Change in Annual Action Plan 1- reallocation of funds, and creation of new project/activity (Public works & facilities). Reallocation was completed in compliance with Citizen Participation Plan and public review process, and approved by City of Marietta Mayor and City Council.

Executive Summary

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

1. Introduction

This initial Five-Year Consolidated Plan (2018-2023) and Program Year (PY) 2018 Annual Action Plan is the City's grant request as an Entitlement Community independent of any Cooperation Agreement with another grantee. The Consolidated Plan of 2018 was approved by the Mayor and City Council on May 30, 2018. This Plan is the City's official application for HUD entitlement grants and proposes activities to be funded during the City's Community Development Division Program Years 2018 through 2023.

Marietta City is an entitlement community eligible to receive direct assistance under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. The City's Community Development Division is responsible for the development and administration of the Consolidated Plan and Annual Action Plan.

2. Anticipated funds and resources for planned projects for Five Years (July 2018-June 2023)

- Community Development Block Grant (CDBG) **$2,599,465.00**
- Estimated Program Income **$0.00**

The CDBG Five-Year Grant amount is based upon the allocation awarded to Marietta in 2018, multiplied five (5) times. The Plan includes the allocation of a limited amount for Grants to eldery or disabled homeowners for emergency heating and cooling and conversions of bathrooms for accessiblity. Other funds will be distributed for homeowner rehabilitation projects and promoting homeownership through Direct Down Payment Assistance. Additional funds will go to support public service activities that benefit young children and older citizens of Marietta.

The City's Five-Year Consolidated Plan identifies the needs of residents and neighborhoods in designated Low-to-Moderate Income areas; and outlines a comprehensive and coordinated strategy for addressing them. This document includes narrative responses to specific questions to which grantees must respond to be compliant with the Consolidated Planning Regulations.

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

The following Objectives and Activities will Meet Communities' Urgent Needs and one or more of the National Objectives

Objective 1: Decent Housing

Method: Establish partnerships with lending institutions to support housing related projects in Low-Moderate Income **(LMI)** residential neighborhoods; especially those bordering or contiguous to new residential developments. Loans will be available for residents whose household income is at or above the 50% Very Low Income (VLI); and no more than the 80% range (LMI). Households must meet CDBG eligibility and the financial institute's lending requirements.

- CDBG Reconstruction Loans to current homeowners to tear down a severely deteriorated home and reconstruct a comparable size home on the existing site-to be occupied by LMI owner-occupants.Vacant Land and Building Acquisition: Purchase vacant lots or buildings in residential neighborhoods for home reconstruction for eligible LMI families. CBDG loans for demolition, clearance and infrastructure. Bank Mortgage loan financing for home construction.

Home Buyer Loan: Down payment and closing costs to eligible homebuyers purchasing homes in low-to-moderate income neighborhoods.

- **Objective 2: Maintain a Suitable Living Environment through Neighborhood Improvements**

Method: Grant fund to support housing rehabilitation needs of Elderly/Disabled homeowners whose household income is below the 50% (VLI) level.

- Provide One-Time Grants to address Specific Purpose Housing Rehabilitation projects: Heating and Air installation; Accessibility Features; Roof Replacement.

Eliminate blighting and deterioration of properties

Objective 3. Support Human Service Projects Serving Vulnerable Children and Youth

- Marietta Police Athletic League (PAL)
- Youth through Learning, Leading and Servicing, Inc. (YELLS)
- Marietta High School Student Success CenterOther non-profits within the jurisdiction with meaningful projects associated with youth, elderly and housing.**Objective 4: Efficient Administration and Monitoring Activities in the Management of CDBG Funds**

Method: Conduct Fair Housing Training, Outreach and Assistance to Low Income individuals and CDBG Subrecipients. Provide Technical Assistance and Oversight to grant subrecipients.

3. Evaluation of past performance

Evaluation of past performance

The City of Marietta received Entitlement funds as a subrecipient in a Cooperation Agreement with Cobb County, GA since 1987. The City directed its CDBG funds toward public service projects benefitting youth training and education; and rehabilitation and reconstruction of single-family residential housing. Activities primarily devoted to homeowner housing rehabilitation projects which allowed families to remain in their homes.

Goal: Continuous Affordable Housing Activities Benefitting Low to Moderate Households

- During the previous five years, the City rehabilitated 53 single-family owner-occupied homes;
- Two single-family homes were reconstructed-

Goal: Neighborhood Improvement

- YWCA of N. Georgia-Driveway, Foundation Repair; Playground Equipment
- Gramling Park clearance and playground equipment
- Blackwell Park Accessible Features
- Birney Park-Playground equipment
- Merritt Park Playground Equipment Replacement
- Waterman Streetscape Improvement

Goal: Public Service Projects to Enhance Educational and Societal Opportunities for Youth

- Marietta Mentoring for Leadership
- Marietta YELLS
- SafePath Children's Advocacy Center
- Marietta Police Athletic League (PAL)

4. Summary of citizen participation process and consultation process

The Community Development Division conducted public Homeowner Rehabilitation Workshops throughout the year to inform residents in all neighborhoods of the program opportunities; obtain citizens' views; and to respond to questions on subrecipient applications.

As an Entitlement Community grant subrecipient, the City Community Development Division participated in Public Review Meetings held by the County to address housing and community needs specific to the City jurisdiction.

The City Community Development Division held Citizen Participation Listening Sessions for all residents to provide program information and receive comments on plans for using CDBG funds.

Tuesday, March 7, 2017 at 3:00 P.M.; Thursday, March 9, 2017 at 11:00 A.M. and 5:30 P.M.; Tuesday, March 13, 2017 at 3:00 P.M.; Thursday, March 23, 2017 at 11:00 A.M and 5:30 P.M.; Thursday, March 31, 2017 at 11:00 A.M and 5:30 P.M

- To gather citizen input into the development of the 2018 Annual Action Plan and Consolidated Plan, meetings were held within the Development Services Department to exchange ideas; the public was invited to Listening Sessions; the Community Development Manager attended group meetings with Cobb Collaborative; and was invited to speak to members of the local American Legion and Marietta Lions Club.
- Cobb Collaborative Meeting August 30, 2017
- American Legion Speaking Engagement October 5, 2017
- Citizen Listening Session October 11, 2017
- Citizen Listening Session October 25, 2017
- Citizen Listening Session November 16/2017Public Town Hall Meeting April 26, 2018Public Housing Forum May 10, 2018
- A Citizen Participation Survey was distributed to Marietta residents via Survey Monkey and mailouts.

5. Summary of public comments

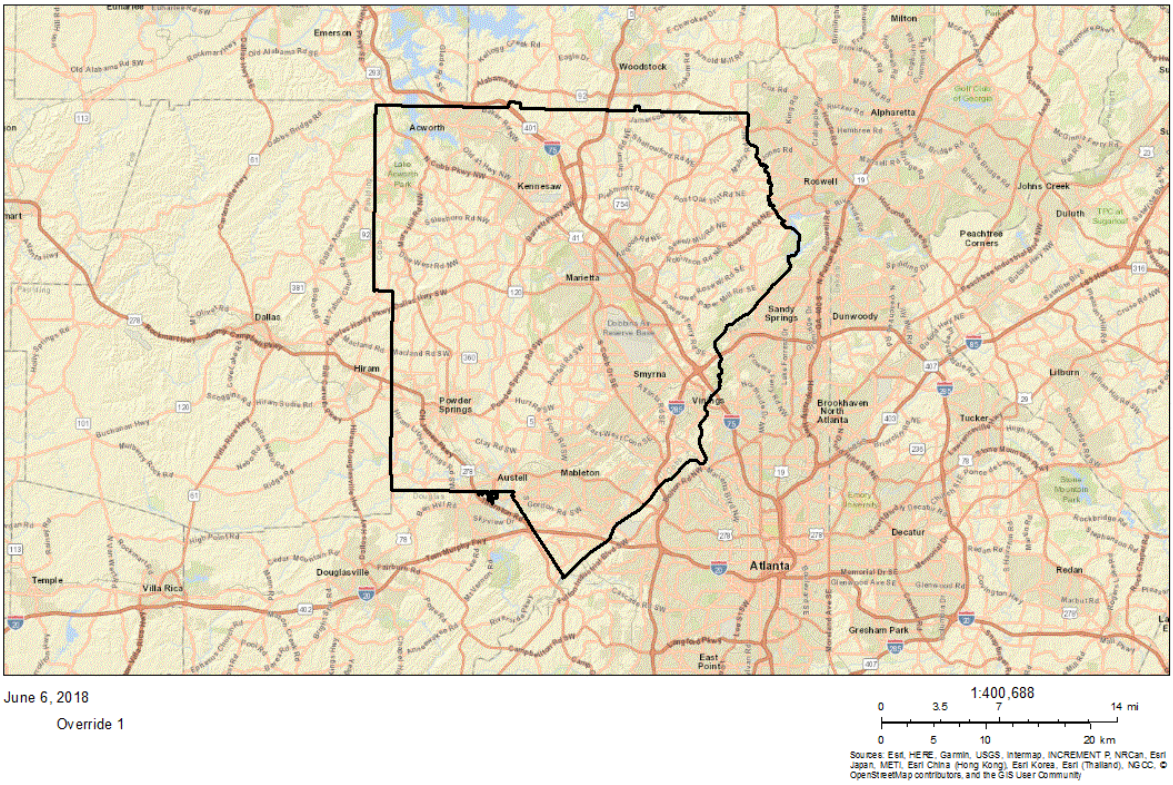
Residents from various neighborhoods within the City attended the workshops to learn of opportunities available to improve their communities.

Survey responses and verbal comments from session attendees:

1. The lack of affordable housing being developed was the response most often identified in the surveys;
2. The need for neighborhood parks and shopping;
3. Vacant lots and buildings in neighborhood

Residents from various neighborhood within the City attended the workshops to learn of opportunities available to improve their personal homes. Attendees suggested neighborhood improvement projects for their areas and more awareness of the Community Development activities. The lack of affordable housing being constructed; the fear of being overlooked in neighborhood improvements.

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



CPD Maps - Consolidated Plan and Continuum of Care Planning Tool

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

All comments were accepted.

7. Summary

The City of Marietta plans to address the issue of affordable housing and housing preoservation by identifying vacant residential structures which remain unoccupied for years. Plans are in place to locate absentee owners and relatives to develop methods for arranging ther sale and occupancy of these homes.

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
CDBG Administrator	MARIETTA	Development Services/Community Development

Table 1 – Responsible Agencies

Narrative

Marietta City is an entitlement community eligible to receive direct assistance under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. For the previous years (30), the City of Marietta has received its grant funds as a subrecipient of Cobb County, GA. The City will now undertake the administration of HUD grant funds independently and receive its Entitlement funds as a Grantee, rather than a subrecipient.

