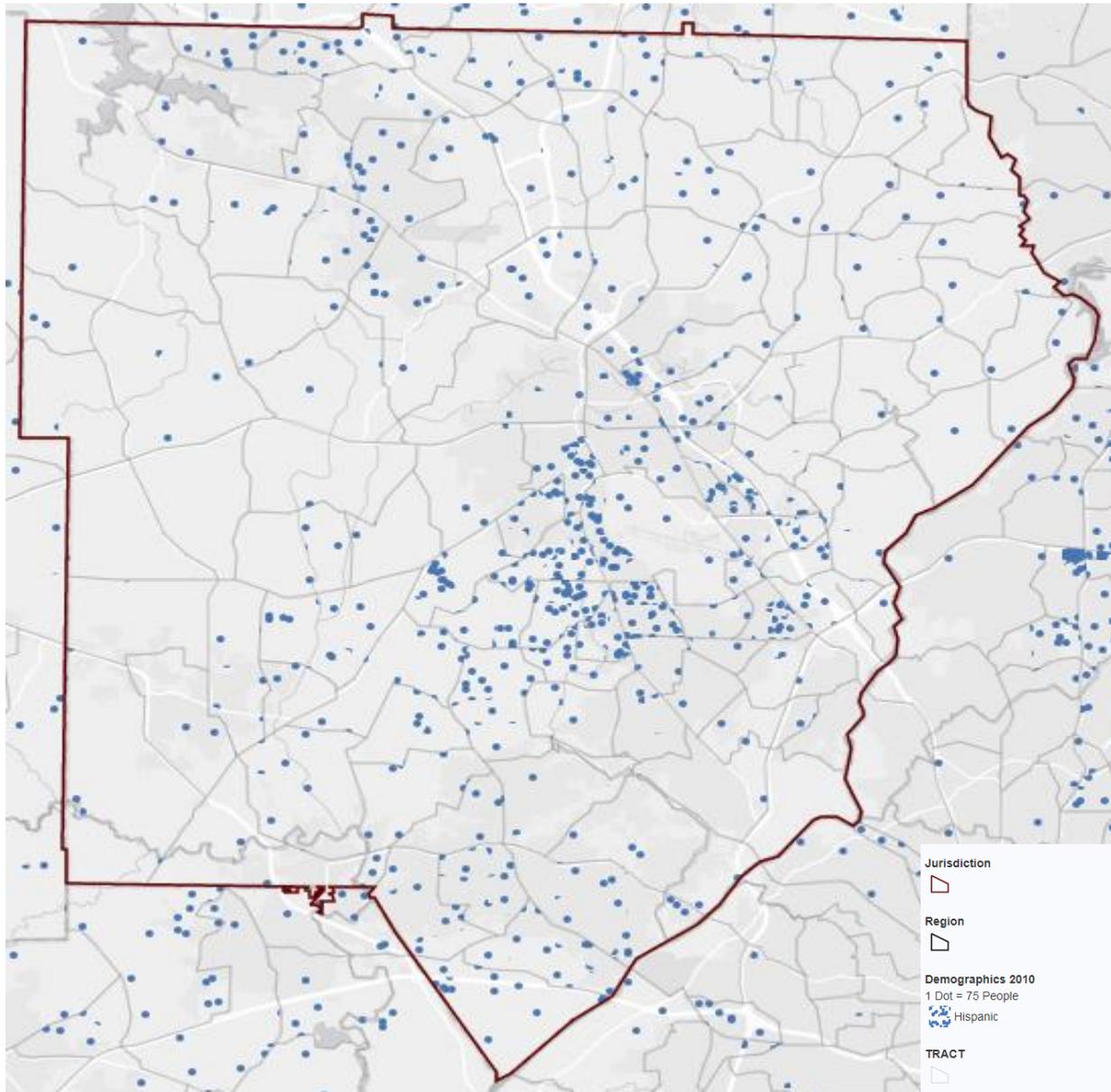
concentration higher than 50%. Census Tract 03111.3 Block Group 1 has a racial and ethnic concentration higher than 50%.

