

## **Executive Summary**

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

#### **1. Introduction**

The City of Marietta 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 of Marietta Community Development Division is responsible for the development and administration of the Consolidated Plan and Annual Action Plan.

The Program Year (PY) 2024 Annual Action Plan represents year two of the PY2023-2027 Consolidated Plan. This plan is the City's official application for HUD entitlement grants and proposes activities to be funded during the CDBG PY24 (July 1, 2024- June 30, 2025).

#### **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The following is an outline of the strategic priorities identified in the PY2023-2027 Consolidated Plan. As required by HUD, each activity is linked to one of the three federal programs objectives: 1) decent housing, 2) suitable living environment, and 3) economic development. Each objective is matched with one of three outcomes: 1) availability/accessibility, 2) affordability, or 3) sustainability for low-moderate income persons.

Strategic Plan Priority Needs:

1. Quality Affordable Housing
3. Increase Capacity of Public Services
4. Public Works & Facilities

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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

In PY22 (last completed program year), the City of Marietta received an allocation of \$446,116. The City directed its CDBG funds towards public service projects, housing rehabilitation and administration/planning.

12 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.

All Homeownership Assistance funds were reprogrammed to the Housing Rehabilitation program in PY22. Due to rising housing costs and income limitations, it was deemed infeasible to operate a down payment assistance program at this time.

Funding to public services was focused on youth services, homelessness prevention, housing counseling and services for abused and neglected children. Public service agencies expended \$61,506.01 and served 328 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. \$752,672.98 of these funds were allocated to 7 Public Services projects and \$31,991.02 was allocated to Public Facilities projects. All Public Facilities funds were expended in PY20. \$49,832.47 in Public Services CV funds were expended in PY22 and 863 LMI City of Marietta residents were served. All CDBG-CV funds have been expended as of the end of PY2022.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

A public comment period was held from March 4, 2024-April 5, 2024 for the draft PY2024 Annual Action Plan. A public review meeting was held on March 21st at 11:00AM at the Community Development Office. Both the public comment period and public meeting were advertised in the Marietta Daily Journal on March 1st, as well as on the City of Marietta Facebook and website. In addition, communications were sent directly to Public Service subrecipients to share with both their clients and supporters.

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

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments were received.

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

N/A

## **7. Summary**

This Annual Action Plan identifies projects in which the City of Marietta will use CDBG funds to carry out previously identified priorities that were established in the PY2023-2027 Consolidated Plan. The identification of these specific priorities is a product of extensive consultation with community stakeholders combined with data from the U.S. Census and other sources that indicates specific housing and community development needs in the City of Marietta.

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

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity 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 (optional)

The City of Marietta Community Development Division is the lead agency for the development, administration, and review of the Annual Action Plan. Administrative support and oversight is provided by the City of Marietta's Development Services Department and Finance Department.

### Consolidated Plan Public Contact Information

Public concerns, issues, or comments may be directed to:

Kelsey Thompson-White, Community Development Manager  
City of Marietta Community Development Division  
268 Lawrence St. Suite 200  
Marietta, GA 30060  
kthompson@mariettaga.gov  
770-794-5437

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of Marietta conducted significant consultation with citizens, municipal officials, non-profit agencies, public housing agencies, private developers, governmental agencies, and the Continuum of Care in preparing the Consolidated Plan associated with this Action Plan. The City held a public meeting to review a draft of this plan and current year priorities. The City also consulted with local organizations in the preparation of the PY24 AAP to ensure goals were in line with the Consolidated Plan.

#### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(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 serves as a permanent board member on the Marietta/Cobb Continuum of Care (COC) whose goal is to provide solutions to end homelessness in Marietta 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and 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). The City of Marietta does not receive ESG funds.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	The Center for Family Resources
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting/survey
2	<b>Agency/Group/Organization</b>	Marietta Police Athletic League, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public Meeting/Survey
3	<b>Agency/Group/Organization</b>	Youth Empowerment through Learning, Leading and Serving
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public Meeting/Survey
4	<b>Agency/Group/Organization</b>	Salvation Army Marietta Corps
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting/survey
5	<b>Agency/Group/Organization</b>	SafePath Children's Advocacy Center Inc.
	<b>Agency/Group/Organization Type</b>	Services-Children Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting/survey
6	<b>Agency/Group/Organization</b>	Cobb Collaborative
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Services-Education



