



PY2023-2027

Consolidated Plan

&

PY2023 Annual Action Plan

City of Marietta Community Development Division

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<https://www.mariettaga.gov/462/Community-Development>

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan (ConPlan) consists of the information required in 24 Code of Federal Regulations (CFR) Part 91, Consolidated Submissions for Community Planning and Development Programs. The ConPlan serves as the City of Marietta's planning document, application for Federal Funds, strategic plan in carrying out U.S. Department of Housing and Urban Development (HUD) programs, and Action Plans that provide the basis for assessing performance on an annual basis. Programs and activities are intended to primarily benefit the low- and moderate-income residents of Marietta, GA.

This five-year planning document, which begins on July 1, 2023, and ends on June 30, 2028, identifies priority housing; homeless and special population needs; and community development needs; it establishes general strategies for addressing those needs, and incorporates the grant application, planning, and citizen participation requirements for the Community Development Block Grant (CDBG) program.

The City of Marietta Mayor and City Council is the entity responsible for approving the application of grant funds for various activities outlined in the ConPlan and the One-Year Action Plans. The Community Development Division is the lead entity responsible for ensuring effective grants management, compliance, and reporting.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

During the Consolidated Plan process, priority needs and associated goals were identified to be addressed during the PY2023-2027 timeframe.

HUD CPD measures objectives and outcomes in reference to goals undertaken. Possible objectives are

1. Creating Suitable Living Environments;
2. Providing Decent Housing and;
3. Creating Economic Opportunities

Possible Outcomes are:

1. Availability/Accessibility;
2. Affordability and;

3. Sustainability

A summary of the City of Marietta's Needs, Goals and Objectives/Outcomes can be found below:

Need 1: Quality Affordable Housing

- Goal 1.1: Housing Rehabilitation/Reconstruction/Acquisition (Objective- Provide Decent Affordable Housing; Outcome- Availability/Accessibility)
- Goal 1.2: Administration & Planning (Objective- Create Suitable Living Environments; Outcome- Sustainability)

Need 2: Public Services

- Goal 2.1: Public Service Support (Objective- Create Suitable Living Environments; Outcome- Sustainability)
- Goal 2.2: Administration & Planning (Objective- Create Suitable Living Environments; Outcome- Sustainability)

Need 3: Neighborhood Revitalization

- Goal 3.1: Public Facilities & Improvements (Objective- Create Suitable Living Environments; Outcome- Availability/Accessibility)
- Goal 3.2: Administration & Planning (Objective- Create Suitable Living Environments; Outcome- Sustainability)

3. Evaluation of past performance

The 2018-2022 Consolidated Plan period was the first for the City of Marietta as an entitlement grantee. From 1987-2017, the City operated under a Cooperative Agreement with Cobb County. From 2018-2022, the City received a total of \$3,316,692- \$2,532,028 in CDBG funds and \$784,664 in CDBG CV funds.

Highlights of accomplishments from PY2018-2021 (last completed program year) include:

- 28 households received assistance through the Housing Rehabilitation Program
- 1476 households received assistance through Public Services activities which include services for abused/neglected children, youth development, eviction/homelessness prevention and housing counseling
- 28,350 households benefitted from public facilities improvement projects including streets/sidewalk improvements

- 4,663 households were served through Public Services activities directly related to the prevention, preparation, or response to COVID-19.

4. Summary of citizen participation process and consultation process

The City of Marietta recognizes the importance of an effective citizen participation and stakeholder consultation process. Information gained is critical in understanding the City's priority needs and setting appropriate goals to make a meaningful difference with the resources available. Public input was solicited through face to face meetings with housing providers, social service providers and local leaders and neighborhood associations. Public notices were placed in a local newspaper, posted on the City's website and social media, sent out in the weekly newsletter, distributed to the Community Development Division listserv and added to local non-profit event pages.

Two public input meetings were held to directly collect input on community needs prior to the development of the Consolidated Plan.

- December 14th @ 11:00 AM

- January 18th @ 5:30 PM

A community survey was prepared and available from December 1, 2022- February 1, 2023. The survey helped to provide insight on what community members considered important and of highest need. In addition, the Community Development Division attended several in person meetings to share information about the Consolidated Plan process and solicit feedback and share survey information.

The PY2023-2027 Consolidated Plan was available for Public Review from March 10, 2023-April 10, 2023. A public review meeting was held on March 24th at 11:00 AM at 268 Lawrence St., Marietta, GA 30060. The Mayor and City Council approved the final plan on April 12, 2023.

5. Summary of public comments

All Citizen Participation documents have been attached, including advertisements and survey documents. No official comments were received on the draft Consolidated Plan, Annual Action Plan or Citizen Participation Plan.

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

All comments were accepted.

7. Summary

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The mission of the Community Development Division is to improve the living and housing conditions of very-low and low-income (< 80% AMI) persons, maximize resources, and continually improve the efficiency and effectiveness of our programs and organizational performance through the fair, ethical and honest administration of all local, state and federal programs. The focus of the ConPlan is to continue neighborhood revitalization projects City-wide; to create and preserve safe, affordable housing ; and provide funds for priority public service activities that improve the quality of life for our lower income residents.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MARIETTA	Development Services/Community Development

Table 1 – Responsible Agencies

Narrative

The City of Marietta Community Development Division is the lead agency and responsible for the administration of the CDBG program, including development of the Consolidated Plan, Annual Action Plans, Consolidated Annual Performance Evaluation Reports and all program compliance.

Consolidated Plan Public Contact Information

Public Concerns, issues, or comments regarding the Consolidated Plan/ Annual Action Plan may be directed to:

Kelsey Thompson-White

Community Development Manager

268 Lawrence St.

Marietta, GA 30060

kthompson@mariettaga.gov

770-794-5437

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The City of Marietta's Citizen Participation Plan incorporates the goals, policies, and implementation strategies that the City will undertake to encourage and ensure adequate citizen participation in the development of the ConPlan, the One-Year Action Plan and any substantial amendments to the Plan, and the required performance reports.

Public participation and input is encouraged and required at all phases of the Consolidated Plan and Annual Action Plan planning process. The City of Marietta conducted significant consultation with citizens, municipal officials, non-profit agencies, public housing agencies, private developers, governmental agencies, and the Continuum of Care in preparing this plan. The City held two public input meetings prior to the development of the plan and one public meeting to review the draft plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Marietta encourages coordination between all sectors, particularly housing providers and service agencies. Through participation with the Cobb Collaborative, the City of Marietta serves on committees that bring together such agencies for the common goal of increasing affordable housing and ending homelessness. This is also addressed through the City's participation on the Continuum of Care Board of Directors.

Many different organizations were consulted in the development of the Consolidated Plan, with the hopes of it being as comprehensive and current as possible.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Marietta is a part of the Marietta/Cobb Continuum of Care. The Marietta/Cobb Continuum's goal is to provide solutions to end homelessness in Cobb County through education, resources, and advocacy. To develop this plan, the City consulted with the CoC to gain access to all CoC data. Additionally, the City of Marietta serves on the CoC Board of Directors and helps to ensure that CoC goals are incorporated into the CDBG planning process.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Marietta does not receive ESG funds, but does coordinate closely with the Continuum of Care to ensure that collaboration exists between the ESG and CoC programs.

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

Table 2 – Agencies, groups, organizations who participated

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

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Meeting/Survey
5	Agency/Group/Organization	SafePath Children's Advocacy Center Inc.
	Agency/Group/Organization Type	Services-Children Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Meeting/Survey
6	Agency/Group/Organization	Cobb Collaborative
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Meeting/Survey
7	Agency/Group/Organization	liveSAFE Resources, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Meeting/Survey

8	Agency/Group/Organization	Highland Rivers Health
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Meeting/Survey
9	Agency/Group/Organization	MUST Ministries
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Meeting/Survey
10	Agency/Group/Organization	THE EXTENSION, INC.
	Agency/Group/Organization Type	Services-homeless Substance Abuse
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Meeting/Survey
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Identify any Agency Types not consulted and provide rationale for not consulting

No agency types were excluded.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Marietta/Cobb Continuum of Care	Coordinating with CoC priorities; Homeless strategy
Comprehensive Plan	The City of Marietta	Housing work plan goals align and complement one another

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Marietta works closely with the Marietta Housing Authority, Cobb County and other municipalities within the County to ensure that all planning processes are comprehensive and cohesive.

Narrative (optional):

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

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Citizen participation is guided by the City of Marietta's Citizen Participation Plan. The City encourages active citizen participation at all stages of planning and implementation.

Prior to the development of the Consolidated Plan and Annual Action Plan, the City distributed a Community Needs Survey. Respondents were made aware that the City was soliciting input on setting goals and priorities for the new 5-year plan and asked them to rank projects and activity types by level of need. The survey was distributed through the City of Marietta webpage, social media, weekly newsletters, newspaper advertisement, emailed to existing Community Development listservs and hard copies were distributed in community meetings and information sessions. The survey was available online via Survey Monkey and in hard copy format. Electronic responses were possible via smartphone, tablet and web browsers. The survey was available online and offline in English and Spanish. The City of Marietta takes citizen feedback seriously, particularly feedback from LMI residents that may receive the available funds.

Additionally, two public input meetings were held to encourage input into the plan and provide a forum for expressing community needs. One meeting was held on December 14th at 11:00 AM and one was held on January 18th at 5:30 PM. Both were held at the Community Development office. A summary of comments received is included in the Appendix to this document.

A public review meeting was held to receive comments on the draft Consolidated Plan and Annual Action plan on Friday, March 24th at 11:00 am.

The City of Marietta Mayor and City Council voted to approve the Consolidated Plan, Annual Action Plan and Citizen Participation Plan on April 12th.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Two public meetings were held to solicit initial input on community needs and concerns before drafting the Consolidated Plan.	Attendees were concerned with the lack of affordable housing options for renters and buyers, the decrease in landlords willing to take Section-8 vouchers and the decline of "second-chance" housing available.	All comments accepted.	
2	Newspaper Ad	Non-targeted/broad community	Ads for the public input meetings were run in the Marietta Daily Journal at least 2 weeks before the meetings.	No comments as a direct result of the newspaper ads.	N/A	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Non-targeted/broad community	Information for the public input meetings and survey was posted on the City of Marietta main website, the Community Development Division webpage, City social media and weekly e-newsletters. Information was also placed on non-profit event calendars.	No comments as a direct result of the internet outreach.	N/A	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Survey	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	A community input survey was available from December 1, 2022-February 1-2023. It was disseminated through the City's website and social media, weekly newsletters, the CoC membership list, the Cobb Collaborative and the Community Development Division listservs. Both an English and Spanish version were available.	91 Survey responses were received. Affordable housing was listed as the top priority and respondents noted not having sufficient income to afford available housing in the area. A summary of responses can be found in the appendices.	All comments accepted.	
5	Public Meeting	Non-targeted/broad community	Public review meeting for the draft Consolidated Plan, Annual Action Plan and Citizen Participation Plan. 3 community members were in attendance.	No formal comments received.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Internet Outreach	Non-targeted/broad community	Information for the public review meeting and draft plans was posted on the City of Marietta main website, the Community Development Division webpage, City social media and weekly e-newsletters. Information was also placed on non-profit event calendars.	N/A	N/A	
7	Newspaper Ad	Non-targeted/broad community	Marietta Daily Journal advertisements for the draft plans, public comment period, and public review meeting were run 2 weeks before the public review meeting.	N/A	N/A	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

In preparing this Consolidated Plan, the City conducted the required Needs Assessment utilizing a variety of data sources, including Census Data, the Analysis of Impediments to Fair Housing, the Housing Needs Assessment, and information gathered during the public input process. The Needs Assessment consists of several parts.

- Housing Needs Assessment
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs Assessment

The results of each of these assessments can be found below.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The information and data provided below outlines the housing needs for the City of Marietta. Data is provided by the American Community Survey and HUD Comprehensive Housing Affordability Strategy (CHAS) data. All data has been updated to the most recent data when available. The City of Marietta's population has grown marginally since 2017, but median income has risen by almost 23%.

