

City of Marietta
Community Development Division
Community Development Block Grant
DRAFT Consolidated Annual Performance and Evaluation Report (CAPER)
PY2019 (July 1, 2019-June 30, 2020)

CR-05 - Goals and Outcomes

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

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

In accordance with the federal regulations found in 24 CFR 570, The City of Marietta has prepared this Consolidated Annual Performance and Evaluation Report (CAPER) for the period of July 1, 2019-June 30, 2020. The CAPER presents the City's progress in carrying out projects and activities pursuant to the Program Year (PY) 2019 Annual Action Plan for the Community Development Block Grant (CDBG) funds it received from the United States Department of Housing and Urban Development (HUD) to principally benefit low-to- moderate-income persons who live in the City of Marietta.

PY19 was an overall successful year for the City of Marietta CDBG Program. Following staff changes in PY18, many administrative and programmatic changes were made to increase service provision and overall efficiency.

Ten housing rehabilitation projects were completed through the ELD Emergency Grant Program and Housing Rehabilitation Program. This is eight more projects than were completed in PY18. Most projects focused on major system upgrades and repairs such as new roofing, new HVAC, water heaters and electrical and plumbing improvements. We continue to have a consistent waiting list for services and will continue to grow these programs.

While no homeownership assistance activities were completed in PY19, much progress was made in this program. The re-launch of the Homeownership Assistance Program was scheduled for April 2020, but due to COVID-19, was put on hold until the lending market stabilizes. We hope to launch this by the end of 2020.

Funding to public services was focused on youth services, homelessness prevention and services for abused and neglected children. Public service agencies expended 100% of their allocated funds and served 409 LMI individuals within the City of Marietta.

Two public works/facilities projects were completed in PY19. Both projects were focused on sidewalk/street improvements and were aimed at increasing low-income neighborhood accessibility to parks within the City of Marietta.

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.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administrative Planning and Execution	Affordable Housing Non-Housing Community Development	CDBG: \$	Other	Other	0	0				
Elderly-Disabled Special Purpose Rehab	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	14	9	64.29%	3	7	233.33%
Homeownership Assistance	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	11	0	0.00%	3	0	0.00%
Housing Preservation through Rehabilitation	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	19	6	31.58%	5	6	120.00%
Housing Rehab Service Delivery	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	10		8	10	125.00%

Public Service Support	Non-Housing Community Development Public services	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	713	71.30%	450	409	90.89%
Public Service Support	Non-Housing Community Development Public services	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Public Service Support	Non-Housing Community Development Public services	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0				
Public Works & Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2465	4615	187.22%	0	4615	

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.

The City of Marietta's priority goal is housing preservation through rehabilitation. The Housing Rehabilitation Program addresses this goal through the ELD Emergency Grant program that focuses on emergency assistance to elderly/disabled households making less than 50% of the AMI as well as through the Housing Rehabilitation Loan Program which provides 0% interest, 20-year deferred payment loans to low-income families that do not meet the ELD requirements. \$77,126 was expended in PY19 through the ELD Emergency Grant Program on 7 rehabilitation

projects. Projects focused on items such as HVAC and roof replacement for very-low income families. As of July 2020, one additional ELD project was in progress but not completed, and 4 additional projects are waiting to begin. \$76,105 was expended in PY19 through the Housing Rehabilitation Program on 6 projects. As of July 2019, there is one project in progress and 4 waiting to begin. The Community Development Division has begun to see an increase in applications for housing rehabilitation and hopes to expand the number of families served moving forward. As housing prices continue to increase, and development continues, the City of Marietta hopes the Housing Rehabilitation Program will help to preserve the existing affordable housing stock for low-income families, and help families remain in their homes.