	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting/survey
7	<b>Agency/Group/Organization</b>	liveSAFE Resources, Inc.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting/survey
8	<b>Agency/Group/Organization</b>	Highland Rivers Health
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities Services-homeless Services-Health

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public Meeting/survey
9	<b>Agency/Group/Organization</b>	MUST MINISTRIES, INC.
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting/survey
10	<b>Agency/Group/Organization</b>	THE EXTENSION, INC.
	<b>Agency/Group/Organization Type</b>	Services-homeless Substance Abuse
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting/survey
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**Identify any Agency Types not consulted and provide rationale for not consulting**

N/A

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	The Center for Family Resources	Share goals of decent affordable housing, increasing the capacity of Public Services and decreasing the overall rate of homelessness.
Comprehensive Plan	The City of Marietta	Housing work plan goals align and complement one another

**Table 3 – Other local / regional / federal planning efforts**

### **Narrative (optional)**

The Consolidated Plan and Annual Action Plan has been developed with consultation from a wide array of agencies and individuals. The most current data is used when available. The City will continue to encourage consultation and participation in the planning process across all sectors.

## AP-12 Participation – 91.105, 91.200(c)

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

The City of Marietta follows guidelines found in its Citizen Participation Plan. The City makes every effort to elicit and include citizen input. The draft PY24 Annual Action Plan informed citizens of suggested allocations, based on HUD Published PY23 allocations. The proposed plan stated *"In the event that the final allocation differs from the expected amount of \$441,850, all proposed project budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts. For Public Service Subrecipients, only projects that are not fully funded will receive an increase."* The AAP was amended to match the actual PY24 allocation amount of \$417,166. All budget lines were reduced by ~5.59% to match the decrease.

### 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	Non-targeted/broad community				
2	Newspaper Ad	Non-targeted/broad community				
3	Internet Outreach	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

The City of Marietta utilizes CDBG Entitlement funds to carry out activities that benefit low and moderate income persons. The PY24 annual allocation amount is \$417,166. The draft PY2024 AAP and Con Plan was been created using the actual PY2023 funding amount of \$441,850. The draft AAP included the language "In the event that the final allocation differs from the expected amount of \$441,850, all proposed project budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts. For Public Service Subrecipients, only projects that are not fully funded will receive an increase." All project budgets were decreased ~5.59% to match this

decrease.

### 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	417,166	0	0	417,166	1,767,400	Expected amount for the remainder of the Con Plan reflects the PY23 actual amount over 4 more years.

Table 5 - Expected Resources – Priority Table

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

No matching funds are required for the CDBG Program. Public Service grant awards reflect a very small amount of funding requested and required to operate their programs and many non-profits use CDBG funds to leverage funding from private, state and local sources.

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

The City will do a regular assessment of City-owned parcels that may benefit community development needs. In PY23, the City donated 6 parcels to Habitat for Humanity for new construction of 6 homes for low-income public sector employees.

**Discussion**

The total anticipated funds is an estimate based on prior year allocations extrapolated by the number of years remaining in the Consolidated Plan. This number will be updated annually as award amounts are received.

## 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 Rehabilitation/Reconstruction/Acquisition	2023	2027	Affordable Housing		Quality Affordable Housing	CDBG: \$223,959	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Public Service Support	2023	2027	Non-Housing Community Development		Public Services	CDBG: \$62,574	Public service activities other than Low/Moderate Income Housing Benefit: 260 Persons Assisted Homelessness Prevention: 15 Persons Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Facilities and Improvements	2023	2027	Non-Housing Community Development		Neighborhood Revitalization	CDBG: \$47,200	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
4	Administration & Planning	2023	2027	Administration/Planning		Quality Affordable Housing Public Services Neighborhood Revitalization	CDBG: \$83,433	Other: 0 Other

**Table 6 – Goals Summary**

## Goal Descriptions

1	Goal Name	Housing Rehabilitation/Reconstruction/Acquisition
	Goal Description	Housing rehabilitation/reconstruction/acquisition for LMI homeowners.

