

COBB COUNTY

2020

CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT



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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

In accordance with 24 CFR 570, Cobb County has prepared this Consolidated Annual Performance and Evaluation Report (CAPER) for the period of January 1, 2020 to December 31, 2020. The CAPER represents the County's progress in carrying out projects and activities pursuant to the Program Year (PY) 2020 Annual Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) funds received from the United States Department of Housing and Urban Development (HUD) that principally benefit low-to-moderate-income persons who live in Cobb County.

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

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

The Cobb County CDBG Program Office (staffed by W. Frank Newton, Inc.) is responsible for facilitating the development and implementation of the actions contained herein.

CDBG Program Highlights

CDBG funds were allocated for park improvements, housing rehabilitation, acquisition of equipment and facilities, community center renovations, youth development services, fair housing activities, homeless prevention services, programs for developmentally disabled adults, and programs for abused and neglected children. During 2020, a total of **2,835** Cobb County residents received assistance through the Community Development Block Grant Program. A total of **\$4,199,079.45**; **3,462,187.62** in CDBG funding; **\$375,541.43** in CDBG-CV funding; **\$361,350.40** in program income, the funds was expended through County projects and Subrecipients. An additional **\$135,126.49** in CDBG funding was expended to assist **10** low income households with minor home repairs.

Right in the Community expended **\$100,000.00** in CDBG public facility funding to undertake renovations for several of their group homes located in Cobb County. The organizations serves developmentally disabled adults. Renovations included roofing replacement, pressure washing, exterior painting, and gutter, fascia, and downspout replacement.



Girls, Inc. expended **\$196,407.54** in CDBG public facility funding to undertake facility upgrades for their Marietta Center located at 461 Manget Street, SE, Marietta, Georgia. Renovations included gym floor replacement, installation of new scoreboards, volleyball equipment installation, intercom system upgrades, and gym bleacher replacements.



The City of Acworth expended **\$245,789.13** in CDBG public facility funding to undertake renovations at Doyle Hill Park located at 4410 Cherokee Street, Acworth, Georgia. Park improvements included grading, concrete installation, masonry, community sculpture installation, signage, and landscaping and irrigation upgrades.



HOME Program Highlights

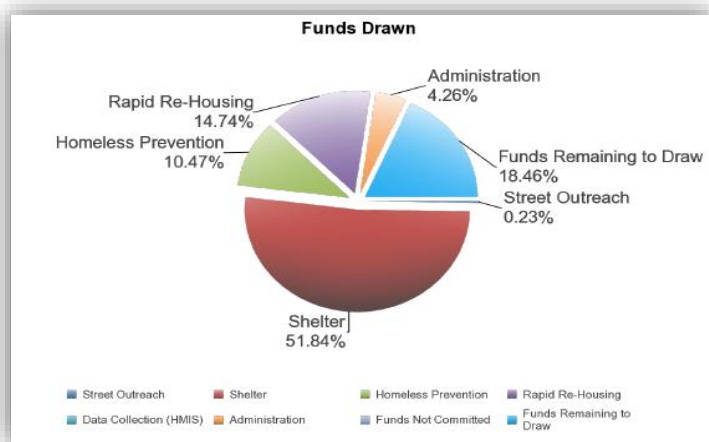
Affordable housing initiatives were addressed through the acquisition and construction of single-family homes, tenant-based rental assistance, and down-payment assistance. The County expended a total of **\$1,001,751.10** which included **\$527,890.56** in HOME funds and **\$473,866.54** in program income for affordable housing initiatives. A total of **170** Cobb County residents were assisted through the Tenant Based Rental Assistance (TBRA) Program. Additionally, 4 new affordable homes were constructed and nine low income households received Down Payment Assistance (DPA).



ESG Program Highlights

ESG initiatives were primarily addressed through funding allocations for rapid re-housing, homeless prevention, and emergency shelter activities. During 2020, Cobb County expended **\$511,602.92** in ESG program funds. As reflected in the figure below, 51.84% percent of ESG funds was expended for Emergency shelter activities, while 14.74% percent was expended for rapid re-housing, and 10.47% percent expended for homeless prevention; and 4.26% expended for administration.

A total of **1,670** Cobb County residents were assisted through the ESG Program. A total of **1,509** persons were assisted by emergency



shelter service providers, 16 persons were assisted by rapid re-housing service providers, and 145 persons was assisted by homeless prevention providers.