**Map 3: Cobb County Areas of African American Concentrations**



Source: Affirmatively Fair Housing Map; <https://egis.hud.gov/affht/>

**Map 4: Cobb County Areas of Hispanic Concentrations**



Source: Affirmatively Fair Housing Map; <https://egis.hud.gov/affht/>

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Cobb County uses a myriad of approaches to maintain, create, and improve the quality of affordable housing throughout the County. For the Consolidated Plan, Cobb County prioritized the following housing activities housing rehabilitation (CDBG), down payment assistance (HOME), acquisition/rehabilitation/new construction (HOME), tenant based rental assistance (HOME), short-term rent/mortgage/utility assistance (ESG), and homelessness prevention (ESG). During this Consolidated Plan period, Cobb County will administer the following programs to preserve and increase access to affordable housing:

- Acquisition, Rehabilitation, and New Construction of Affordable Housing
- Owner Occupied Housing Rehabilitation
- Down Payment Assistance
- Tenant Based Rental Assistance
- CHDO – supporting community organizations to develop affordable housing
- ESG – Homelessness Prevention and Rapid re-housing

Estimated annual goals for affordable housing and descriptions of activities for each program are included in the following tables:

One Year Goals for the Number of Households to be Supported	
Homeless	100
Non-Homeless	25
Special-Needs	10
Total	135

**Table 47 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	100
The Production of New Units	25
Rehab of Existing Units	5
Acquisition of Existing Units	10
Total	140

**Table 48 - One Year Goals for Affordable Housing by Support Type**

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Cobb County will assist Marietta Housing Authority in addressing the needs of public housing residents by offering down-payment assistance programs to eligible residents of public housing.

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

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

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

MHA provides multiple outlets for public housing residents to be involved. Public housing residents (each adult family member) must contribute eight hours per month of community service and participate in an economic self-sufficiency program. With the economic self-sufficiency program in place, MHA encourages its residents to participate in activities that promote the level of economic stability that could lead to homeownership.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

According to HUD's Public Housing Agency Score (PHAS), the Marietta Housing Authority scored an 88 and is designated a standard performer and is not considered by HUD to be troubled or poorly performing.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

As a participant in the local CoC, led by the Center for Family Resources, the County is a partner in its plan to address homelessness and the priority needs of homeless individuals and families, including homeless subpopulations.

The County has implemented a Homeless Management Information System (HMIS) database to track the effectiveness of service providers. This system provides information on services provide to eligible clients by local non-profit organizations in the County.

### **Describe the jurisdictions one-year**

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

Cobb County has identified the following goals to reduce and/or eliminate homelessness.

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

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

Cobb County will continue to support organizations that assess the needs of the homeless to create a more robust social service system to address unmet needs. ESG, CSBG and CDBG funding are provided to social service organizations to assess the needs of homeless persons. In PY2020, Cobb County funded the Center for Family Resources, the Center for Children and Young Adults, Turner Hill Harmony House, The Extension, Ser Familia, Family Promise of Cobb County, MUST Ministries, Latin American Association, Inc., and Zion Keepers, Inc. to provide services for the homeless and at-risk of homelessness population. The Marietta/Cobb Continuum of Care collaborates with non-profit organizations to analyze existing needs to assist in identifying funding gaps and other gaps in services. The Homeless Point in Time Count, organized by the Continuum of Care, annually assesses the characteristics of the homeless population in Cobb

County. This data allows the Continuum and the County to track the changing needs of the homeless. In PY2020, the County will continue support the efforts of the Continuum of Care in the preparation of the Point in Time Count. Consolidated Plan. Cobb County will continue to invest in emergency shelter activities during the Action Plan period and has identified the following five organizations that will provide emergency shelter for homeless persons residing in Cobb County.

**MUST Ministries** provides immediate needs (food, clothing, shelter) and long terms needs (employment assistance, support groups, educational assistance) to homeless persons in the county. They also operate a community kitchen which operates 365 days per year and serves nearly 80,000 meals a year. **The Center for Family Resources** provides services for homeless and at-risk persons residing in the county through direct financial assistance, affordable housing programs, education and employment assistance, and mentoring.

