

**MINUTES OF REGULAR MEETING
COBB COUNTY BOARD OF COMMISSIONERS
SEPTEMBER 27, 2022
1:30 PM**

The Work Session of the Cobb County Board of Commissioners was held on Tuesday, September 27, 2022 at 1:30 p.m. in the second-floor public meeting room at 100 Cherokee Street, Cobb County Building, Marietta, Georgia. Present and comprising a quorum of the Board were:

Chairwoman Lisa Cupid
Commissioner JoAnn Birrell
Commissioner Keli Gambrell
Commissioner Jerica Richardson
Commissioner Monique Sheffield

CALL TO ORDER

Chairwoman Cupid called the meeting to order at 1:31 p.m.

PRESENTATIONS

1. To present information and updates regarding housing in Cobb County.

Jessica Guinn, Community Development Agency Director, provided a brief overview and introduced the speakers for the presentation.

Mike Carnathan, Atlanta Regional Commission, presented information regarding housing data in Cobb County.

Clerk's Note: Chairwoman Cupid called a recess from 2:36 p.m. through 2:46 p.m.

Courtney Knight provided an update regarding the creation and role of the Affordable Housing Taskforce in Cobb County.

Debbie Blair, Deputy County Attorney, provided an update regarding emergency rental assistance.

Kimberly Roberts, CDBG Managing Director, provided an update of federal grants program overview as it relates to housing in Cobb County.

A copy of the information presented is attached and made a part of these minutes.

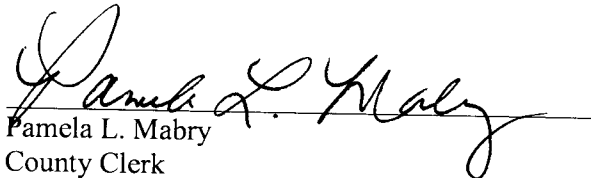
No official action was taken by the Board.

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ADJOURNMENT

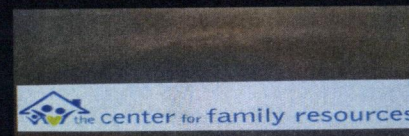
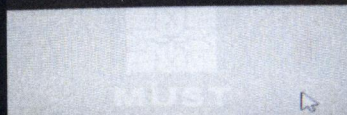
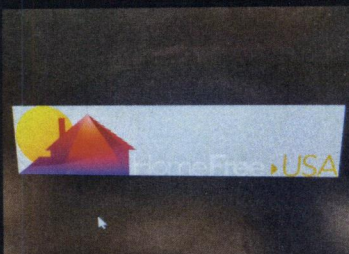
The meeting was adjourned at 3:28 p.m.


Pamela L. Mabry
County Clerk
Cobb County Board of Commissioners

Emergency Rental Assistance Update



1



Thank you to all of Cobb's Service Providers!

2

ERA funds received and remaining to date

- Cobb has received \$45,880,880.20 of ERA1 and \$16,176,566.77 of ERA2 for a total of \$62,057,446.97.
- Remaining to be disbursed is:
 - \$16,233,626.00 of ERA1 through December 29, 2022;
 - \$10,032,814.30 of ERA2 through September 30, 2025:
 - ❖ comprised of \$3,100,000.00 remaining second tranche and, just requested, third and final tranche of \$6,932,814.30.

3

Some statistics

- Service Providers have assisted over 3,800 households since April 2021.
- The average check size has been \$9,810.32.
- 98% of the assistance has been for rent and rent arrears with the remaining 2% going to utilities.

4

Reasons for denials

- Applicants do not complete the application process or do not provide the proper documentation;
- Income of applicant exceeds the maximum allowed by the program;
- No COVID hardship;
- Landlord will not participate.

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Follow-up recommendations

The rental assistance is only a bandaid, more needs to be done to address a larger problem:

- Job placement assistance;
- Skill enhancement classes;
- Financial classes.

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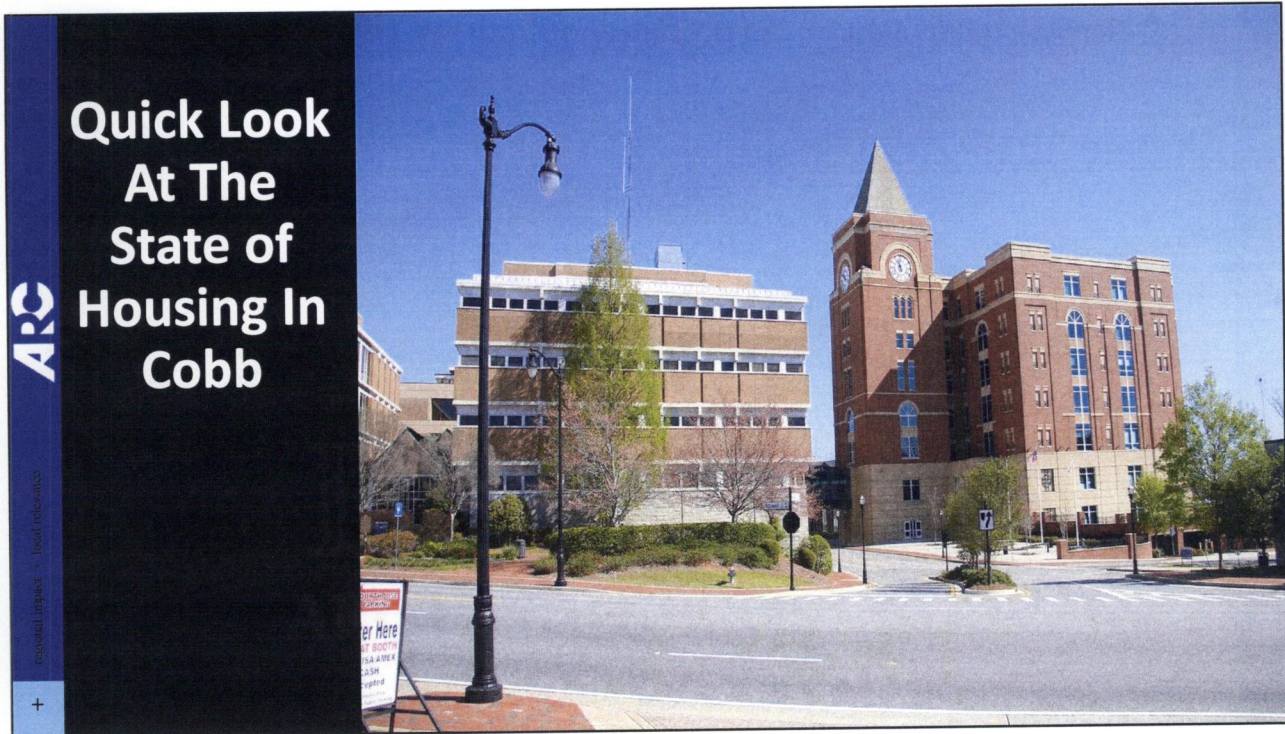
Housing stability assistance