With local government services support, the Community Development Division will manage all facets of the federal program.

The City's Community Development Division is responsible for the development and administration of the Consolidated Plan and Public concerns, issues, or comments regarding the Consolidated Plan and Annual Action Plan may be directed to:

Consolidated Plan Public Contact Information

Daphne Bradwell

Community Development Manager

268 Lawrence Street, Suite 200

Marietta, GA 30060

770-794-5437/ dbradwell@mariettaga.gov

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Marietta is a part of the Marietta/Cobb Continuum of Care and was involved in meetings and consultations with citizens, non-profit agencies, housing agencies and government agencies organized by the Cobb CDBG Program Office. The City will continue its history of cooperation with public and private agencies operating within the jurisdiction to provide solutions to end homelessness in the City.

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(l)).

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 City consulted with Cobb-Douglas Public Health, a nonprofit provider of physical and mental health services. Members of the Cobb Continuum of Care group were instrumental in developing priorities in preparation of this plan.

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

The City of Marietta is a part of the Marietta/Cobb Continuum of Care (COC) whose goal is to provide solutions to end homelessness in Maarietta through education, resources, and advocacy. In consultation with other agencies to develop this plan, the City consulted with the Continuum to gain access to all COC data. The City 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 City ensures that COC goals and the City's Consolidated Plan priorities are integrated into the plan. This structure provides the internal connective mechanism among City departments and outside entities which serve the homeless throughout the City.

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 City of Marietta 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).

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

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	CENTER FOR FAMILY RESOURCES, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attendance at workshops and group meetings at Center site. An organization that provides financial assistance and other aid to prevent individuals and families from becoming homeless and also helps people experiencing homelessness to quickly find housing and achieve stability.
2	**Agency/Group/Organization**	SAFEPATH CHILDREN'S ADVOCACY CENTER
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Site visits and group meetings. Displaced children are quickly sheltered in temporary facilities.
3	**Agency/Group/Organization**	Youth Empowerment through Leanring, Leading, and Serving, Inc.
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Youth Guidance & Training
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Youth are better prepared for employment and further education.

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4	**Agency/Group/Organization**	Housing Authority of Marietta
	Agency/Group/Organization Type	Services - Housing Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings, customer referrals. Expect better communication with client referrals and placement.

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

None

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	Center for Family Resources	This is the Lead Agency for bridging the gap for cities within the City of Marietta jurisdiction to assimilate and distribute information on homeless conditions in the area.

Table 3 – 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:

- Cobb County CDBG Program Office
- Marietta Housing Authority
- Cobb Collaborative

Data was collected from the following organizations:

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

- Cobb Collaborative

Narrative (optional):

PR-15 Citizen Participation

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

A Citizen Participation Survey was conducted to solicit input from residents and workers in the City. Respondents were informed that the City was developing 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 using CDBG funds.

The survey was distributed throughout the city via the Internet, mailouts and handouts to gather responses from a broad sample. It was made available in hard copy format, as well as on the City's website. Responses were possible via the electronic Survey Monkey system, hand delivery and personal pickup. The survey was available online and offline.

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The Citizen Listening Sessions were publicly announced and posted on the City website. All sessions are held at the Community Development Office located at 268 Lawrence Street, Suite 200, Marietta, GA. Citizen Listening Sessions: October 11, 2017 11:00 A.M. and 6:00 P.M. October 25, 2017 11:00 A.M. and 6:00 P.M. November 16, 2017 11:00 A.M. and 6:00 P.M.	Comments to be referred to local Council and neighborhood leaders. Need for improved neighborhood sidewalks; better use of vacant lots and vacant homes	All comments were accepted	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	The public was notified of the public meetings via a newspaper ad in the Marietta Daily Journal and Mundo Hispanico	No comments received	No comments received	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Survey	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The survey was used to capture comments. The survey summary is included in the Summary of Citizen Participation above	Neighborhood sidewalks; vacant lots cleared	All comments were accepted	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public Meeting was held to provide input on proposed reallocation of funds and new activity of public works and facilities improvements.	Sidewalks	All accepted	

Table 4 – Citizen Participation Outreach

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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.

During the development of the Comprehensive Plan, the City of Marietta gathered data and compiled demographic and contextual information from many sources related to housing, development and community needs. That additional information was analyzed along with the most recent CHAS for Marietta and current U.S. Census Fact Finder data.

A shortage of affordable housing was found to be a primary deficiency. Low-to-moderate income persons in the city have few housing options that will not place them in a circumstance of high cost burden. Many of the affordable homes lack the basic condition suitable for quality

living. Low-income renters are particularly susceptible to poor housing conditions. Programs

that will promote housing rehabilitation, housing ownership, improved rental property, and increase home affordability are essential to overcoming these needs.

The Marietta Housing Authority administers all public housing assistance programs for the City of Marietta. Residents of public housing units are elderly, primarily minority, members of vulnerable population groups, and have incomes well below the rest of the community. There are no public housing facilities for non-elderly or non-disabled residents. Public housing assistance is limited to Housing Choice Voucher holders, who are located in areas primarily outside the city limits of Marietta. Affordable rental housing is limited and situated in a few scattered areas of the city.

The Cobb Collaborative, of which Marietta is a member, is the entity charged with gathering information on housing needs in Marietta. The data presented in this Plan is a compilation of facts regarding homelessness, income, population, housing needs and housing problems. Data for any one city within the county is not separated. The data particular to Marietta Only is identified in the charts.

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

Summary of Housing Needs

In 2010, Marietta included 56,579 residents and. The City continues to experience an increase in both populations . The median household income in 2010 was $44,953; increased to $53,889 in 2015. The following Demographics Table shows the population and Income for Marietta for 2010 and the increase reflected in 2017. Other tables of Housing Needs and Cost Burdens are a compilation of the City of Marietta.

Demographics	Base Year: 2010	Most Recent Year: 2017	% Change
Population	57,451	61,881	8%
Households	23,637	28,968	23%
Median Income	$45,014.00	$48,393.00	8%

Table 5 - Housing Needs Assessment Demographics

Data Source Comments: Data Source: 2010 U.S. Census Fact Finder 2011-2015 for the City of Marietta. Marietta Community Data 2017

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	6,411	7,425	3,465	3,728	7,939
Small Family Households	808	9,566	3,296	4,446	902
Large Family Households	5,101	3,901	7,408	902	778
Household contains at least one person 62-74 years of age	2,785	3,305	5,369	3,415	22,125
Household contains at least one person age 75 or older	2,155	2,563	3,339	2,025	6,060
Households with one or more children 6 years old or younger	4,943	5,144	7,493	4,060	22,637

Table 6 - Total Households Table

Data Source Comments: Household Data Sets are for the City of Marietta.

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**
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	164	80	389	120	753	15	15	40	0	70
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	375	823	545	159	1,902	273	399	359	135	1,166
Housing cost burden greater than 50% of income (and none of the above problems)	9,825	6,135	1,390	100	17,450	5,500	4,585	5,314	1,609	17,008

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	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)	969	4,179	9,820	1,970	16,938	600	1,579	5,415	4,979	12,573
Zero/negative Income (and none of the above problems)	1,520	3,000	2,861	4,855	12,236	780	502	3,566	3,680	8,528

Table 7 – Housing Problems Table

Data Source Comments: Household Data Sets are for the city of Marietta. AMS; FactFinder and City Community Data

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
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,605	1,320	1,245	1,410	5,580	275	1,125	1,785	1,850	5,035
Having none of four housing problems	1,305	1,610	565	1,100	4,580	1,350	1,170	245	420	3,185
Household has negative income, but none of the other housing problems	620	255	797	505	2,177	780	140	526	58	1,504

Table 8 – Housing Problems 2

Data Source Comments: Household Data Sets are for the City of Marietta.

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
NUMBER OF HOUSEHOLDS								
Small Related	1,705	1,920	1,995	5,620	775	89	1,712	2,576
Large Related	517	49	189	755	313	368	657	1,338
Elderly	438	446	319	1,203	827	805	951	2,583
Other	1,666	1,690	2,086	5,442	663	569	1,072	2,304
Total need by income	4,326	4,105	4,589	13,020	2,578	1,831	4,392	8,801

Table 9 – Cost Burden > 30%

Data Source Comments: Data from 2007-2011 CHAS for the City of Marietta

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
NUMBER OF HOUSEHOLDS								
Small Related	1,620	874	559	3,053	708	746	874	2,328
Large Related	506	22	25	553	271	249	212	732
Elderly	45	305	62	412	649	511	473	1,633
Other	1,638	1,148	28	2,814	649	463	588	1,700
Total need by income	3,809	2,349	674	6,832	2,277	1,969	2,147	6,393

Table 10 – Cost Burden > 50%

Data Source Comments: Data from 2007-2011 CHAS for the City of Marietta

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	197	279	273	61	810	109	120	126	70	425
Multiple, unrelated family households	45	69	42	33	189	25	46	32	24	127

	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
Other, non-family households	11	13	29	18	71	12	10	11	6	39
Total need by income	253	361	344	112	1,070	146	176	169	100	591

Table 11 – Crowding Information – 1/2

Data Source Comments: Data from 2007-2011 CHAS for the City of Marietta

	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	2	5	5	12	1	4	3	8

Table 12 – Crowding Information – 2/2

Data Source Comments: Data from 2007-2011 CHAS for Cobb County, including the City of Marietta

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, data from the U.S. Census Bureau, years 2010 through 2015, and SuburbanStats.org- The demographic breakdown of those households is not categorized.

In 2015, --207 single individuals were unsheltered, in emergency shelters or transitional housing programs for homeless people. In order to meet the needs of single homeless individuals, the level of services available within shelters for single individuals must be significantly increased. Shelter capacity could be reconfigured into smaller facilities that will have adequate space to this higher level of services to residents; provide more intensive case management services that support individual development; provide comprehensive on-site daytime services instead of forcing residents to exit during the day.

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.

According to the 2013 ACS estimates, 1,949 Marietta residents (or 3.9% of the total population) were of a disabled status. The data also reflected that 1.7% of the City's population had self-care limitations. The City does not have data available on victims of domestic violence, dating violence, sexual assault and stalking who may be in need of housing assistance.

What are the most common housing problems?

The most common housing problem within the city is cost burden, with 40% of renters and 7% of owners) paying more than 30% of their income towards housing costs. In summary, 5,200 renter households – half of all renters – are cost burdened and 2,664 are severely cost burdened. This housing problem is experienced by all income levels, but is more 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 of renter households and owner households had one or more housing problems. This trend holds true with overcrowding, as 2,644 of renter households were overcrowded households. The elderly, particularly homeowners, were also affected by cost burdens, comprising 18% of households with incomes below 30 percent AMI.