**The Extension** operates a long-term community supported residential treatment facility for homeless men who are chemically dependent. This program addresses one of the root causes of homelessness and provides its participants with an opportunity to reintegrate into society as sober, productive, and responsible citizens.

**Turner Hill CDC** provides shelter and targeted support services to homeless males upon their release from jail or prison. Through case management services and mentorship, these men find jobs, maintain sobriety, transition to stable housing, and become responsible, self-sustaining citizens of our community.

**Family Promise of Cobb County** assists homeless families with children with emergency shelter, mentoring, and practical life skills coaching so that their clients can achieve a greater level of self-respect, dignity and independence.

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

The County provides ESG and CSBG funding for essential services and operations to emergency shelters and transitional housing facilities. These facilities provide shelter and services to citizens of Cobb County to include homeless families, single men and women, and victims of domestic violence. The County supports increasing housing options and self-sufficiency for the homeless and near homeless by providing support for the following:

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

**Helping homeless persons (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 homelessness, 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 County will administer the Emergency Solutions Grant Program and oversee activities for homeless individuals and families in Cobb County. Rapid re-housing has been identified as a priority for the PY2019 funding cycle. Obtaining permanent housing for homeless individuals and families will shorten the length of time spent in emergency and transitional shelters. According to the most recent Point in Time Count (PIT) of homeless persons in Cobb County conducted on January 30, 2019, 228 persons were sleeping in either emergency or transitional shelters; and 109 persons were unsheltered. Cobb County encourages collaboration with organizations to transition as many people as possible into permanent housing. The County also supports the implementation of, Coordinated Entry, a referral and case management system with the tools to direct the homeless to appropriate housing and services. Some families or individuals may require only limited assistance for a short period of time, such as emergency food and shelter, until a first paycheck is received or a medical emergency has past. Others however, will require more comprehensive and long-term assistance, such as transitional housing with supportive services and job training. Due to limited resources, it is important for agencies to eliminate duplication of effort by local agencies, both in intake and assessment procedures, and in subsequent housing and supportive services. The Homeless Management Information System (HMIS) can be improved with common intake forms, shared data, effective assessment instruments and procedures, and on-going coordination of assistance among community organizations.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The County will administer the Emergency Solutions Grant Program (ESG) and coordinate activities to prevent individuals and families from becoming homeless and to assist individuals/families regain stability in current housing or permanent housing. ESG program funds will be used for homelessness prevention which includes housing relocation and stabilization services and for short term (up to 3 months) or medium term (up to 24 months) rental assistance. A range of emergency shelter facilities and short-term services (food, clothing, and temporary financial assistance, transportation assistance) to meet a variety of Consolidated Plan family or individual circumstances is necessary to assist families in preventing homelessness.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

**Actions it planned 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.**

The County's 2020 Analysis of Impediments to Fair Housing Choice (AI) examined a number of areas in which barriers to the development of affordable housing might exist. Barriers identified in the Plan include:

### **Impediment 1: Lack of Affordable Housing**

**Strategies:** In order to address the need and achieve the goal for more affordable housing, the following activities and strategies should be undertaken:

- Continue to promote the need for affordable housing by supporting and encouraging private developers and non-profits to develop, construct, and/or rehabilitate housing that is affordable.
- Encourage and promote the development, construction, and/or rehabilitation of mixed-income housing throughout the County.
- Support financially, the rehabilitation of existing housing owned by seniors and lower-income households to conserve the existing affordable housing stock in the County.
- Provide financial and development incentives to private developers and non-profits to construct and/or rehabilitate affordable housing.

### **Impediment 2: Lack of Accessible Housing**

**Strategies:** In order to address the need and achieve the goal for more accessible housing, the following activities and strategies should be undertaken:

- Continue to promote the need for accessible housing by supporting and encouraging private developers and non-profits to develop, construct, and/or rehabilitate housing that is accessible to persons who are disabled.
- Financially assist in improvements to single-family owner-occupied homes to make them accessible for the elderly and/or disabled so they can continue to remain in their homes.
- Encourage and promote the development of accessible housing units in multi-family buildings as a percentage of the total number of housing units.