- The Board has also funded an additional Legal Aid attorney to work onsite in Magistrate Court to assist tenants, in the amount of \$681,925.00 (through December 31, 2024).
- \$750,000.00 has been set aside for an eviction diversion program through the Magistrate Court.

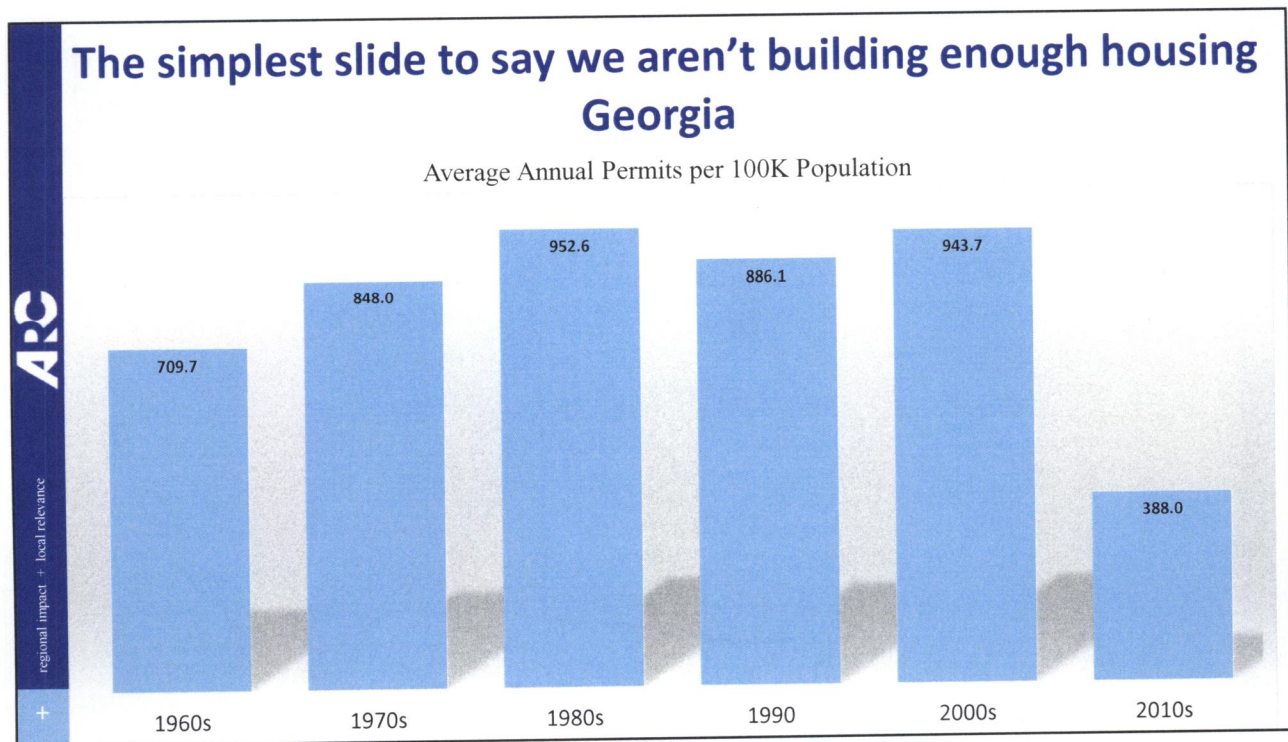
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Questions?