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

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

In 2020 there were a total of three (3) goals that were significantly delayed due to the pandemic consisting of: rental units rehabilitated, Down payment assistance and new construction/acquisition/rehabilitation of housing. These goals were delayed due to organizational closures during the timeframe of March 2020 through September 2020. However, the County anticipates completion of these goals in the upcoming program year.

Goal	Category	Performance Indicator			Outcomes					
		Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	% Complete	Expected – Program Year	Actual – Program Year	% Complete
1. New Construction/ Acquisition/ Rehabilitation	Affordable Housing	HOME: \$1,188,355.33 CDBG: \$319,156.71	Rental Units Constructed	Household Housing Unit	10	10	100%	10	0	0%
			Rental Units Rehabilitated	Rental Units	5	18	60%	5	0	0%
			Homeowner Housing Added	Household Housing Unit	10	12	100%	12	4	33%
2. Affirmatively Affirming Fair Housing Activities	Fair Housing	CDBG: \$35,886.40	Fair Housing	Persons Assisted	775	2,500	100%	500	500	100%
3. Financial Assistance for Affordable Housing	Affordable Housing	HOME: \$141,224.90	Direct Financial Assistance to Homebuyers/ TBRA	Households Assisted	10	12	100%	12	179	75%
4. Supportive Services for Homeless Individuals	Homeless	ESG: \$409,280.97	Homeless Persons Overnight Shelter	Persons Assisted	272	1,796	100%	300	1,509	100%
			Homeless Prevention	Persons Assisted	53	218	100%	200	145	72.50%

Goal	Category	Performance Indicator			Outcomes					
		Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	% Complete	Expected – Program Year	Actual – Program Year	% Complete
5. Acquire/ Construct/ Rehabilitate Public Facilities	Non-housing Community Development	CDBG: \$2,768,507.26	Public Facility or Infrastructure Activities other than Low/ Moderate Income Housing Benefit	Persons Assisted	50,000	50,000	100%	50,000	35,666	71%
6. Provide Funding to Support Public Service Programs	Non-Housing Community Development Needs	CDBG: \$456,918.61	Public Service Activities other than Low/ Moderate Income Housing Benefit	Persons Assisted	3,000	4,187	100%	3,000	2,835	100%
7. Support For Economic Development Activities	Non-Housing Community Development Needs	CDBG: \$0	Economic Development	Persons Assisted	3,000	0	0%	0	0%	0
8. Provide Administrative Structure	Non-Housing Community Development Needs	CDBG, HOME, & ESG: \$941,488.74	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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

Funds were allocated in alignment with the priorities identified in the County's Consolidated and Annual Action Plan. These included park and infrastructure improvements, public services, housing rehabilitation, public facility renovations, homeless prevention services, emergency shelter services, and housing development. CDBG, ESG and HOME funds were utilized in these projects to support our efforts to meet HUD's mandate and improve housing accessibility and affordability, and the overall quality of life for the low-to-moderate income residents.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME	ESG
White	1147	15	495
Black or African American	1672	168	1121
Asian	10	0	3
American Indian or American Native	2	0	6
Native Hawaiian or Other Pacific Islander	4	0	5
Total	2,835	183	1,670
Hispanic	458	27	80
Not Hispanic	2,377	156	1590

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

Narrative

The table above lists beneficiaries by race and ethnicity assisted with HUD-Funded programs in 2020. The numbers reported for ethnicity do not reflect the same count as the total number reported by race. The variances could be attributed to errors at intake, or refusing to share information.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Public - Federal	\$3,655,771.00	\$1,148,951.42
HOME	Public - Federal	\$1,532,824.00	\$216,758.74
ESG	Public - Federal	\$286,538.00	\$240,886.61

Table 3 - Resources Made Available

Narrative

CDBG

Cobb County received a final allocation of **\$3,655,771.00** in CDBG funding for 2020. The City of Acworth received **\$276,642.59**; The City of Austell received **\$66,000.00**; The City of Kennesaw received **\$260,000.00**; The City of Powder Springs received **\$95,487.00**, and the City of Smyrna received **\$318,203.00**. The Cities of Acworth, Austell, Kennesaw, Powder Springs have executed cooperative agreements with Cobb County. Although the City of Smyrna qualifies as a HUD entitlement city, they have entered into a joint agreement with the County to manage their CDBG program.

