

City of Marietta CDBG

PY2020 Consolidated Annual Performance and Evaluation Report

CR-05 - Goals and Outcomes

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

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

In accordance with the federal regulations found in 24 CFR 570, The City of Marietta has prepared this Consolidated Annual Performance and Evaluation Report (CAPER) for the period of July 1, 2020-June 30, 2021. The CAPER presents the City's progress in carrying out projects and activities pursuant to the Program Year (PY) 2020 Annual Action Plan for the Community Development Block Grant (CDBG) funds it received from the United States Department of Housing and Urban Development (HUD) to principally benefit low-to- moderate-income persons who live in the City of Marietta.

PY20 was an overall successful year for the City of Marietta CDBG Program. Even with COVID-19, the Housing Rehabilitation program remained active, and all CDBG-CV funds were obligated, and a large portion of the funds have been spent.

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

No homeownership assistance activities were completed in PY20. With the onset of COVID-19 and the increase in housing prices in the local market, it has been difficult to make the homeownership assistance program work within current guidelines. The City plans to evaluate this program during the next program year and determine how to make it more compatible with the current market.

Funding to public services was focused on youth services, homelessness prevention and services for abused and neglected children. Public service agencies expended 100% of their allocated funds and served 309 LMI individuals within the City of Marietta.

\$784,664 in CDBG-CV funds were provided in PY20 to help prepare for, prevent, and respond to COVID-19. \$744,664 of these funds were allocated to 7 Public Services projects and \$40,000 was allocated to Public Facilities projects. As of June 2021, \$31,991.02 was expended on 4 Public Facilities projects that aimed to prevent COVID-19 within the City of Marietta Parks and Recreation facilities. \$400,086 has been expended on Public Services projects and 786 LMI City of Marietta residents have been served.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administrative Planning and Execution	Affordable Housing Non-Housing Community Development	CDBG: \$107,852	Other	Other	0	0	-	0	0	-
Elderly-Disabled Special Purpose Rehab	Affordable Housing Non-Homeless Special Needs	CDBG: \$100,000	Homeowner Housing Rehabilitated	Household Housing Unit	14	16	114.29%	8	6	75.00%
Homeownership Assistance	Affordable Housing	CDBG: \$0	Direct Financial Assistance to Homebuyers	Households Assisted	11	0	0.00%	3	0	0.00%
Housing Preservation through Rehabilitation	Affordable Housing Non-Homeless Special Needs	CDBG: \$134,473	Homeowner Housing Rehabilitated	Household Housing Unit	19	11	57.89%	8	6	75.00%

Housing Rehab Service Delivery	Affordable Housing Non-Homeless Special Needs	CDBG: \$96,273	Homeowner Housing Rehabilitated	Household Housing Unit	0	19	-	12	9	75.00%
Public Service Support	Non-Housing Community Development Public services	CDBG: \$80,928	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	861	86.10%	350	309	88.29%
Public Service Support	Non-Housing Community Development Public services	CDBG: \$0	Homeless Person Overnight Shelter	Persons Assisted	0	0	-	0	0	-
Public Service Support	Non-Housing Community Development Public services	CDBG: \$0	Homelessness Prevention	Persons Assisted	0	0	-	0	0	-
Public Works & Facilities	Non-Housing Community Development	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2465	4615	187.22%	0	0	-

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

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

The City of Marietta's priority goal is housing preservation through rehabilitation. The Housing Rehabilitation Program addresses this goal through the ELD Emergency Grant program that focuses on emergency assistance to elderly/disabled households making less than 50% of the AMI as well as through the Housing Rehabilitation Loan Program which provides 0% interest, 20-year deferred payment loans to low-income families that do not meet the ELD requirements. \$66,934 was expended in PY20 through the ELD Emergency Grant Program on 6 rehabilitation projects. Projects focused on items such as HVAC and roof replacement for very-low income families. As of July 2021, one additional ELD project was in progress but not completed, and 4 additional projects are waiting to begin. \$104,652 was expended in PY20 through the Housing Rehabilitation Program on 6 projects. As of July 2021, there are 2 projects in progress and 6 waiting to begin. The Community Development Division has begun to see an increase in applications for housing rehabilitation and hopes to expand the number of families served moving forward. As housing prices continue to increase, and development continues, the City of Marietta hopes the Housing Rehabilitation Program will help to preserve the existing affordable housing stock for low-income families, and help families remain in their homes.