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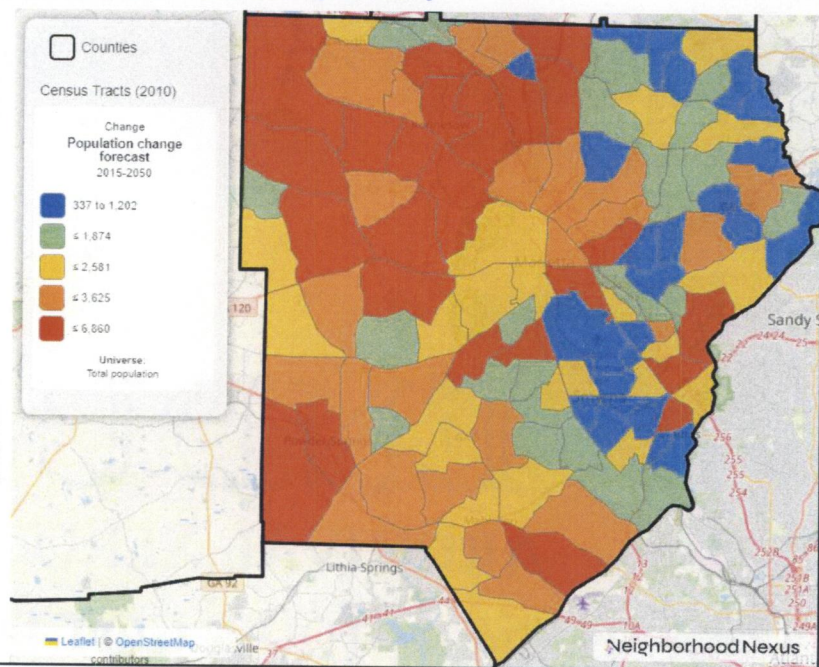
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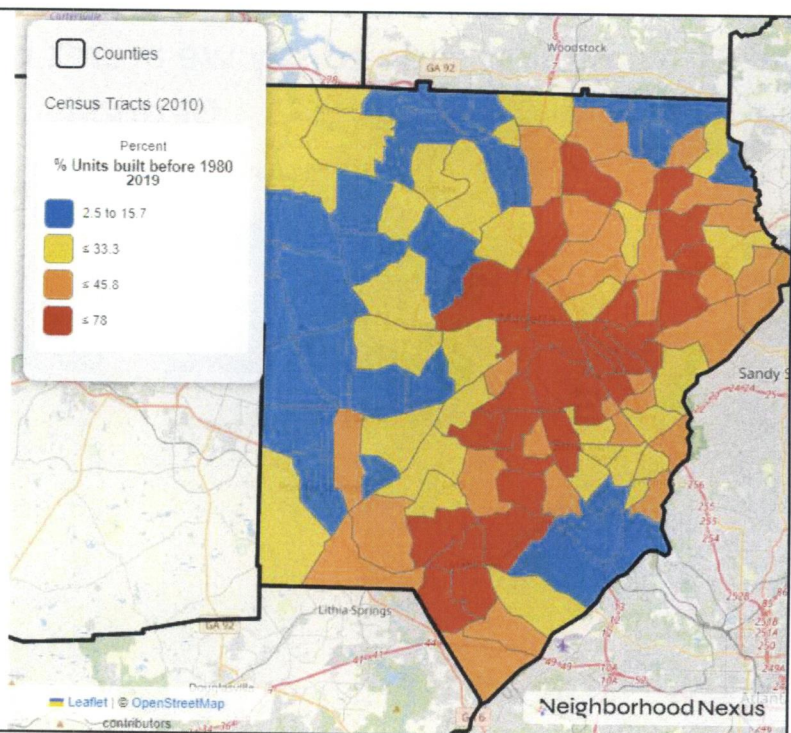
ARC Population Forecasts Series 16 (2019)