HOME

The County received a final allocation **\$1,532,824.00** in HOME funding for 2020.

ESG

The County received **\$286,538.00** in ESG funding for 2020.

IDIS Expenditure of Program Funds

- IDIS Report PR26: \$3,017,130.79 in CDBG funds was expended in 2020.
- IDIS Report PR23: \$339,263.28 in HOME funds was expended in 2020.
- IDIS Report PR91: \$233,643.24 in ESG funds was expended in 2020.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Cobb County	80	80	Projects consisted of Housing Rehabilitation, Facility Improvements, Acquisition of Equipment, Youth Services, Case Management, Fair Housing Services, Homeless Programs

Table 4 – Identify the geographic distribution and location of investments

Narrative

The allocation of CDBG resources is targeted to best meet the priority needs of low and moderate income persons based on a variety of planning studies and community input in the preceding years. As stated in the Consolidated Plan and one-year Action Plan, there are no targeted areas. All LMI areas of the County and LMI households in non-LMI Census Tract, benefit from CDBG and HOME funds.

The County identified CDBG, HOME, and ESG resources to assist various communities throughout the County, including one HUD entitlement city (City of Smyrna), and four cooperating cities (City of Acworth, City of Austell, City of Kennesaw, and City of Powder Springs). The prioritization of funding differs for each of the three formula grants. For CDBG, the relative priority of each geographic area and funding allocation was based on each cities population. Approximately 27% of the CDBG allocation was divided among the HUD entitlement city and four cooperating cities within Cobb County. Both HOME and ESG funds were made available through a competitive application process without regard to geographic location.

Leveraging

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

CDBG

Although, the CDBG program does not require matching funds, CDBG funds are typically leveraged through various private and public sources for CDBG projects undertaken in 2020. Subrecipients that received CDBG funding also received funding from federal, state, local, and other resources.

CSBG

In 2020, the County was awarded **\$888,373.79** in Community Services Block Grant (CSBG) funds from the Department of Human Services. The primary objective of CSBG is to alleviate the causes and conditions of poverty in communities. Funding was used to leverage services to low-income households.

ESG

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

HOME

HOME funds were leveraged through the use of gap financing. Developers identified and secured primary funding sources prior to allocations being awarded. These HOME funds were leveraged and matched with private lenders, sponsorship contributions from individuals, churches, clubs, and businesses; local public housing authority funding; in-kind donations; and private donations. In 2020, Cobb County generated a total of **\$316,071.75** in match. The County exceeded its 2020 match liability by **\$182,896.29**, which will be carried over to the next federal fiscal year. The County anticipates a total match carry over of **\$19,406,921.28** in 2021.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$19,224,024.99
2. Match contributed during current Federal fiscal year	\$316,071.75
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$19,540,096.74
4. Match liability for current Federal fiscal year	\$133,175.46
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$19,406,921.28

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
The Center for Family	10/1/2019	10,000.00						\$10,000.00
Zion Keepers	10/1/2019			\$31,564.93				\$31,564.93
CSDC - Towers at Dorsey Manor, 212 Lemon St	2/6/2020			\$74,140.68				\$74,140.68
HFHNWMA- New Home construction	3/16/2020	\$45,000.00						\$45,000.00
HOPE Atlanta	10/4/2019	\$5,000.00						\$5,000.00
liveSAFE Resources	10/1/2019			10,366.14				\$10,366.14
NGCHDC 917-919 Upper Hembree Rd	6/17/2019					\$100,000.00		\$100,000.00
MUST Ministries	12/20/2019	\$10,000.00						\$10,000.00
MUST Ministries	4/2/2020	\$15,000.00						\$15,000.00
MUST Ministries	11/27/2019	\$15,000.00						\$15,000.00
TOTALS		\$100,000.00	\$0.00	\$116,071.75	\$0.00	\$100,000.00	\$0.00	\$316,071.75

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$27,569.22	\$545,106.50	\$465,125.03	\$437,962.51	\$107,550.69

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0
	Total	Women Business Enterprises	Male			
Contracts						
Number	0	0	0			
Dollar Amount	\$0	\$0	\$0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	\$0	\$0	\$0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0

Table 9 – Minority Owners of Rental Property

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

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	200	130
Number of Non-Homeless households to be provided affordable housing units	77	53
Number of Special-Needs households to be provided affordable housing units	10	0
Total	287	183

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	125	170
Number of households supported through The Production of New Units	10	9
Number of households supported through Rehab of Existing Units	16	10
Number of households supported through Acquisition of Existing Units	5	1
Total	156	190

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals. Discuss how these outcomes will impact future annual action plans.