- Encourage and financially support landlords to make reasonable accommodations to units in their building so persons who are disabled can continue to reside in their apartments.
- Enforce the Americans with Disabilities Act (ADA) and the Fair Housing Act (FHA) in regard to making new multi-family housing developments accessible and visitable for persons who are physically disabled.

### **Impediment 3: Barriers Limiting Housing Choice**

**Strategies:** In order to achieve the goal for more housing choice, the following activities and strategies should be undertaken:

- Deconcentrate pockets of racial and ethnic poverty by providing affordable housing choices for persons and families who want to reside outside impacted areas.
- Support and promote the development of affordable housing in areas of opportunity where minority and low-income persons and families may reside.
- Promote and support the development of affordable housing for minorities and low-income households who are being “forced out” of their homes and may not have housing resources to relocate.
- Support and promote sound planning principals and make revisions to land development and zoning ordinances to eliminate “exclusionary zoning,” which restricts the development of affordable housing.

### **Impediment 4: Lack of Fair Housing Awareness**

**Strategies:** In order to address the need and achieve the goal of promoting open and fair housing, the following activities and strategies should be undertaken:

- Continue to educate and make residents aware of their rights under the Fair Housing Act (FHA) and the Americans with Disabilities Act (ADA).
- Continue to monitor the data from the Home Mortgage Disclosure Act (HMDA) to ensure that discriminatory practices in home mortgage lending is not taking place.
- Publish and distribute housing information and applications in both English and Spanish to address the increase in Limited English Proficiency residents in Cobb County.
- Educate residents and local officials to eliminate neighborhood misconceptions and combat “NIMBYism.”

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The Consolidated Plan addresses the issue of meeting underserved needs of Cobb County residents through a variety of initiatives. Several of these initiatives are proposed for funding in this Annual Action Plan. As has been the situation in the past and most likely in the future, the primary obstacle to these actions is a lack of funding.

### **Actions planned to address obstacles to meeting underserved needs**

To help remove obstacles to meeting underserved needs and improve service delivery, Cobb County will support the expansion of HMIS technology beyond homeless service providers as a way to link the various categories of services provided by Cobb County nonprofits organizations and standardize performance measures. Cobb County will also review and analyze the work of its various departments and divisions to find opportunities for collaboration between similar programs.

### **Actions planned to foster and maintain affordable housing**

Affordable housing will be maintained and encouraged by the coordination and collaboration among the non-profit housing developers in the community such as Cole Street Development Corporation, the City of Roswell, and Habitat for Humanity of Northwest Metro Atlanta, Inc. The County will also continue to support the use of HOME program funds for down-payment assistance for low and moderate-income homebuyers. Additionally, the County will continue to use HOME and CDBG program funds to rehabilitate owner-occupied homes. In an effort to promote affordable housing and fair housing choice, the County will encourage and support fair housing rights for all and provide program funds to conduct outreach and education regarding the Fair Housing Act of 1968.

### **Actions planned to reduce lead-based paint hazards**

In PY2021, Cobb County will continue to implement counter-measures to reduce lead-based paint hazards by abating or removing lead-based paint hazards found in existing housing built prior to 1978. Cobb County educates the public on the hazards of lead-based paint and educates parents about protecting their children. In response to lead-based paint hazards and the limited resources available, the County has planned a steady, long-term response in accordance with Federal lead-based paint standards, other applicable federal regulations, and local property standards. The County will identify houses with lead-based paint through the various housing programs undertaken by the County and will abate or remove lead hazards in high priority units.

Government assisted housing rehabilitation projects will include the completion of a lead-based paint inspection according to HUD and Environmental Protection Agency (EPA) guidelines. Policies and procedures for abatement of lead hazards have been established in Cobb County, which include determining cost effectiveness for abatement and procedures for assessing, contracting and inspecting post-abatement work. The policies and procedures also include preparing work write-ups and costs estimates for all income eligible persons in Cobb County with identified lead-based paint hazards.

### **Actions planned to reduce the number of poverty-level families**

Cobb County will continue efforts to implement anti-poverty strategies for the citizens of Cobb County in the upcoming year. The County will strive to increase its efforts in assisting homeowners and renters with housing rehabilitation and renovation of affordable housing to decrease the financial burden on low-to-moderate-income persons.