Change 2015-2050

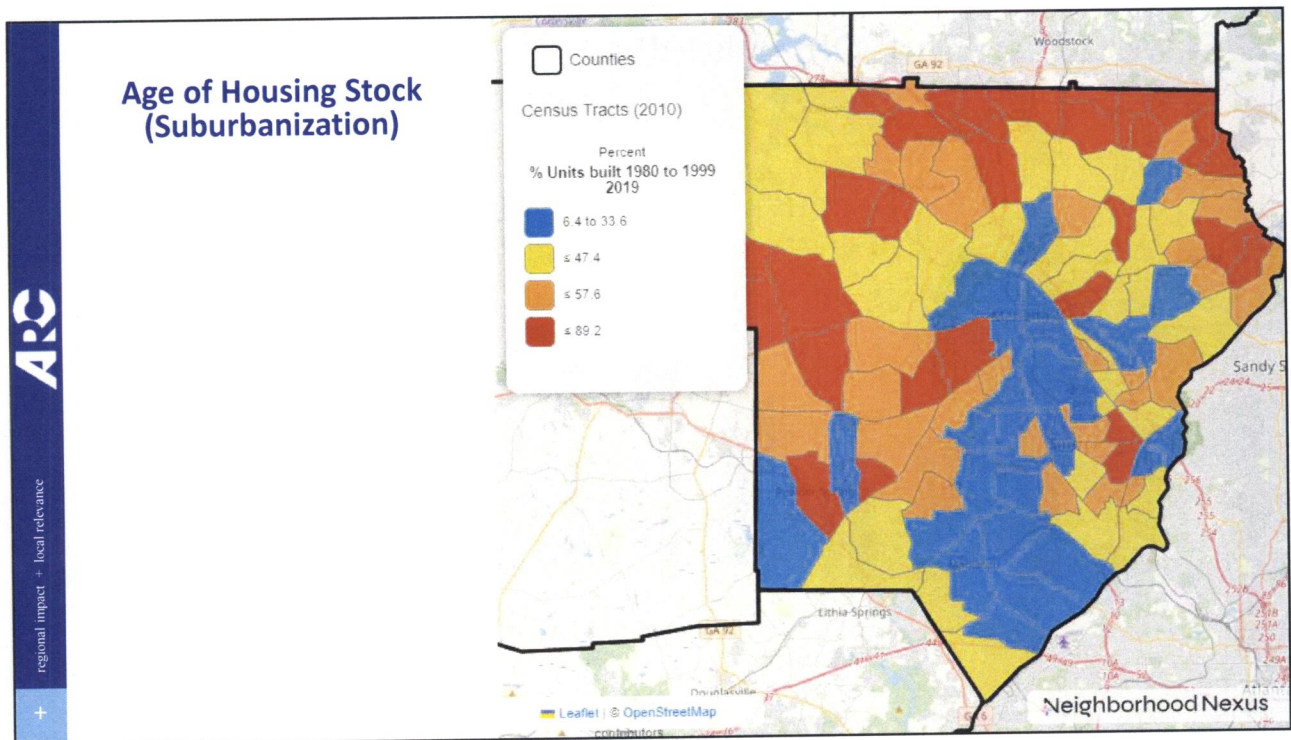


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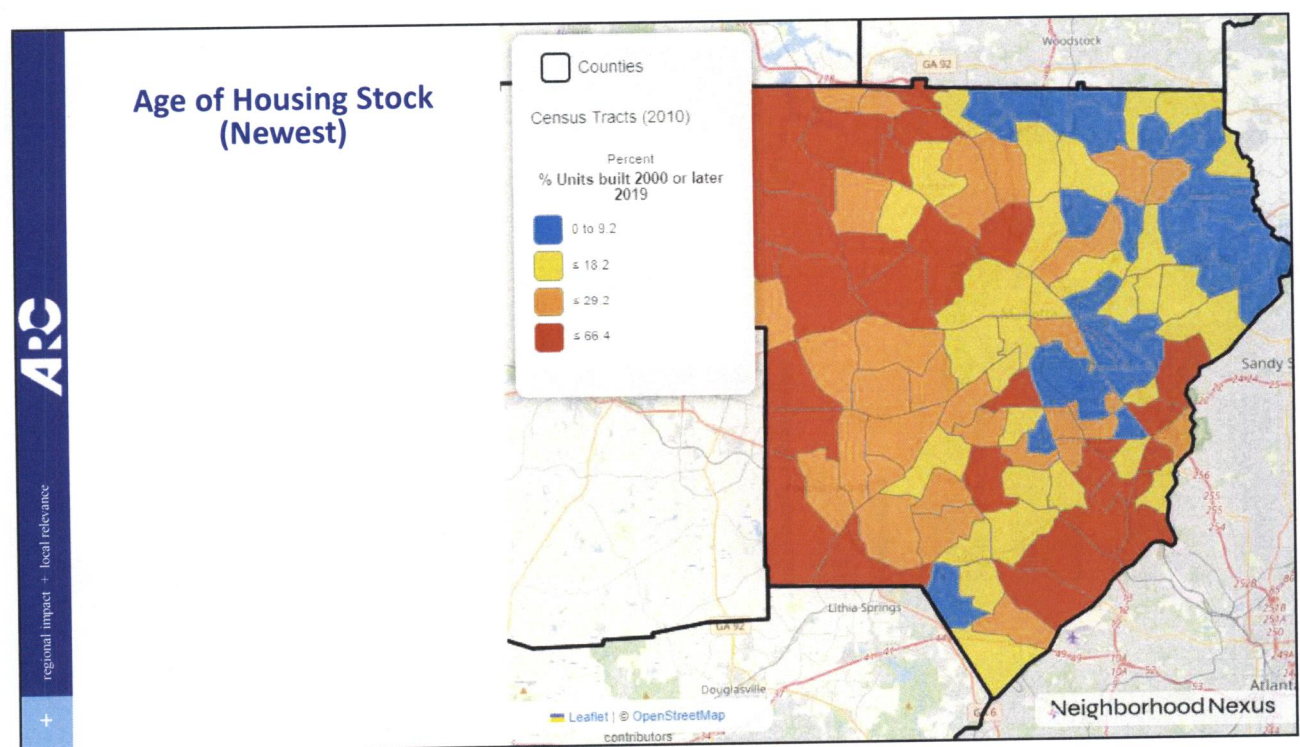
Age of Housing Stock (Older)



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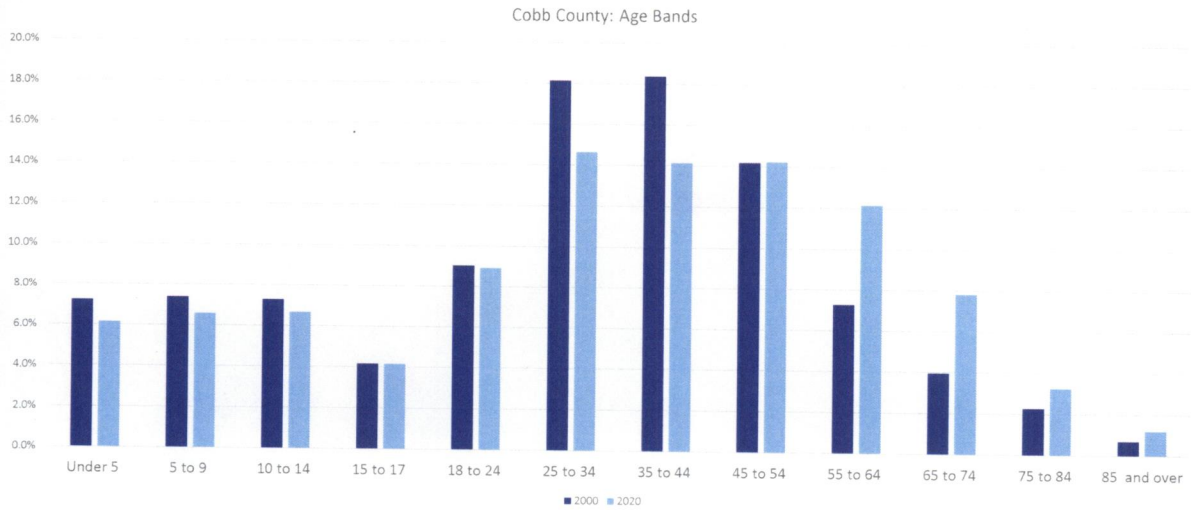