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

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1,250	91
Low-income	1,176	80
Moderate-income	409	12
Total	2,835	183

Table 13 – Number of Households Served

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

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

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

The County is committed to increasing long-term housing stability and economic self-sufficiency of homeless and at-risk individuals and families. The County utilized ESG and HOME funds to produce additional affordable rental units, provided funding for homeless services, dedicated CDBG funds to support self-sufficiency programs for homeless persons.

Homeless services in Cobb County are delivered through a community-based network of organizations that collaborate to help homeless families and individuals move toward self-sufficiency. The Marietta/Cobb Continuum of Care conducts a Point-In-Time (PIT) count every year to document the total number of homeless persons in Cobb County. A sheltered count was conducted on Wednesday, January 29, 2020 utilizing volunteers from several agencies. Teams reached out to sheltered (emergency shelters and/or transitional housing) homeless persons to assess needs and direct them to the appropriate care and resources. ESG resources were utilized to provide short-term shelters and scattered site transitional housing units.

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

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

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

The County works with its non-profit partners to ensure that people being discharged from publicly funded institutions are not discharged into homelessness. The local Marietta/Cobb Continuum of Care (CoC) have designated representative to maintain discharge planning procedures. Cobb County organizations have established, strengthened, and coordinated its discharge planning protocols among the key institutional systems of care and supervision,

including the Cobb County/ Marietta Continuum of Care. The purpose these protocols is to assist in eliminating homeless and provide the social and economic for persons to avoid becoming homeless after being discharged from publicly funded institutions.

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

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

- **Reducing the length of time individuals and families experience homelessness:** The community's shared Homeless Management Information System (HMIS) facilitates communication and collaboration between many different homeless service providers in the County and with the 211-call center. Thus, if someone receiving services from public or private agencies is having difficulty with housing, a referral can be made using HMIS or by calling 211 to more easily and quickly connect that person with the prevention support they need to remain in housing. Case managers at institutions such as hospitals or corrections programs work to ensure that no one is discharged into homelessness. However, more meaningful collaborations and more frequent communication between homeless service providers and these institutions is needed to prevent discharges to a homeless setting.
- **Facilitating access for homeless individuals and families to affordable housing units:** Non-profit organizations implemented a rapid re-housing program and a TBRA program to assist homeless persons in securing permanent housing and reducing homelessness.
- **Preventing individuals and families who were recently homeless from becoming homeless again:** Through a collaborative partnership with the local Continuum of Care (CoC), CSBG subrecipients were able to provide programs such as substance abuse counseling, job and education training and life-skills coaching, to assist individuals and families from becoming homeless again.

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

Actions taken to address the needs of public housing

In 2020, the County has previously provided HOME funding to assist the Marietta Housing Authority (MHA) in addressing the needs of public housing residents by offering a down-payment assistance program to eligible public housing residents.

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

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

Actions taken to provide assistance to troubled PHAs

The Marietta Housing Authority is not classified as a trouble PHA through the HUD Public Housing Assessment System (PHAS).

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

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

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

Additionally, the County promoted the communication and coordination of local governments and affordable housing developers through affordable housing grants. The County also continued to fund non-profit developers and partner with for-profit developers to construct new affordable housing, renovate rental housing, and provide rental assistance.

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

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

Limited resources and increased need have brought about greater collaboration among non-profit organizations and other entities. The County also continued to leverage resources through public service activities that assisted the underserved, from health programs for the chronically ill, childcare, and youth programs. However, a significant obstacle to meeting underserved needs continues to be the availability of funding.

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

Cobb County typically allocates CDBG funding to support its minor home repair and lead-based paint abatement program to continue to reduce exposure to lead-based paint for low-to-moderate-income households. However, in 2020 no homes tested positive for lead hazards and

were abated under Cobb County's Owner-Occupied Minor Home Repair Program.