<b>2</b>	<b>Goal Name</b>	Public Service Support
	<b>Goal Description</b>	Support organizations serving LMI City residents through activities aimed at creating suitable living environments and increasing opportunity.
<b>3</b>	<b>Goal Name</b>	Public Facilities and Improvements
	<b>Goal Description</b>	Fund public facility & improvement activities in the City that benefit low income households and persons, and persons with special needs; fund non-housing community development proposals in the City that eliminate a threat to public health and safety to include water/sewer improvements, flood/drainage improvements, sidewalks, street improvements, and other infrastructure improvements.
<b>4</b>	<b>Goal Name</b>	Administration & Planning
	<b>Goal Description</b>	Provide the administrative structure for the planning, implementation, and management of the CDBG program as well as other housing, community development, and homelessness programs.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The activities that have been selected for inclusion in this Plan are based on the PY2023-2027 Consolidated Plan priorities and public input. During PY2024, the City of Marietta will initiate activities to ensure that plan goals are met.

#### Projects

#	Project Name
1	Housing Rehabilitation/Reconstruction/Acquisition
2	Public Service Support
3	Public Facilities and Improvements
4	Administration & Planning

**Table 7 - Project Information**

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

Housing rehabilitation for Marietta homeowners continues to be a top priority. With increasing development and rising housing costs, maintaining the existing stock of affordable housing is extremely important. Supporting public services that serve the most at-need residents is also of high concern. As always, scarcity of funding is a big obstacle to addressing underserved needs. Allocation priorities are based off of community input through surveys and public review meetings.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Housing Rehabilitation/Reconstruction/Acquisition
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitation/Reconstruction/Acquisition
	<b>Needs Addressed</b>	Quality Affordable Housing
	<b>Funding</b>	CDBG: \$223,959
	<b>Description</b>	Housing rehabilitation/reconstruction/acquisition for LMI homeowners.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 LMI homeowners and families are anticipated to be served.
	<b>Location Description</b>	Projects will be City-wide, but are anticipated to be located primarily in LMI census tracts.
	<b>Planned Activities</b>	Typical rehabilitation activities include new roofing, HVAC replacement, water heater replacement, new gutters, plumbing/electrical repairs and improvements, etc. All homes are assessed for immediate health and safety concerns as well as any active code violations, which are all addressed first. LBP testing and remediation is also included. This project also includes housing rehabilitation administration expenses such as staff time, software, etc.
2	<b>Project Name</b>	Public Service Support
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Service Support
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$62,574
	<b>Description</b>	Support organizations serving LMI City residents through activities aimed at creating suitable living environments and increasing economic opportunity.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Based on the public service subrecipient applications funded, 275 LMI families will be served.

	<b>Location Description</b>	Public Service projects will take place city-wide.
	<b>Planned Activities</b>	<p>The Center for Family Resources: \$9,441 for homelessness/eviction prevention</p> <p>Marietta Police Athletic League: \$9,441 for after school programming for youth</p> <p>YELLS, Inc: \$15,369 for after school programming/ youth development programming</p> <p>The Extension: \$9,441 for residential substance use treatment for homeless women</p> <p>Ser Familia: \$9,441 for domestic violence wraparound services for primarily Latino families</p> <p>SafePath: \$9,441 for services for abused/neglected children</p>
<b>3</b>	<b>Project Name</b>	Public Facilities and Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities and Improvements
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$47,200
	<b>Description</b>	Public facility and improvement activities in the City that benefit low income households and persons, and persons with special needs; fund non-housing community development proposals in the City that eliminate a threat to public health and safety to include water/sewer improvements, flood/drainage improvements, sidewalks, street improvements, and other infrastructure improvements.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Up to 200 families within the PSA census tracts.
	<b>Location Description</b>	All activities will occur in Project Service Areas that are primarily LMI (51% or more).
	<b>Planned Activities</b>	Park improvements at West Dixie Park.
	<b>Project Name</b>	Administration & Planning

4	<b>Target Area</b>	
	<b>Goals Supported</b>	Administration & Planning
	<b>Needs Addressed</b>	Quality Affordable Housing Public Services Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$83,433
	<b>Description</b>	Provide the administrative structure for the planning, implementation, and management of the CDBG program as well as other housing, community development, and homelessness programs.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	City of Marietta
	<b>Planned Activities</b>	Provide the administrative structure for the planning, implementation, and management of the CDBG program as well as other housing, community development, and homelessness programs.