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 City will continue to cooperate with the Continuum of Care programs 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 City of Marietta 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.

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 City/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

The data summarizes the percentage of each minority group experiencing any of the four housing problems: cost burden (paying more than 30% of income for housing); overcrowding (more than one person per room); and lacking complete kitchen facilities or complete plumbing facilities (substandard housing). Income classifications are defined as: extremely low-income (under 30% of HAMFI); low-income (between 30 and 50%); moderate-income (between 50 and 80%); and middle-income (between 80 and 100%).

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	3,465	360	195
White	1,240	195	45
Black / African American	1,485	140	140
Asian	95	0	15
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	540	25	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2009-2013 CHAS

*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	2,750	750	0
White	770	460	0

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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
Black / African American	1,250	170	0
Asian	35	0	0
American Indian, Alaska Native	0	19	0
Pacific Islander	0	0	0
Hispanic	630	105	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2009-2013 CHAS

*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	2,200	3,170	0
White	850	1,415	0
Black / African American	750	1,085	0
Asian	75	45	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	440	435	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2009-2013 CHAS

*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	435	2,280	0
White	285	895	0
Black / African American	80	960	0
Asian	25	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	55	285	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2009-2013 CHAS

*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 disparate impact analysis for housing problems determined that White and African American populations had percentages at least 10% higher than the jurisdiction as a whole. Extremely low-income households had the highest frequency of housing problems across all racial and ethnic groups. Low-income Hispanics, Whites, and African Americans in every income category experienced disproportionately greater need in terms of housing problems.

The housing assessment determined that cost burdens at 30% and 50% (of housing costs) were the overwhelming problem among the four housing problems. At 30% AMI, 50% cost burdens were the most significant problem but among renters. Cost burdens are the most pressing housing problems especially at the lower income levels for renters and owners.

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 for occupied units indicate the physical condition or lack of necessary living standards per household. CHAS data summarizes the percentage of each minority group experiencing any of four severe housing problems: cost burden (paying more than 50% of income for housing); overcrowding (more than 1.5 persons per room); and lacking complete kitchen facilities or complete plumbing facilities (substandard housing).

There were only two instances of disproportionately greater need with severe housing problems: 18% of low-income African American and 6% of Hispanics experienced one or more housing problems. Considering the overall population within these two minority groups, the age of the data, and the limited sample size, the results of this analysis should be used with caution.

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	3,130	700	195
White	1,125	320	45
Black / African American	1,320	305	140
Asian	70	20	15
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	510	55	0

Table 17 – 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	1,300	2,200	0
White	335	895	0
Black / African American	745	670	0
Asian	20	15	0
American Indian, Alaska Native	0	19	0
Pacific Islander	0	0	0
Hispanic	180	555	0

Table 18 – Severe Housing Problems 30 - 50% 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%

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	525	4,845	0
White	210	2,055	0
Black / African American	105	1,730	0
Asian	14	100	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	190	690	0

Table 19 – Severe Housing Problems 50 - 80% 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%

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	210	2,510	0
White	125	1,055	0
Black / African American	50	990	0
Asian	0	60	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	40	300	0

Table 20 – Severe Housing Problems 80 - 100% 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%

Discussion

Although severe housing problems were less prevalent than non-severe housing problems, their distribution continued to correlate strongly with income levels. Extremely low-income households had the highest frequency of severe housing problems across all racial and ethnic groups. Hispanic and African American populations in middle-income experienced disproportionately greater need in terms of housing problems, but these findings should again be treated carefully considering the small populations and the limited sample size of the data.

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:

This section analyzes the extent of cost burden and identifies populations that are disproportionately affected.

While White, African American and Hispanic renters and homeowners report the greatest number of housing problems, by virtue of their larger numbers in the total population, Hispanic, African American, and Asian renters and homeowners are disproportionately represented among those with problems, including those with serious housing problems.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	15,820	5,115	4,410	195
White	9,170	2,220	1,750	45
Black / African American	3,880	1,740	1,905	140
Asian	385	125	90	15
American Indian, Alaska Native	30	0	0	0
Pacific Islander	0	0	0	0
Hispanic	1,915	880	530	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2009-2013 CHAS

Discussion:

Housing cost as a high percentage of income is problematic in Marietta. People earning the state minimum wage which is higher than the federal minimum wage have to work 95 hours per week to afford the median rent in their community of residence. Cost burden, housing affordability, and the need for higher household income levels affect many. This need is greatest among White, African American and Hispanic households.

The number of housing problems among renter households is almost evenly split between those with a moderate cost burden and those with a severe cost burden. Though White and African American households report the greatest number of problems, the percentage of Hispanic households reporting problems is in excess of their proportion of the population. The percentage of African-American households reporting severe cost burden is well in excess of that group's percentage of the population, and the percentage of households identifying as "Other" is slightly above its percentage.

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?

The disproportionately greater need analysis is not necessarily reflective of the number of households in need. Rather, the analysis determined whether any particular racial or ethnic group has a need which is disproportionately greater than all the households in that particular income group. A disproportionately greater need exists when the percentage of households in a category of need who are members of a particular racial or ethnic group is at least 10% higher than the percentage of households in the category as a whole.

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

Households that experience a disproportionately greater need may be faced with other needs such as affordable rentals that are safe and in areas of opportunity (e.g. in proximity to public transit), additional supportive services, and housing for the mentally ill.

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

To determine the location of minority concentrations with disproportionately greater needs, low and moderate-income areas (block groups where more than 51% of the households are low and moderate-income) were compared with areas of minority concentration. Areas of minority concentration are block groups where populations of minority racial or ethnic groups are at least 10% greater than for the city as a whole. LMI areas with minority concentrations indicate where these disproportionately greater needs are located. The highest concentrations and number of Minority households can be found in the following census tracts:

(Marietta City- 307.003; 307.004);

NA-35 Public Housing – 91.205(b)

Introduction

Totals in Use

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 in use	0	0	280	2,075	132	1,886	24	0	0

Table 22 - 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

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	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# 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 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

	Program Type								
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							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

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Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
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 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

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

Data Source: PIC (PIH Information Center)

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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 City 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. As a result, 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 City's housing costs and move toward self-sufficiency.

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

he high cost of housing poses a challenge for many of the City’s residents, but the needs are generally more acute among public housing residents, as evidenced by the fact that the average annual income is $10,687 and $11,446 respectively and the average annualized housing cost totals $11,066.50. Compared to the general population, public housing residents and Housing Choice Voucher holders have an increased housing cost burden.

Discussion

Marietta Housing Authority primarily provides Housing Choice Voucher assistance and senior public housing.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The following section provides a general assessment of the City of Marietta homeless population and its needs. This data is extracted from the Continuum of Care (COC)

2015 Point-in-Time Count.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a 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				
Persons in Households with Adult(s) and Child(ren)	18	21	120	74	112	8
Persons in Households with Only Children	8	5	78	8	11	5
Persons in Households with Only Adults	14	9	42	33	89	11
Chronically Homeless Individuals	14	24	37	18	22	9
Chronically Homeless Families	20	15	18	18	20	11
Veterans	8	12	22	7	14	7
Unaccompanied Child	2	6	8	4	8	4
Persons with HIV	1	2	1	1	2	2

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Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is:	Has No Rural Homeless

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):

In 2015 Continuum of Care (COC) conducted a Point-In-Time Survey count of the homeless population. The count identified 210 homeless residents in total, 12 of whom were unsheltered. The following characteristics were found in the homeless population:

- Chronic homeless count was 12 residents or, 10% of the homeless population.
- Unaccompanied children under age 18 years count was 8 residents, or 2% of the homeless population.
- Youth age 18-24 years count was 8, or 2% of the homeless population.
- Veteran count was 22 of the homeless population.

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Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	32	12
Black or African American	38	28
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	1	1
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	11	4
Not Hispanic	52	31

Data Source Comments:

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

According to the Point-in-Time Count, 14 children were unsheltered, 35 children were sheltered or receiving motel voucher assistance, and 87 children were living in transitional housing (these counts concern all children accompanied by a parent). The count of homeless women represented 38% of the homeless population and there were 67 homeless residents, or 16%, who had experienced domestic violence. There were 22 homeless veterans.

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

The 2015 Point-in-Time Count identified the following racial and ethnic makeup of the homeless population:

- American Indian/American Native count was 1
- Asian/Pacific Islander count was 4
- African-American/ Black count was 274
- Hispanic count was 26

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The length of homelessness was measured by surveying 44 individuals in the Point-in-Time survey. Twenty-five individuals indicated they had been

homeless for more than one year, to which, thirty-six percent of surveyed individuals reported being homeless for five or more years. There were

59 adults and 35 children that were in shelters or receiving motel voucher assistance. There were 80 adults and 87 children receiving transitional

Discussion:

The homeless population presented with several social services and mental health needs/issues such as:

- Homeless count with mental illness was 23 or 29.6 % of the homeless population.
- Homeless count with HIV/AIDS was 3 or 0.7% of the homeless population.
- Homeless count with substance abuse issues or needs was 136 or 32.8% of the homeless population.

Homeless count with domestic violence was 67 or 16% of the homeless population.

NA-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, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with HIV/AIDS, persons with alcohol or drug addiction, victims of domestic violence, persons with a criminal record, those who have limited English proficiency, and those who are transportation disadvantaged. Persons belonging to this population may have additional needs before, during, and after an incident in functional areas including but not limited to: maintaining independence, communication, transportation, supervision, and medical care. The section below will describe why identifying the characteristics and needs of these sub-populations is essential to the planning process for these federal

Describe the characteristics of special needs populations in your community:

According to the Marietta ACS Fact Finder demographics, there are 7,864 elderly households. 5,045 residents were elderly (62+); and 2,819 were frail elderly (75+). There were 2,025 elderly households, representing 18.2% of the total elderly population, with housing cost burden greater than 30% Area Median Income (AMI). These households included renter households and owner households.

Elderly and frail elderly are often unable to maintain existing homes or to afford rent. They are often over-housed in homes that have more square footage than the elderly homeowner or renter can maintain on limited budgets. 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. The Department of Aging and Adult Services provides seniors with several programs to prevent the institutionalization of seniors including visiting nurses, home delivered meals, and emergency response programs.

The 2013 ACS reports there were 60,687 persons with disabilities in Cobb County representing 8.5% of the population. Of this total, 23,494 were elderly disabled, representing 33% of this age group. There were 31,200 disabled adults ages 18-64, or 6.7% of the population. ACS defines ambulatory difficulties as seriously affecting motility; the ability to walk and climb stairs. Ambulatory difficulties representing 22.3% of the population, consume a significant portion of the disabled population. Finding housing that is both affordable and accessible is a basic challenge for persons with physical disabilities.