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

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

While no one program or service alone can reduce the number of Cobb residents living in poverty, the County's strategy for poverty reduction continues to support and coordinate a broad array of services that address the various needs of Cobb's low-to-moderate-income individuals and families.

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

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

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

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

- Use established lines of communication to identify opportunities for joint ventures with agencies that provide funding to construct affordable housing and/or finance homeownership opportunities.

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

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

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

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

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

The County expended **\$21,674.20** from CDBG funds for activities that affirmatively furthered fair housing.

Public Service Announcements

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

Fair Housing Hotline

The Cobb County CDBG Program Office is responsible for monitoring the County's Fair Housing Hotline. Residents of the County were referred to HUD's Fair Housing Hotline to report fair housing complaints and report alleged discrimination.

Fair Housing Outreach & Education Program

The County used CDBG funding to provide comprehensive fair housing training, education, advertising and marketing fair housing brochures/flyers; educational training on fair housing; and information and referral.

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



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

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

IMPEDIMENT	DESCRIPTION	ACTIONS UNDERTAKEN
Impediment #1- Lack of Fair Housing Education	To address the need for increased public education relative to fair housing, it is recommended that Cobb County expand its current initiatives to reach more people.	CDBG Program funds were allocated to Fair Housing initiatives and implementation of Fair Housing workshops. Fair Housing information is printed in English & Spanish Workshop materials are presented in English & Spanish
Impediment #2 – Disparities in Mortgage Lending	Combine fair housing testing with a plan for education of mortgage lenders to ensure lenders are knowledgeable of their responsibilities under the Fair Housing Act.	Increased Fair Housing Education throughout the County.
Impediment #3 - Zoning Provisions Restricting Residential Uses from Residential Districts	Cobb County further study the effects of its zoning code and the zoning ordinances of its municipalities on the location of halfway houses.	County review of zoning regulations as it relates to Fair Housing, land use permits, and land use permit request.
Impediment #4 - Lack of Accessibility to Public Transportation	It is recommended that the Cobb County Department of Transportation continue to be proactive in addressing the transportation issues throughout the County by conducting corridor studies and comprehensive transportation planning (CTP) studies to access the County's public transportation needs.	County established Livable Centers Initiatives with Atlanta Regional Commission (ARC), Cobb County Bicycle and Pedestrian Improvement Plan. South Cobb Implementation Strategy, Northwest Land Vulnerability Analysis
Impediment #5 - High Housing Costs	The County and its public and private sector partners should continue to develop long-term strategies to serve as an ongoing affordable housing vision and set measurable goals for housing production and preservation.	County established an Affordable Housing Study and included aspects of affordable housing in the 2020 Comprehensive Plan

CR-40 - Monitoring 91.220 and 91.230

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

Staff visits are conducted at least quarterly for each Subrecipient. Our office continuously monitors all HUD funded projects and maintain ongoing communication with Subrecipients to ensure that projects remain on target. Cobb County has established procedures to ensure grant programs and non-profit agencies comply with federal program requirements, County policies, and planning goals. Monitoring responsibilities for the County's CDBG, HOME, and ESG programs are carried out by staff members responsible for administering each program. To ensure Subrecipients are in compliance with applicable laws and regulations, activities of each agency are systematically reviewed, as described below.

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

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

In 2020, the County monitored a total of 16 Subrecipients. The monitoring results included three (3) Findings and four (4) Concerns. All Findings and Concerns have been subsequently addressed by Subrecipient organizations.

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

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

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

A draft of the 2020 CAPER was available for public comment for a 15-day period commencing on Monday, March 1, 2021 through Monday, March 15, 2021. A Public Notice was advertised in the *Marietta Daily Journal* and on the *GA Voice* website to reach the LGBT community. A Spanish version was posted in *Mundo Hispanico* to reach the limited English-speaking population. The draft of the 2020 CAPER was made available on the CDBG website at www.cobbcounty.org/cdbg in both English and Spanish. The County distributed notice of the public meeting through a wide network of non-profit organizations, the Cobb Community Collaborative, and advertised on the Cobbling digital newsletter to ensure affirmative steps to solicit participation in the CAPER preparation process.

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

A virtual public review meeting was held on Tuesday, March 9, 2021 at 11:00 AM on GoToMeeting: <https://www.gotomeet.me/CobbCountyCDBGProgramOffice/public-review-meeting> . Citizens were given an opportunity to review the draft document and provide written comments. There were no public comments received at the meeting.

