

Expected Resources

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

Introduction

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	519,893	0	0	519,893	2,079,572	Direct Down Payment Assistance Elderly home Rehabilitation Residential acquisition for reconstruction and rehab

Table 1 - 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

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

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

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

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

Discussion

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

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

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

Table 2 – Goals Summary

Goal Descriptions

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

Projects

AP-35 Projects – 91.220(d)

Introduction

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

Projects

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

Table 3 - Project Information

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

AP-38 Project Summary
Project Summary Information

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

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

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

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

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

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

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

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

Geographic Distribution

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

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Marietta City is an urban City that covers over 24 square miles which causes the low to moderate income population to be less concentrated as in most centralized cities. The City relies on widely accepted data such as American Community Survey, HUD low and moderate-income summary data, and Federal Financial Institutions Examinations Council (FFIEC) data to determine areas throughout the community with concentrations of low and moderate-income communities. Program resources are allocated City-wide based on low-mod areas which often coincide with areas of minority concentration.

The low and moderate-income census tracts in Marietta are primarily situated in the central, eastern and southern portions of the City which also coincide with areas of minority concentrations throughout

the City. These Census Tracts are defined as low and moderate-income areas based on HUD's determination.

Discussion

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

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

Table 5 - One Year Goals for Affordable Housing by Support Requirement

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

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

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

AP-60 Public Housing – 91.220(h)

Introduction

While the City will not use any grant funds to address the needs of public housing residents in this Consolidated Plan period. The City will however, assist the Marietta Housing Authority in addressing the needs of public housing residents by offering down-payment assistance programs to eligible residents of public housing.

Actions planned during the next year to address the needs to public housing

Marietta Housing Authority (MHA) is the public housing authority for the City and administers subsidized units. The MHA Plan describes efforts to encourage public housing residents to become more involved in the community and to participate in various homeownership opportunities. MHA plans to initiate new programs to increase revenues for the agency and provide economic opportunities for low income families.

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

The MHA provides multiple outlets for public housing residents to be involved. Public housing residents (each adult family member) must contribute eight hours per month of community service participate in an economic self-sufficiency program. In meeting this requirement, residents are encouraged to become more involved in their community and to participate in activities that promote the level of economic stability that may lead to homeownership. MHA also manages a down-payment assistance program to assist low and moderate-income residents.

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

According to HUD PIC data, the Marietta Housing Authority scored an 88 and is designated a standard

performer and is not considered by HUD to be troubled or poorly performing.

Discussion

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

Introduction

Marietta has identified the following goals to reduce and/or eliminate homelessness.

1. Provide funds (subject to applicable cap) to support emergency shelter operations, homeless prevention, rapid re-housing supportive services.
2. Provide support for the development and operation of transitional housing Marietta as individuals and families work towards self-sufficiency.
3. Encourage the efficient use of HMIS technology and support its expansions beyond homeless service providers as a way to link the various services provided by non-profit organizations and standardize performance measures.
4. Provide support for services that prevent persons released from institutions from becoming homeless. Strengthen the collaboration and capacity of homelessness service providers and advocacy organizations.

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

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

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

The Marietta/Cobb Continuum of Care collaborates with non-profit organizations to analyze existing needs to assist in identifying funding gaps and other gaps in services. The Homeless Point in Time Count, organized by the Continuum of Care, annually assesses the characteristics of the homeless population in the jurisdiction. This data allows the Continuum and the City to track the changing needs of the homeless. In PY2018, the City will continue to support the efforts of the Continuum of Care in the

preparation of the Point in Time Count.

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Addressing the emergency shelter and transitional housing needs of homeless persons

Marietta does not receive ESG funds.

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

Marietta encourages collaboration with organizations to transition as many people as possible into permanent housing. The City also supports the implementation of a referral and case management system with the tools to direct the homeless to appropriate services. The Homeless Management Information System (HMIS) can be improved with common intake forms, shared data, effective assessment instruments and procedures, and on-going coordination of assistance among community organizations.

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

employment, education, or youth needs.

N/A

Discussion

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

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

Introduction:

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

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

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

Discussion:

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

AP-85 Other Actions – 91.220(k)

Introduction:

The Strategic Plan addresses the issue of meeting underserved needs through a variety of initiatives. Several of these initiatives are proposed for funding in this Annual Plan. As has been the situation in the past and most likely in the future the primary obstacle to these actions is a lack of funding.

Actions planned to address obstacles to meeting underserved needs

To help remove obstacles to meeting underserved needs and improve service delivery, the City will support the expansion of HMIS technology beyond homeless service providers as a way to link the various categories of services provided by Cobb nonprofits organizations and standardize performance measures.