The National Survey on Drug Use and Health sponsored by the U.S. Substance Abuse and Mental Health Services Administration (SAMHSA) provides estimates of any mental illness and serious mental illness for adults 18 and older. Any mental illness is defined as having a mental, emotional, or behavioral disorder within the past year and serious mental illness is defined as having any mental, behavioral, and

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emotional disorder that interfered with or limited one or more major life activities. In 2013, an estimated 1.4 million adults in Georgia aged 18 or older had a mental illness in the past year. This represents 18.8% of the state's adults. Marietta is positioned within SAMHSA's Georgia Sub-state Region 1. Region 1 contains an estimated 8.55% of individuals with any mental illness and 1.5% with a serious mental illness.

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

The primary housing and supportive needs of these subpopulations (the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, and persons with a criminal record and their families) were determined by input from both service providers and the public through the Needs Assessment survey, public meetings, and stakeholder interviews. These needs include affordable, safe housing opportunities in areas with access to transportation, commercial and job centers, social services, and for education regarding fair housing rights and actions that can be taken in the event those rights are violated. Persons with disabilities often require accessible features and ground floor housing units. Victims of domestic violence need safe housing, removal of barriers to relocation, and for perpetrators to be held accountable.

Elderly and Frail Elderly

The number of elderly requiring medical and other services to remain in their homes rather than in medical facilities continues to increase. They will need long-term services and support, which will be expensive and challenging.

There is a need for more affordable senior housing and housing for frail elderly. Housing types include independent living that is accessible, independent living with in-home care, assisted living facilities, and nursing facilities. Many seniors are also below the poverty level, adding more challenges to finding affordable care and housing. Needed services include healthcare and medication management, meals and nutritional counseling, caregiver support, abuse prevention and advocacy, money management, personal services, housekeeping and homemaker assistance, and transportation.

Persons with Physical Disabilities

There is a continuing need for housing that is livable, affordable and accessible for persons with physical disabilities. Supportive service needs include transportation, and public facilities and infrastructure that provide for mobility and accessibility. Also important are housing programs that provide home

modification and other repairs to enable seniors and persons with physical disabilities to continue to live independently.

Persons with Mental Disabilities

Persons with severe and persistent mental illness need services such as early intervention, recovery, illness management, and self-sufficiency. These services are often correlated with substance abuse treatment, family psycho-treatment education, supportive employment, medication management training, and outreach programs. As facilities for the mentally ill are decentralized and an increasing number of developmentally disabled persons become semi-independent, the need for residential facilities with supervision has increased. Support for these populations is provided in various group homes. While some opportunities for appropriate assisted housing exist, additional units are needed to provide supportive housing for people with a mental illness transitioning from homelessness, and for people in need of higher levels of care and support.

Domestic Violence

Victims of domestic violence need comprehensive services to re-establish normalcy. Programming services to address any client needs include 24-hour hotlines, emergency shelters in all areas of the County, prevention and education, support and legal advocacy, counseling and recovery services, and on-going support.

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

Case surveillance data provides the basis for understanding the burden of HIV and is used to guide public health action at the federal, state, and local levels. Knowing how many people are diagnosed with HIV infection each year, and their stage of disease at diagnosis, is important for planning and resource allocation and for monitoring trends and disparities between groups. Similarly, monitoring HIV incidence is critical for allocating resources and evaluating the effectiveness of HIV testing and other prevention programs. Improved surveillance methods allow resources to be better directed for programs and resources to the populations most affected.

The Centers for Disease Control and Prevention's annual HIV Surveillance Report provides an overview of the current epidemiology of HIV disease in the U.S. The most current report provides data for year 2013 for the Atlanta-Sandy Springs-Marietta MSA. The 2013 surveillance report states approximately 26,020 persons were living with HIV and approximately 31,828 persons were living with AIDS. [1] The HIV statistic is undifferentiated and includes all HIV stages.

Discussion:

The City of Marietta houses residents with various vulnerabilities. These residents are provided opportunities for specific levels of service to meet their needs at cooperating agencies throughout the city-including the Salvation Army, Center for Family Resources, MUST Ministries, and recently, the Marietta High School Student Sucess Center, which addresses students and parents facing the possibility of homelessness.

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

Describe the jurisdiction's need for Public Facilities:

The City of Marietta will direct CDBG funds to improve youth Centers, refurbish parks and neighborhood streetscapes over the next five (5) years.

How were these needs determined?

Public Facility needs were identified through a series of community meetings and input from municipal officials, interviews with stakeholders, and a Needs Assessment survey distributed to the public. Other resources consulted were prior plans and progress reports from the City and other agencies that serve the City. Needs are also based on ongoing revitalizations initiatives that are undertaken by the City.

Describe the jurisdiction's need for Public Improvements:

The City of Marietta jurisdiction lies within its city limits. Neighborhood streetscape improvements; sidewalks and trails in various areas will benefit seniors and the disabled. Providing accessible features to public parks and buildings.

How were these needs determined?

Public Improvement needs were identified in part, through a series of public meetings, input from municipal officials, interviews with stakeholders, and a Needs Assessment survey distributed to the public.

Describe the jurisdiction's need for Public Services:

The City supports service organizations which provide housing services that include homebuyer education, rental assistance, housing rehabilitation and education and training for the youth.

How were these needs determined?

Needs are also based on ongoing revitalizations initiatives that are undertaken by the City. Historical support of specific organizations and the outcomes of the services provided.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Residential Revitalization character areas are located throughout the city and contain mostly single-family dwellings, but are in need of new investment in the existing housing stock. Any revitalization or redevelopment in these areas should retain the basic character of a single-family residential district.

The In-Town area is primarily owner-occupied, single-family residential, and should remain as such. However, some neighborhood commercial, appropriately-scaled, may be appropriate. For the most part, the areas within this district are stable, but others are in need of reinvestment in the existing housing stock. The areas needing reinvestment provide opportunity for new infill housing. The majority of housing in Marietta is single-family, detached homes at 66.1% of the housing units. According to the 2010 U.S. Census QuickFacts for Marietta, there was a total of 26,918 housing units. The majority of occupied housing units in the City were owner-occupied at 42.1% with renter occupied housing at 34% of the units.

Broadband and Resiliency Summary

The City's Information Technology Department and Communication and Public Information Division coordinated planning and informational sessions with large internet service providers (AT&T, Sprint) and Small Cell promoters within Georgia. Proposals were presented to the Georgia Legislature and Marietta City Council for guidance in developing systems for making broadband accessible to Marietta citizens.

Marietta City government is not involved in the management or oversight of flood prone areas. All equipment installed for broadband use in newly constructed housing is required to be buried in conduits underground; therefore, minimizing any vulnerability to natural hazard risks.

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

Introduction

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

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 2013 ACS, the city had a total of 26,796 housing units and 23,336 occupied and 3,460 vacant housing units. In 2013, the housing stock contained 10,736 single family units; 2,573 with 2- 4 units;7,046 with 5-19; units; and 3,768) with 20 or more units. The city also had 349 mobile home structures in its inventory; and no Boats, vans or RVs.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	10,736	43%
1-unit, attached structure	2,324	9%
2-4 units	854	3%
5-19 units	7,046	28%
20 or more units	3,765	15%
Mobile Home, boat, RV, van, etc	0	0%
Total	***24,725***	***100%***

Table 27 – Residential Properties by Unit Number

Data Source Comments:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	902	7%
1 bedroom	2,045	20%	3,746	30%
2 bedrooms	3,146	31%	3,548	28%
3 or more bedrooms	4,845	48%	4,487	35%
Total	***10,036***	***99%***	***12,683***	***100%***

Table 28 – Unit Size by Tenure

Data Source Comments:

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

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

The majority of families assisted with government funds are occupied in rental units in a variety of multi-family configurations, ranging from 2- 4 unit structures to structures with 20 or more units.

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 City 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?

Census data was used to assess the ability of the city's current housing stock to meet the needs of its population. The existing housing stock does not fully meet the needs of the existing population with owner-occupants and renters expending more than 30% of their income on monthly housing costs.

Describe the need for specific types of housing:

Census data and anecdotal evidence from needs assessment data was used to assess the ability of the city's current housing stock to meet the needs of its population. Households in the market for moderate- to high-priced rentals, affordable homeownership opportunities, and owner-occupied homes with three or more bedrooms have plenty of options. Renters with low- incomes or who need three or more bedrooms, and disabled households are likely to find more limited options. Rents are comparatively low in the city, the incomes of renters are often lower. According to the 2013 ACS

estimates, 50.5% of the renters in Marietta are expending more than 30% of their household incomes on rental expenses.

Discussion

The City wants to have a more balanced housing market-by balancing the number of owner-occupied single-family units to that of multi-family rental units, which has a higher number. There are no current plans to increase the number of rental units-which includes several 2-family developments.

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

Introduction

These tables use 2007-2011 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 City demonstrates that 70.7% of rental units rent for between $500 and $999 per month, while 9.9% 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 City's HUD Area Median Family Income (HAMFI).

Cost of Housing

	Base Year: 2010	Most Recent Year: 2017	% Change
Median Home Value	148,000	215,000	45%
Median Contract Rent	698	950	36%

Table 29 – Cost of Housing

Data Source Comments:

Rent Paid	Number	%
Less than $500	636	0.0%
$500-999	8,420	0.0%
$1,000-1,499	3,070	0.0%
$1,500-1,999	660	0.0%
$2,000 or more	964	0.0%
Total	***13,750***	***0.0%***

Table 30 - Rent Paid

Data Source Comments:

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	4,438	No Data
50% HAMFI	4,810	1,800
80% HAMFI	4,989	4,280

% Units affordable to Households earning	Renter	Owner
100% HAMFI	No Data	4,376
Total	***14,237***	***10,456***

Table 31 – Housing Affordability

Data Source Comments:

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	708	773	916	1,213	1,474
High HOME Rent	708	773	916	1,213	1,474
Low HOME Rent	607	650	780	901	1,005

Table 32 – Monthly Rent

Data Source Comments:

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 60% of the stock in the City 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?

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

Marietta does not receive HOME funds.

Discussion

Fair Market Rents (FMR) in Marietta range from 650 to 999 for one and two-bedroom units-depending on the location. Home values are on an upward trend with median value rising from 150,000 to over 200,000 over five (5) years. There is more development of single family units than multifamily rental units.