CR-45 - CDBG 91.520(c)

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

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

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

Cobb County is not a BEDI grantee.

CR-50 - HOME 91.520(d)

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

Due to the pandemic, Cobb county submitted a waiver in addition with HUDS mega waiver issued March 1,2020 and halted 2020 ongoing periodic inspections on rental properties assisted with HOME funds. In accordance with the waiver requirements the County will undertake the following inspections by no later than September 30, 2021.

Below is a list of proposed inspections to be completed in 2021:

2021 RENTAL COMPLIANCE INSPECTION RESULTS

Subrecipient	Project/Activity	# HOME Assisted Units*	# of Units to be Inspected	Last Inspection Date
Balfour Residential (formerly Cambridge Woods Apartments)	Balfour Forest Apartments	4	2	7/11/2016
liveSAFE Resources, Inc.	48 Henderson Street, Marietta, GA	10	2	7/23/2019
Cole Street Development Corporation	2419 Jim Owens Lane, Kennesaw, GA	1	1	7/26/2019
Cole Street Development Corporation	2943 Heather Lake, Austell, GA	1	1	7/30/2019
Cole Street Development Corporation	4216 Morning Dew, Powder Springs, GA	1	1	7/24/2019
Cole Street Development Corporation	5164 St. Claire Place, Powder Springs, GA	1	1	7/16/2019
Cole Street Development Corporation	3023 Brass Drive, Austell, GA	1	1	7/26/2019
Cole Street Development Corporation	4483 Whitt Station Run, Acworth, GA	1	1	7/29/2019
Cole Street Development Corporation	2540 Country Lake Cir, Powder Springs	1	1	5/30/2017
Cole Street Development Corporation	2992 Dalton Lane, Austell, GA	1	1	7/30/2019
Cole Street Development Corporation	3205 Valley View Street, Powder Springs, GA	1	1	7/16/2019
Cole Street Development Corporation	3760 Cherokee Trails, Marietta, GA	1	1	7/27/2019
Cole Street Development Corporation	486 Wingfield Court, Austell, GA	1	1	7/27/2019
Cole Street Development Corporation	3314 Mooring Drive, Powder Springs, GA	1	1	7/20/2019
Cole Street Development Corporation	2711 Bankstone Drive, Marietta, GA	1	1	7/27/2019
Cole Street Development Corporation	1490 Ashlyn Court, Austell, GA	1	1	7/27/2019
Cole Street Development Corporation	3090 Westview Drive, Powder Springs, GA	1	1	7/16/2019
Cole Street Development Corporation	7458 Silver Arrow Trail SE, Austell			7/9/2016
Cole Street Development Corporation	3181 Valley View Street, Powder Springs, GA	1	1	7/20/2019
Cole Street Development Corporation	2302 Estapa Drive, Powder Springs, GA	1	1	7/24/2019
Cole Street Development Corporation	3217 Craven Ridge, Powder Springs, GA	1	1	7/24/2019
Cole Street Development Corporation	The Legacy at Walton Village - 1570 Roberta Drive	10	2	7/19/2021
Cole Street Development Corporation	The Tower at Dorsey Manor - 212 Lemon Street	10	2	7/11/1905
Cole Street Development Corporation	The Legacy at Walton Overlook - 4645 Spring Street	10	2	7/25/2019
Cole Street Development Corporation	Walton at Renaissance - 55 Henderson Street	10	2	7/24/2019
Cole Street Development Corporation	1631 White Circle	10	2	7/31/2018
Meriden Group	1601 Massachusetts Avenue, Marietta, GA	26	4	7/15/2019

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

In accordance with 24 CFR Part 92.351, Cobb County has adopted Affirmative Marketing steps for HOME-assisted housing containing five (5) or more which does not apply to families with receiving tenant-based rental assistance provided with HOME funds. These Affirmative Marketing steps consist of actions to provide information to otherwise eligible persons from all racial, ethnic and gender groups in the housing market area for housing units purchased, constructed, or rehabilitated under the HOME Program funds. Cobb County will assess their affirmative marketing requirement to determine its efficacy. This assessment occurs annually as a part of the CAPER preparation process.