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

In PY2018, Marietta City will implement counter-measures to reduce lead-based paint hazards by abating or removing lead-based paint hazards found in existing housing built prior to 1978. Marietta City educates the public on the hazards of lead-based paint and educates parents about protecting their children. In response to lead-based paint hazards and the limited resources available, the City has planned a steady, long-term response in accordance with Federal lead-based paint standards, other applicable federal regulations, and local property standards. The City will identify houses with lead-based paint through the various housing programs undertaken by the City and will abate or remove lead hazards in high priority units. Government assisted housing rehabilitation projects will include the completion of a lead-based paint inspection according to HUD and Environmental Protection Agency

(EPA) guidelines. Policies and procedures for abatement of lead hazards have been established in the City, which include determining cost effectiveness for abatement and procedures for assessing, contracting and inspecting post-abatement work. The policies and procedures also include preparing work write-ups and costs estimates for all income eligible persons in Marietta with identified lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

Marietta City will continue efforts to implement anti-poverty strategies for the citizens of Marietta in the upcoming year. The City will strive to increase its efforts in assisting homeowners and renters with housing rehabilitation and renovation of affordable housing to decrease the financial burden on low-to-moderate-income persons.

The City will provide assistance to low and moderate-income persons through the following strategies:

- Provide homeowners with housing repair assistance through the Housing Rehabilitation program;
- Provide assistance to nonprofit organizations such as the Center for Family Resources and the Tommy Nobis Center to expand training services for individuals with disabilities; and
- The City will continue to implement Section 3 policy as necessary. Additionally, the City will encourage nonprofit organizations to expand housing development programs to incorporate job-training opportunities as a part of their operations;
- Through the initiatives described above, and in cooperation with the agencies and nonprofit organizations noted, the Community Development Division will continue to assist low and moderate-income persons of Marietta over the next year.

Actions planned to develop institutional structure

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

The Division will address gaps and improve institutional structure by using the following strategies:

- Reduce and/or alleviate any gaps in services and expedite the delivery of Community

Development Division community development improvements to eligible persons.

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

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

Maintain a strong working relationship with the Marietta Housing Authority based on the mutually shared goal of providing suitable housing for low- and extremely low-income persons.

- Work with community housing development organizations (CHDOs) operating in low- and moderate-income neighborhoods to build affordable housing for the elderly, veterans and other special needs populations.

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

The City will continue to work with a broad cross-section of public, private, faith-based, and community organizations to identify the needs of its citizens. The Community Development Division works with the Cobb Community Collaborative, a community organization focused on providing more streamlined approach among Cobb City public service agencies to improve the lives of all persons in Cobb City, Georgia. The Collaborative addresses a broad range of needs for families including homelessness, public safety, workforce development, literacy, and allocation of other resources. The creation of such an entity has allowed local non-profit organizations to focus their efforts collectively and to avoid duplication of services within the City. The Collaborative's efforts are critical to the success of the City's Consolidated Plan.

Additionally, the Policy Council on Homelessness is comprised of member agencies (such as the Center for Family Resources, Boys & Girls Club, and The Edge Connection) that provide services to the homeless and very low-income persons. The Policy Council on Homelessness has conducted surveys of the homeless and at-risk populations to determine needs in the City and to plan appropriate programs and services in response to these needs.

The Marietta City Community Development Division also coordinates the five-year Consolidated Plan in accordance with the Continuum of Care (COC) program. The Center for Family Resources serves as the Lead Agency for the COC and operates the supportive housing program for Cobb County. This cooperative effort provides a special focus through a diverse group of community organizations, homeless shelters, permanent affordable housing developers, supportive service providers, and target population groups to examine needs, re-establish priorities, and plan strategies. Through this collaborative process, Community Development Division service providers were able to contribute ideas

and strategies to the development of this Plan.

Marietta City will also collaborate with the Cobb City Board of Health to serve on the City of Atlanta's HIV Planning Council. This organization serves as the vehicle for strategic planning and coordinating for the Housing Opportunities for Persons with AIDS (HOPWA) Program. The Cobb County Health Department coordinates with the City of Atlanta to develop a city-wide strategy in the preparation and implementation of the HOPWA Program. Low to moderate income clients receive referrals from City Health Clinics, the Good Samaritan Health Center and Sweetwater Valley Camp.

Discussion:

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

Program Specific Requirements

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

Introduction:

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

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

Housing Trust Fund (HTF)
Reference 24 CFR 91.220(I)(5)

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).

- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.

- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. Performance Goals and Benchmarks. The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. Rehabilitation Standards. The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for

the rehabilitation of housing, enter “N/A”.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

6. Resale or Recapture Guidelines. Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter “N/A”.

7. HTF Affordable Homeownership Limits. If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter “N/A”.

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter “N/A.”

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction’s refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If

the jurisdiction will not refinance existing debt, enter "N/A."

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Discussion:

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