The following tables highlight the City's demographics, households and housing needs.

Demographics	Base Year: 2017	Most Recent Year: 2021	% Change
Population	60,200	60,962	1%
Households	23,680	24,400	3%
Median Income	\$50,963.00	\$62,585.00	23%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

2021 ACS Data

Data Source Comments:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,330	3,285	4,950	2,025	10,085
Small Family Households	950	1,355	1,905	675	4,935
Large Family Households	250	440	410	160	470
Household contains at least one person 62-74 years of age	574	410	849	305	1,884
Household contains at least one person age 75 or older	425	295	260	185	615
Households with one or more children 6 years old or younger	610	905	745	340	1,234

Table 6 - Total Households Table

Data
Source:

2013-2017 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	55	35	90	0	180	25	0	10	0	35
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	75	55	90	15	235	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	110	105	225	75	515	0	70	0	0	70
Housing cost burden greater than 50% of income (and none of the above problems)	1,750	725	169	0	2,644	400	235	280	50	965

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	170	1,590	1,460	125	3,345	65	145	350	165	725
Zero/negative Income (and none of the above problems)	285	0	0	0	285	70	0	0	0	70

Table 7 – Housing Problems Table

Data 2013-2017 CHAS
 Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,995	915	580	90	3,580	425	300	290	50	1,065
Having none of four housing problems	460	1,730	2,860	1,270	6,320	95	340	1,220	615	2,270
Household has negative income, but none of the other housing problems	285	0	0	0	285	70	0	0	0	70

Table 8 – Housing Problems 2

Data 2013-2017 CHAS
 Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	750	1,075	705	2,530	60	140	270	470
Large Related	215	320	20	555	0	40	25	65
Elderly	425	255	149	829	255	175	200	630
Other	745	835	815	2,395	180	25	135	340
Total need by income	2,135	2,485	1,689	6,309	495	380	630	1,505

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	700	365	55	1,120	60	75	170	305
Large Related	140	110	0	250	0	40	0	40
Elderly	315	60	34	409	180	95	50	325
Other	730	245	110	1,085	180	25	60	265
Total need by income	1,885	780	199	2,864	420	235	280	935

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	140	90	230	90	550	0	70	0	0	70

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	50	70	90	0	210	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	190	160	320	90	760	0	70	0	0	70

Table 11 – Crowding Information – 1/2

Data 2013-2017 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

The Comprehensive Housing Affordability Strategy (CHAS) data does not report on single person households. The 2021 ACS data estimates the City of Marietta to have 8772 "householder living alone" families. 2921 of these households (33%) are 65+. It can be assumed that single person households encounter the same needs as families with and without children, particularly as it pertains to housing problems. Single person 65+ households are more likely to be housing cost burdened, as they are typically on a limited/fixed income and would only have one income. Through Coordinated Entry data, it can be seen that single person households, particularly those with disabilities, remain difficult to serve through existing housing programs as they are often aimed at families with children.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Exact data on the number/types of families seeking housing that are victims of domestic violence/dating violence/sexual assault and stalking is not available. To add some data for reference, the Marietta Police Department reports responding to 104 sexual assault calls and 2300 domestic disturbance calls in 2022. liveSAFE resources is the primary organization serving adults impacted by domestic violence/sexual

assault. They provide 37 emergency shelter beds, 51 transitional housing beds and 5 rapid-rehousing beds that remain full.

What are the most common housing problems?

By far the most common housing problem reported is housing cost burdened. 7,679 households are reported as being housing cost burdened, which makes up 32% of households within the City. 4070 (53%) of these households are paying over 30% of their income on housing and 3609 (47%) are paying over 50%. The next most prevalent housing problem is overcrowding, which only impact 2.4% of households.

Are any populations/household types more affected than others by these problems?

The majority of housing cost burdened households are renters, making up 78% of the total cost burdened population. When looking at households experiencing housing problems in general, renters are significantly more impacted at all income levels, but particularly at the lower income ranges (0-30% and 30-50% AMI). This low-income renter subpopulation accounts for 55% of all households that are housing cost burdened. For overcrowding and substandard housing conditions, these problems are almost exclusively experienced by renter households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income families share a range of challenges that predispose them to experiencing homelessness including:

- limited education resulting in low wage work that does not meet basic needs,
- for some, criminal backgrounds hampering their ability to work and gain housing,
- lack of emergency savings,
- having family members with similar situations and unable to help in crisis,
- lack of adequate health care including prevention options that can contribute to out of work periods,
- for some, mental health and/or substance abuse concerns.

Most significantly, low-income individuals and families with children who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered, lack the financial resources and support systems needed to obtain immediate housing or to remain in existing housing. This situation is further exacerbated by a chronic lack of affordable housing and excessive waiting lists for Housing

Choice Vouchers or public housing. While families living in pay-by-week motels/hotels are not counted by our CoC data, these families and children are counted by our public school system. These numbers are growing and for the 2023 school year we have information that the number is estimated as upwards of 500 students. Lack of market-rate and subsidized affordable housing options continues to plague low and very low-income individuals and families and limits their ability to provide life stability. CoC service providers continue to face challenges to quickly housing individuals that qualify for programs such as rapid-rehousing due to the lack of options that meet HUD requirements such as the fair market rent.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

An individual or family who

- Has an annual income below 30% of median family income for the area; AND
- Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the “homeless” definition; AND
- Meets one of the following conditions: Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR Is living in the home of another because of economic hardship; OR Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR Is exiting a publicly funded institution or system of care; OR Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient’s approved Con Plan.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Although not all-inclusive, some of the housing characteristics that are linked to instability and an increased risk of homelessness include:

- substandard housing (housing that has been condemned or is in extreme disrepair),
- rental rates that are 30-50% or more of the occupants’ household income,
- high utility costs often due to inadequate construction/lack of insulation,
- young heads of household,
- health crises,

- mental health and substance abuse issues,
- formerly homeless (especially multiple times),
- poor credit scores that preclude obtaining housing, and
- housing that is overcrowded and can lead to eviction due to lease issues.

Discussion

Households with a negative income and those which experience a housing cost burden greater than 30% of their household income tend to be exposed to more risk of losing their homes. Income is the primary determining factor when homelessness occurs coupled with availability of housing that is available for that income range. It is important to provide preventative services for families at-risk of homelessness to help retain their current living situation and prevent eviction, which can severely limit future housing options.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The four major housing problems are 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%.

The most prevalent housing problem in the City of Marietta is cost burden, which impacts 32% of households. There are 8,765 households that have at least one or more housing problems, with over 74% of these households having income that falls below 50% AMI. Of all households with one or more housing problems, almost 41% are Black/African American. Based on overall representation within the population, Black/African American households are overrepresented when it comes to housing problems. When looking at households with incomes below 50% AMI, Black/African American households account for 45% of households with one or more housing problems.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,660	325	355
White	925	150	115
Black / African American	1,195	110	170
Asian	15	25	10
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	485	40	0

Table 13 - Disproportionately Greater Need 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,955	330	0
White	745	240	0
Black / African American	1,345	55	0
Asian	95	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	715	34	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,680	2,270	0
White	1,090	935	0
Black / African American	960	975	0
Asian	135	50	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	10	0
Hispanic	445	255	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	430	1,595	0
White	280	845	0
Black / African American	75	575	0
Asian	15	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	60	135	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The primary housing need for the City's low- and moderate-income residents remains finding housing that is affordable. Rapid growth has resulted in rising land values and housing costs, while incomes for lower-wage earners have failed to keep pace. Very-low (50% AMI) and extremely-low (30% AMI) income households are most affected, extremely low-income households often experiencing severe cost-burdens. An influx of high-paying jobs and demand for housing near the City center has resulted in many once affordable areas being redeveloped into higher income neighborhoods.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205**(b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Severe housing problems are defined as 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%.

The most common severe housing problem is cost burden over 50%. The data indicates that almost 20% of households (4,645 households) have one or more severe housing problems. As a whole, Black/African American households are the most impacted, representing 40% of households with a severe housing problem. Extremely low- and very low-income households make up the largest share of households with a severe housing problem, and Black/African American households (44%) bear a disproportionately greater need in comparison to other racial groups and in comparison to the overall racial makeup of the City.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,420	555	355
White	850	225	115
Black / African American	1,110	200	170
Asian	15	25	10
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	420	110	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,215	2,070	0
White	410	575	0
Black / African American	500	910	0
Asian	50	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	255	494	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	870	4,080	0
White	264	1,760	0
Black / African American	255	1,685	0
Asian	100	85	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	10	0
Hispanic	215	485	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	140	1,885	0
White	50	1,070	0
Black / African American	25	625	0
Asian	15	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	50	145	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2013-2017 CHAS
 Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The data above indicates that extremely-low income households (0-30% AMI) continue to face a disproportionately greater need in terms of housing problems. Extremely low-income Black/African American households with one or more severe housing problems have a disproportionately greater housing need than any other racial or economic group.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

A household is “cost burdened” when it expends more than 30% of its gross monthly income on housing costs: for homeowners that includes principle, interest, taxes, and insurance; for renters that includes rent plus utilities. A household is “severely cost burdened” when it expends more than 50% of its gross monthly income on housing costs. The 2013-2017 CHAS data indicates that racial and ethnic minorities, most notably Black/African American households are disproportionately affected compared to Whites.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	14,690	4,690	3,914	390
White	8,705	1,810	1,415	150
Black / African American	3,915	1,830	1,720	170
Asian	325	85	165	10
American Indian, Alaska Native	30	0	0	0
Pacific Islander	10	0	0	0
Hispanic	1,335	885	575	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

Discussion:

According to the CHAS data provided, the City of Marietta household racial/ethnic makeup is as follows:

- 51% white
- 32.24% Black/African American
- 2.5% Asian
- .13% American Indian/Alaska Native

- .04% Pacific Islander
- 11.8% Hispanic

Of the total cost burdened population (paying over 30% of income on housing), 37.4% are White, 41.26% are Black/African American and 16.97% are Hispanic. Black/African American and Hispanic households are disproportionately housing cost burdened based on their overall representation within the population. Looking further, Black/African Americans households comprise 43.94% of households that are severely cost burdened, highlighting a disproportionately greater need.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Black/African American households are overrepresented in both the 0-30% AMI category as well as the 30-50% AMI category for having one or more of the four severe housing problems. While they make up 32.24% of the total population, they represent 45.8% of the 0-30% AMI category that has one or more housing problems, and 41.1% of the 30-50% AMI category for having one or more housing problems. Black/African American households are also overrepresented among households that are housing cost burdened, particularly severely housing cost burdened.

If they have needs not identified above, what are those needs?

There is a need for more housing units that are available to extremely low and very low income households.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

There is one Racially or Ethnically Concentrated Area of Poverty (R/ECAP) area in the City of Marietta, located in the census tracts along Franklin Gateway.

NA-35 Public Housing – 91.205(b)

Introduction

The City of Marietta has one Public Housing Authority- Marietta Housing Authority, which serves the City of Marietta and Cobb County. The Marietta Housing Authority was created by the Mayor and Council of Marietta, Georgia on May 9, 1938 under the provisions of Section 9-11; Code of Georgia, (Acts 1937, pp 210, 211). A Cooperation Agreement was also entered into between the City of Marietta and the Marietta Housing Authority on that same date that governs the relationship between those two bodies in carrying out housing and redevelopment programs in the City. Provided data shows that Marietta Housing Authority manages 2132 tenant based units and 448 project based units which total to 2580 and also manages 174 VASH vouchers.