## 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

Funding for all projects is available City-wide. However, there are some activities that may be carried out primarily in certain areas of the City for a variety of reasons:

- **Housing:** Funding for housing programs offered by the City and its non-profit partners is available City-wide. However, because of a concentration of low-income households and older housing stock in older areas of the City, it can be expected that the majority of housing rehabilitation activities will take place in these areas.
- **Public Facilities & Improvements:** Funding for infrastructure offered by the City is available City-Wide. However, because many projects are categorized as "Area Benefit", the Project Service Area (PSA) must be considered primarily LMI (51% or more). As of the most recent Census/ACS data, the average of all census tracts in the City limits is over 51%AMI, making projects with a City-wide PSA eligible under the Area Benefit designation.
- **Public Services:** Funding for public service programs offered by the City's non-profit partners is available City-wide. However, because of a concentration of low-income households in certain areas of the City, it can be expected that a majority of public service beneficiaries will live in these areas. Public Service providers are encouraged to provide services to all LMI residents, regardless of their location.

### Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

In attempting to balance the needs of all residents, the City has chosen to make all programs available citywide, so that the largest group of eligible residents may take advantage of them. However, the nature of certain activities means that the benefits of these activities are likely to be concentrated in low to moderate income areas. Examples of programs likely to be most utilized in older areas are:

- Housing rehabilitation programs, which will likely benefit homeowners in areas of the city with the oldest and least well-maintained housing stock,
- Public service programs, which are likely to benefit areas where low to moderate income households are most concentrated,
- Infrastructure activities, which will likely benefit areas of the city with the oldest infrastructure. When



affordable housing development takes place in a low/mod area with older or failing infrastructure, non-maintenance supplemental infrastructure improvements in the area may be offered in support of neighborhood revitalization in the vicinity of the housing activities.

## **Discussion**

For the 2023-2027 Consolidated Plan, the City has chosen not to designate specific target areas, but rather make all programs available city-wide. With this said, all individuals served will be LMI and it is likely that a large percentage of funding will be spent in designated primarily LMI census tracts.

## 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: homeowner housing rehabilitation/reconstruction/acquisition. During this Annual Action Plan period, Marietta will administer the Housing Rehabilitation Program to preserve and increase access to affordable housing.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	16
Special-Needs	0
Total	16

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	6
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	16

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

For PY24, the City of Marietta plans to assist 10 households through rehabilitation of existing units for owner-occupied LMI families in the City of Marietta. An additional 6 households are anticipated to be served through Emergency Rental Assistance provided through a public services subrecipient.

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

### **Introduction**

The City of Marietta will not use any grant funds to address the needs of public housing residents during this Consolidated Plan period. The City will however, assist the Marietta Housing Authority in addressing the needs of public housing residents by offering assistance where needed and sharing information on funded programs.

### **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**

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 or 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**

The Marietta Housing Authority is not considered by HUD to be troubled or poorly performing.

### **Discussion**

The City continues to work closely with the Marietta Housing Authority to serve low to moderate income Marietta residents.

## **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, homelessness prevention, rapid re-housing supportive services.
2. Provide support for the development and operation of transitional housing 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.
5. 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**

The City participates in and supports the Marietta/Cobb Continuum of Care 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 shelter 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 member organizations.

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

The 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, both in intake and assessment procedures, and in subsequent housing and supportive services. The Homeless Management Information System (HMIS) can be improved with common intake forms, shared data, effective assessment instruments and procedures, and on-going coordination of assistance among community organizations. The City has also been working with the CoC to look at the marketing for the Coordinated Entry system in Cobb County, to make sure that citizens are aware of the two points of entry, and that eligibility for services is properly communicated.

**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.**

A range of emergency shelter facilities and short-term services (food, clothing, and temporary financial assistance, transportation assistance) to meet a variety of family or individual circumstances is necessary to assist families in preventing homelessness. These facilities and services will be able to meet the needs of families with children, individuals, persons with special health problems, and other characteristics. The City continues to be an active member of the Cobb Collaborative, including the Homelessness Strategy Team, which brings together service providers that address these needs.