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

Introduction

The age and condition of a city's housing stock are important variables in assessing the overall characteristics of a local housing market. This section will review important data about the city'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 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

1. 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	0	0%	0	0%
With two selected Conditions	0	0%	0	0%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	0	0%	0	0%
Total	***0***	***0%***	***0***	***0%***

Table 33 - Condition of Units

Data Source: 2009-2013 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	0	0%	0	0%
1980-1999	0	0%	0	0%
1950-1979	0	0%	0	0%
Before 1950	0	0%	0	0%
Total	***0***	***0%***	***0***	***0%***

Table 34 – Year Unit Built

Data Source: 2009-2013 CHAS

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	0	0%	0	0%
Housing Units build before 1980 with children present	0	0%	0	0%

Table 35 – Risk of Lead-Based Paint

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The age of the housing stock in Marietta will continue to have a significant impact on general housing conditions in the area. The 2013 ACS data shows that 31.5% of the city'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 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. According to the 2013 ACS data, Marietta has 4,531 housing units older than 1979 that may be at risk for lead exposure.

Discussion

The City's current housing market presents several impediments to developing an adequate supply of affordable housing for low to moderate income persons. Barriers include limited areas available for development of affordable housing; the increased construction and labor costs, and the costs associated with reconstructing existing older homes.

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

Introduction

The Marietta Housing Authority (MHA) provides eligible residents of Marietta 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.

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

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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:

OMB Control No: 2506-0117 (exp. 06/30/2018)

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.

OMB Control No: 2506-0117 (exp. 06/30/2018)

Public Housing Condition

Public Housing Development	Average Inspection Score
Marietta Housing Authority	88

Table 38 - 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 city for low and moderate-income families residing in assisted 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 city.

Discussion:

The Marietta Housing Authority provides housing primarily to Housing Choice Voucher holders; seniors in a single development; and project-based assistance. Public Housing Developments are no long in existence in most cities.

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

Introduction

The Cobb County Emergency Solutions Grant (ESG) Program, GA Balance of State (BOS) Continuum of Care (COC) funding, State of Georgia ESG, and HUD Supportive Housing Program funds are used to address the needs of the homeless, or near homeless, individuals and families in Marietta.

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
Households with Adult(s) and Child(ren)	53	78	150	86	8
Households with Only Adults	54	0	91	22	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	306	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: 2015 Cobb County Continuum of Care Housing Inventory Count

OMB Control No: 2506-0117 (exp. 06/30/2018)

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

Other support programs 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. 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.

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

Introduction

Marietta's population is served by a wide range of supported services for special needs populations. The 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.

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

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.

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

The Access Center links the residents of Marietta to behavioral health care services in several neighboring counties. By arranging appointments for face-to- face assessments, clients are connected with appropriate care in mental health, developmental disabilities and substance abuse.

OMB Control No: 2506-0117 (exp. 06/30/2018)

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.

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)

The City of Marietta will continue cooperation with the Cobb Collaborative to direct services tothe Special Needs population. The Center for Family Resources provides Transitional Housing facilities as well as assistance with long-term housing needs. Food banks and clothing needs are met at various agencies throughout the city.

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))

Marietta does not have programs that 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. However, the Community Development Division will actively participate in Collaborative services offered by the agencies operating in Marietta.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Marietta's zoning code and the zoning ordinances are generally supportive of housing choice for people with disabilities who may desire group living arrangements, although the size of group homes permitted in residential zoning districts is kept at three or fewer residents. Such small-scale group homes are permitted by the City in nearly every residential zoning district. Facilities housing recovering alcohol and drug abusers for the purpose of their reintegration into society are classified differently from other group homes and are generally restricted by the City and its municipalities to non-residential zoning districts.

Restrictions on the number of rental multi-family developments tend to create a disparity in the availability of affordable homes. Rental duplexes offer an alternative and generally fit into an ownership neighborhood versus multifamily dwellings.

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

Introduction

Marietta community fared slightly better than the State of Georgia and the United States as it relates to unemployment rate and the number of employed/unemployed residents in the community. This table contains the most current available summary workforce data, at the time of the preparation of this analysis.

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	77	152	0	0	0
Arts, Entertainment, Accommodations	3,040	3,308	10	7	-3
Construction	3,364	3,759	11	7	-4
Education and Health Care Services	5,355	2,129	17	4	-13
Finance, Insurance, and Real Estate	2,126	943	7	2	-5
Information	1,154	1,923	4	4	0
Manufacturing	2,721	9,721	9	19	10
Other Services	1,436	8,222	5	16	11
Professional, Scientific, Management Services	5,278	5,308	17	10	-7
Public Administration	943	211	3	0	-3
Retail Trade	3,457	9,857	11	19	8
Transportation and Warehousing	1,662	2,870	5	6	1
Wholesale Trade	488	2,357	2	5	3
Total	31,101	50,760	--	--	--

Table 40 - Business Activity

OMB Control No: 2506-0117 (exp. 06/30/2018)

Data Source Comments:

OMB Control No: 2506-0117 (exp. 06/30/2018)

Labor Force

Total Population in the Civilian Labor Force	34,576
Civilian Employed Population 16 years and over	31,101
Unemployment Rate	0.00
Unemployment Rate for Ages 16-24	23.11
Unemployment Rate for Ages 25-65	5.91

Table 41 - Labor Force

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	5,278
Farming, fisheries and forestry occupations	77
Service	6,028
Sales and office	7,828
Construction, extraction, maintenance and repair	3,364
Production, transportation and material moving	1,662

Table 42 – Occupations by Sector

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	165,911	51%
30-59 Minutes	125,690	39%
60 or More Minutes	32,642	10%
Total	***324,243***	***100%***

Table 43 - Travel Time

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	715	885	249

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
High school graduate (includes equivalency)	11,256	3,421	824
Some college or Associate's degree	12,856	1,924	854
Bachelor's degree or higher	11,587	2,463	1,860

Table 44 - Educational Attainment by Employment Status

Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	33	589	279	367	319
9th to 12th grade, no diploma	189	157	357	500	478
High school graduate, GED, or alternative	954	845	746	841	782
Some college, no degree	523	684	715	389	421
Associate's degree	1,058	697	597	758	418
Bachelor's degree	587	497	815	671	824
Graduate or professional degree	159	795	684	857	792

Table 45 - Educational Attainment by Age

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,589
High school graduate (includes equivalency)	27,332
Some college or Associate's degree	35,143
Bachelor's degree	53,095
Graduate or professional degree	69,547

Table 46 – Median Earnings in the Past 12 Months

Data Source Comments:

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

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 city's attractiveness to expanding industries. The City 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 shows the City 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 committed to strengthening the community workforce by focusing 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 city 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 city with a majority of residents completing a graduate degree, bachelor's degree, and/or some college. However, with burgeoning new industries in logistics and technology, the city 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 City will continue to partner with the Cobb 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 city within demand industry sectors.

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

No

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.

The City of Marietta does not participate in a Comprehensive Economic Development Strategy.

Discussion

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")

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 City defines an area of racial or ethnic concentration as one in which the minority population share is 20% higher than the group's citywide average. There are a large percentage of African American residents in the northeast of Marietta. The 2010 Census data reported that the Asian population comprised 4.5% of City residents and is concentrated primarily in the northeastern portion of the City and south east. An increase in the number of Hispanic/Latino residents in the city has necessitated an increase in services and outreach provided by nonprofit organizations. The Hispanic/Latino population is concentrated primarily in the southwest area of Marietta.

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, some 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 northwest sector contains the medical corridor of hospital and medical facilities.

Are there other strategic opportunities in any of these 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 Marietta that will promote investment in housing, business attraction and retention, and public infrastructure.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This Strategic Plan identifies market conditions which may influence the use of HUD grant funds, the resources expected to be available to meet community needs, and the structure in place for delivering services. Strategies for addressing public housing, homelessness, lead- based paint hazards, and poverty are summarized. Finally, the Plan outlines barriers to housing affordability in Marietta and the plans to monitor performance and compliance for each HUD program for which it receives funds.

The Strategic Plan identifies priority needs and geographic focus areas for community development and housing efforts in Marietta over the next five years. These priorities are based on findings from the needs assessment and market analysis, along with public input received through a variety of engagement methods. The City will prioritize neighborhood blight clearance and revitalization through the acquisition, clearance and rehabilitation of deteriorated buildings in primarily residential communities. The objective being to make available more opportunities for affordable housing.

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

Geographic Area

Table 47 - Geographic Priority Areas

1	**Area Name:**	Franklin Gateway Project
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Neighborhood Enhancement
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	**Area Name:**	Homeowner Rehabilitation
	Area Type:	Strategy area
	Other Target Area Description:	
	HUD Approval Date:	6/6/2018
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	**Area Name:**	Homeownership Opportunities
	Area Type:	Strategy area
	Other Target Area Description:	
	HUD Approval Date:	6/6/2018
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	**Area Name:**	Old Boston Homes
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	

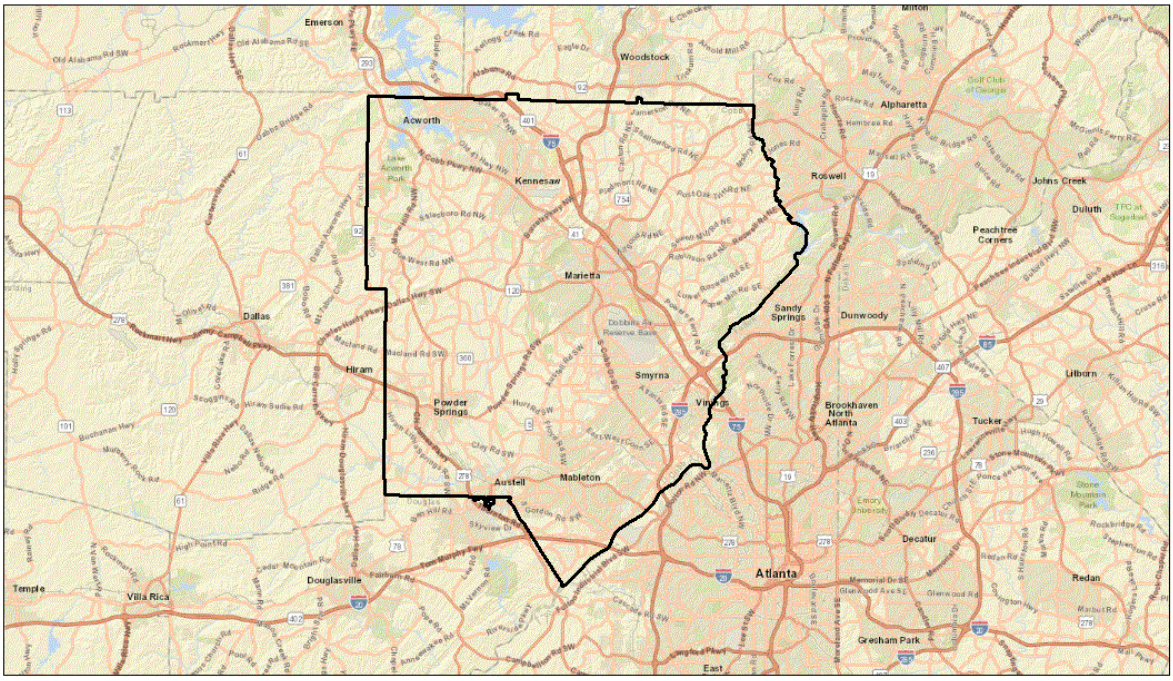
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