Totals in Use

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	2,754	448	2,132	174	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Alternate Data Source Name:

Marietta Housing Authority

Data Source Comments:

Characteristics of Residents

	Certificate	Mod-Rehab	Public Housing	Program Type				
				Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Family Unification Program	
Average Annual Income	0	0	0	16,733	16,111	17,355	18,800	0
Average length of stay	0	0	0	4	5	0	3	0
Average Household size	0	0	0	2	1	2	0	0
# Homeless at admission	0	0	0	0	10	11	51	0
# of Elderly Program Participants (>62)	0	0	0	506	414	598	45	0
# of Disabled Families	0	0	0	426	106	746	57	0
# of Families requesting accessibility features	0	0	0	2,075	132	1,886	24	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:

Marietta Housing Authority

Data Source Comments:

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type			Special Purpose Voucher			
				Vouchers	Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	308	149	142	17	0	0	
Black/African American	0	0	0	2,164	276	1,805	83	0	0	
Asian	0	0	0	16	3	13	0	0	0	
American Indian/Alaska Native										
Pacific Islander	0	0	0	5	1	4	0	0	0	
Other	0	0	0	0	0	0	0	0	0	

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:

Marietta Housing Authority

Data Source Comments:

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type						
				Vouchers			Special Purpose Voucher			
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
Hispanic	0	0	0	64	24	40	1	0	0	0
Not Hispanic	0	0	0	2,371	408	1,869	24	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:

Marietta Housing Authority

Data Source Comments:

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Marietta Housing Authority participated in the RAD program, and has converted all of its public housing units. All residents served through MHA are served through the Housing Choice Voucher program.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

While exact numbers are not provided, it is general information that the waitlist for section-8 units is extensive. Marietta Housing Authority only opens the waitlist for applications intermittently due to the volume of applicants. Applicants are below 80% AMI and based on current recipient data, it can be assumed that applicants on the waitlist are primarily Black/African American and Non-Hispanic. According to MHA, one of the largest needs is for one-bedroom units, with single person households comprising a large portion of the waitlist. The most immediate need of residents is the need for increased income and associated job training. Other needs include quality childcare, transportation and medical care. More recently, there is a greater need for landlords willing to participate in the HCV program. With a changing housing market and increase in investor-owned units, landlords who formerly participated in the program have changed their policies in favor of market-rate renters. Voucher holders are having increased difficulty retaining their current housing as well as finding new housing that meets the requirements of the program.

How do these needs compare to the housing needs of the population at large

Needs of public housing and HCV program participants reflect the needs of the population at large, but are often exacerbated due to chronically low income.

Discussion

With 48.8% of households earning <80% of the AMI, the need for quality publicly assisted housing remains high. With a changing housing market and decreased federal funding for public housing, it is likely that this need will persist unless changes are made at the federal level or new funding sources emerge.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Point-in-Time Count (PIT Count) is federally mandated by the U.S. Department of Housing and Urban Development (HUD) for all communities receiving federal funds through the McKinney-Vento Homeless Assistance Grants Program. The PIT Count takes an annual unduplicated census of people experiencing homelessness, sheltered or unsheltered, on a given night in January. Given its limitations, the PIT Count should not be viewed as an exact number, but rather a useful tool that can be used to estimate characteristics of the homeless population and gauge changes over time. The most recent PIT count was taken by the Marietta/Cobb Continuum of Care on February 23, 2022 (not taken in January due to COVID waivers). It is important to note that this data is for Cobb County AND the City of Marietta, and is not separated out for the City alone.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	9	131	0	0	0	0
Persons in Households with Only Children	6	13	0	0	0	0
Persons in Households with Only Adults	113	127	0	0	0	0
Chronically Homeless Individuals	21	1	0	0	0	0
Chronically Homeless Families	3	0	0	0	0	0
Veterans	18	27	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	1	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:

2022 PIT/HIC

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

While exact data for "number of persons becoming and exiting homelessness each year" and "number of days that person experience homelessness" is not available, Longitudinal Systems Analysis (LSA) data from 2020-2021 can give some insight into the overall population receiving homeless services in Cobb County. In total, 2138 individuals (1645 households) were served through the Continuum of Care service providers for 2021. 87% of these households were adults without children, and 13% were families with children. 65% of the households reported homelessness for the first time during the reporting period and 39% were living "on the street" before entering into a program.

- 127 households served through rapid rehousing (257 individuals)
- 1239 households served through Emergency/Transitional Housing (1580 individuals)
- 279 households served through Permanent Supportive Housing (301 individuals)

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	75	52
Black or African American	171	66
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	4	10
Not Hispanic	258	122

Alternate Data Source Name:

2022 PIT/HIC

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2022 PIT Count identified 43 families with children (140 persons) as sheltered/unsheltered on the night of the PIT count. An additional 22 families (72 persons) were being served through Rapid Re-Housing programs and 9 families (28 persons) through Permanent Supportive Housing, for a total of 74 families (240 persons). Homeless service providers report that families with children make up a large portion of inquiries, but often don't meet the HUD definition of homelessness due to their living arrangement (living in an extended-stay hotel, living in car, living with a friend/family member). If the HUD definition was broadened to reflect the McKinney Vento Act definition of homeless, the number of homeless families with children would drastically increase. As of February 2023, the Marietta City School system had identified 350 students that could be categorized as homeless, putting the school system on track to serve over 500 homeless students for the 2023-2024 school year. Cobb County School District regularly reports around 1500 students at any given time that are categorized as homeless. When looking at these numbers the true need for housing assistance for families with children can be seen.

During the 2022 PIT count, 27 veteran households (34 persons) were identified as being served through Emergency Shelter/Transitional Housing or were unsheltered. An additional 32 families (157 persons) were being served through VASH- Permanent Supportive Housing. In Marietta, veterans in search of housing tend to be individuals rather than families.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

PIT count and LSA data show that participants in Marietta/Cobb CoC homeless housing programs are largely Black/African American and Non-Hispanic. When looking at the race of unsheltered individuals, there is a relatively equal representation of Black/African American and White households.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the 2022 PIT/HIC count, there were 258 individuals sheltered through emergency shelter, transitional housing, rapid rehousing and permanent supportive housing and 122 unsheltered persons on the night of the count. Based on police department knowledge of homeless encampments, the true unsheltered number is thought to be somewhere between 200-300. Another 413 individuals are served through rapid-rehousing and permanent supportive housing programs.

Discussion:

The data on homeless individuals provided by the Continuum of Care shows the nature and extent of the homeless population in Cobb County. Anecdotally we know that there is a large population of individuals that are not always defined as "homeless" through CoC regulations, but are in need of stable housing (such as those living in extended stay motels and those "couch surfing"). Permanent supportive housing options continues to be a need for the community.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section discusses the characteristics and needs of persons in various subpopulations of the City of Marietta who are not homeless but may require supportive services. The major non-homeless special needs subpopulations in Marietta include: elderly adults, persons with disabilities (mental, physical, developmental), and persons with a substance use disorder. Persons belonging to these subpopulations may have additional needs, including but not limited to: maintaining independence, transportation, obtaining employment, and medical care. Many individuals and households included in these subpopulations have low to moderate income.

Describe the characteristics of special needs populations in your community:

According to 2021 ACS data, 10,414 residents were elderly (62+), which makes up 17% of the total population, and 3,252 were 75+, which makes up 5.3% of the total population. Of households that contained at least one household member 62+, 45.5% had incomes below 80% AMI. Looking further, of households with at least one member 75+, 55% had incomes below 80% AMI.

2021 ACS data estimates that of the total civilian noninstitutionalized population in the City of Marietta, 9.5% have a disability. 17.4% of the population 65-74 years of age have a disability and 57.2% of the population 75+ have a disability. A person with a disability is defined as someone with a physical or mental impairment that substantially limits one or more major life activities. Since the Americans with Disabilities Act was enacted in 1990, many social barriers have been removed or reduced for people with disabilities. However, this subpopulation still requires supportive services that enable them to become more independent and involved in their community.

According to the National Survey on Drug Use and Health, in 2020, 40.3 million people aged 12 or older (or 14.5%) had an substance use disorder (SUD) in the past year, including 28.3 million who had alcohol use disorder, 18.4 million who had an illicit drug use disorder, and 6.5 million people who had both alcohol use disorder and an illicit drug use disorder. Additionally, among adults aged 18 or older in 2020, 21.0% (or 52.9 million people) had any mental illness (AMI) and 5.6% (or 14.2 million people) had serious mental illness (SMI) in the past year. Cobb County Community Health Assessment Data provided by the Cobb/Douglas Department of Public Health reports that "accidental poisoning and exposure to noxious substances", the majority of which include drug overdoses, was the leading cause of premature death in 2021-2022, accounting for over 19,000 lost years of life. Cobb County is ranked in the top 40% of counties with the highest years of potential lost life due to accidental poisoning and exposure to noxious substances. This also ranks as the number one cause of death for individuals 25-34 and 35-44. Data shows that these overdose deaths can primarily be attributed to opioids.

What are the housing and supportive service needs of these populations and how are these needs determined?

According to service providers, the needs of the special needs populations include affordable, safe housing opportunities in areas with access to transportation, employment training and self-sufficiency programs, emergency assistance, and education regarding fair housing rights and actions that can be taken in the event those rights are violated. More accessible housing units that are affordable to those with incomes of <80% AMI who have a disability is also needed. While the number of housing units available to the 62+ population have increased within the City of Marietta, there are still limited options for individuals younger than 62 with a disability. Increased access to affordable mental health and substance abuse treatment is also a need as the organizations serving this population are often at capacity.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to CHA data, 143 individuals were newly diagnosed with HIV in Cobb County in 2021, the majority of which were 25-34 years old. In 2020, the County's prevalence rate was 542.9 per 100,000 population (3,478 cases), which has risen from 2,825 cases in 2016. The highest prevalence rate of HIV was found in residents between the ages of 45-54 and the prevalence rate for males was almost four-times higher than females in 2019 and 2020. Neither the City of Marietta nor Cobb County does not receive HOPWA funds, but in 2019, Cobb County (public health dept) was selected as one of four metro Atlanta counties that received funding for the Ending the HIV Epidemic initiative which is aimed at reducing new HIV infections by 90% by 2030.

Discussion:

While non-homeless special needs populations have housing needs that are unique to their population, they also have the same basic housing needs that are similar to the general public, including access to quality affordable housing.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Through the CDBG program, the City of Marietta can allocate funds to public facilities. Eligible public facilities include neighborhood facilities (such as child care centers, parks, health care facilities, and community centers) and facilities for special needs populations (such as homeless shelters, senior centers, residential rehabilitation centers and centers for people living with disabilities). Activities include acquisition, rehabilitation and construction.

Survey respondents were asked to rank projects in order of highest priority (Affordable Housing, Economic Development, Public Facilities & Improvements and Public Services). Public Facilities & Improvements ranked 2nd. Respondents were asked to identify the 5 highest priority public facilities & improvement activities. Of the top 5, 1 activity was a public facilities activity: 4. Parks facilities/improvements.

How were these needs determined?

During the Consolidated Plan public participation process, the City of Marietta conducted a survey and held public input meetings that were attended by both non-profit groups and residents.

Describe the jurisdiction's need for Public Improvements:

Through the CDBG program, the City of Marietta can allocate funds to public facilities. Eligible public improvements include infrastructure improvements (construction or installation) including, but not limited to streets, curbs, and water and sewer lines.

Survey respondents were asked to rank projects in order of highest priority (Affordable Housing, Economic Development, Public Facilities & Improvements and Public Services). Public Facilities & Improvements ranked 2nd. Respondents were asked to identify the 5 highest priority public facilities & improvement activities. Of the top 5, 4 were public improvements: 1. Street Improvements 2. Water/Sewer Improvements 3. Sidewalk Improvements 5. ADA/Accessibility Improvements.

How were these needs determined?

During the Consolidated Plan public participation process, the City of Marietta conducted a survey and held public input meetings that were attended by both non-profit groups and residents.

Describe the jurisdiction's need for Public Services:

Through the CDBG program, the City of Marietta can allocate up to 15% of its yearly entitlement funds to public services. Public Service funding can support a variety of different activities, often carried out by non-profit subrecipients. Examples include: youth services, housing counseling, food banks, employment training, legal services, mental health services, services for abused/neglected children, etc.