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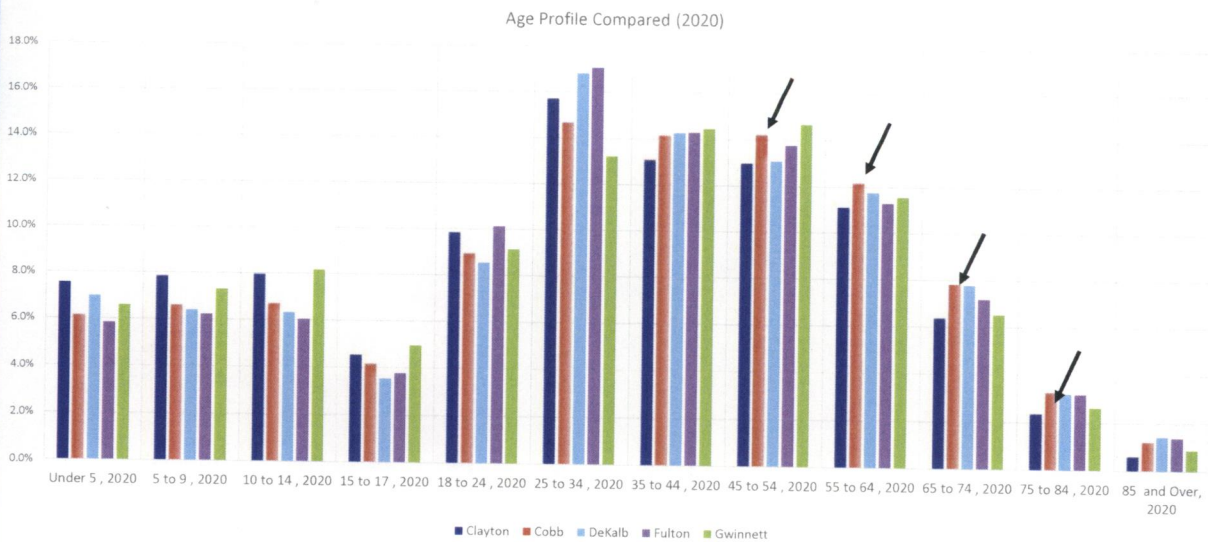
Fewer Kids; More Older Adults



Source: American Community Survey, US Census, accessed via Social Explorer

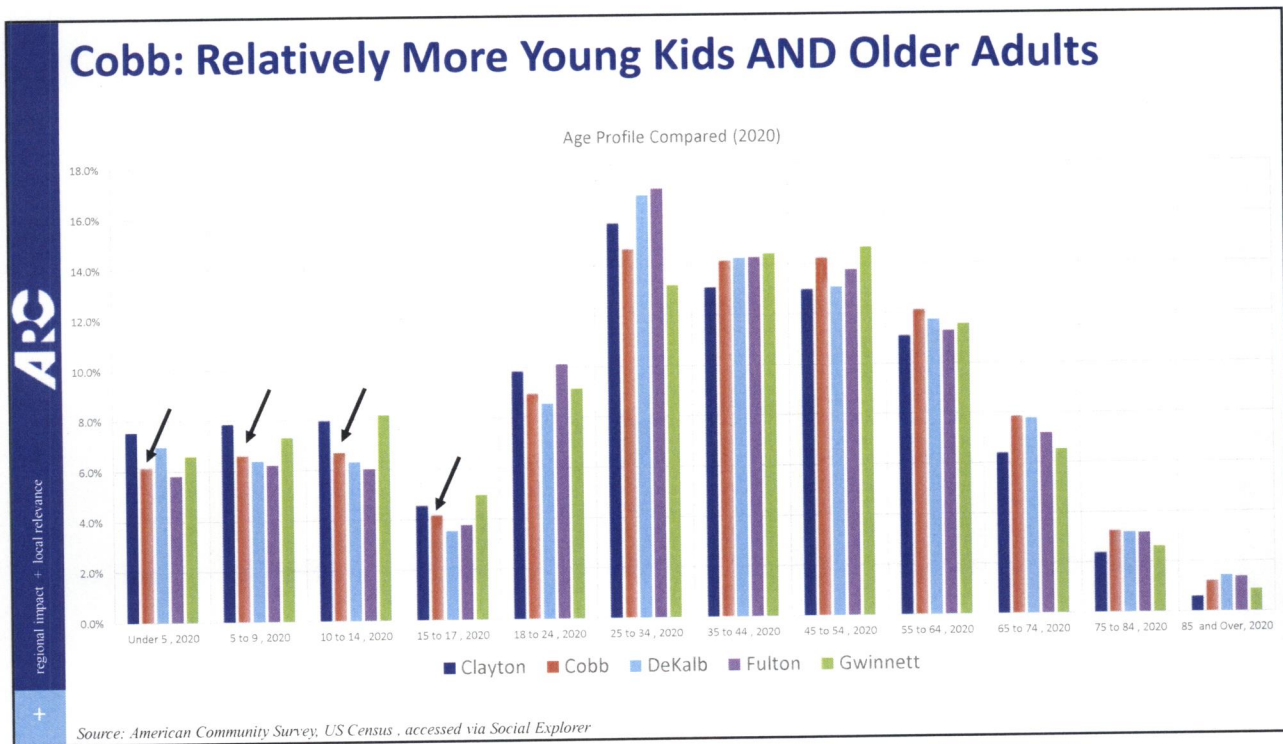
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Cobb: Relatively More Young Kids AND Older Adults