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

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

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



April 17, 2018

Override 1

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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool

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

Priority Needs

Table 48 – Priority Needs Summary

1	**Priority Need Name**	Affordable Housing
	Priority Level	High
	Population	Low Moderate Middle Families with Children Elderly Persons with Physical Disabilities
	Geographic Areas Affected	Old Boston Homes Homeownership Opportunities
	Associated Goals	Administrative Planning and Execution Homeownership Assistance Housing Rehab Service Delivery
	Description	1. Acquisition, Rehabilitation, and Re-Construction of Affordable HousingHousing Rehabilitation
	Basis for Relative Priority	Interviews with key community stakeholders, CHAS and other data on cost burden, market analysis
2	**Priority Need Name**	Neighborhood Revitalization
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Families with Children Elderly Families with Children Elderly Persons with Physical Disabilities

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	Geographic Areas Affected	Old Boston Homes Franklin Gateway Project
	Associated Goals	Administrative Planning and Execution Elderly-Disabled Special Purpose Rehab Housing Preservation through Rehabilitation Housing Rehab Service Delivery Public Works & Facilities
	Description	1. Rehabilitation, acquisition, accessibility improvements of neighborhood facilitiesPark ImprovementsSidewalk and Infrastructure ImprovementsSupport services for populations with special needs (e.g. elderly, persons with disabilities)
	Basis for Relative Priority	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.
3	**Priority Need Name**	Increase Capacity of Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Families with Children Elderly Persons with Physical Disabilities
	Geographic Areas Affected	Old Boston Homes Franklin Gateway Project

OMB Control No: 2506-0117 (exp. 06/30/2018)

	Associated Goals	Administrative Planning and Execution Public Service Support
	Description	
	Basis for Relative Priority	Interviews with residents and stakeholders Comments at community meetings Needs assessment

Narrative (Optional)

The City plans to offer various opportunities for Low-Moderate Income residents to become homeowners; to improve neighborhood conditions by acquiring and rehabilitating deteriorating structures for residential resell; and providing Direct financial assistance for eligible buyers.

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)	Marietta does not receive TBRA funds
TBRA for Non-Homeless Special Needs	Marietta does not receive TBRA funds
New Unit Production	Marietta does not receive Home funds
Rehabilitation	Older homes require continuous maintenence and rehabilitation to prevent deterioration. Many Marietta homes are in need of minor to major repair.
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 residential buildings.

Table 49 – Influence of Market Conditions

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

Introduction

The expected Annual CDBG Grant is $519,893.00. The City does not anticipates receiving additional funds from Program Income the first year; but plans to implement projects which will produce income annually from loan repayments. In addition to entitlement grant funds, Marietta City receives administrative support from the City's General Funds to cover indirect costs of program operations.

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	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	519,893	0	0	519,893	2,079,572	Direct Down Payment AssistanceElderly home RehabilitationResidential acquisition for reconstruction and rehab

Table 50 - 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

OMB Control No: 2506-0117 (exp. 06/30/2018)

The City will have no additional resources during Program Year 2018; but, the City will research opportunities to acquire financial support from banking institutions which will provide mortgage loans to LMI families for home purchase. These activities are consistent with the goals of the Consolidated Plan.

The City will also work with non-profit organizations to encourage leveraging of available funding sources and strengthen organizational capacity.

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

During the PY 2018, the City will not use publicly owned land or property to address the needs identified in the Annual Action Plan.

Discussion

The Five year anticipated funds equate to 5 times the 2018 Annual CDBG grant for five years.

OMB Control No: 2506-0117 (exp. 06/30/2018)

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
MARIETTA	Government	Ownership Planning neighborhood improvements public facilities public services	Jurisdiction
Housing Authority of Marietta	PHA	Public Housing	Jurisdiction
Marietta Police Athletic League, Inc.	Non-profit organizations	public services	Jurisdiction
Youth Empowerment through Leanring, Leading, and Serving, Inc.	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
CENTER FOR FAMILY RESOURCES, INC.	Non-profit organizations	Homelessness public services	Jurisdiction

Table 51 - 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 Marietta and surrounding areas. Members of the COC noted the following strengths and gaps in the City'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

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- 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 limited resources for elderly
- Need more affordable housing

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
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance		X	
Rental Assistance	X		
Utilities Assistance		X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 52 - 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)

- Emergency housing and supportive services for homeless families and individuals;Developing transitional housing; andPreventing 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.

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 strategy for overcoming gaps and improving the institutional structure will include the following:

- Reduce and/or alleviate any gaps in services and expedite the delivery of housing and community development improvements to eligible persons.
- Coordinate projects among area departments and support ongoing efforts for City 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.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Preservation through Rehabilitation	2018	2022	Affordable Housing Non-Homeless Special Needs	Old Boston Homes Homeowner Rehabilitation Franklin Gateway Project	Neighborhood Revitalization	CDBG: $375,000	Homeowner Housing Rehabilitated: 19 Household Housing Unit
2	Homeownership Assistance	2018	2022	Affordable Housing	Old Boston Homes Homeownership Opportunities	Affordable Housing	CDBG: $500,000	Direct Financial Assistance to Homebuyers: 11 Households Assisted
3	Public Service Support	2018	2022	Non-Housing Community Development Public services	Old Boston Homes Franklin Gateway Project	Increase Capacity of Public Services	CDBG: $389,920	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
5	Administrative Planning and Execution	2018	2022	Affordable Housing Non-Housing Community Development	Old Boston Homes Homeowner Rehabilitation Homeownership Opportunities Franklin Gateway Project	Affordable Housing Increase Capacity of Public Services Neighborhood Revitalization	CDBG: $519,893	Other: 0 Other
6	Elderly-Disabled Special Purpose Rehab	2018	2022	Affordable Housing Non-Homeless Special Needs	Old Boston Homes Homeowner Rehabilitation Franklin Gateway Project	Neighborhood Revitalization	CDBG: $200,000	Homeowner Housing Rehabilitated: 14 Household Housing Unit

OMB Control No: 2506-0117 (exp. 06/30/2018)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Housing Rehab Service Delivery	2018	2022	Affordable Housing Non-Homeless Special Needs	Old Boston Homes Homeowner Rehabilitation Homeownership Opportunities	Affordable Housing Neighborhood Revitalization	CDBG: $346,125	Homeowner Housing Rehabilitated: 30 Household Housing Unit
8	Public Works & Facilities	2018	2022	Non-Housing Community Development	Old Boston Homes Franklin Gateway Project	Neighborhood Revitalization	CDBG: $284,705	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2465 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	**Goal Name**	Housing Preservation through Rehabilitation
	Goal Description	The Community Development Division will allocate CDBG funds for the rehabilitation of single family owner-occupied homes. Assess the long-term viability of owner-occupied homes and determine the feasibility of rehabilitation or reconstruction.
2	**Goal Name**	Homeownership Assistance
	Goal Description	Provide down payment assistance and reasonable closing costs to eligible buyers who have been qualified by a participating lender to purchase a home. The allocation of funds will be determined based on the individual family's needs; ability to repay a secondary loan at no interest. Loans may be deferred for a period or require immediate monthly payments; depending on available funds; ability of the resident to repay; and the need to generate Program Income.

OMB Control No: 2506-0117 (exp. 06/30/2018)

3	**Goal Name**	Public Service Support
	Goal Description	Support non-profit agencies which service potentially disadvantaged youth and elderly and disabled residents. 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
5	**Goal Name**	Administrative Planning and Execution
	Goal Description	Provide management and coordination of CDBG project activities-including oversite, monitoring, training and technical assistance to subrecipients and approved contractors.
6	**Goal Name**	Elderly-Disabled Special Purpose Rehab
	Goal Description	Provide Emergency rehabilitation of mechanical systems or roofs; convert bathrooms and other features for accessible use by elderly and disabled homeowners.
7	**Goal Name**	Housing Rehab Service Delivery
	Goal Description	Coordinate all CDBG rehabilitation activities. Provide oversight of inspections and repairs; confer and recruit contractors. Provide accurate project rehabilitation work write ups, perform contractor monitoring.
8	**Goal Name**	Public Works & Facilities
	Goal Description	To improve the access and availability of already existing public facilities and parks for low-to-moderate income residents, by addressing public facilities and infrastructure in need of rehabilitation and improvements.

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)

Marietta plans to promote affordable housing homeownership and offer various ways for participants to acquire a home. Partnerships with lenders will provide options for acquisition loans and rehabilitation of livable homes.

OMB Control No: 2506-0117 (exp. 06/30/2018)

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 residents living in the jurisdiction.

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?

No

Plan to remove the 'troubled' designation

Not applicable

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

Barriers to Affordable Housing

Marietta's zoning code and the zoning ordinances are generally supportive of housing choice for people with disabilities who may desire group living arrangements, although the size of group homes permitted in residential zoning districts is kept at three or fewer residents. Such small-scale group homes are permitted by the City in nearly every residential zoning district. Facilities housing recovering alcohol and drug abusers for the purpose of their reintegration into society are classified differently from other group homes and are generally restricted by the City and its municipalities to non-residential zoning districts.

Restrictions on the number of rental multi-family developments tend to create a disparity in the availability of affordable homes. Rental duplexes offer an alternative and generally fit into an ownership neighborhood versus multifamily dwellings.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

- Marietta will seek to engage housing professionals, lending professionals, and other officials located in the jurisdiction in discussions related to fair housing issues, to include an evaluation of transportation within the City. Reaching out to private sector housing developers who may be able to build new housing developments and utilize some funding to offer affordable housing units within larger developments. This would allow developments to be built that wouldn't cause values in the higher priced to be affected but would still offer opportunities for low-income residents to live in an area they want.Marietta will evaluate the extent to which housing counseling is available to provide credit repair advice to members of the protected classes, in order to ensure that to the maximum extent possible, residents of protected classes have access to means of improving their ability to obtain and maintain decent, affordable housing. In the case that counseling is unavailable, inadequate or not well advertised, the City should work with its community partners to increase its availability and use. Extending the useful life of existing affordable housing through rehabilitation, weatherization and repair programs.

SP-60 Homelessness Strategy – 91.215(d)

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

The City participates in and supports the local COC and its initiatives and projects. Marietta 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.