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

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

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

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

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

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	COBB COUNTY
Organizational DUNS Number	075931576
EIN/TIN Number	586000804
Identify the Field Office	ATLANTA
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix	Dr
First Name	KIMBERLY
Middle Name	Y
Last Name	ROBERTS
Suffix	
Title	Managing Director

ESG Contact Address

Street Address 1	192 Anderson St, Suite 150
Street Address 2	
City	Marietta
State	GA
ZIP Code	30060-
Phone Number	7705281457
Extension	
Fax Number	7705281466
Email Address	Kimberly.roberts@cobbcounty.org

ESG Secondary Contact

Prefix	Mrs.
First Name	Rabihah
Last Name	Walker-Towers
Suffix	
Title	Deputy Director
Phone Number	7705281464
Extension	

Email Address

rabihah.walker-towers@cobbcounty.org

2. Reporting Period—All Recipients Complete

Program Year Start Date 01/01/2020

Program Year End Date 12/31/2020

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

Subrecipient or Contractor Name

City

State

Zip Code

DUNS Number

Is subrecipient a victim services provider

Subrecipient Organization Type

ESG Subgrant or Contract Award Amount

CR-65 - Persons Assisted

Beginning October 2017, ESG Subrecipients will submit ESG accomplishment data in the SAGE HMIS Repository (SAGE).

4. Persons Served

4a. Complete for Homelessness Prevention Activities

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

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

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

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

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

Table 18 – Shelter Information

4d. Street Outreach

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

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

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

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

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

Table 21 – Gender Information

6. Age—Complete for All Activities

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

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

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

Table 23 – Special Population Served

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

10. Shelter Utilization

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nights available	0
Total Number of bed - nights provided	0
Capacity Utilization	0

Table 24 – Shelter Capacity

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

This CAPER is submitted with the ESG CAPER from SAGE attached. Data from family and domestic violence service providers who receive ESG funding is included. Each report submitted in SAGE is reviewed for inconsistencies among the comparable database vs. HMIS.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance	\$53,000.00	\$919.00	\$62,734.41
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$0.00	\$0.00	\$0.00
Expenditures for Housing Relocation & Stabilization Services - Services	\$0.00	\$0.00	\$0.00
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	\$0.00	\$0.00	\$0.00
Subtotal Homelessness Prevention	\$53,000.00	\$919.00	\$62,734.41

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance	\$65,000.00	\$45,532.00	\$9,493.45
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$0.00	\$0.00	\$0.00
Expenditures for Housing Relocation & Stabilization Services - Services	\$0.00	\$0.00	\$0.00
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	\$0.00	\$0.00	\$0.00
Subtotal Rapid Re-Housing	\$65,000.00	\$45,532.00	\$9,493.45

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Essential Services	\$0.00	\$0.00	\$0.00
Operations	\$135,107.00	\$137,743.00	\$148,547.65
Renovation	\$0.00	\$0.00	\$0.00
Major Rehab	\$0.00	\$0.00	\$0.00
Conversion	\$0.00	\$0.00	\$0.00
Subtotal	\$135,107.00	\$137,743.00	\$148,547.65

Table 27 – ESG Expenditures for Emergency Shelter**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Street Outreach	\$0.00	\$0.00	\$0.00
HMIS	\$10,000.00	\$7,500.00	\$0.00
Administration	\$21,333.00	\$21,469.12	\$20,111.10

Table 28 - Other Grant Expenditures**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2018	2019	2020
	\$284,440.00	\$286,255.00	\$240,886.61

Table 29 - Total ESG Funds Expended

11f. Match Source

	2018	2019	2020
Other Non-ESG HUD Funds	\$284,440.00	\$286,255.00	\$240,886.61
Other Federal Funds	\$0.00	\$0.00	\$0.00
State Government	\$0.00	\$0.00	\$0.00
Local Government	\$0.00	\$0.00	\$0.00
Private Funds	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00
Fees	\$0.00	\$0.00	\$0.00
Program Income	\$0.00	\$0.00	\$0.00
Total Match Amount	\$284,440.00	\$286,255.00	\$240,886.61

Table 30 - Other Funds Expended on Eligible ESG Activities**11g. Total**

Total Amount of Funds Expended on ESG Activities	2018	2019	2020
	\$284,440.00	\$286,255.00	\$240,886.61

Table 31 - Total Amount of Funds Expended on ESG Activities