Survey respondents were asked to rank projects in order of highest priority (Affordable Housing, Economic Development, Public Facilities & Improvements and Public Services). Public Services tied for 3rd highest priority with economic development.

Respondents were asked to identify the 5 highest priority public service activities (based off of the HUD Public Services Matrix Codes). The top 5 priority public service activities in order of highest priority were : Tied for 1- Homeless services & Mental health services, 2. Youth services/programs 3. Services for abused/neglected children 4. Child care services 5. Food banks.

How were these needs determined?

During the Consolidated Plan public participation process, the City of Marietta conducted a survey and held public input meetings that were attended by both non-profit groups and residents. The City of Marietta has consistently allocated the full 15% of its allocation towards Public Services as a means of supporting local organizations that provide vital services to LMI residents.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

In preparing this Consolidated Plan, the City conducted the required Market Analysis utilizing a variety of data sources, including Census Data, the Analysis of Impediments to Fair Housing, The Comprehensive Plan, and information gathered during the public input process.

The Market Analysis consists of evaluation of several factors:

- Number of Housing Units
- Cost of Housing
- Public and Assisted Housing
- Homeless Facilities
- Special Needs Facilities and Services
- Barriers to Affordable Housing
- Non-Housing Community Development Assets
- Needs and Market Analysis Discussion
- Broadband Needs of Housing
- Hazard Mitigation

The results of each of these assessments can be found below.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The information and data below represents the City of Marietta's existing housing stock by property type and unit size. 54% of the housing stock is single-family housing- both attached and detached. The largest portion of multi-family housing is between 5-19 units. Most rental housing units contain 1-2 bedrooms, while most owner units contain 3 or more. The City does not have a large amount of mobile home/boat/RV housing units or small multi-family units (2-4 units).

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	11,485	43%
1-unit, attached structure	3,427	13%
2-4 units	784	3%
5-19 units	6,291	24%
20 or more units	4,392	17%
Mobile Home, boat, RV, van, etc	55	0%
Total	26,434	100%

Table 27 – Residential Properties by Unit Number

Alternate Data Source Name:

2021 ACS Data

Data Source Comments:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	20	0%	440	3%
1 bedroom	84	1%	3,565	25%
2 bedrooms	1,705	18%	7,330	52%
3 or more bedrooms	7,723	81%	2,815	20%
Total	9,532	100%	14,150	100%

Table 28 – Unit Size by Tenure

Data Source: 2013-2017 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Marietta has a variety of programs that serve residents. Because most of the funding available for these programs is federal funding, many of the City's programs have income limits, as stipulated by the particular funding source. Programs currently offered are:

Federal: The City of Marietta receives federal CDBG funds. With this funding, the City offers an owner-occupied Housing Rehabilitation Program. For CDBG, the income limit for all programs is 80%AMI, as defined by HUD. The City does not target assistance to any particular family type.

State: Low-Income Housing Tax Credits are available from the State of Georgia and that funding is available for housing provided to households between 20-80% AMI. There are several multifamily projects located within the City of Marietta limits, many of which are targeted at individuals 55+.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

With a changing housing market and high turnover rate for ownership amongst multifamily properties, it is becoming more common for new owners to not participate in the Housing Choice Voucher Program. While it is not possible to anticipate the number of affordable units lost as a result of this, it is expected to continue to occur.

Does the availability of housing units meet the needs of the population?

As mentioned in other sections, there are a great number of households that are experiencing one or more "housing problems." With 830 households experiencing overcrowding, it can be assumed that there is a need for units with additional bedrooms. Additionally, there are 7679 households that are housing cost burdened, which indicates a huge need for units that are more affordable for households with lower income. The Atlanta Regional Commission has reported that there is a severe shortage of housing at all income ranges, as new housing construction has not kept pace with population changes since the recession in 2008.

Describe the need for specific types of housing:

Rental housing for larger families (4+ bedrooms) is an area of need. According to 2021 ACS data, only 184 rental units had 4+ bedrooms. This is often a challenge for homeless prevention service providers, as it is hard to find large enough units for these families. There is also a large need for rental housing that is affordable to households making less than 50% AMI. The number of income-restricted units has decreased in recent years as a result of affordability periods ending. Without being a participant in the HCV program, it can be very hard to secure housing at this income range for all family sizes. Additionally, organizations serving individuals with disabilities report a need for more accessible units.

Discussion

As the population grows and changes in the City of Marietta, it is important that the housing market adapts. With an aging housing stock that tends to be naturally occurring affordable housing, preservation remains a need for families that cannot afford to move or purchase elsewhere.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The following data represents the cost of housing and housing affordability within the City of Marietta. 2017-2021 ACS data has been used where available to try to capture the most recent changes. Within the last 5 years, the median home value has increased 37%, while the median contract rent price as increased 53%.

Cost of Housing

	Base Year: 2017	Most Recent Year: 2021	% Change
Median Home Value	242,000	330,700	37%
Median Contract Rent	806	1,236	53%

Table 29 – Cost of Housing

Alternate Data Source Name:

2021 ACS Data

Data Source Comments:

Rent Paid	Number	%
Less than \$500	745	5.9%
\$500-999	1,885	75.1%
\$1,000-1,499	7,967	15.8%
\$1,500-1,999	2,179	1.3%
\$2,000 or more	378	1.6%
Total	13,154	99.8%

Table 30 - Rent Paid

Alternate Data Source Name:

2021 ACS Data

Data Source Comments:

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	460	No Data
50% HAMFI	2,025	520
80% HAMFI	9,095	1,745
100% HAMFI	No Data	2,715
Total	11,580	4,980

Table 31 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	1,078	1,131	1,289	1,595	1,760
Low HOME Rent	843	904	1,085	1,293	1,398

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

The Atlanta Regional Commission reports that there is a housing supply issue at all income levels in Metro Atlanta as well as the City of Marietta. New construction of housing units has not kept pace with the increase in population to the region, thus creating competition for more naturally occurring affordable housing amongst households that can afford more. While the majority of new construction is priced ~\$500,000, there is still a large need for more units at all income levels.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing prices (both for-sale and rental) in the City of Marietta have significantly increased in recent years. Rental prices in particular are consistently rising, in part due to the large number of investor purchases during COVID. With for-sale housing often unattainable for lower income families and rental prices on the rise, the number of affordable options is severely limited within the City limits.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

For the past several years, particularly throughout the COVID pandemic, Fair Market Rents have not kept pace with rent prices in the area. This has created challenges for affordable housing providers and recipients of federal funds that are tied to the FMR. This has also created issues with the number of landlords willing to participate in the Housing Choice Voucher program. Without changes on the federal level or waivers granted, this will continue to limit the available affordable housing supply and ability for affordable housing organizations to successfully house people that otherwise qualify.

Discussion

As housing costs rise due to increasing construction/land costs and increasing home values, the need for more affordable housing options also rises due to wages that have not kept pace.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The age and condition of the housing stock are important variables in assessing the overall characteristics of the local housing market. This section will review important data about the City's housing stock. The older housing stock, particularly older rental housing, often has code and deferred maintenance issues that can impact the longevity of the housing structure which in turn impacts the housing supply in terms of accessibility and affordability.

Definitions

Marietta City Code defines an unsafe building or structure as "Those deemed structurally unsafe; unstable; unsanitary; constituting a hazard to life because of inadequate exit facilities or otherwise; constituting a fire hazard; unsuitable or improper for the use or occupancy to which it is put; constituting a hazard to health or safety because of inadequate maintenance, dilapidation, obsolescence or abandonment; or otherwise dangerous to life or property". Code also specifies that "alterations, repairs or rehabilitation work may be made to any existing structure, building, electrical, gas, mechanical or plumbing system without requiring the building, structure, plumbing, electrical, mechanical or gas system to comply with all the requirements of the construction codes provided that the alteration, repair or rehabilitation work conforms to the requirements of the construction codes for new construction." If a building can not be repaired or rehabilitated to comply with current building code, it is not suitable for rehabilitation.

When approving projects through the CDBG Housing Rehabilitation Program, the City identifies any code/health/safety violations and assesses the program's capacity to remedy the violations in their entirety.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,235	23%	6,690	47%
With two selected Conditions	15	0%	450	3%
With three selected Conditions	25	0%	15	0%
With four selected Conditions	0	0%	4	0%
No selected Conditions	7,245	76%	6,990	49%
Total	9,520	99%	14,149	99%

Table 33 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,160	23%	1,374	10%
1980-1999	4,099	43%	6,100	43%
1950-1979	2,305	24%	5,529	39%
Before 1950	960	10%	1,145	8%
Total	9,524	100%	14,148	100%

Table 34 – Year Unit Built

Data Source: 2013-2017 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,265	34%	6,674	47%
Housing Units build before 1980 with children present	2,289	24%	859	6%

Table 35 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The age and condition of the housing stock in the City of Marietta indicates a need for housing rehabilitation services. 42% of the housing stock was built pre-1980, which comprises 34% of ownership units and 47% of rental units. As the housing stock ages, maintenance becomes increasingly important and more costly. LMI households have less expendable income to contribute towards home maintenance and repair activities, often deferring major system upgrades. The City of Marietta has managed a CDBG funded Housing Rehabilitation program for many years and has never had a shortage of eligible homeowners on the waiting list. In addition, as home prices continue to rise, housing rehabilitation programs can help vulnerable LMI homeowners retain their affordable housing.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Lead is a highly toxic metal that may cause a range of health problems for adults, and especially for children. The major source of lead exposure comes from lead-contaminated dust found in deteriorating buildings. Many residential properties built before 1978 contain lead-based paint. Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. HUD regulations regarding lead-based paint apply to all federally assisted housing. Low-income households are least able to afford well maintained housing and, therefore, are often at greater risk of lead poisoning. According to the most recent ACS data, 10,003 housing units in the City of Marietta were built before 1980 and therefore are at greatest risk of containing LBP.

For the City of Marietta's Housing Rehabilitation Program, all homes built before 1978 are tested for LBP and a risk assessment is performed. If LBP is found, proper actions are taken according to the Lead Safe Housing Rule and EPA requirements.

Discussion

The City of Marietta will continue to preserve the existing affordable housing stock by prioritizing housing rehabilitation (and associated lead-based paint remediation) programming for low to moderate income homeowners. With an aging housing stock and increasing home values, this will become increasingly important for years to come.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Marietta Housing Authority (MHA) provides eligible residents of Cobb County with quality affordable housing in decent and safe neighborhoods. By working in partnership with the public and private sectors, MHA provides families with housing choice and the opportunity to achieve self-sufficiency. MHA administers the Public/Affordable Housing Program, Down Payment Assistance Program, Housing Choice Voucher Program and Homeownership Education. As of the HUDs most recent Voucher Management System report, Marietta Housing Authority manages 1,782 Housing Choice Vouchers. The following is a summary of the types of vouchers managed:

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project -based	Tenant -based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0		2,754	448	2,132	174	0	0
# of accessible units									

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 37 – Total Number of Units by Program Type

Alternate Data Source Name:

Marietta Housing Authority

Data Source Comments:

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Marietta Housing Authority no longer owns/manages any Public Housing. All public housing units were converted using the RAD program. MHA uses the Housing Choice Voucher program to serve all residents. All HCV units undergo regular inspections according to the requirements of the program.