The County will provide assistance to low and moderate-income persons through the following strategies:

- Provide homeowners with housing repair assistance through the Housing Rehabilitation program;
- Provide nonprofit organizations such as Marietta Housing Authority and Habitat for Humanity of Northwest Metro Atlanta, Inc. with down payment assistance for first-time home buyers;
- Provide assistance to the County's CHDO (City of Roswell) to acquire and construct affordable housing for low-income families;
- Provide assistance to the County's CHDO (Cole Street Development Corporation) to acquire and construct affordable rental housing for seniors;
- Provide assistance to nonprofit organizations such as the Center for Family Resources and CobbWorks to expand job training services; and
- The County will continue to implement Section 3 policy as necessary. Additionally, the County will encourage nonprofit organizations to expand housing development programs to incorporate job-training opportunities as a part of their operations;
- Through the initiatives described above, and in cooperation with the agencies and nonprofit organizations noted, the CDBG Program Office will continue to assist low and

moderate-income persons of Cobb County over the next year.

### **Actions planned to develop institutional structure**

The Cobb County CDBG Program Office administers all facets of the HUD grants for Cobb County to ensure that all aspects of the grant programs are performed in a concerted manner. The CDBG 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- and extremely low-income persons.
- Work with and financially support community housing development organizations (CHDOs) operating in low and 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 planned to enhance coordination between public and private housing and social service agencies**

Cobb County will continue to work with a broad cross-section of public, private, faith-based, and community organizations to identify the needs of its citizens. The Cobb County CDBG Program Office works with the Cobb Community Collaborative, a community organization focused on providing more streamlined approach among Cobb County public service agencies to improve the lives of all persons in Cobb County. The Collaborative addresses a broad range of needs for families including homelessness, public safety, workforce development, literacy, and allocation of other resources. The creation of such an entity has allowed local non-profit organizations to

focus their efforts collectively and to avoid duplication of services within the County. The Collaborative's efforts are critical to the success of the County's Consolidated Plan and Annual Action Plan. The Cobb Collaborative established a Business Advisory Council to connect local nonprofit organizations with members of the Cobb County Chamber of Commerce to match critical agency needs with resources available from local committed business partners.

Additionally, the Policy Council on Homelessness is comprised of member agencies (such as the Center for Family Resources, Boys & Girls Club, and The Edge Connection) that provide services to the homeless and very low-income persons. The Policy Council on Homelessness has conducted surveys of the homeless and at-risk populations to determine needs in Cobb County and to plan appropriate programs and services in response to these needs.

The Cobb County CDBG Program Office also coordinates the five-year Consolidated Plan and Annual Action Plan in accordance with the Continuum of Care (CoC) program. The Center for Family Resources serves as the Lead Agency for the CoC and operates the supportive housing program for Cobb County. This cooperative effort provides a special focus through a diverse group of community organizations, homeless shelters, permanent affordable housing developers, supportive service providers, and target population groups to examine needs, re-establish priorities, and plan strategies. Through this collaborative process, housing and service providers were able to contribute ideas and strategies to the development of this Annual Action Plan.

Cobb County will also collaborate with the Cobb County Board of Health to serve on the City of Atlanta's HIV Planning Council. This organization serves as the vehicle for strategic planning and coordinating for the Housing Opportunities for Persons with AIDS (HOPWA) Program. The Cobb County Health Department coordinates with the City of Atlanta to develop a city-wide strategy in the preparation and implementation of the HOPWA Program. Low to moderate-income clients receive referrals from County Health Clinics, the Good Samaritan Health Center of Cobb and Sweetwater Valley Camp.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

**Introduction:**

**Community Development Block Grant Program (CDBG)  
Reference 24 CFR 91.220(I)(1)**

Projects planned with CDBG funds are expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

CDBG Available Program Funding		
1.	The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed.	\$0
2.	The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$0
3.	The amount of surplus funds from urban renewal settlements	\$0
4.	The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0
5.	The amount of income from float-funded activities	\$0
<b>Total Program Income</b>		<b>\$0</b>