In PY20, a total of \$80,928 was expended in CDBG funding for public services activities. 5 nonprofit public service agencies were funded, and through CDBG funding were able to serve 309 individuals through youth services, homelessness prevention activities and programming for abused and neglected children. The Center for Family Resources served 26 individuals, helping to prevent eviction for 9 families in total. Families received one month's rent, and also received supportive services such as food assistance, budgeting, employment services and life skills classes. To-date, all families have been able to remain in their permanent housing. The Marietta Police Athletic League was able to provide 10 months of free youth programming to 10 students and parents. Programming included homework help, health and fitness, sports and recreation and parent information and educational workshops. SafePath Children's Advocacy Center, which serves abused/neglected children and their families, used their CDBG funding to help support an intervention services staff member. This person serves as the first point of contact for children and families experiencing abuse and conducts trauma screens and provides intervention and support. 148 children and parents were served by SafePath in PY20. Marietta YELLS (Youth Empowerment through Learning, Leading and Serving, Inc) was able to serve 81 youth and parents through their afterschool program and Community Action Cafe Teen Program. All youth received afterschool homework help as well as recreational activities focused on socio-emotional learning. Teens in the Community Action Cafe received skills in entrepreneurship and leadership, as well as community development. Parents received services through educational workshops. The Boys & Girls club was able to serve 44 youth through their afterschool programming which provided tutoring and activities for school aged youth.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	329
Black or African American	712
Asian	7
American Indian or American Native	1
Native Hawaiian or Other Pacific Islander	0
Total	1,049
Hispanic	285
Not Hispanic	815

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

Narrative

In total, 1100 individuals were served. Not included in the above table are 29 individuals that identified as Black/White, and 22 that identified as "other multiracial."

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,324,190	883,061

Table 3 - Resources Made Available

Narrative

The City of Marietta received \$539,526 in entitlement funds for PY2020 and \$784,664 in CDBG-CV funds. \$883,060.67 total funds were expended, which includes rollover funds from prior years.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Franklin Gateway Project	5	2	Public Services grant funds were provided to YELLS, which serves youth in Franklin Gateway. 1 CV projects was completed in the area.
Homeowner Rehabilitation	27	13	9 families were served through rehabilitation projects/
Homeownership Opportunities	0	0	No home ownership opportunities were provided in this program year.
Old Boston Homes	5	4	Public Services grant funds were provided to PAL. 3 CV projects were completed in the area.

Table 4 – Identify the geographic distribution and location of investments

Narrative

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

Leveraging

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

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

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CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	15	9
Number of Special-Needs households to be provided affordable housing units	0	0
Total	15	9

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	12	9
Number of households supported through Acquisition of Existing Units	0	0
Total	12	9

Table 6 – Number of Households Supported

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

The one year goal of 12 units was not met by 3. This program year was challenged slightly because of COVID-19. In addition, there were several larger projects which required more time than the typical rehab project.

Discuss how these outcomes will impact future annual action plans.

The Community Development Department will still strive to increase the number of households served per year through the Housing Rehabilitation Program and ELD Grant Program. There is a consistent waiting list and outreach is ongoing to ensure that the program has a project pipeline.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	6	0
Moderate-income	3	0
Total	9	0

Table 7 – Number of Households Served

Narrative Information

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

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

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

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

The City of Marietta does not receive any federal funding specifically to address homelessness (ESG, COC). Community Development Division staff serve as members of the Marietta/Cobb Continuum of Care, which promotes communitywide commitment to the goal of ending homelessness. In January 2021, the COC conducted its annual Housing Inventory to assess the number of beds available in Cobb County. As of January, a total of 838 year-round beds were identified, and 15 seasonal beds. It is important to note that a large number of these beds (336) are through the VASH program and provide permanent supportive housing to veterans. In PY20, homeless street outreach was prioritized, and the COC helped to convene multiple agencies receiving ESG-CV funds intended for street outreach. The organizations met monthly to discuss strategies and challenges as well as share updates.