Public Housing Condition

Public Housing Development	Average Inspection Score
Marietta Housing Authority	N/A

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

N/A

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

N/A

Discussion:

The City will continue to work with Marietta Housing Authority to coordinate efforts aimed at improving the lives and housing options of low-income City residents.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Homelessness spans complex sets of social and economic issues. These issues are faced by a diverse provider network including non-profit organizations, faith-based organizations, and local governments. Housing, human services, mental health, and other social services have developed best practices to apply to the services they provide homeless populations. There are currently 5 CoC funded organizations providing a variety of housing projects targeted at homeless households, as well as a host of other organizations providing supportive services and homelessness prevention programs.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	106	0	58	287	0
Households with Only Adults	63	0	73	298	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	390	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name:

2022 PIT/HIC

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Providers have come together in local and regional networks and councils to improve collaboration, expend funds more efficiently, and provide a stronger continuum of care. On the local planning level, the Marietta/Cobb Continuum of Care general membership is comprised of over 100 service providers. The Cobb Collaborative also convenes the Homeless Awareness Strategy Team Effort that meets every other month and has a mission to convene community stakeholders to facilitate the sharing of ideas, expertise and resources to strengthen the nonprofit community as it relates to homelessness.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

MUST Ministries, Family Promise, HOPE Atlanta, Kennesaw State University, liveSAFE Resources, and the Center for Family Resources provide emergency shelter beds totaling 169 beds.

Family Promise, liveSAFE Resources, St. Vincent de Paul and the Extension provide a total of 131 Transitional Housing beds.

Hope Atlanta, liveSAFE Resources, MUST Ministries and the Center for Family Resources provide 80 Rapid Re-Housing beds.

Highland Rivers Behavioral Health, Marietta Housing Authority, MUST Ministries and Zion Keepers provide 475 Permanent Supportive Housing beds.

All organizations listed above and additional organizations such as The Salvation Army, Davis Direction Foundation, local churches, and The Center for Children and Young Adults provide additional services and wrap around support to families that includes food, hygiene services, job-training, life skills, education, etc.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Marietta and Cobb County have a wide range of supported services for special needs populations. The City and County have a network of providers that deliver housing and supportive services to people who are elderly or frail elderly, people with mental, physical and/or developmental disabilities, and people with substance use disorders. Neither the City of Marietta nor Cobb County receive funding through the Housing Opportunities for Persons with AIDS Program (HOPWA).

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

As stated in NA-45:

According to 2021 ACS data, 10,414 residents were elderly (62+), which makes up 17% of the total population, and 3,252 were 75+, which makes up 5.3% of the total population. Of households that contained at least one household member 62+, 45.5% had incomes below 80% AMI. Looking further, of households with at least one member 75+, 55% had incomes below 80% AMI.

2021 ACS data estimates that of the total civilian noninstitutionalized population in the City of Marietta, 9.5% have a disability. 17.4% of the population 65-74 years of age have a disability and 57.2% of the population 75+ have a disability. A person with a disability is defined as someone with a physical or mental impairment that substantially limits one or more major life activities. Since the Americans with Disabilities Act was enacted in 1990, many social barriers have been removed or reduced for people with disabilities. However, this subpopulation still requires supportive services that enable them to become more independent and involved in their community.

According to the National Survey on Drug Use and Health, in 2020, 40.3 million people aged 12 or older (or 14.5%) had an substance use disorder (SUD) in the past year, including 28.3 million who had alcohol use disorder, 18.4 million who had an illicit drug use disorder, and 6.5 million people who had both alcohol use disorder and an illicit drug use disorder. Additionally, among adults aged 18 or older in 2020, 21.0% (or 52.9 million people) had any mental illness (AMI) and 5.6% (or 14.2 million people) had serious mental illness (SMI) in the past year. Cobb County Community Health Assessment Data provided by the Cobb/Douglas Department of Public Health reports that "accidental poisoning and exposure to noxious substances", the majority of which include drug overdoses, was the leading cause of premature death in 2021-2022, accounting for over 19,000 lost years of life. Cobb County is ranked in the top 40% of counties with the highest years of potential lost life due to accidental poisoning and exposure to

noxious substances. This also ranks as the number one cause of death for individuals 25-34 and 35-44. Data shows that these overdose deaths can primarily be attributed to opioids.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Highland Rivers Behavioral Health (formerly the Cobb Community Services Board), provides programs and services targeted at several special needs populations in Cobb County. 24/7 crisis stabilization is available to support individuals who need immediate assessment and care- often due to mental health and substance abuse issues. Specifically for mental health treatment, the following services are provided: Accountability courts, assertive community treatment, case management, community support services, group and individual counseling/therapy, peer support, permanent supportive housing, pharmacy services, and supported employment. Similar services are provided for individuals struggling with substance use. For individuals with intellectual and/or developmental disabilities, services provide year-round, quality-driven social, recreational, vocational and educational programs for individuals and provide support to their families.

Devereux Advanced Behavioral Health Georgia was established in Cobb County, Georgia, in 1973 at the invitation of Gov. Jimmy Carter. For more than 40 years, they have been providing hope and healing for children, adolescents and young adults living with emotional, behavioral and cognitive differences.

The Extension serves as the primary housing organization serving homeless individuals struggling with substance use. Their residential treatment program is divided into three phases and utilizes group psychotherapy and education, individual counseling and case management. Their program also incorporates a work requirement in later phases. Over the course of one program year, the Extension received over 15,000 calls from individuals seeking help and over 4,000 Prescreen Assessments were completed. The Davis Direction Foundation also provides supportive services for individuals struggling with substance use through mental health services, recovery support groups, job training and peer support.

According to service providers, the needs of the special needs populations include affordable, safe housing opportunities in areas with access to transportation, employment training and self-sufficiency programs, emergency assistance, and education regarding fair housing rights and actions that can be taken in the event those rights are violated. More accessible housing units that are affordable to those with incomes of <80% AMI who have a disability are also needed. While the number of housing units available to the 62+ population have increased within the City of Marietta, there are still limited options for individuals younger than 62 with a disability. Increased access to affordable mental health and substance abuse treatment is also a need as the organizations serving this population are often at capacity.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with

respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Marietta will continue to support organizations that serve special needs populations through CDBG Public Services grants (subject to the 15% cap). Survey results from the public input portion of the Consolidated Plan indicated that the community prioritizes mental health services, and more support will be given to organizations working on this vital need. The City of Marietta does not receive any other federal funding (such as EFSP and CSBG) that can be used towards these activities.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Marietta will continue to support organizations that serve special needs populations through CDBG Public Services grants (subject to the 15% cap). Survey results from the public input portion of the Consolidated Plan indicated that the community prioritizes mental health services, and more support will be given to organizations working on this vital need. The City of Marietta does not receive any other federal funding (such as EFSP and CSBG) that can be used towards these activities.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

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

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Marietta recognizes the importance of competitive economic opportunities for residents and the interrelatedness of economic opportunities and community development. The following section outlines the City's labor force, business sector, economic needs and opportunities.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	34	11	0	0	0
Arts, Entertainment, Accommodations	3,398	4,000	15	7	-8
Construction	1,189	6,234	5	11	6
Education and Health Care Services	3,662	14,593	16	26	10
Finance, Insurance, and Real Estate	1,917	2,279	9	4	-5
Information	1,021	994	5	2	-3
Manufacturing	1,450	3,642	6	7	1
Other Services	809	1,468	4	3	-1
Professional, Scientific, Management Services	3,243	9,456	15	17	2
Public Administration	0	0	0	0	0
Retail Trade	3,153	4,655	14	8	-6
Transportation and Warehousing	1,011	3,437	5	6	1
Wholesale Trade	1,427	4,879	6	9	3
Total	22,314	55,648	--	--	--

Table 40 - Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	33,177
Civilian Employed Population 16 years and over	30,875
Unemployment Rate	6.87
Unemployment Rate for Ages 16-24	24.41
Unemployment Rate for Ages 25-65	4.61

Table 41 - Labor Force

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	8,300
Farming, fisheries and forestry occupations	1,250
Service	3,305
Sales and office	7,910
Construction, extraction, maintenance and repair	2,830
Production, transportation and material moving	1,410

Table 42 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	15,665	56%
30-59 Minutes	9,328	33%
60 or More Minutes	3,199	11%
Total	28,192	100%

Table 43 - Travel Time

Data Source: 2013-2017 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,180	310	1,319

Educational Attainment	In Labor Force			Not in Labor Force
	Civilian Employed	Unemployed		
High school graduate (includes equivalency)	4,300	215		1,325
Some college or Associate's degree	7,220	529		1,100
Bachelor's degree or higher	10,590	430		1,425

Table 44 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	200	1,045	965	814	258
9th to 12th grade, no diploma	755	734	520	729	614
High school graduate, GED, or alternative	1,579	1,805	1,729	2,310	2,053
Some college, no degree	3,515	2,115	1,520	2,588	1,584
Associate's degree	354	740	890	1,019	324
Bachelor's degree	620	2,830	2,322	3,410	1,524
Graduate or professional degree	32	1,049	1,153	1,725	847

Table 45 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	44,725
High school graduate (includes equivalency)	136,365
Some college or Associate's degree	301,560
Bachelor's degree	355,125
Graduate or professional degree	324,885

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Education and Health Care Services is the largest employment sector in Marietta making up a 15% share of workers and 24% share of jobs within the City. This is also the largest industry among Marietta city

residents (Source: LEHD Origin Destination Employment Statistics). Other major employment sectors are Arts, Entertainment and Accommodations with a 14% share of workers and 6% share of jobs; Professional, Scientific, Management Services with 13% share of workers and 15% share of jobs; Retail Trade making up a 13% share of workers and 8% share of jobs; and Construction making up only a 5% share of workers, but 10% share of jobs.

Describe the workforce and infrastructure needs of the business community:

Marietta has over 7,500 individual businesses, which encompasses over 50% of the City's property makeup. The City has a strong mix of commercial, office and industrial, with small businesses comprising 98% of the total businesses.

Marietta's unemployment rate is historically low at 2.3% (December 2022); however, because of the low rate, Marietta businesses, like organizations nationwide, are experiencing labor force issues regarding not being able to find or retain employees. Marietta companies are also experiencing supply chain issues. Residual effects from COVID, inflation and other economic shifts have resulted in many sectors not being able to obtain materials and products as efficiently as before. Also in limbo is the future of Office and Commercial uses as COVID presented the opportunity for and revealed the ability of many companies to offer work from home accommodations versus traditional office space.

The City of Marietta is unique in that it has its own Power and Water Departments making it a full-service city that can be more attentive to the needs of the business community. This allows the City to be a one stop shop where employees can easily come together to work on projects and solve issues.

The City of Marietta recently updated its Comprehensive Plan for 2022. As a part of the planning process, the City conducted a survey that inquired about the strengths, weaknesses, opportunities and threats regarding a wide range of topics within Marietta. From this survey, a Top 10 list of needs and opportunities was developed and included a need for increased multimodal transportation options, more housing downtown, development of affordable and mixed-income housing, and the redevelopment of vacant or underutilized commercial property. The City is addressing these needs and opportunities as outlined in the Plan's Community Work Program to help meet the infrastructure needs of the business community as it relates to workforce development.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

City of Marietta residents voted to approve a \$68 million Redevelopment Bond in 2013 for redevelopment along the Franklin Gateway Corridor. The Corridor was experiencing blight, low quality development, high vacancy, and a high volume of police calls. With the Redevelopment Bond, the City has been able to help reinvigorate the Corridor and the area's reputation. In less than 10 years, the

Corridor has experienced new life and is now home to the Atlanta United Football Club Headquarters and Training Facility, a City-owned sports complex, historically low vacancy rates, decreased crime rates, and improved property values. Two companies, IKEA and MiRus (a biomedical technology firm), both own property along the Corridor and plan to open facilities in the future bringing additional jobs to the area.

Additionally, Marietta's largest employer, Wellstar Health System, recently purchased an entire 12-story office tower at Parkway Center on Franklin Gateway. Wellstar has also recently opened a new state-of-the-art Emergency Department at Kennestone Hospital in Marietta making it the second largest emergency department in the country. The project allowed the hospital to double the capacity of trauma and emergency patients that can be seen each day. They are also currently in the process of constructing a new seven-story tower at Kennestone Hospital that will expand the hospital's capacity to provide neonatal care for babies as well as add additional acute-care beds.