## **Discussion**

The needs of homeless residents continues to be of great concern for the City of Marietta. With limited funds, the City relies heavily on its partnerships to ensure that the needs of homeless individuals are identified and addressed.

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

### **Introduction:**

Community Development staff continuously engages in processes meant to identify barriers to affordable housing in the City of Marietta.

According to the most recent Cobb County Analysis of Impediments to Fair Housing Choice, the affordable housing barriers include:

1. Lack of Affordable Housing
2. Lack of Accessible Housing
3. Barriers Limiting Housing Choice
4. Lack of Fair Housing Awareness

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City of Marietta continues to actively review and revise local zoning ordinances and land use controls that may have negative effects on low to moderate income families. This is done both on a department level, and through participation in the Livable Centers Initiative (LCI) through the Atlanta Regional Commission. The City of Marietta will seek to engage housing professionals, lending professionals, and other officials located in the jurisdiction in discussions related to fair housing issues and affordable housing. 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.

Strategies to Remove or Ameliorate the Barriers to Affordable Housing:

1. Lack of Affordable Housing

- Support financially the preservation of existing affordable housing stock through the Housing Rehabilitation Program.

- Promote the need for affordable housing by encouraging private developers and non-profits to

develop/construct/rehab housing that is affordable

## 2. Lack of Accessible Housing

- Provide assistance through the Housing Rehabilitation Program to qualifying homeowners to allow for improvements/modifications to improve accessibility
- Enforce the Americans with Disabilities Act and the Fair Housing Act in regard to the programs operated and funded by the City
- Promote the need for accessible housing by supporting and encouraging private developers and non-profits to develop/construct/rehabilitate housing that is accessible to persons who are disabled.

## 3. Barriers Limiting Housing Choice

- Support and promote the development of affordable housing in areas of opportunity where minority and low-income persons and families may reside.
- Support and promote sound planning principles and zoning ordinances

## 4. Lack of Fair Housing Awareness

- Continue to educate and make residents aware of their rights under the Fair Housing Act (FHA) and the Americans with Disabilities Act (ADA)
- Support public services that provide Fair Housing Education and training

### **Discussion:**

The City hopes through these actions, barriers can be quickly identified and acted upon as necessary.

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

### **Introduction:**

The Plan addresses the issue of meeting underserved needs of City of Marietta residents 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**

The City of Marietta will review and analyze the work of its departments- such as economic development- to find opportunities to collaborate and expand services. The City will also explore ways to expand funding for community development activities. As an active member of the Cobb Collaborative, the Community Development Division stays abreast of the ever-changing needs of residents. Participation allows the City to strategize with other organizations and work towards meeting underserved needs, even when CDBG funding is limited.

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

The City of Marietta plans to foster and maintain affordable housing primarily through the preservation of already existing owner-occupied housing through CDBG Housing Rehabilitation Program. In an effort to promote affordable housing and 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 Act.

### **Actions planned to reduce lead-based paint 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 when necessary. 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.

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

Marietta will continue to increase its efforts to implement anti-poverty strategies for the citizens over the next 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 residents. The City will also continue to support local organizations that serve LMI



families through Public Services focused on poverty reduction.

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

The Community Development 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 Community Development 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 housing and community development improvements to eligible persons.
- Evaluate the procurement process and guidelines for all rehabilitation projects.
- Coordinate projects among City departments and support ongoing 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.

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

The City of Marietta will continue to work with a diverse group of stakeholders from public and private housing and social service agencies. The City is a member of the Cobb Collaborative, a community organization focused on providing a more streamlined approach among Cobb County public service agencies to improve the lives of all persons in Cobb County. The City plans to continue supporting this organization, and be a more active member to better assess and serve the needs of many organizations. The City also plans to make more community connections to ensure that all eligible social service agencies are receiving proper information about CDBG resources within the City.

### **Discussion:**

It is the goal of the Community Development Division that through these planned actions, services can be provided to low and moderate income residents in the most efficient and effective way possible.

## Program Specific Requirements

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

#### Introduction:

Program Income is typically reallocated during the following Program Year following the City's Citizen Participation Plan.

#### 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
<b>Total Program Income:</b>	<b>0</b>

#### 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.	90.00%

The City plans to use between 90-100% of funds to serve LMI residents.