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 the city and local areas. This data allows the Continuum to track the changing needs of the homeless. The City will continue support the efforts of the Continuum of Care in the preparation of the Point in Time Count.

Addressing the emergency and transitional housing needs of homeless persons

The City supports efforts of decreasing or ending homelessness in the city 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 organization who are members of the Collaborative.

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.

Marietta is not a recipient of ESG funds.

The City supports the implementation of a referral and case management system with the tools to direct the homeless to appropriate housing and services. 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)

OMB Control No: 2506-0117 (exp. 06/30/2018)

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

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

Actions to address LBP hazards and increase access to housing without LBP hazards

The City will identify houses with lead-based paint through the various housing programs undertaken by the City 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 Marietta, which include determining cost effectiveness for abatement and procedures for assessing, contracting and inspecting post-abatement work.

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

All services are offered to residents who apply for and are approved for rehabilitation assistance, 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 Marietta 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

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

Marietta'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 Community Development Division works with them to ensure before and after inspections, testing, and abatement of lead hazards wherever necessary. Contractors and inspectors participating with the CDBG funded Housing Rehabilitation Program are required to have lead certification licensure in cases of testing or abating lead from a property built prior to 1978.

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

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

Marietta will implement anti-poverty strategies for the citizens over the next five years. The City will strive to assist homeowners and renters with housing rehabilitation and renovation of affordable housing to decrease the financial burden on low-to-moderate-income residents.

The City will continue to provide assistance to low and moderate income residents through the following initiatives:

-

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

In cooperation with nonprofit organizations within the city, the Community Development Division will support those agencies to whose goals are directed toward the reduction of sustained poverty.

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 funds operates in compliance with applicable federal laws and regulations, the City of Marietta Community Development Division 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 will prepare 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 and 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.

OMB Control No: 2506-0117 (exp. 06/30/2018)

Expected Resources

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

Introduction

The expected Annual CDBG Grant is $519,893.00. The City does not anticipates receiving additional funds from Program Income the first year; but plans to implement projects which will produce income annually from loan repayments. In addition to entitlement grant funds, Marietta City receives administrative support from the City's General Funds to cover indirect costs of program operations.

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	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	519,893	0	0	519,893	2,079,572	Direct Down Payment AssistanceElderly home RehabilitationResidential acquisition for reconstruction and rehab

Table 54 - Expected Resources – Priority Table

OMB Control No: 2506-0117 (exp. 06/30/2018)

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

The City will have no additional resources during Program Year 2018; but, the City will research opportunities to acquire financial support from banking institutions which will provide mortgage loans to LMI families for home purchase. These activities are consistent with the goals of the Consolidated Plan.

The City will also work with non-profit organizations to encourage leveraging of available funding sources and strengthen organizational capacity.

OMB Control No: 2506-0117 (exp. 06/30/2018)

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

During the PY 2018, the City will not use publicly owned land or property to address the needs identified in the Annual Action Plan.

Discussion

The Five year anticipated funds equate to 5 times the 2018 Annual CDBG grant for five years.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Preservation through Rehabilitation	2018	2022	Affordable Housing Non-Homeless Special Needs	Old Boston Homes Homeowner Rehabilitation Homeownership Opportunities Franklin Gateway Project	Affordable Housing Neighborhood Revitalization	CDBG: $50,000	Homeowner Housing Rehabilitated: 5 Household Housing Unit
3	Homeownership Assistance	2018	2022	Affordable Housing	Old Boston Homes Homeownership Opportunities	Affordable Housing	CDBG: $25,000	Direct Financial Assistance to Homebuyers: 3 Households Assisted
4	Administrative Planning and Execution	2018	2022	Affordable Housing Non-Housing Community Development	Old Boston Homes Homeowner Rehabilitation Homeownership Opportunities Franklin Gateway Project	Affordable Housing Increase Capacity of Public Services Neighborhood Revitalization	CDBG: $103,979	Other: 0 Other

OMB Control No: 2506-0117 (exp. 06/30/2018)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Service Support	2018	2022	Non-Housing Community Development Public services	Old Boston Homes Homeowner Rehabilitation Franklin Gateway Project	Increase Capacity of Public Services	CDBG: $77,984	Public service activities other than Low/Moderate Income Housing Benefit: 425 Persons Assisted
6	Housing Rehab Service Delivery	2018	2022	Affordable Housing Non-Homeless Special Needs	Old Boston Homes Homeowner Rehabilitation Homeownership Opportunities	Affordable Housing Neighborhood Revitalization	CDBG: $69,225	Homeowner Housing Rehabilitated: 8 Household Housing Unit
7	Elderly-Disabled Special Purpose Rehab	2018	2022	Affordable Housing Non-Homeless Special Needs	Old Boston Homes Homeowner Rehabilitation Franklin Gateway Project	Neighborhood Revitalization	CDBG: $40,000	Homeowner Housing Rehabilitated: 5 Household Housing Unit
8	Public Works & Facilities	2018	2022	Non-Housing Community Development	Old Boston Homes	Neighborhood Revitalization	CDBG: $153,705	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2465 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

OMB Control No: 2506-0117 (exp. 06/30/2018)

1	**Goal Name**	Housing Preservation through Rehabilitation
	Goal Description	Suitable Living for Low-to-Mod Income. Preservation of Quality Affordable Housing in established neighborhoods will be achieved through clearance of vacant or deteriorated structures and rehabilitation for occupancy.
3	**Goal Name**	Homeownership Assistance
	Goal Description	Provide First Time Homebuyers with financial assistance through grants and/or loans. Create a partnership with a financial Affordable Housing Program lender who will provide mortgage loans to buyers for acquisition with CDBG funds added for rehabilitation.
4	**Goal Name**	Administrative Planning and Execution
	Goal Description	The Community Development Division will administer projects which provide affordable and safe living conditions for Marietta citizens. Training in home buying, maintenance and finances will be provided on a continuous basis.
5	**Goal Name**	Public Service Support
	Goal Description	Non profit agencies located within the City of Marietta which offer services to potentially disadvantaged youth and senior citizens are targeted recipients of CDBG grant funds.
6	**Goal Name**	Housing Rehab Service Delivery
	Goal Description	Coordination of all housing and community involvement projects. Provide monitoring and oversight of rehabilitation acrivities. Coordinate inspections and work write up with contractors. Cost incurred to carry out project activities. Project implementation, oversight, inspections, environmental costs-Staff time for rehabilitation projects.
7	**Goal Name**	Elderly-Disabled Special Purpose Rehab
	Goal Description	Provide small rehabilitation grants to elderly and disabled homeowners for emergency or deferred maintenance problems in the home. These projects will improve the living environment for this population.
8	**Goal Name**	Public Works & Facilities
	Goal Description	To increase the availability and accessibility of public facilities and parks through the improvement of sidewalks and streets.

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Projects

AP-35 Projects – 91.220(d)

Introduction

Projects planned for the upcoming year are identified in the table below.

Projects

#	Project Name
1	Homeowner Housing Rehabilitation
3	ELD Emergency Grants
9	Homeownership Assistance
10	Public Works and Facilities
11	Activity Service Delivery
12	Administration and Planning
13	Public Service Support

Table 56 – Project Information

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

AP-38 Project Summary

Project Summary Information

OMB Control No: 2506-0117 (exp. 06/30/2018)

1	**Project Name**	Homeowner Housing Rehabilitation
	Target Area	Old Boston Homes Homeowner Rehabilitation
	Goals Supported	Housing Preservation through Rehabilitation
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: $50,000
	Description	Minor to major construction work on deteriorated homes occupied by low-to-moderate homeowners.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Identify and qualify homeowners living in homes with deteriorated or hazardous conditions which negatively affect the occupants' health and safety.
2	**Project Name**	ELD Emergency Grants
	Target Area	Old Boston Homes Homeowner Rehabilitation
	Goals Supported	Housing Preservation through Rehabilitation Elderly-Disabled Special Purpose Rehab
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: $40,000
	Description	Convert home features to make living accessible and suitable for elderly and/or disabled homeowner-occupants.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Add or convert interior and exterior components of a home to make it accessible and manageable for occupants.
	Project Name	Homeownership Assistance

3	**Target Area**	Old Boston Homes Homeownership Opportunities Franklin Gateway Project
	Goals Supported	Homeownership Assistance
	Needs Addressed	Affordable Housing
	Funding	CDBG: $25,000
	Description	Homeownership Assistance for LMI families purchasing in the City of Marietta.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
4	**Project Name**	Public Works and Facilities
	Target Area	Old Boston Homes
	Goals Supported	Public Works & Facilities
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: $153,705
	Description	Improvements to public facilities and infrastructure to make existing resources more available and accessible to low-to-moderate income residents. Improvements include sidewalk and street improvements.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
5	**Project Name**	Activity Service Delivery
	Target Area	Old Boston Homes Homeowner Rehabilitation Franklin Gateway Project
	Goals Supported	Housing Rehab Service Delivery

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	Needs Addressed	Affordable Housing
	Funding	CDBG: $69,225
	Description	Coordination and oversight of all rehabilitation activities. Recruit and monitor contractors. Provide inspections and rehabilitation work write ups for all projects. Identify potential project locations.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
6	**Project Name**	Administration and Planning
	Target Area	Old Boston Homes Homeowner Rehabilitation Homeownership Opportunities Franklin Gateway Project
	Goals Supported	Administrative Planning and Execution
	Needs Addressed	Affordable Housing Neighborhood Revitalization Increase Capacity of Public Services
	Funding	CDBG: $103,978
	Description	Administration and oversight of all programmatic activities. including creating and managing budgets, creating agreements for subrecipients; training subrecipients; monitoring project activities.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
7	**Project Name**	Public Service Support
	Target Area	Old Boston Homes Franklin Gateway Project

OMB Control No: 2506-0117 (exp. 06/30/2018)

	Goals Supported	Public Service Support
	Needs Addressed	Increase Capacity of Public Services
	Funding	CDBG: $77,983
	Description	Provide financial assistance to non-profits agencies which provide services to primarily disadvantaged youth, the elderly and disabled population.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

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

Marietta City expects to receive entitlement program funds directly from the U.S. Department of Housing and Urban Development (HUD). The City will allocate its CDBG program funds among communities with 51% or more residents at or below 80% of Area Median Income.

Based on 2010 Census data, population in Marietta was 58,906. As of 2016, the population had reached 60,941. According to the American Community Survey in 2015, 27,237 (54.31%) of the population is Caucasian; 19,137 (33.29%) of the population is African American; 10% is of Mexican or Hispanic origin and 3.17% of the population is Asian.