The City of Marietta is committed to constantly improving the community and has invested tens of millions of dollars in infrastructure projects with even more improvements planned. The City has recently completed streetscape enhancements on Roswell Street, Fairground Street and Franklin Gateway to not only improve the operational efficiency and safety of the roadway, but to improve pedestrian access and create a pleasing aesthetic. The City is currently under construction on a streetscape improvement project on Powder Springs Street and has a future streetscape project planned for North Marietta Parkway – both roads are highly traveled corridors into Marietta's historic downtown square.

In addition to roadways, the City of Marietta is investing in its trail system to provide opportunities for outdoor recreation, transportation alternatives and regional trail network connections. The City's Mountain to River Trail connects Kennesaw Mountain National Battlefield to the downtown, and the outside of the city limits, the trail travels south to connect to the Chattahoochee River National Recreation Area. Phase 1 of Marietta's Rottenwood Creek Trail is currently on target to begin construction at the end of 2023. This 3-mile, east-west connection will connect the downtown (by way of the Mountain to River Trail) to two of the City's universities, Kennesaw State University-Marietta and Life University, to Franklin Gateway. Phase 2 will begin on Franklin Gateway and travel east and south to connect with other regional trails that also lead to the Chattahoochee River.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The City of Marietta is a regional employment center with approximately 65,000 people commuting into the City for work, nearly doubling the daytime population of the city (Source: American Community Survey, 2019). The City is ideally situated within Metro Atlanta, within close proximity to Hartsfield-Jackson Atlanta International Airport and major interstates, making Marietta a very attractive place to live, work and do business. Businesses within Marietta are able to pull from a large pool of job seekers in

metro Atlanta and have the advantage of large universities such as Georgia Tech, Georgia State and Kennesaw State University located in neighboring jurisdictions.

Closer to home, Marietta has a number of excellent post-secondary institutions that support the workforce. Kennesaw State's STEM campus is located within Marietta and houses the Southern Polytechnic College of Engineering and Engineering Technology. Life University is a private health and wellness-oriented university known for its chiropractic program and is the largest single campus chiropractic college in the world. Also located in Marietta are Georgia Highlands College and Chattahoochee Technical College who are able to provide technical certifications and upskill current members of Marietta's workforce.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City of Marietta has an Office of Economic Development that is staffed by four employees: the Assistant City Manager for Economic and Project Development, two Project Managers focusing on business recruitment and retention, and a Planning and Development Specialist. The goal of the department is to foster local economic growth by attracting and retaining businesses, encouraging redevelopment, and embracing innovation. In doing so, the City is able to support local businesses which in turn, improves the local workforce, tax base and community. Economic Development staff work closely with workforce partners in Marietta, Cobb County and at the state-level to best support and provide services for the community and its residents.

The City's Assistant City Manager for Economic and Project Development sits on the Cobb Workforce Board and the Planning and Development Specialist is a member of the Cobb Adult Education Advisory Board.

Both the Marietta City School System as well as the Cobb County School System have a College and Career Academy. The College and Career Academies are programs of the Technical College System of Georgia whose purpose is to prepare tomorrow's workforce. The programs consist of various courses and career pathways that provide students a head start on their futures after high school. By completing one of the academy's career pathways, students will be well-equipped with the knowledge and skills to successfully enter the Georgia workforce or transition into post-secondary educational opportunities. Examples of career pathways include architecture and construction, health science, information technology, hospitality and tourism, public safety, marketing, and STEM, to name a few.

CobbWorks is a workforce development agency that receives federal funding through the Workforce Innovation and Opportunity Act (WIOA) to strengthen Cobb's workforce both for job seekers and employers by ensuring an adequate supply of skilled workers. The agency provides training assistance, holds resume workshops and career fairs, provides GED assistance, and advocates for those who were formerly incarcerated or need adaptive assistance due to a disability.

City of Marietta Economic Development staff also are very active with other economic development and workforce organizations including the Cobb Chamber of Commerce, the Marietta Business Association, the Downtown Development Authority and the Marietta Development Authority.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Yes – The Atlanta Regional Commission is the Economic Development District for the 11-county metro Atlanta region – which includes Cobb County and the city of Marietta. The ARC CEDS is updated every 5 years and was last updated in 2022.

One of the Six Critical Indicators (essential to the future development of the region) focused on in the CEDS is Housing Production and Preservation – ensuring that Metro Atlanta's workforce can afford to live near jobs. "The significant rise in population, constrained housing production and stagnant real wages have contributed to a housing affordability crisis" (pg 18). The ARC foresees that housing availability and affordability will continue to be an issue as the region is expected to add an additional 1.3 million residents by 2030.

Housing related Action Items:

1.2 Expand the Metro Atlanta Housing Strategy in coordination with the Local Leadership Housing Action Committee and continue the LLHAC with a new group of local leaders.

1.5 Prioritize the provision of transit, bicycle, and pedestrian improvements to increase safe and affordable access to and from Historically Disadvantaged Communities to reduce dependence and associated costs for auto travel.

2.1 Address commercial gentrification for communities and businesses.

2.4 Encourage municipalities to develop local comprehensive plans with an ED element containing strategies to reduce poverty and promote the creative sector.

2.7 Inventory available deteriorating government-owned, faith-based, or non-profit properties for possible reuse by small and minority businesses and affordable housing.

4.9 Invest in infrastructure to attract national business and talent growth.

4.13 Encourage development that creates a live-work-play environment to attract and retain talent

The City of Marietta updated its Comprehensive Plan in 2022. The process included developing a Community Work Program - a five-year action plan. The housing section of work program seeks to explore options for development of workforce housing, expand and solidify partnerships for affordable housing, and to expand access to down payment assistance programs. These activities are complementary to and consistent with action items to be addressed through the Consolidated Plan. In order to be truly comprehensive, the City of Marietta's Comprehensive Plan works in conjunction with other pertinent planning documents that have either already been completed or those that are in progress to build upon momentum, remain consistent, and to reduce redundancy. The City of Marietta Consolidated Plan and Annual Action Plan are relevant planning documents referenced and used in conjunction with the comprehensive plan to assist the City in accomplishing its vision and goals.

Discussion

Creating jobs and providing communities with a good economic base is an important link to creating and sustaining viable neighborhoods. The City is thankful to have organizations such as Cobb Works and its own Economic Development Department that are dedicated to increasing opportunities for residents. While no economic development activities using CDBG funds are proposed in the Consolidated Plan or Annual Action Plan, the Community Development Division will assist as necessary with technical assistance.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

While geographic data on housing needs is not provided, it can be assumed that areas that have higher concentration of renter household will also have a higher concentration of households that are housing cost burdened (paying over 30% of income on housing) as well as areas where a majority of residents (51% +) are low to moderate income. These areas are located most along Cobb Parkway, which runs through the center of the City.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

To assist communities in identifying racially/ethnically-concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line.

The City of Marietta has one R/ECAP, located in census tract 030411 along Franklin Gateway.

What are the characteristics of the market in these areas/neighborhoods?

The housing market has changed substantially in the Franklin Gateway neighborhood throughout the last two decades, due to large scale reinvestment projects undertaken by the City and County. Much of the substandard multi-family housing has been redeveloped and revitalized. While still largely consisting of multi-family rental housing, new higher-end single-family developments have been coming to the area in recent years. Existing single-family housing typically consists of attached townhomes built in the 1980's.

Are there any community assets in these areas/neighborhoods?

The City of Marietta has put significant emphasis on the revitalization of Franklin Gateway. It is now home to the Atlanta United soccer team's training facilities, as well as the Franklin Gateway Sports Complex which is a City of Marietta Parks & Recreation facility. Another asset is the nonprofit, YELLS, which empowers youth to rise as active, healthy and productive servant-leaders within their community. YELLS has been exclusively serving the Franklin Gateway community since 2008 and is a regular recipient of CDBG Public Services funds. There is also a Franklin Road Community Association that seeks to bring together community members for education and community building.

Are there other strategic opportunities in any of these areas?

Established in June 2014, the Gateway Marietta CID's goal is to encourage revitalization and redevelopment of Delk Road, South Marietta Parkway and Franklin Gateway. The Gateway Marietta CID is a collection of commercial property owners who agree to invest their own money back in the area by levying an additional tax on themselves to be spent on projects that benefit the entire community. The Gateway Marietta CID is thriving because of its focus on infrastructure improvements, beautification, and public safety.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Internet access, particularly broadband Internet access, has become an important tool for taking full advantage of opportunities in education, employment, health, social services, and the production and dissemination of knowledge and digital content. Yet those who are most in need of social services are often least able to get online to access those services, and low-income children — who are four times less likely to have access to broadband at home than their middle- and upper-income counterparts — are particularly vulnerable to the long-term detrimental effects of constrained access to technology-enriched education. These trends suggest that digital access will play an increasingly central role in socioeconomic inclusion.

2021 ACS data estimates that 96.9% of Marietta households have one or more computing device and 89.4% of households have a broadband connection of any type. The majority of households without a broadband connection are earning less than \$20,000/year. FCC data reports 100% coverage for the City. In recent years, particularly during the COVID pandemic, school districts have partnered with providers to provide free or low cost access for low-income families. With this said, qualitative data has shown that a quality internet connection has still been a challenge for many families.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The City of Marietta has numerous broadband providers (ATT, Charter, Comcast, ViaSat, Hughes, Google Fiber, Earthlink, etc). Depending on location, a household may have access to different options. At this time, there appears to be sufficient coverage and providers.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City of Marietta is most susceptible to increased severe weather events/storms such as: tornadoes, hurricanes, floods/flash flooding as well as temperature extremes.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

All federally assisted housing for LMI families requires an environmental review and must meet federal environmental guidelines. This helps to ensure that housing is not located in areas of undue environmental concern. For existing housing stock, older units that are often occupied by lower income families, may be at an increased risk to natural hazard events due to the condition of the housing. The City of Marietta requires program participants to maintain homeowners insurance to protect themselves against any loss, and encourages flood insurance even when not required.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan identifies priority needs and geographic focus areas for community development and housing efforts in Marietta over the next five years. These priorities are based on findings from the needs assessment and market analysis, along with public input received through a variety of engagement methods. Strategies for addressing public housing, homelessness, lead- based paint hazards, and poverty are summarized. Finally, the Plan outlines barriers to housing affordability in Marietta and the plans to monitor performance and compliance for each HUD program for which it receives funds. The main goals are to provide decent affordable housing through preservation of the existing affordable housing stock through housing rehabilitation and acquisition and increasing the availability of affordable housing as well as providing a suitable living environment through neighborhood revitalization efforts which include public service activities, public facilities & improvements, and reinvestment in deteriorating neighborhoods.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Marietta prioritizes allocating funds in areas that are primarily (51% or higher) LMI. Compared with the City as a whole these areas tend to have a significantly older housing stock, a greater population of renter households, a higher percentage of low to moderate income households, generally low adult education levels, higher poverty rates and more racially or ethnically concentrated areas of poverty. These areas are typically in higher need of community development services such as housing rehabilitation, public services, and public facilities improvements.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Quality Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	
	Associated Goals	Housing Rehabilitation/Reconstruction/Acquisition Administration & Planning
	Description	With an aging existing housing stock and increasingly unaffordable housing costs, there is a major need for quality affordable housing. The City of Marietta will provide support through housing rehabilitation, acquisition, and reconstruction.
	Basis for Relative Priority	Interviews with community stakeholders, public input through surveys and public comments, CHAS and other data on cost burden, market analysis.
2	Priority Need Name	Public Services
	Priority Level	High

Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	
Associated Goals	Public Service Support Administration & Planning
Description	Provide funding to local organizations providing services to LMI City residents aimed at creating suitable living environments and increasing opportunities for those served. Examples include youth development, housing counseling, homelessness prevention, services for abused/neglected children, legal assistance, mental health services, addiction services, domestic violence services, job training, etc.
Basis for Relative Priority	Interviews with residents and stakeholders, community survey responses and public input comments, needs assessment data.

