

PY2023 Annual Action Plan

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 1 - Expected Resources – Priority Table

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

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
1	Housing Rehabilitation/Reconstruction/Acquisition	2023	2027	Affordable Housing		Quality Affordable Housing	CDBG: \$237,203	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Public Service Support	2023	2027	Non-Housing Community Development		Public Services	CDBG: \$66,277	Public service activities other than Low/Moderate Income Housing Benefit: 240 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: \$50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
4	Administration & Planning	2023	2027	Administration/Planning		Quality Affordable Housing Public Services Neighborhood Revitalization	CDBG: \$88,370	Other: 0 Other

Table 2 – 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 3 - Project Information

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

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

AP-38 Project Summary
Project Summary Information

1	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.
	Project Name	Administration & Planning

4	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 areas. Public Service providers are encouraged to provide services to all LMI residents, regardless of their location.

Geographic Distribution

Target Area	Percentage of Funds

Table 4 - 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 5 - One Year Goals for Affordable Housing by Support Requirement

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

Table 6 - 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%

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

1. Distribution of Funds

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

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

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

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

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

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

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

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

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

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

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

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

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

5. Rehabilitation Standards. The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable

codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter “N/A”.

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

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

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

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

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

9. Refinancing of Existing Debt. Enter or attach the jurisdiction’s refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction’s refinancing guidelines must, at minimum, demonstrate that

rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."

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Discussion:

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.