

# CITY OF MARIETTA

## PY24 Consolidated Annual Performance Evaluation Report (CAPER) DRAFT

Public Comment Period: August 15, 2025-September 1, 2025

Public Review Meeting: August 28, 2025 at 11:00 AM

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## **CR-05 - Goals and Outcomes**

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

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, 2024- June 30, 2025. The CAPER presents the City's progress in carrying out projects and activities pursuant to the Program Year (PY) 2025 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.

PY25 was an overall successful year for the City of Marietta CDBG Program. The Housing Rehabilitation program remained extremely active and public service agencies were able to serve an increased number of LMI residents.

14 housing rehabilitation projects were completed through the Housing Rehabilitation Program and two were in progress at the end of the program year. 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.

Funding to public services was focused on youth services, homelessness prevention, domestic violence counseling, substance abuse counseling and services for abused and neglected children. Public service agencies expended \$62,574 and served 326 LMI individuals within the City of Marietta.

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

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

Goal	Category	Source/Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration & Planning	Administration/Planning	CDBG: \$	Other	Other	0	0	-	0	0	-
Housing Rehabilitation/Reconstruction/Acquisition	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	45	25	55.56%	10	14	140.00%
Public Facilities and Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	0	0.00%	200	0	0.00%
Public Service Support	Non-Housing Community Development	CDBG:	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1200	631	52.58%	202	268	103.08%
Public Service Support	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	150		62	37	60.00%
Public Service Support	Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	0	46		25	21	84.00%

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 by providing ELD Grants to provide emergency assistance to elderly/disabled households making less than 50% of the AMI and 0% interest, 20-year deferred payment loans to low-income families that do not meet the ELD requirements. \$164,392.47 was expended in PY24 on Housing Rehabilitation Program projects and administration. Projects focused on items such as HVAC and roof replacement for very-low income families. As of July 2025, there are 2 projects in progress and 11 projects are approved and on the waitlist to receive assistance. 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 PY24, a total of \$62,574 was expended in CDBG funding for public services activities. 6 nonprofit public service agencies were funded, and with CDBG funding were able to serve 326 individuals through youth services, homelessness prevention activities, domestic violence counseling, substance abuse counseling and programming for abused and neglected children. The Center for Family Resources served 21 individuals, helping to prevent eviction for 6 families in total. The Marietta Police Athletic League was able to provide 10 months of free youth programming to 35 students and parents. 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. 72 children and parents were served by SafePath in PY24. Marietta YELLS was able to serve 148 youth and parents through their afterschool program and Community Action Cafe Teen Program. The Extension was able to service 37 new clients in their women's residential recovery program for homeless women. Ser Familia was able to serve 13 individuals through their GLAD-V program which provides domestic violence counseling and wraparound services for primarily Hispanic individuals.

## 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)

	<b>CDBG</b>
White	158
Black or African American	176
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	1
<b>Total</b>	<b>335</b>
Hispanic	97
Not Hispanic	231

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

### **Narrative**

A total of 340 individuals were served in PY2024.

White: 158

Black: 176

Native Hawaiian/Pacific Islander:1

Black & White:1

Other Multiracial:4

## 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	476,181	310,399

Table 3 - Resources Made Available

### Narrative

\$59,015.16 in prior year funds were made available in PY24 in addition to the PY24 allocation of \$417,166.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

### Narrative

No geographic target areas were identified in the PY23-27 Consolidated Plan.

## 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. In PY24, the City of Marietta leveraged \$235,242 in ARPA funds to help support the CDBG Housing Rehabilitation Program. This helped to complete additional projects and perform larger-scale projects that would typically not be funded.

## 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	10	14
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>10</b>	<b>14</b>

**Table 5 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	25	21
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	10	14
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>35</b>	<b>35</b>

**Table 6 – Number of Households Supported**

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

The Housing Rehabilitation Program exceeded its goal of serving 10 households in PY24, serving 14 households total (with 2 additional projects underway). In total (including Housing Rehabilitation Service Delivery expenses), \$164,392.47 was spent. Increasing construction costs have definitely impacted the program logistics, but the program has been able to maintain a steady group of contractors willing to bid. An additional \$235,242 in ARPA funds was leveraged to help supplement CDBG funding for these projects.

**Discuss how these outcomes will impact future annual action plans.**

Housing Rehabilitation will continue to be the priority goal of the CDBG program and the main strategy for preserving affordable housing.

**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	10	0
Low-income	22	0
Moderate-income	3	0
<b>Total</b>	<b>35</b>	<b>0</b>

**Table 7 – Number of Households Served**

#### **Narrative Information**

The Housing Rehabilitation Program is 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 Grant, households must fall below 50% AMI. All individuals receiving emergency rental assistance were required to be LMI and were served through CDBG Public Services funds.