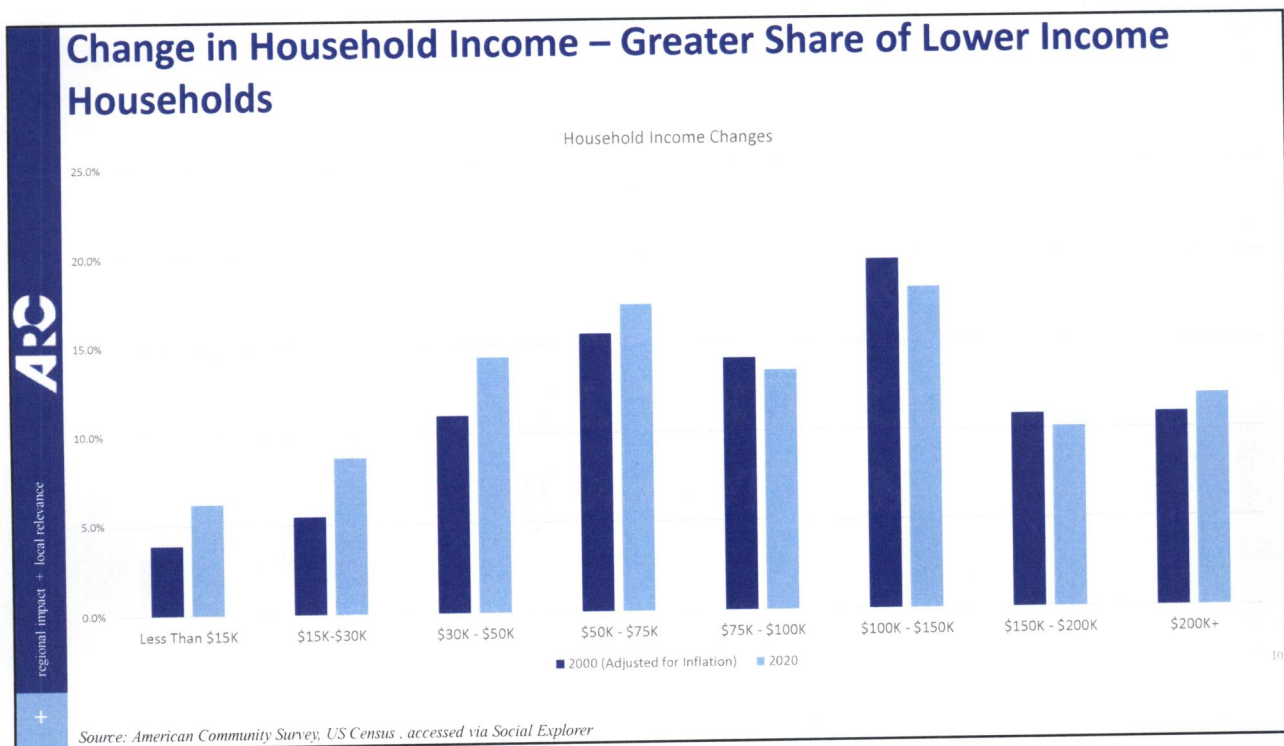


Source: American Community Survey, US Census, accessed via Social Explorer

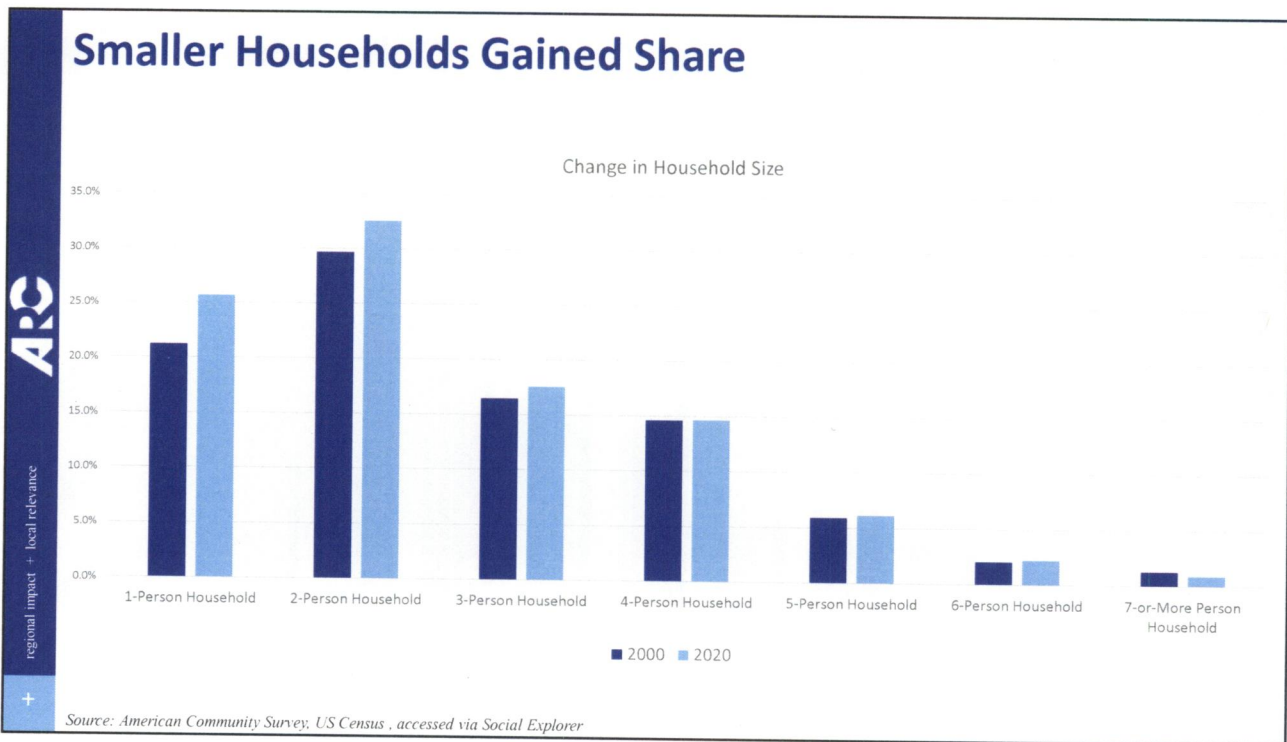