The demographics of Marietta, GA residents recorded by the American Community Survey. 85.3% of Marietta, GA residents were US citizens in 2015, a number that is lower than the national average of 93%. The median age of native-born residents of Marietta, GA is 31.6, and the most common country of origin for those not born in the US was Mexico. Marietta, GA has 27,237 White residents and 19,137 Black residents. 26.7% of Marietta, GA residents are native speakers of a non-English language.

Geographic Distribution

Target Area	Percentage of Funds
Old Boston Homes	5
Homeowner Rehabilitation	22
Homeownership Opportunities	19
Franklin Gateway Project	5

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Marietta City is an urban City that covers over 24 square miles which causes the low to moderate income population to be less concentrated as in most centralized cities. The City relies on widely accepted data such as American Community Survey, 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 City-wide based on low-mod areas which often coincide with areas of minority concentration.

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

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determination.

Discussion

Marietta is adding single family developments in areas of the city near older established neighborhoods, which are primarily low-to-moderate income residents. Rehabilitation and acquisition efforts will be directed to those older neighborhoods to enhance the sustainability of the homes and improve the marketability of the homes.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Marietta plans to use several approaches to maintain, create, and improve the quality of affordable housing throughout the City. For the Consolidated Plan Marietta prioritized the following housing activities: Land and building acquisition; housing rehabilitation (CDBG), down payment assistance (CDBG), During this Consolidated Plan period, Marietta City will administer the following programs to preserve and increase access to affordable housing:

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	2

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The City plans to vigorously add to the affordable housing market by providing financial assistance to qualified homebuyers seeking to reside in the City. Various financial plans will be designed to meet the individual buyer's specific needs-whether it is direct down payment assistance and closing costs; or acquisition, clearance and rehabilitation of a residential structure.

AP-60 Public Housing – 91.220(h)

Introduction

While the City will not use any grant funds to address the needs of public housing residents in this Consolidated Plan period. The City will however, assist the 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 City and administers subsidized units. 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

The 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 participate in an economic self-sufficiency program. In meeting this requirement, residents are 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. MHA also manages a down-payment assistance program to assist low and moderate-income residents.

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

According to HUD PIC data, 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.

Discussion

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

Introduction

Marietta 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 supportive services.
2. Provide support for the development and operation of transitional housing Marietta 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 non-profit organizations and standardize performance measures.
4. Provide support for services that prevent persons released from institutions from becoming homeless.Strengthen the collaboration and capacity of homelessness service providers and advocacy organizations.

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

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

Marietta City will continue to support organizations that assess the needs of the homeless to create a more robust social service system to address unmet needs.

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 the jurisdiction. This data allows the Continuum and the City to track the changing needs of the homeless. In PY2018, the City will continue to support the efforts of the Continuum of Care in the

preparation of the Point in Time Count.

•

Addressing the emergency shelter and transitional housing needs of homeless persons

Marietta does not receive ESG funds.

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

Marietta encourages collaboration with organizations to transition as many people as possible into permanent housing. The City also supports the implementation of a referral and case management system with the tools to direct the homeless to appropriate 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

N/A

Discussion

The Continuum of Care Collaborative and other agencies will continue to administer programs to address homelessness

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

Introduction:

The City's current housing market presents significant impediments to developing an adequate supply of affordable housing for low to moderate-income persons. The City's 2015 Analysis of Impediments (AI) to Fair Housing Choice examined a number of areas in which barriers to the development of affordable housing might exist. The barriers identified were limited supply of affordable housing, high land costs, zoning laws, building codes, and taxes which can limit affordable housing choice.

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

Marietta City will continue to review zoning, storm-water management, sustainability, and other regulatory issues affecting affordable housing development. The City will also explore incentives to encourage affordable housing development and actively work with community leaders to address concerns about potential future housing developments. Furthermore, Marietta will undertake efforts to affirmatively further fair housing to ensure housing choice is available throughout the City by holding educational seminars throughout the community. During PY2018, the City will utilize any remaining 2018 program funds toward fair housing education and outreach; additionally, if needed, the City will allocate additional PY2018 funding.

Discussion:

The City will continue to review its long-term plans for developing affordable housing for its residents- through regulations related to vacant housing maintenance and neighborhood deterioration. Additionally, the Community Development Division will continue to provide training and workshops to homeowners for ways and means to improve residential home for long-term sustainability.

AP-85 Other Actions – 91.220(k)

Introduction:

The Strategic Plan addresses the issue of meeting underserved needs through a variety of initiatives. Several of these initiatives are proposed for funding in this Annual 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, the City will support the expansion of HMIS technology beyond homeless service providers as a way to link the various categories of services provided by Cobb nonprofits organizations and standardize performance measures.

Actions planned to foster and maintain affordable housing

Affordable housing will be maintained and encouraged. The City will support the use of CDBG program funds for down-payment assistance for low and moderate-income homebuyers as well as continue to purchase foreclosed homes in the interest of preserving affordable housing. Additionally, the City will use CDBG program funds to rehabilitate owner-occupied homes. In an effort to promote affordable Community Development Division fair housing choice, the City will encourage and support fair housing rights for all and provide program funds to conduct outreach and education regarding the Fair Housing Law act of 1968.

Actions planned to reduce lead-based paint hazards

In PY2018, Marietta City will 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. Marietta City 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 City has planned a steady, long-term response in accordance with Federal lead-based paint standards, other applicable federal regulations, and local property standards. The City will identify houses with lead-based paint through the various housing programs undertaken by the City 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 the

City, 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 Marietta with identified lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

Marietta City will continue efforts to implement anti-poverty strategies for the citizens of Marietta in the upcoming year. The City 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 City 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 assistance to nonprofit organizations such as the Center for Family Resources and the Tommy Nobis Center to expand training services for individuals with disabilities; and
- The City will continue to implement Section 3 policy as necessary. Additionally, the City 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 Community Development Division will continue to assist low and moderate-income persons of Marietta over the next year.

Actions planned to develop institutional structure

The Community Development Division administers the HUD grants for Marietta City to ensure that all aspects of the grant programs perform in a concerted manner. The Division recognizes the need to maintain a high level of coordination on projects involving other City departments and/or non-profit organizations. This collaboration guarantees an efficient use of resources with maximum output in the form of accomplishments.

The Division 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 Community

Development Division community development improvements to eligible persons.

- Evaluate the procurement process and guidelines for all rehabilitation and construction projects

Coordinate projects among City departments and support ongoing efforts for City 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 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.

Actions planned to enhance coordination between public and private housing and social service agencies

The City 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 Community Development Division works with the Cobb Community Collaborative, a community organization focused on providing more streamlined approach among Cobb City public service agencies to improve the lives of all persons in Cobb City, Georgia. 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 City. The Collaborative's efforts are critical to the success of the City's Consolidated Plan.

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 the City and to plan appropriate programs and services in response to these needs.

The Marietta City Community Development Division also coordinates the five-year Consolidated 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, Community Development Division service providers were able to contribute ideas

and strategies to the development of this Plan.

Marietta City will also collaborate with the Cobb City 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 City Health Clinics, the Good Samaritan Health Center and Sweetwater Valley Camp.

Discussion:

The City of Marietta will promote and market projects which will improve the living conditions of its residents who are identified as low-to-moderate income individuals and communities-through housing rehabilitaion; acquisition and rehabilitation of deteriorated land and buildings; by providing financial assistance to eligible homebuyers; and providing techncal assistance and guidance to subrecipients receiving CDBG funding.

Program Specific Requirements

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

Introduction:

Marietta will utilize CDBG funds to support rehabilitation of homes occupied by homeowners; and acquisition and rehabilitation of homes to be purchased by first time homebuyers.

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

Projects planned with all CDBG funds 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.

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
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

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The City of Marietta does not initially anticipate receiving Program Income from its projects-as the primary source will be from rehabilitation loan payoffs. Financial assistance will be distributed as grants, five-year deferred loans; and low interest repayable loans.

Appendixx - Alternate/Local Data Sources

1	**Data Source Name** Cobb County Needs Assessment and Fair Housing
	List the name of the organization or individual who originated the data set. Cobb CDBG Program Office
	Provide a brief summary of the data set. Survey gathered information from its population on issues of housing needs, economic and community development, homelessness and barriers to fair housing.
	What was the purpose for developing this data set? The purpose was to identify the county's needs related to housing, community development, public facilities and services within the county. A key componen involved hearing from members of the public on issues of community needs, fair hosing and housing choice.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2015

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	Briefly describe the methodology for the data collection. Hard copies of the survey were available for pickup at the Cobb CDBG Program Office, county libraries an all public offices. Survey Monkey was used to electronically distribute the survey.
	Describe the total population from which the sample was taken. The entire population of Cobb County, including the cities of Marietta, Austell, Acworth, Smyrna, Powder Springs, and Kennesaw.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Cobb County is located in the metropolitan (metro) region of Atlanta, Georgia. Metro Atlanta's 2010 population exceeded 5.6 million in the 28-county Atlanta region, with roughly 12% of that population located in Cobb County. Between 2000 and 2010, metro Atlanta's population growth (27%) was nearly double the national growth rate, making it the seventh largest city in the nation. The U.S. Census Bureau estimates that Cobb County had approximately 730,981 residents as of 2014, making it the 3rd largest county in the state.
2	**Data Source Name** Cobb County Analysis of Impediments
	List the name of the organization or individual who originated the data set. Cobb CDBG Program Office
	Provide a brief summary of the data set. • 2013 ACS 1-Year Estimates – Based on data collected between January and December 2013, these single-year estimates represent the most current information available from the U.S. Census Bureau, however; these estimates are only published for geographic areas with populations of 65,000 or greater. 2010 and 2000 Census Summary File 1 (SF 1) – This dataset contains what is known as "100 percent data," meaning that it contains the data collected from every household that participated in the 2010 Census.
	What was the purpose for developing this data set? This survey was designed to collect input from a broad spectrum of the community. The survey consisted of 36 distinct questions, allowing a mixture of both multiple choice and open-ended responses. In all, there were over 227 responses to this survey, though not every question was answered by every respondent.

	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Cobb County is located in the metropolitan (metro) region of Atlanta, Georgia. Metro Atlanta's 2010 population exceeded 5.6 million in the 28-county Atlanta region, with roughly 12% of that population located in Cobb County. Between 2000 and 2010, metro Atlanta's population growth (27%) was nearly double the national growth rate, making it the seventh largest city in the nation. The U.S. Census Bureau estimates that Cobb County had approximately 730,981 residents as of 2014, making it the 3rd largest county in the state..
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Surveys were received over an 84-day period, from November 5, 2014 to January 29, 2015. Paper surveys received were manually entered by the Survey Administrator into SurveyMonkey for tabulation and analysis.
	What is the status of the data set (complete, in progress, or planned)? Complete