3	Priority Need Name	Neighborhood Revitalization
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Facilities and Improvements Administration & Planning
	Description	Fund public facility improvements through the City that benefit low income households and persons, and persons with special needs; fund non-housing community development activities that eliminate a threat to public health and safety to include water/sewer improvements, flood/drainage improvements, sidewalks, street improvements, and other infrastructure improvements.
	Basis for Relative Priority	Interviews with community stakeholders, public input through surveys and public comments, CHAS and other data on cost burden, market analysis.

Narrative (Optional)

The City has identified three high level priority needs for the PY2023-2027 Consolidated Plan. They are obtaining and maintaining quality affordable housing, increasing access and capacity of public services and neighborhood revitalization through public facilities and improvements. All goals and projects/activities will address these needs and benefit LMI residents of the City.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Marietta does not receive HOME funds that can be used for TBRA.
TBRA for Non-Homeless Special Needs	The City of Marietta does not receive HOME funds that can be used for TBRA.
New Unit Production	The City of Marietta does not receive HOME funds that can be used for new construction.
Rehabilitation	Aging housing stock, condition of existing housing units, risk of exposure to lead-based paint and cost of construction all influence use of funds for housing rehabilitation. Because of the rapidly rising costs of new home construction as well as homeownership, housing rehabilitation remains a high priority for affordable housing preservation.
Acquisition, including preservation	There are opportunities to improve the conditions and affordability of housing by the acquisition of vacant, deteriorating structures. Due to rising land and housing costs and a sharp increase in investor purchases in the area, acquisition can be financially infeasible. When structures are of historic or architectural value, the cost can be increased.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

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

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	441,850	0	0	441,850	2,209,250	Expected amount for the remainder of the Con Plan reflects the PY223 actual amount over 5 years.

Table 50 - Anticipated Resources

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

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

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

The City will do a regular assessment of City-owned parcels that may benefit community development needs.

Discussion

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

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Marietta	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning neighborhood improvements public facilities public services	Jurisdiction
Marietta Housing Authority	PHA	Public Housing	Jurisdiction
Marietta/Cobb Continuum of Care	Continuum of care	Homelessness	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

There is a high level of coordination between local government (internally and externally), and service providers. In terms of services targeted towards homeless persons, there has been increased coordination between providers since COVID. The City of Marietta and Cobb County generally have all needed services available, but often do not have the resources or availability to serve everyone in need. More coordination could exist between entitlement communities during the planning process.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	

Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training		X	
Healthcare	X		X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Cobb County and the City of Marietta have a strong network of service providers offering services to homeless individuals and those at risk of becoming homeless. Many are members and subrecipients of the Continuum of Care and participate in the Coordinated Entry system. While the City of Marietta does not receive any federal funding directly to address homelessness, it has historically supported organizations serving the homeless through CDBG Public Services funding for homelessness/eviction prevention and homeless services. Services available in the area include food, hygiene services, education, employment training, substance abuse treatment, rental/utility assistance, emergency shelter, transitional housing, rapid-rehousing, and permanent supportive housing. Those who are chronically homeless/unsheltered continue to be the hardest to serve over the long-term.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The Marietta/Cobb Continuum of Care coordinates homeless service providers and has an active Board of Directors and new Coordinator. The CoC oversees all federal CoC funding for Cobb County and Marietta. The CoC also oversees the Coordinated Entry system, where those experiencing homelessness can receive a standardized intake and receive housing services based on need. The CE system does not currently assess for homelessness prevention services, which is a goal in the future. The gaps exist in

available housing resources, particularly permanent supportive housing. Because of the nature of PSH beds, there is very little turnover and not enough new units added to keep up with demand. There is also a huge gap for individuals and families with disabilities needing housing options. Because neither Cobb County or Marietta receive HOPWA funds, a gap exists in services specifically targeted for individuals with HIV/AIDS.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Marietta will continue to build upon established partnerships to assess gaps and needs. The City will assist new organizations seeking to fill gaps with technical assistance and support where necessary and appropriate and will also continue to encourage collaboration between existing organizations to reduce overlap and competition. The Community Development Department will work with internal City departments to identify City initiatives that are appropriate for funding through CDBG. Since the City receives no direct funding for homelessness and new construction, it will continue to support the Marietta/Cobb Continuum of Care and affordable housing initiatives, including maintaining a working relationship with the Marietta Housing Authority.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation/Reconstruction/Acquisition	2023	2027	Affordable Housing		Quality Affordable Housing	CDBG: \$1,186,015	Homeowner Housing Rehabilitated: 45 Household Housing Unit
2	Public Service Support	2023	2027	Non-Housing Community Development		Public Services	CDBG: \$331,385	Public service activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Facilities and Improvements	2023	2027	Non-Housing Community Development		Neighborhood Revitalization	CDBG: \$250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
4	Administration & Planning	2023	2027	Administration/Planning		Quality Affordable Housing Public Services Neighborhood Revitalization	CDBG: \$441,850	Other: 0 Other

Table 53 – Goals Summary

Goal Descriptions

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

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Marietta anticipates serving up to 45 LMI families through the Housing Rehabilitation Program.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Marietta Housing Authority is not required by a Section 504 Voluntary Compliance Agreement to increase the number of accessible units.

Activities to Increase Resident Involvements

All residents served through Marietta Housing Authority are served through the Housing Choice Voucher (Section 8) Program. MHA operates the Family Self-Sufficiency Program, which is designed to assist residents with achieving self-sufficiency. This effort is accomplished through goal setting, intervention, advocacy and community collaboration. When entering the program, the residents meet with a Family Self Sufficiency (FSS) Program Coordinator to discuss their needs and to set goals. Residents can receive assistance with seeking employment, job training, and educational opportunities.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

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

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

1. Lack of Affordable Housing
 - Support financially the preservation of existing affordable housing stock through the Housing Rehabilitation Program.
 - Promote the need for affordable housing by encouraging private developers and non-profits to develop/construct/rehab housing that is affordable
2. Lack of Accessible Housing
 - Provide assistance through the Housing Rehabilitation Program to qualifying homeowners to allow for improvements/modifications to improve accessibility
 - Enforce the Americans with Disabilities Act and the Fair Housing Act in regard to the programs operated and funded by the City
 - Promote the need for accessible housing by supporting and encouraging private developers and non-profits to develop/construct/rehabilitate housing that is accessible to persons who are disabled.
3. Barriers Limiting Housing Choice
 - Support and promote the development of affordable housing in areas of opportunity where minority and low-income persons and families may reside.
 - Support and promote sound planning principles and zoning ordinances
4. Lack of Fair Housing Awareness

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

SP-60 Homelessness Strategy – 91.215(d)

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

The City of Marietta is an active participant with the Marietta/Cobb Continuum of Care which promotes community-wide commitment to the goal of ending homelessness . The City does not directly receive funds specifically to address homelessness (ESG, CoC). 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 and Housing Inventory Count, organized by the Continuum of Care, annually assesses the characteristics of the homeless population in Cobb County. This data allows the Continuum and the City to track the changing needs of the homeless. The City will continue support the efforts of the Continuum of Care in the preparation of the Point in Time Count and Housing Inventory County.

Addressing the emergency and transitional housing needs of homeless persons

While the City of Marietta is not a recipient of ESG funds, through work with the CoC, the City analyzes current data to identify gaps and needs within the community. The City supports efforts of decreasing or ending homelessness and continues to support the CoC's initiatives.

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

The 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. The City, through the CoC, continues to support the Coordinated Entry system and providers to assess effectiveness and implement new policies. The City also helps seek out additional funding sources for organizations providing these vital services.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and 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 through eviction prevention. The City will continue to assess the needs of this population and funding needs and provide funding when appropriate.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City will identify houses with lead-based paint through the various housing programs undertaken by the City and will abate or remove lead hazards in high priority units. Government assisted housing rehabilitation projects will include the completion of a lead-based paint inspection according to HUD LSHR and Environmental Protection Agency (EPA) guidelines. Policies and procedures for abatement of lead hazards have been established in Marietta, which include determining cost effectiveness for abatement and procedures for assessing, contracting and inspecting post-abatement work.

How are the actions listed above related to the extent of lead poisoning and hazards?

All services are offered to residents who apply for and are approved for rehabilitation assistance, regardless of the extent of the lead poisoning and hazards. The Board of Health issues lead hazard control orders which are strictly enforced. Due to the age of the housing in Marietta there is a need to address Lead Based Paint (LBP) hazards much in excess of available resources.

How are the actions listed above integrated into housing policies and procedures?

The City of Marietta's policies and procedures call for full compliance and enforcement of lead-based paint regulations listed in 24 CFR Part 35. Contractors, subrecipients, and other community partners are advised of lead-based paint regulations and the Community Development Division works with them to ensure before and after inspections, testing, and abatement of lead hazards wherever necessary. Contractors and inspectors participating in the CDBG Housing Rehabilitation Program are required to have lead certification licensure in cases of testing or abating lead from a property.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Marietta will continue to increase its efforts to implement anti-poverty strategies for the citizens of Marietta over the next five years. The City will strive to increase its efforts in assisting homeowners with housing rehabilitation and renovation of affordable housing to reduce the financial burden on LMI residents. The City will continue to provide assistance to LMI residents through the following initiatives:

- Provide homeowners with housing repair assistance through the Housing Rehabilitation Program;
- Provide Public Services funding to organizations helping move families out of poverty and;
- Continue to implement the City's Section 3 policy as required

Additionally, the City will encourage subrecipients and other nonprofits to expand housing development programs to include job-training opportunities.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The anti-poverty strategy ties together the housing, homeless, public housing, and non-housing community development strategies as one overall plan for reducing the number of families that fall below the poverty level. The Strategic Plan goals and objectives noted throughout the Consolidated Plan promote self-sufficiency and empowerment to low- and moderate-income persons.

The City of Marietta as the lead agency in the implementation of the Consolidated Plan, will coordinate efforts among its many partner organizations to ensure that the goals outlined are met. Thus, initiatives aimed at eradicating poverty have to address a variety of interrelated social issues: disparities in education and training, access to health care facilities, family problems, crime, unemployment, inadequate housing, deteriorating neighborhoods, welfare dependence, and issues of self-worth. The goal is to provide the opportunity for a living wage for all individuals and families, breaking the cycle of poverty and enabling persons to live in a decent, safe, and sound environment

SP-80 Monitoring – 91.230

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

The City of Marietta is responsible for ensuring that funds are used in accordance with all program requirements. The City uses its own staff to monitor the activities described in this document. Prior to disbursing funds to those agencies that will receive funding for priority activities, a written subrecipient agreement is executed to ensure that the Federal requirements are clearly stated and responsibilities are understood by the agency. Agencies receiving funding receive orientation, training, technical assistance, and are provided a copy of monitoring documents to ensure they understand what staff will be reviewing when activities are monitored.

Each program year, the respective program manager for CDBG will prepare a risk analysis matrix for monitoring all appropriate subrecipients. This risk analysis closely mirrors the Community Planning and Development [CPD] Notice 14-04, issued March 1, 2014, which delineates the relevant factors to monitor in order to determine the risk level for grantees and subrecipients. Once projects have been approved and subrecipients have been issued subrecipient agreements, staff members complete a risk analysis worksheet that reviews financial capacity; overall management; planning capacity and meeting HUD national objectives. Each subrecipient is graded and their score reflects one of three categories: low risk [0-30 points]; moderate risk [31-50 points]; and high risk [51-100 points]. The City determines its annual monitoring strategy based on the number of moderate to high risk subrecipients.

As a general rule, staff monitors (on-site) all subrecipients on an annual basis, typically in the fourth quarter of each program year. Staff closely monitors performance expectations of subrecipients [timeliness and productivity] in line with the new performance measurement system initiated by HUD. Subrecipients are required to submit monthly reports that show numbers served and typically request reimbursement monthly which allows for close monitoring of expenditures.