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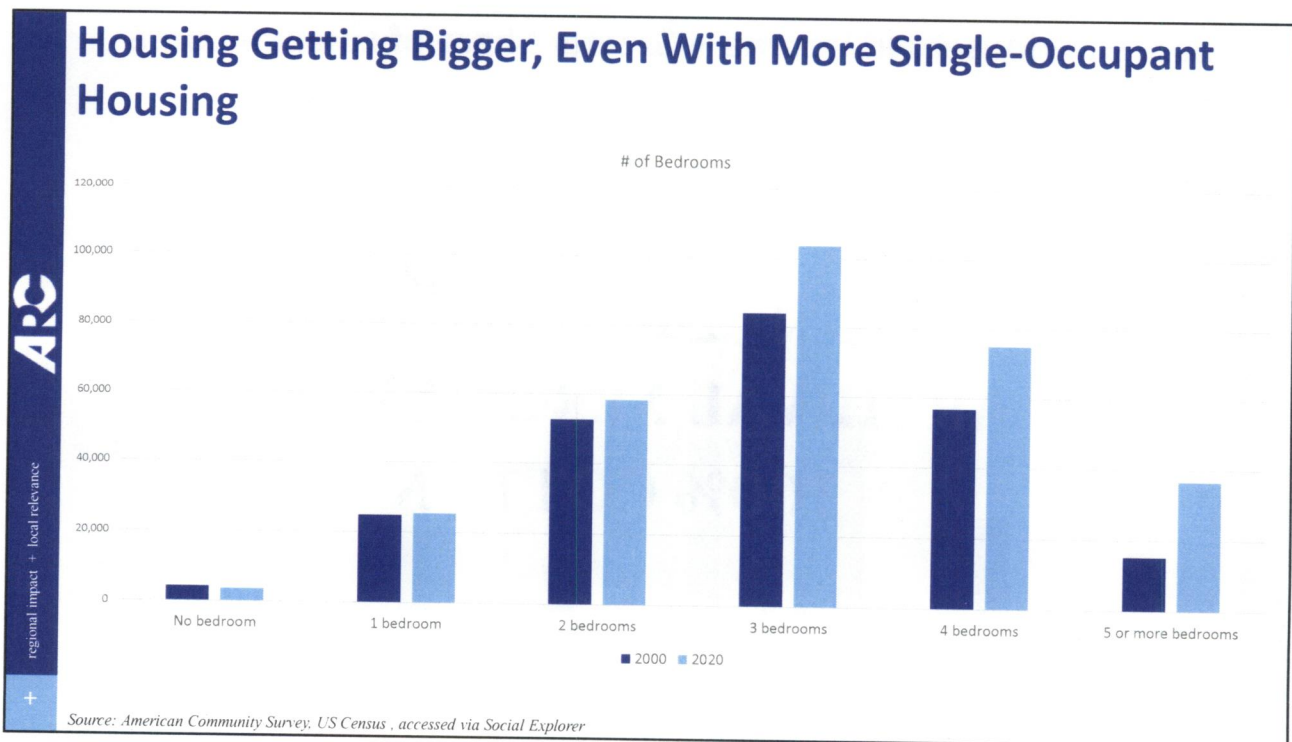
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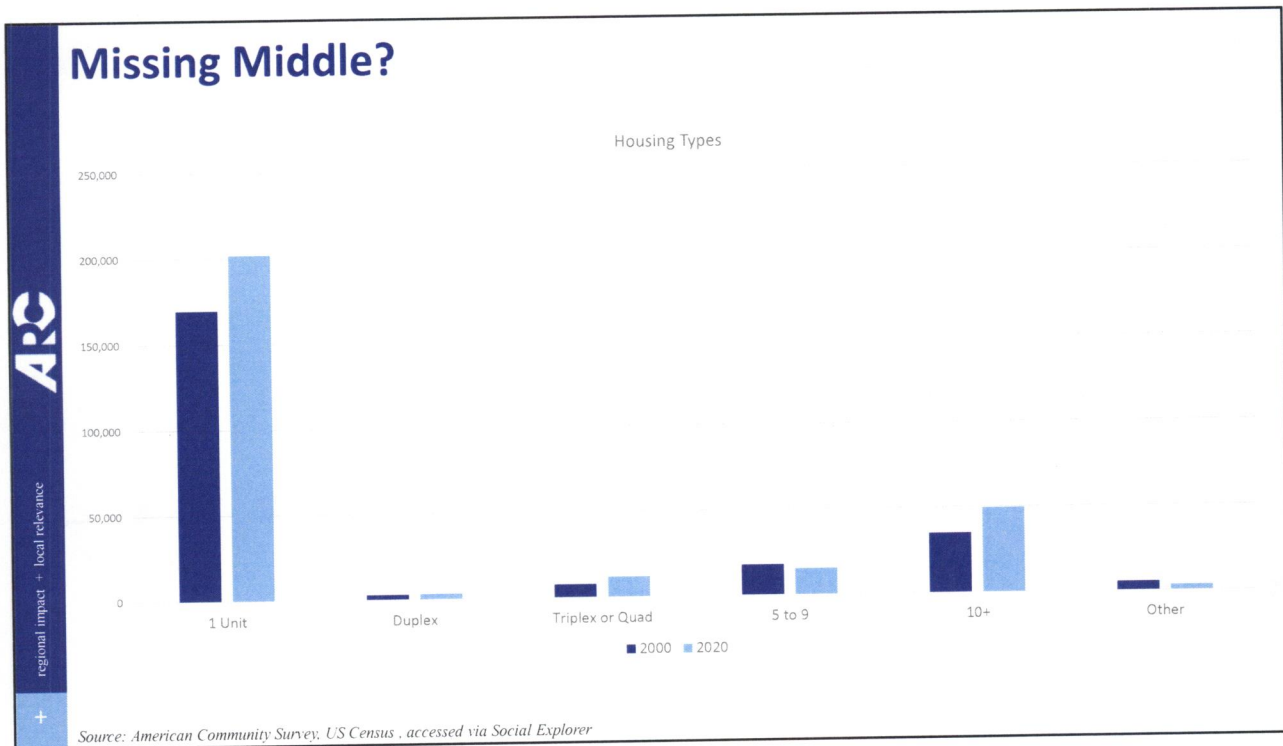
