

## **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, 2018-June 30, 2019. The CAPER presents the City's progress in carrying out projects and activities pursuant to the Program Year (PY) 2018 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.

PY18 was a year of structural growth and change for the CDBG program. While the City of Marietta has administered CDBG funds for decades, PY18 was the first year that entitlement funds were received directly, and not in cooperation with Cobb County. This was an opportunity to reassess priorities and goals through the Consolidated Plan and Annual Action Plan process. Emphasis was placed on strengthening and revising administrative and program specific policies and procedures. PY18 projects focused on owner-occupied housing rehabilitation, strengthening public services and sidewalk improvements in low-income neighborhoods.

Two housing rehabilitation projects were completed through the ELD Emergency Grant program that focuses on emergency assistance to elderly/disabled households making less than 50% of the AMI. These two projects focused on HVAC repair/replacement and rood repair/replacement. As of the end of PY18, two additional project were in progress, and 4 additional projects were waiting to begin.

While no homeownership assistance activities were completed in PY18, much progress was made in this program. Vital partnerships were formed, and the City received approval to pair the CDBG homeownership assistance with the GA Dream Downpayment Assistance Program and the Housing Authority of Cobb County Down Payment Assistance Program. It is the City's hope that partnering with these programs will only help to increase access to affordable homeownership within the city limits.

Funding to public services was focused on youth services, homelessness prevention and services for abused and neglected children. Public service agencies expended 100% of their allocated funds, and served 349 LMI individuals within the City of Marietta.

While still in progress, two public works/facilities projects were started in PY18. Both projects are focused on sidewalk/street improvements, and

will be completed in August of 2019. Both projects are aimed at increasing accessibility to parks 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
Administrative Planning and Execution	Affordable Housing Non-Housing Community Development	CDBG: \$	Other	Other	0	0				
Elderly-Disabled Special Purpose Rehab	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	14	2	14.29%	5	2	40.00%
Homeownership Assistance	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	11	0	0.00%	3	0	0.00%

Housing Preservation through Rehabilitation	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	19	0	0.00%	5	0	0.00%
Housing Rehab Service Delivery	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	
Public Service Support	Non-Housing Community Development Public services	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	349	34.90%	425	349	82.12%
Public Service Support	Non-Housing Community Development Public services	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0		0	0	
Public Works & Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2465	0	0.00%	2465	0	0.00%

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 through the ELD Emergency Grant program that focuses on emergency assistance to elderly/disabled households making less than 50% of the AMI as well as through the Housing Rehabilitation Loan Program which provides 0% interest, 20-year deferred payment loans to low-income families that do not meet the ELD requirements. \$12,700 was expended in PY19 through the ELD Emergency Grant Program on two rehabilitation projects. Both projects focused on HVAC and roof replacement for very-low income families. As of July 2019, an additional two housing rehabilitation projects were in progress but not completed, and 4 additional projects are waiting to begin. The Community Development Division has begun to see an increase in applications for housing rehabilitation, and hopes to expand the number of families served moving forward. As housing prices continue to increase, and development continues, the City of Marietta hopes the Housing Rehabilitation Program will help to preserve the existing affordable housing stock for low-income families, and help families remain in their homes.

In PY18, a total of \$77,983.95 was expended in CDBG funding for public services activities. 4 nonprofit public service agencies were funded, and through CDBG funding were able to serve 349 individuals through youth services, homelessness prevention activities and programming for abused and neglected children. The Center for Family Resources served 32 individuals, helping to prevent eviction for 10 families in total. Families received one month's rent, and also received supportive services such as food assistance, budgeting, employment services and life skills classes. To-date, all families have been able to remain in their permanent housing. The Marietta Police Athletic League was able to provide 10 months of free youth programming to 58 students and parents. Programming included homework help, health and fitness, sports and recreation and parent information and educational workshops. SafePath Children's Advocacy Center, which serves abused/neglected children and their families, used their CDBG funding to purchase additional permanent storage solutions for client records. Due to continued growth, and strict record retention policies, SafePath had run out of adequate storage space. The addition of the new storage will allow SafePath to expand service and help improve the lives of the children and families served. Marietta YELLS (Youth Empowerment through Learning, Leading and Serving, Inc) was able to serve 163 youth and parents through their afterschool program and Community Action Cafe Teen Program. All youth received afterschool homework help as well as recreational activities focused on socio-emotional learning. Teens in the Community Action Cafe received skills in entrepreneurship and leadership, as well as community development. Parents received services through educational workshops.

Two public works/facilities projects were started in PY18, for a total allocation of \$142,851. Both projects are focused on sidewalk/street improvements in majority low-income census tracts. The much needed improvements will help to improve access to Elizabeth Porter Park, one

of the most popular parks within the City. Both projects should be completed in August 2019.

## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	142
Black or African American	202
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>344</b>
Hispanic	95
Not Hispanic	256

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

### Narrative

In total, 351 individuals were served. Not included in the above table are 7 individuals that identified as "other mutliracial". 40.5% of individuals served identified as White, 57.5% identified as Black, and 2% identified as "Other multi-racial". 27% of individuals served identified their ethnicity as Hispanic.

## 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	519,893	266,214

Table 3 - Resources Made Available

### Narrative

The City of Marietta received \$519,893 in entitlement funds for PY2018. \$266,775.55 was expended in the program year, and an additional \$212,669 has been allocated to activities that are in progress, but have not been completed as of June 30, 2019.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Franklin Gateway Project	5	5	Public Services grant funds were provided to YELLS, which serves youth in Franklin Gateway.
Homeowner Rehabilitation	22	5	Two ELD Emergency Grant rehabilitation were completed.
Homeownership Opportunities	19	0	No home ownership opportunities were provided in this program year.
Old Boston Homes	5	5	Public Services grant funds were provided to PAL, which serves youth in Old Boston Homes community.

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The City of Marietta invests its CDBG funds throughout the City, ensuring some targeted investment in the Franklin Gateway community and the Old Boston Homes community.

## **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 in PY18. Subrecipients that received CDBG funding also received funding from federal, state, local, and other resources.



## 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	11	2
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>11</b>	<b>2</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	8	2
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>8</b>	<b>2</b>

Table 6 – Number of Households Supported

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

As discussed in CR-45, PY18 was a growth year for the City of Marietta CDBG Program. While the numbers served don't quite measure up to the one-year goal, much progress has been made (particularly for the housing rehabilitation program). 2 households were served in PY18- both recipients of ELD Emergency Grants for housing rehabilitation. As of the end of PY18, 2 additional projects were in progress, with an additional 4 waiting to begin. The Housing Rehabilitation Program is regularly receiving qualified applicants, and is maintaining a healthy wait-list. The City of Marietta is still on track to meet its

Consolidated Plan goals around affordable housing. The Homeownership Assistance Program has been more formally structured, and as of the end of PY18, gained approval to partner with the GA Dream Down Payment Assistance Program as well as the Housing Authority of Cobb Down Payment Assistance Program. With additional outreach, and a changing housing market, the City of Marietta hopes that the combination of these programs will help increase first-time homeownership within the City for all families.

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

Housing rehabilitation and homeownership assistance still remain major needs of low-to-moderate income families in the City of Marietta. The City will continue to monitor and assess the affordable housing needs, and needs of City residents to shape future action plans.

**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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	0
Low-income	2	0
Moderate-income	0	0
<b>Total</b>	<b>2</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

Both families served through the Housing Rehabilitation Program (ELD Emergency Grant) were Very Low Income (30-50% of AMI).

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

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

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

The City of Marietta does not receive any federal funding specifically to address homelessness (ESG, COC). Community Development Division staff serve as members of the Marietta/Cobb Continuum of Care, which promotes communitywide commitment to the goal of ending homelessness. In January 2019, the COC conducted its annual Point-In-Time (PIT) count, to document the total number of homeless persons (sheltered and unsheltered) in Cobb County. A group of volunteers from various agencies reached out to both sheltered and unsheltered individuals and assisted with the completion of surveys to assess their individual needs. A total of 178 persons were identified in emergency shelters, 146 persons in transitional housing, and 127 persons were unsheltered. Following the PIT count, the COC met to discuss the results, and strategize on ways to meet unmet needs.

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

A housing inventory was completed by the Marietta/Cobb Continuum of Care on January 30, 2019. In total, 6 organizations have 151 year-round beds available for emergency shelter (with an additional 45 seasonal beds provided by 3 organizations). A total of 8 organizations have 156 year-round beds available for transitional housing. While this is a significant amount of beds, it does not always meet the demand for services. The emergency shelters in Cobb County report a minimum of 88% utilization, and the transitional housing providers report a year-round 94% utilization rate. Development of housing for homeless individuals continues to be a challenge both within the City of Marietta, and Cobb County as a whole, but there is a strong network of service providers committed to meeting these housing needs.

### **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 PY18, 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's of rent payments to prevent eviction. To date, all families were able to remain in their permanent housing. The Marietta/Cobb COC and the Cobb Collaborative Homeless Committee

promotes cooperation among agencies to help identify families at risk of becoming homeless and providing wraparound services.