In PY19, a total of \$76,031 was expended in CDBG funding for public services activities. 4 nonprofit public service agencies were funded, and through CDBG funding were able to serve 409 individuals through youth services, homelessness prevention activities and programming for abused and neglected children. The Center for Family Resources served 52 individuals, helping to prevent eviction for 15 families in total. Families received one month's rent, and also received supportive services such as food assistance, budgeting, employment services and life skills classes. To-date, all families have been able to remain in their permanent housing. The Marietta Police Athletic League was able to provide 10 months of free youth programming to 22 students and parents. Programming included homework help, health and fitness, sports and recreation and parent information and educational workshops. SafePath Children's Advocacy Center, which serves abused/neglected children and their families, used their CDBG funding to purchase new intern workstations. This purchase helped to increase the number of interns available, which increased the number of children served. 124 children and parents were served by SafePath in Py19. Marietta YELLS (Youth Empowerment through Learning, Leading and Serving, Inc) was able to serve 211 youth and parents through their afterschool program and Community Action Cafe Teen Program. All youth received afterschool homework help as well as recreational activities focused on socio-emotional learning. Teens in the Community Action Cafe received skills in entrepreneurship and leadership, as well as community development. Parents received services through educational workshops.

Two public works/facilities projects were completed in PY19, for a total expenditure of \$153,705. Both projects focused on sidewalk/street improvements in majority low-income census tracts. The much-needed improvements helped to improve access to Elizabeth Porter Park, one of the most popular parks within the City.

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
White	136
Black or African American	276
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	412
Hispanic	94
Not Hispanic	325

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

Narrative

In total, 419 individuals were served. Not included in the above table are 2 individuals that identified as "other multiracial", 1 that identified as Asian/White, and 4 that identified as Black/White. 32.5% of individuals served identified as White, 65.8% identified as Black. 22.4% of individuals served identified their ethnicity as Hispanic.

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	506,879	564,982

Table 3 - Resources Made Available

Narrative

The City of Marietta received \$506,879 in entitlement funds for PY2019. \$564,982 total funds were expended, which includes \$229,554 in PY2018 funds that rolled over into PY2019.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Franklin Gateway Project	5	8	Public Services grant funds were provided to YELLS, which serves youth in Franklin Gateway.
Homeowner Rehabilitation	34	42	10 families were served through rehabilitation projects.
Homeownership Opportunities	6	0	No home ownership opportunities were provided in this program year.
Old Boston Homes	5	34	Public Services grant funds were provided to PAL. 2 sidewalk projects were completed in the area.

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Marietta invests its CDBG funds throughout the City, ensuring some targeted investment in the Franklin Gateway community and the Old Boston Homes community. Due to COVID, the re-launch of the Homeownership Assistance Program was put on hold until PY2020.

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.

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

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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	0	0
Number of Non-Homeless households to be provided affordable housing units	11	10
Number of Special-Needs households to be provided affordable housing units	0	0
Total	11	10

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	8	10
Number of households supported through Acquisition of Existing Units	0	0
Total	8	10

Table 6 – Number of Households Supported

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

The PY19 goal for rehab of existing units was exceeded by 2. This was a successful year for the Housing Rehabilitation Program, and we hope to continue to expand this program in PY20. As stated previously in the report, the Homeownership Assistance Program was scheduled to re-launch in April 2020. Due to COVID-19, this re-launch was delayed until later in 2020. It was projected that three households would be served through the Homeownership Assistance Program. This change accounts for the reduction in the number of non-homeless households supported.

Discuss how these outcomes will impact future annual action plans.

Housing rehabilitation and homeownership assistance still remain major needs of low-to-moderate income families in the City of Marietta. The City will continue to monitor and assess the affordable housing needs and needs of City residents to shape future action plans.

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	0
Low-income	6	0
Moderate-income	3	0
Total	10	0

Table 7 – Number of Households Served

Narrative Information

The Housing Rehabilitation Program and Homeownership Assistance Program are limited to serving families that fall below 80% of the Area Median Income. All households served meet these requirements. In addition, to qualify for the ELD Emergency Grant, households must fall below 50% AMI.