Expected Resources

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

Introduction

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

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	441,850	0	0	441,850	2,209,250	Expected amount for the remainder of the Con Plan reflects the PY223 actual amount over 5 years.

Table 54 - Expected Resources – Priority Table

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

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

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

The City will do a regular assessment of City-owned parcels that may benefit community development needs.

Discussion

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation/Reconstruction/Acquisition
	Goal Description	Housing rehabilitation/reconstruction/acquisition for LMI homeowners.
2	Goal Name	Public Service Support
	Goal Description	Support organizations serving LMI City residents through activities aimed at creating suitable living environments and increasing opportunity.
3	Goal Name	Public Facilities and Improvements
	Goal Description	Fund public facility & improvement activities in the City that benefit low income households and persons, and persons with special needs; fund non-housing community development proposals in the City that eliminate a threat to public health and safety to include water/sewer improvements, flood/drainage improvements, sidewalks, street improvements, and other infrastructure improvements.

4	Goal Name	Administration & Planning
	Goal Description	Provide the administrative structure for the planning, implementation, and management of the CDBG program as well as other housing, community development, and homelessness programs.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Marietta will undertake 4 main projects throughout PY2023. Projects are included in the section below.

Projects

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

Table 56 – Project Information

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

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

AP-38 Project Summary

Project Summary Information

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1	Project Name	Housing Rehabilitation/Reconstruction/Acquisition
	Target Area	
	Goals Supported	Housing Rehabilitation/Reconstruction/Acquisition
	Needs Addressed	Quality Affordable Housing
	Funding	CDBG: \$237,203
	Description	Housing rehabilitation/reconstruction/acquisition for LMI homeowners.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	10 LMI homeowners and families are anticipated to be served.
	Location Description	Projects will be City-wide, but are anticipated to be located primarily in LMI census tracts.
	Planned Activities	Typical rehabilitation activities include new roofing, HVAC replacement, water heater replacement, new gutters, plumbing/electrical repairs and improvements, etc. All homes are assessed for immediate health and safety concerns as well as any active code violations, which are all addressed first. LBP testing and remediation is also included. This project also includes housing rehabilitation administration expenses such as staff time, software, etc.
2	Project Name	Public Service Support
	Target Area	
	Goals Supported	Public Service Support
	Needs Addressed	Public Services
	Funding	CDBG: \$66,277
	Description	Support organizations serving LMI City residents through activities aimed at creating suitable living environments and increasing economic opportunity.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Based on the public service subrecipient applications funded, 400 LMI families will be served.

	Location Description	Public Service projects will take place city-wide.
	Planned Activities	<p>The Center for Family Resources: \$10,000 for homelessness/eviction prevention</p> <p>Marietta Police Athletic League: \$8,585 for after school programming for youth</p> <p>YELLS, Inc: \$20,000 for after school programming/ youth development programming</p> <p>The Extension: \$9,692 for residential substance use treatment for homeless men</p> <p>Ser Familia: \$8,000 for domestic violence wraparound services for primarily Latino families</p> <p>SafePath: \$10,000 for services for abused/neglected children</p>
3	Project Name	Public Facilities and Improvements
	Target Area	
	Goals Supported	Public Facilities and Improvements
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$50,000
	Description	Public facility and improvement activities in the City that benefit low income households and persons, and persons with special needs; fund non-housing community development proposals in the City that eliminate a threat to public health and safety to include water/sewer improvements, flood/drainage improvements, sidewalks, street improvements, and other infrastructure improvements.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Up to 200 families within the PSA census tracts.
	Location Description	All activities will occur in Project Service Areas that are primarily LMI (51% or more).
	Planned Activities	Park improvements at West Dixie Park.
4	Project Name	Administration & Planning
	Target Area	

Goals Supported	Administration & Planning
Needs Addressed	Quality Affordable Housing Public Services Neighborhood Revitalization
Funding	CDBG: \$88,370
Description	Provide the administrative structure for the planning, implementation, and management of the CDBG program as well as other housing, community development, and homelessness programs.
Target Date	6/30/2024
Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	City of Marietta
Planned Activities	Provide the administrative structure for the planning, implementation, and management of the CDBG program as well as other housing, community development, and homelessness programs.

AP-50 Geographic Distribution – 91.220(f)

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

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

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

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

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

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

Discussion

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Marietta plans to use several approaches to maintain, create, and improve the quality of affordable housing throughout the City. For the Consolidated Plan, Marietta prioritized the following housing activities: homeowner housing rehabilitation/reconstruction/acquisition. During this Annual Action Plan period, Marietta will administer the Housing Rehabilitation Program to preserve and increase access to affordable housing.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	10
Special-Needs	0
Total	10

Table 58 - 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	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	10

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

For PY23, the City of Marietta plans to assist 10 households through rehabilitation of existing units for owner-occupied LMI families in the City of Marietta.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

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

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

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

Discussion

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

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

Introduction

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

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

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

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

The City participates in and supports the Marietta/Cobb Continuum of Care and its initiatives and projects. Marietta will also continue to support organizations that assess the needs of the homeless to create a more robust social service system to address unmet needs.

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

Addressing the emergency shelter and transitional housing needs of homeless persons

The City supports efforts of decreasing or ending homelessness in the City and is contributing both time and resources to supporting the local Continuum of Care's initiatives and providing staff support to serve on the Board. Emergency needs for shelter are handled by the Cobb Continuum of Care through many member organizations.

Helping homeless persons (especially chronically homeless individuals and families, families

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

The City supports the implementation of a referral and case management system with the tools to direct the homeless to appropriate housing and services. Due to limited resources, it is important for agencies to eliminate duplication of effort, both in intake and assessment procedures, and in subsequent housing and supportive services. The Homeless Management Information System (HMIS) can be improved with common intake forms, shared data, effective assessment instruments and procedures, and on-going coordination of assistance among community organizations. The City has also been working with the CoC to look at the marketing for the Coordinated Entry system in Cobb County, to make sure that citizens are aware of the two points of entry, and that eligibility for services is properly communicated.

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

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

Discussion

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

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

Introduction:

Community Development staff continuously engages in processes meant to identify barriers to affordable housing in the City of Marietta. As stated in SP-55:

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

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

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

The City of Marietta continues to actively review and revise local zoning ordinances and land use controls that may have negative effects on low to moderate income families. This is done both on a department level, and through participation in the Livable Centers Initiative (LCI) through the Atlanta Regional Commission. The City of Marietta will seek to engage housing professionals, lending professionals, and other officials located in the jurisdiction in discussions related to fair housing issues and affordable housing. Marietta will evaluate the extent to which housing counseling is available to provide credit repair advice to members of the protected classes, in order to ensure that to the maximum extent possible, residents of protected classes have access to means of improving their ability to obtain and maintain decent, affordable housing. In the case that counseling is unavailable, inadequate or not well advertised, the City should work with its community partners to increase its availability.

Strategies to Remove or Ameliorate the Barriers to Affordable Housing:

1. Lack of Affordable Housing

- Support financially the preservation of existing affordable housing stock through the Housing Rehabilitation Program.
- Promote the need for affordable housing by encouraging private developers and non-profits to

develop/construct/rehab housing that is affordable

2. Lack of Accessible Housing

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

3. Barriers Limiting Housing Choice

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

4. Lack of Fair Housing Awareness

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

Discussion:

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

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

The City of Marietta plans to foster and maintain affordable housing primarily through the preservation of already existing owner-occupied housing through CDBG Housing Rehabilitation Program. In an effort to promote affordable housing and fair housing choice, the City will encourage and support fair housing rights for all and provide program funds to conduct outreach and education regarding the Fair Housing Act.

Actions planned to reduce lead-based paint hazards

The City will identify houses with lead-based paint through the various housing programs undertaken by the City and will abate or remove lead hazards when necessary. Government assisted housing rehabilitation projects will include the completion of a lead-based paint inspection according to HUD and Environmental Protection Agency (EPA) guidelines. Policies and procedures for abatement of lead hazards have been established in Marietta, which include determining cost effectiveness for abatement and procedures for assessing, contracting and inspecting post-abatement work.

Actions planned to reduce the number of poverty-level families

Marietta will continue to increase its efforts to implement anti-poverty strategies for the citizens over the next year. The City will strive to increase its efforts in assisting homeowners and renters with housing rehabilitation and renovation of affordable housing to decrease the financial burden on low-to-moderate-income residents. The City will also continue to support local organizations that serve LMI

families through Public Services focused on poverty reduction.

Actions planned to develop institutional structure

The Community Development Division recognizes the need to maintain a high level of coordination on projects involving other City departments and/or non-profit organizations. This collaboration guarantees an efficient use of resources with maximum output in the form of accomplishments.

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

- Reduce and/or alleviate any gaps in services and expedite the delivery of housing and community development improvements to eligible persons.
- Evaluate the procurement process and guidelines for all rehabilitation projects.
- Coordinate projects among City departments and support ongoing City initiatives.
- Maintain a strong working relationship with the Marietta Housing Authority based on the mutually shared goal of providing suitable housing for low- and extremely low-income persons.

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

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

Discussion:

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

Program Specific Requirements

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

Introduction:

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

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
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.	90.00%

Based on previous year's data, the City of Marietta estimates that 90% of CDBG funds will be used for activities that benefit persons of low and moderate income in PY2023.

Appendix - Alternate/Local Data Sources

1	Data Source Name 2022 PIT/HIC
	List the name of the organization or individual who originated the data set. Marietta/Cobb Continuum of Care through the lead applicant The Center for Family Resources
	Provide a brief summary of the data set. The Point-in-Time (PIT) count is a count of sheltered and unsheltered people experiencing homelessness on a single night in January. HUD requires that Continuums of Care conduct an annual count of people experiencing homelessness who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night. Continuums of Care also must conduct a count of unsheltered people experiencing homelessness every other year (odd numbered years). Each count is planned, coordinated, and carried out locally. The Housing Inventory Count (HIC) is a point-in-time inventory of provider programs within a Continuum of Care that provide beds and units dedicated to serve people experiencing homelessness (and, for permanent housing projects, where homeless at entry, per the HUD homeless definition), categorized by five Program Types: Emergency Shelter; Transitional Housing; Rapid Re-housing; Safe Haven; and Permanent Supportive Housing.
	What was the purpose for developing this data set? HUD requires the HIC count yearly and the unsheltered PIT count every other year.
	Provide the year (and optionally month, or month and day) for when the data was collected. February 23, 2022
	Briefly describe the methodology for the data collection. Surveys were collected from 11 providers and 26 projects for the sheltered count. Surveys were collected from 114 unsheltered households. Data was gathered on where large groups of unsheltered individuals reside and survey teams were deployed to sites based on a recommendation from Kennesaw State University.
	Describe the total population from which the sample was taken. Surveys were taken from homeless service housing providers serving Cobb County as well as from the unsheltered population.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Respondents were asked age, race, family makeup, subpopulations (severe mental illness, substance abuse, HIV/AIDS, DV, veteran), where they slept the previous night.

2	<p>Data Source Name 2021 ACS Data</p>
	<p>List the name of the organization or individual who originated the data set. US Census Bureau</p>
	<p>Provide a brief summary of the data set. The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. The ACS covers a broad range of topics about social, economic, demographic, and housing characteristics of the U.S. population. The 5-year estimates from the ACS are "period" estimates that represent data collected over a period of time. The primary advantage of using multiyear estimates is the increased statistical reliability of the data for less populated areas and small population subgroups.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2017-2021</p>
	<p>What is the status of the data set (complete, in progress, or planned)? Complete</p>
3	<p>Data Source Name Marietta Housing Authority</p>
	<p>List the name of the organization or individual who originated the data set. Marietta Housing Authority</p>
	<p>Provide a brief summary of the data set. The data provides information on Public Housing and Housing Choice Voucher tenant numbers and demographics.</p>
	<p>What was the purpose for developing this data set? Regularly kept data as a part of the MHA programming.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Comprehensive of all public housing and HCV residents.</p>

	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Data is up to date as of March 2023.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>