**Table 13 – CDBG Available Program Funding**

Other CDBG Requirements		
1.	The amount of urgent need activities	\$0

**Table 14 – Other CDBG Requirements**

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

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

Cobb County will utilize investment of HOME program funds as designated in CFR part 92.205(b). The County will provide HOME Program funds to the Habitat for Humanity of Northwest Metro Atlanta and the Marietta Housing Authority for down-payment assistance loans to low and moderate-income homebuyers. The loans will be provided as “soft-second” mortgages, secured with a lien on the approved property. The Down-Payment Assistance Loans are repaid monthly by homeowners to Habitat for Humanity of Northwest Metro Atlanta and annually to the County, and the program income derived is used by the County for other eligible HOME program activities.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

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

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

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

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The County’s resale and recapture provisions ensure the affordability of units acquired with home funds in several ways.

The HOME rule at §92.254(a)(4) establishes the period of affordability for all homebuyer

housing. The County's calculation for the period of affordability is based upon the amount of HOME assistance in each unit and the applicable period of affordability under resale or recapture provisions.

**a. Period of Affordability Under Resale Provisions**

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

**b. Period of Affordability Under Recapture Provisions**

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

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The County does not anticipate refinancing any existing debt with its HOME funds during this Consolidated Plan period.

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)  
Cobb County will focus on the following eligible populations that can be assisted with ESG funds: persons at risk of becoming homeless and persons who are homeless. Even though these are the targeted populations, it is important to give assistance to those who are in the most need of funds.

**Eligibility for Assistance**

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

networks needed to obtain immediate housing or remain in its existing housing.

### **Staff Certification of Eligibility for Assistance**

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

### **Homelessness Prevention Assistance**

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

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

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

### **Rapid Re-Housing Assistance:**

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

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

Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

Has a primary nighttime residence that is a public or private place not meant for human habitation;

Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs)

Is exiting an institution where an individual has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before

entering that institution.

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

### **Coordination**

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

### **Determining and prioritizing eligibility**

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

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

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

In addition to the household income being below 30% AMI and the household currently experiencing homelessness or being at imminent risk of becoming homeless, there must be

documented evidence in the client files that determine:

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

### **Client share of rent and utilities costs**

When a provider determines that a household is a priority for either Homeless Prevention or Rapid Re-housing rental assistance, they will be eligible to receive up to 100% rental assistance for no more than the full amount of the rent, as stated on the lease.

### **Short Term and Medium Term Rental Assistance Duration**

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

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

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

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

## **2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment**

**system.**

The Continuum of Care will implement a formally developed a coordinated assessment system incorporating ESG in 2020 with a committee of homeless service providers and a subcommittee to develop an outreach and intake system.

**3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).**

The CDBG Program Office publishes a notification of funding in the Marietta Daily Journal, the local newspaper, to announce the availability of program funds. Application notices are also emailed to the CDBG Program Office's wide network of stakeholders and posted on the Cobb County CDBG Program office website for organizations to download and apply for funding. These applications are then reviewed by an applications committee for conformance with the program requirements, qualifications of applicants, availability of matching funds, and other factors. The applications committee makes recommendations to the Cobb County Board of Commissioners for final approval of funding allocations.

**4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

The CDBG Program Office requires subrecipient organizations to include homeless or formerly homeless individuals on the Board of Directors or other equivalent policymaking entity. Non-profit organizations recommended for funding have procedures in place for homeless or formerly homeless persons to be involved with the program design and implementation.

**5. Describe performance standards for evaluating ESG.**

In consultation with the Cobb County Continuum of Care, the County will continue to use performance standards to measure the effectiveness at targeting those who need the assistance most. The following performance measures have been identified:

- Reduction in the number of people living on the streets or emergency shelters;
- Reduction in housing barriers and housing stability risks;
- Reduction in the number of individuals and families who become homeless;
- The percent of persons exiting the shelter where the destination is known;

- The percent of persons who exited to permanent housing for each component;
- Reduction in the number of people entering emergency shelters;
- Reduction in recidivism in shelters of persons that have already been housed; and
- Increased income and employment rates for rapid-re-housing clients.