Addressing the emergency shelter and transitional housing needs of homeless persons

According to the most recent Housing Inventory, Cobb County has a total of 141 emergency shelter beds available year-round, and an additional 15 available seasonally. There are 164 transitional housing beds available year-round. The majority of these beds stay full at all times, indicating an additional need for emergency and transitional beds. One existing shelter is currently in the process of expanding to add more shelter beds.

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

The City of Marietta has consistently provided CDBG public services funding to organizations that help prevent homelessness. In PY20, the Center for Family Resources was provided public services funding to provide subsistence payments to low-income families facing eviction. Families were provided one month of rent payments to prevent eviction. To date, all families were able to remain in their permanent housing. The Marietta/Cobb COC and the Cobb Collaborative Homeless Committee promotes cooperation among agencies to help identify families at risk of becoming homeless and providing wraparound services.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

As of June 2021, there were 107 households on the waiting list for Coordinated Entry. The Coordinated Entry system helps to ensure that all intakes receive the same information and are referred to the most appropriate agencies for both housing and supportive services. Permanent Supportive Housing continues to be a need for Cobb County, as there is less turnover among clients. Through CDBG public services funding, the City of Marietta provided the Center for Family Resources funding to provide supportive services to clients facing homelessness- with the goal to prevent becoming homeless again. With the COVID-19 pandemic, there is definitely an increased need for homeless services and transitioning individuals out of homelessness and into permanent shelter.

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

Actions taken to address the needs of public housing

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

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

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

Actions taken to provide assistance to troubled PHAs

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

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

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

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

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

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

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

Through the CDBG Housing Rehabilitation program, the City of Marietta addresses lead-based paint hazards. All homes built before 1978 that are receiving CDBG funds are tested for lead-based paint, and hazard reduction and abatement are performed as needed (also depending on the amount of funds invested in the project). The City continues to consider the reduction of lead-based paint hazards a priority and complies with HUD's Lead-Safe Housing Rule. Multiple homes were tested for Lead Based Paint in PY20, and one home received LBP Risk Reduction activities.

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

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

The Housing Rehabilitation Program helps families that are low-to-moderate income repair and rehabilitate one of their most valuable assets- their home. Being able to utilize CDBG funding helps families use their income for other purposes and increases their ability to remain in their homes.

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

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

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

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

The City of Marietta encourages cooperation between city departments, as well as between the City/County, as much as possible. In addition, the City acknowledges that there is a great need for collaboration between the local government and the non-profit sector. The Community Development Division is a member of the Cobb Collaborative, which brings together an array of social service agencies within Cobb County (private, public, non-profit and governmental). This allows for a diverse perspective and creative problem solving. The Division also serves as a member of the Atlanta Regional Commission's Regional Housing Taskforce, which takes a regional approach to tackling housing issues. In PY20, the Community Development Department was an active member of the Cobb County Affordable Housing Workgroup which seeks to bring together private housing sector participants and social service agencies.

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

The Community Development Division fields calls from citizens seeking affordable housing, homeownership and fair housing. Citizens are assisted and directed to the most appropriate agency. Funds were also provided to the Center for Family Resources to help make one-time rental payments for families that were facing eviction. To address the impediment of zoning restrictions, the City participates in an ongoing review process of local zoning codes and ordinances.

CR-40 - Monitoring 91.220 and 91.230

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

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

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

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

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

A draft of the 2020 CAPER was available for public comment from August 9th, 2020 to August 27th, 2021 and a public review meeting was held on August 12th, 2021 at 11:00 am at the Community Development Office. A public notice was advertised in the Marietta Daily Journal. The draft version was also available on the Community Development website at <https://www.marietta.gov/462/Community-Development> and available in the Community Development office. The meeting was publicized on the City of Marietta website and weekly e-news email. No public comments were received.

CR-45 - CDBG 91.520(c)

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

There were no changes in program objectives in PY20.

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

No

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

N/A