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 City of Marietta does not receive any federal funding specifically to address homelessness (ESG, COC). Community Development Division staff serve as members of the Marietta/Cobb Continuum of Care, which promotes communitywide commitment to the goal of ending homelessness. In January 2020, the COC conducted its annual Housing Inventory to assess the number of beds available in Cobb County. As of January, a total of 838 year-round beds were identified, and 15 seasonal beds. It is important to note that a large number of these beds (336) are through the VASH program and provide permanent supportive housing to veterans. Through participation in the CoC, it has become clear that street outreach is a major need in Cobb County. This has been made more apparent during the COVID pandemic. It is a goal to have a new street outreach team that can serve as a point of entry.

Addressing the emergency shelter and transitional housing needs of homeless persons

According to the 2020 Housing Inventory, Cobb County has a total of 141 emergency shelter beds available year-round, and an additional 15 available seasonally. There are 164 transitional housing beds available year-round. The majority of these beds stay full at all times, indicating an additional need for emergency and transitional beds. There are a few organizations that are planning to expand in the coming year but increasing the beds available continues to be a priority and major need.

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 City of Marietta has consistently provided CDBG public services funding to organizations that help prevent homelessness. In PY19, the Center for Family Resources was provided public services funding to provide subsistence payments to low-income families facing eviction. Families were provided one month of rent payments to prevent eviction. To date, all families were able to remain in their permanent housing. The Marietta/Cobb COC and the Cobb Collaborative Homeless Committee promotes cooperation among agencies to help identify families at risk of becoming homeless and providing wraparound services.

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

As of June 2020, there were 137 households on the waiting list for Coordinated Entry. The Coordinated Entry system helps to ensure that all intakes receive the same information and are referred to the most appropriate agencies for both housing and supportive services. Permanent Supportive Housing continues to be a need for Cobb County, as there is less turnover among clients. Through CDBG public services funding, the City of Marietta provided the Center for Family Resources funding to provide supportive services to clients facing homelessness- with the goal to prevent becoming homeless again. With the COVID-19 pandemic, there is definitely an increased need for homeless services and transitioning individuals out of homelessness and into permanent shelter.

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

Actions taken to address the needs of public housing

The City of Marietta met with MHA and Cole St. Development Corporation during the program year to discuss ways to collaborate. The City of Marietta has provided numerous callers with information on the MHA Down Payment Assistance Program.

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

According to HUD's 2019 Public Housing Assessment System, the Marietta Housing Authority is not considered by HUD to be troubled or poorly performing. Therefore, the City of Marietta did not use any funding to assist troubled housing authorities.

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)

The City of Marietta has been participating in an ongoing review process of its local codes and ordinances, attempting to revise an update as necessary. Recent changes have been made to ordinances that impact code enforcement activities, in an attempt to provide clarity and specificity.

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

Due to limited CDBG funding, which has declined in recent years, the needs of the community far exceed the amount of available funding to meet those needs. The City of Marietta Community Development Division is a part of local groups and regional taskforces aimed at identifying unmet needs within the community, with the hope that a strong network of service providers can help to address service gaps. As a part of the Citizen Participation Plan, the City hosts citizen listening sessions, aimed at raising awareness of current programs, and also getting feedback on unmet needs. As a member of the Marietta/Cobb COC, the City helped support the expansion of HMIS technology, and the rollout of the Coordinated Entry System, which aims to more accurately perform intake for families facing homelessness. This system has had promising results and will hopefully allow for more underserved residents to be served.

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

Through the CDBG Housing Rehabilitation program, the City of Marietta addresses lead-based paint hazards. All homes built before 1978 that are receiving CDBG funds are tested for lead-based paint, and hazard reduction and abatement are performed as needed (also depending on the amount of funds invested in the project). The City continues to consider the reduction of lead-based paint hazards a priority and complies with HUD's Lead-Safe Housing Rule. Multiple homes were tested for Lead Based Paint in PY19, and two homes received LBP Risk Reduction activities.