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

In the past year, the Marietta/Cobb COC has implemented the Cobb Coordinated Entry system, which provides a streamlined approach to intake and referrals for homeless persons. Between 1/1/18 and 7/15/19, 1163 households (2271 individuals) had been entered into the Coordinated Entry System. As of 7/15/19, around 83% of these households were no longer on a waitlist for services (meaning they had been matched with services, or no longer qualified). The Coordinated Entry system helps to ensure that all intakes receive the same information, and are referred to the most appropriate agencies for both housing and supportive services. Permanent Supportive Housing continues to be a need for Cobb County, as there is less turnover among clients. Through CDBG public services funding, the City of Marietta provided the Center for Family Resources funding to provide supportive services to clients facing homelessness- with the goal to prevent becoming homeless again.

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

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

The City of Marietta CDBG program is currently in the process of exploring ways to partner more with Marietta Housing Authority. Currently Cobb County CDBG Office provides MHA with funding for down payment assistance.

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

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

### **Actions taken to provide assistance to troubled PHAs**

According to HUD's 2019 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 an update as necessary. Recent changes have been made to ordinances that impact code enforcement activities, in an attempt to provide clarity and specificity. The City also recently completed an LCI (Livable Centers Initiative) update, which highlighted potential areas for growth and opportunities for change. This LCI update will allow City staff to explore areas for policy updates and organizational changes, as well as focus on specific areas for comprehensive land-use planning.

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

Due to limited CDBG funding, which has declined in recent years, 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 indentifying 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 Coordinatated Entry System, which aims to more accurately perform intake for families facing homelessness. This system has had promising results, and will hopefully allow for more underserved residents to be served.

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

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

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

The Community Development Division administers Community Development Block Grant (CDBG) funding from the U. S. Department of Housing and Urban Development (HUD), and local funds in an effort to assist as many low-to-moderate income families as possible. The primary focus of all Division's funding efforts is to reduce the number of poverty-level families in the City. CDBG funding aids in

developing viable neighborhoods by supporting the creation of decent housing, creating more suitable living environments, and expanding economic opportunities for low to moderate-income individuals. Ultimately, the Community Development Division hopes to reduce the number of families living in poverty while also improving the living conditions of all City of Marietta residents.

Homeownership is a widely researched method for wealth accumulation, and a pathway out of poverty for many families. The City of Marietta hopes that its Homeownership Assistance Program will help many families traditionally excluded from homeownership be able to achieve this dream, and help to better their financial situation. In addition, 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 institutional structure of the Community Development Division has been strengthened greatly over the past program year. A total review of all CDBG policies and procedures was performed, and updates/revisions were made as needed. New management was able to objectively assess the program as a whole, and develop a plan for moving forward, both within the current 5-year Comprehensive Plan, and beyond. The City feels confident that its improved institutional structure will help to more efficiently and effectively deliver services to residents and subrecipients.

#### **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.

#### **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 the impediment of high housing costs, the City of Marietta introduced a new

Homeownership Assistance program. This program aims to decrease some of the barriers to homeownership, such as lack of downpayment and closing costs. The City hopes to grow this program and have it become a way to increase homeownership for low-income families in the City of Marietta. Funds were also provided to the Center for Family Resources to help make one-time rental payments for families that were facing eviction. To address the impediment of zoning restrictions, the City participates in an ongoing review process of local zoning codes and ordinances.



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

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

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

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

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

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

A draft of the 2018 CAPER was available for public comment from September 3, 2019-September 18, 2019 and a public review meeting was held on September 17, 2019 at 6:00 pm at the Community Development Office. A public notice was advertised in the Marietta Daily Journal, the GA Voice and Mundo Hispanico. The draft version was also available on the Community Development website at <https://www.mariettaga.gov/462/Community-Development> and available in the Community Development office. The meeting was publicized on the City of Marietta website. No comments were received.

## **CR-45 - CDBG 91.520(c)**

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

**experiences.**

PY18 was a year of many changes for the City of Marietta CDBG program. For decades, the program operated under a cooperative agreement with Cobb County to assist in the management of CDBG funds. PY18 was the first year that the City of Marietta received entitlement funds directly from HUD, and was responsible for all aspects of management and administration. This change presented several learning curves and growing pains associated with a major shift in program administration. In addition, the Community Development Manager (responsible for the program's administration), retired, and a new manager was brought in during the last quarter of the fiscal year. Despite the growing pains, these transitions have resulted in some positive shifts for the CDBG program, that hopefully will be realized in the coming grant years. Administrative policies and procedures have been updated and improved for the program as a whole, as well as for the individual programs, such as Housing Rehabilitation, Homeowner Assistance and Public Services. There has been a renewed interest in the Housing Rehabilitation Program, and the program currently has a healthy wait list of approved homeowners. Overall, this has been a positive year of growth for the City of Marietta, and there is confidence that the CDBG Program will only continue to grow and improve.

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

No

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

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