## **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. The City has a permanent seat on the Cobb Homeless Alliance Board (Marietta/Cobb CoC), and is an active participant in all CoC activities. In January 2025, the COC conducted its annual Housing Inventory County and Point In Time Count (sheltered count only) to assess the number of beds available in Cobb County as well as the number of sheltered residents. As of January 2025, a total of 929 year-round beds were identified. 263 beds were found available through Emergency Shelter projects and 147 beds through Transitional Housing projects. 117 beds were identified for Rapid Rehousing projects and 402 beds for Permanent Supportive Housing projects. It is important to note that a large number of these PSH beds are through the VASH program and provide permanent supportive housing to veterans. During the PIT count, 342 individuals (220 households) were identified as sheltered in Emergency Shelter and Transitional Housing. In the PY23 unsheltered PIT count (unsheltered counts are only conducted every 2 years), 283 unsheltered individuals were identified through in-person interview surveys as well as observation counts. In PY23, a very intentional effort was made to perform a more thorough PIT count. This involved a strategic partnership with law enforcement throughout the county and cities to properly map known encampments and popular areas where unsheltered individuals live. While the number of unsheltered individuals counted during the PIT night was an increase, it signaled a more accurate count rather than an extreme uptick in the number of unsheltered individuals.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

According to the most recent Housing Inventory Count, Cobb County has a total of 263 emergency shelter beds available year-round and 147 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. During PY23, the CoC initiated a System Modeling process to more accurately document the current homeless population in Cobb County and the current service system. This process was completed in PY24 and the main results were: an increased need for RRH and PSH housing units in particular, which could help relieve the burden on Emergency Shelter programs and result in increased exits to permanent housing situations.

### **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 PY24, 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 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 2025, there were 284 households on the waiting list for Coordinated Entry. From July 2024-June 2025, 1,088 unique households representing 1,816 individuals enrolled in the CE system. 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 emergency assistance and supportive services to clients facing homelessness- with the goal to prevent becoming homeless again. Since the COVID-19 pandemic, there is definitely an increased need for homeless services and transitioning individuals out of homelessness and into permanent shelter. In PY24, the Marietta/Cobb CoC started a Coordinated Entry System redesign process focused on evaluating the effectiveness of the current system and designing a new system that would more effectively assess and refer homeless individuals to proper housing resources. This process is still ongoing, but will hopefully result in reduced time spent homeless and more appropriate placements in permanent housing.

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

### **Actions taken to address the needs of public housing**

The Marietta Housing Authority does not manage any units through the Public Housing program, but instead is responsible for the management of the Housing Choice Voucher Program (Section 8) and has units that it leases out through this program.

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

Marietta Housing Authority offers the Family Self-Sufficiency program on a voluntary basis to HCV Program participants. Through the FSS Program, families meet with a FSS Coordinator over a 5-year period to set goals related to financial stability and homeownership. The City of Marietta provides information to families seeking down payment assistance and housing counseling services.

### **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 (depending on the amount of funding 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 PY24, and two homes received LBP Risk Reduction activities.

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

The Community Development Division administers Community Development Block Grant (CDBG) funding from the U. S. Department of Housing and Urban Development (HUD), and local funds in an effort to assist as many low-to-moderate income families as possible. The primary focus of the 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 are regularly reviewed and edited if necessary. Internal monitoring helps to expose any weaknesses. In PY24, the Community Development Division worked more closely with other internal City departments to operate more efficiently.

**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. Through work with the Marietta/Cobb Continuum of Care, a new partnership has been formed with Open Doors Atlanta, which serves as a middleman between landlords, tenants and public service agencies to help with housing placements and helps to off-set some financial risks that may be associated with unhoused clients.

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

To address a lack of fair housing education and disparities in mortgage lending, residents were directed to Catholic Charities to provide comprehensive one-on-one housing counseling and group education. Homeowner and renter rights and responsibilities were addressed and overall education in the homebuying process was given for greater knowledge. Anyone with a fair housing concern also had access to receive assistance with filing a complaint. The City continues to study and implement its bike and pedestrian plan, and apply for grant funds to implement identified projects throughout the City to address transportation issues. Cobb County is currently undertaking a housing inventory study through the Atlanta Regional Commission to identify housing strengths, weaknesses and opportunities, with a

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

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## **CR-40 - Monitoring 91.220 and 91.230**

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

All City of Marietta subrecipient agencies are formally monitored on-site annually to provide technical assistance and ensure compliance with CDBG regulations. Agencies are also provided with ongoing technical assistance as well as opportunities to attend workshops and receive one on one training as needed. All PS subrecipients were monitored in PY24.

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

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

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

The City of Marietta's Citizen Participation Plan meets HUD's requirements referenced at 24 CFR 91.105(b) for citizen participation in all HUD grants programs.

A draft of the PY2024 CAPER is available for public comment from August 15, 2025 to September 1, 2025 and a public review meeting will be held on August 28th, 2025 at 11:00 am at the Community Development Office. A public notice was advertised in the Marietta Daily Journal on August 8th, 2025. The draft version is also available on the Community Development website at <https://www.mariettaga.gov/1171/Plans-Reports> and available in the Community Development office. The meeting was publicized on the City of Marietta website and weekly e-news email. The draft plan will be presented to the Mayor and City Council on August 26th, 2025.

## **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 PY24.

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

No

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

## CR-58 – Section 3

### Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 9 – Qualitative Efforts - Number of Activities by Program