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

The Community Development Division administers Community Development Block Grant (CDBG) funding from the U. S. Department of Housing and Urban Development (HUD), and local funds in an effort to assist as many low-to-moderate income families as possible. The primary focus of all Division's funding efforts is to reduce the number of poverty-level families in the City. CDBG funding aids in developing viable neighborhoods by supporting the creation of decent housing, creating more suitable living environments, and expanding economic opportunities for low to moderate-income individuals. Ultimately, the Community Development Division hopes to reduce the number of families living in

poverty while also improving the living conditions of all City of Marietta residents.

Homeownership is a widely researched method for wealth accumulation, and a pathway out of poverty for many families. The City of Marietta hopes that its Homeownership Assistance Program will help many families traditionally excluded from homeownership be able to achieve this dream and help to better their financial situation. In addition, the Housing Rehabilitation Program helps families that are low-to-moderate income repair and rehabilitate one of their most valuable assets- their home. Being able to utilize CDBG funding helps families use their income for other purposes and increases their ability to remain in their homes.

CDBG funding provided to public services goes almost exclusively to organizations fighting poverty. This funding goes to rental assistance, educational workshops and training, youth services and services for abused/neglected children and their families. The work of these agencies immensely helps residents of the City of Marietta and aims to reduce the number of poverty-level families.

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

The Community Development Division has continued to fine tune its institutional structure after significant changes in PY18. Policies & Procedures were reviewed and edited if necessary. Integral monitoring helped to expose any weaknesses.

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

The City of Marietta encourages cooperation between city departments, as well as between the City/County, as much as possible. In addition, the City acknowledges that there is a great need for collaboration between the local government and the non-profit sector. The Community Development Division is a member of the Cobb Collaborative, which brings together an array of social service agencies within Cobb County (private, public, non-profit and governmental). This allows for a diverse perspective and creative problem solving. The Division also serves as a member of the Atlanta Regional Commission's Regional Housing Taskforce, which takes a regional approach to tackling housing issues. In PY19, the Community Development Department was an active member of the Cobb County Affordable Housing Workgroup which seeks to bring together private housing sector participants and social service agencies.

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

To address the impediment of high housing costs, the City of Marietta introduced a new Homeownership Assistance program. This program aims to decrease some of the barriers to homeownership, such as lack of downpayment and closing costs. The City hopes to grow this program and have it become a way to increase homeownership for low-income families in the City of Marietta.

Funds were also provided to the Center for Family Resources to help make one-time rental payments for families that were facing eviction. To address the impediment of zoning restrictions, the City participates in an ongoing review process of local zoning codes and ordinances.

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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

All City of Marietta subrecipient agencies are formally monitored on-site annually to provide technical assistance and ensure compliance with CDBG regulations. Agencies are also provided with ongoing technical assistance as well as opportunities to attend workshops and receive one on one training as needed.

Each CDBG funded agency is provided technical assistance throughout the year and each project is monitored for compliance documentation at least once during the program year. In addition, subrecipient agencies are required to submit monthly progress reports to help identify programs or projects that may need adjustments or changes during the program year. Program performance is tracked, and budgets are monitored to aid in overall program analysis. Staff, along with CDBG funded agencies, work to ensure that the programs identified in the Action Plan are successfully implemented in a timely manner.

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.

A draft of the 2019 CAPER was available for public comment from August 10th, 2020-August 28th, 2020 and a public review meeting was held on August 13th, 2020 at 11:00 am at the Community Development Office. A public notice was advertised in the Marietta Daily Journal. The draft version was also available on the Community Development website at <https://www.mariettaga.gov/462/Community-Development> and available in the Community Development office. The meeting was publicized on the City of Marietta website and weekly e-news email.

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.

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

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

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CR-45 - CDBG 91.520(c)

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