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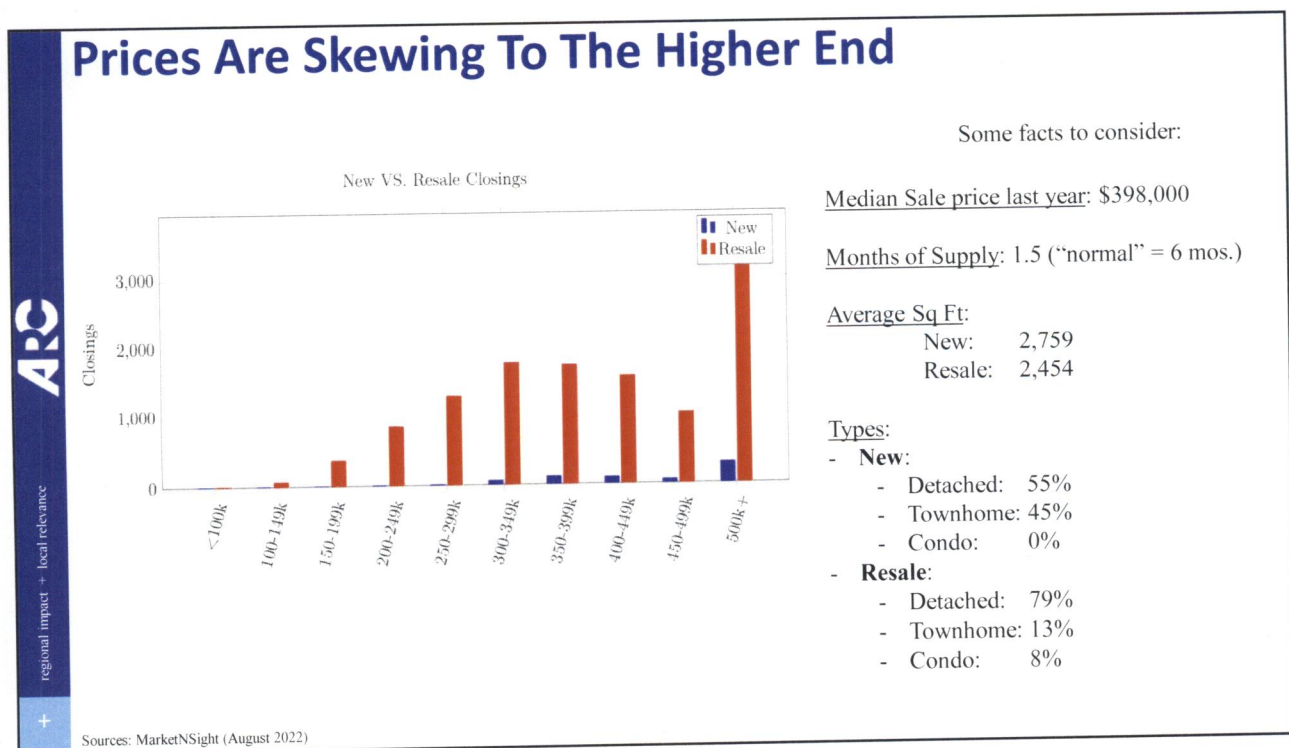
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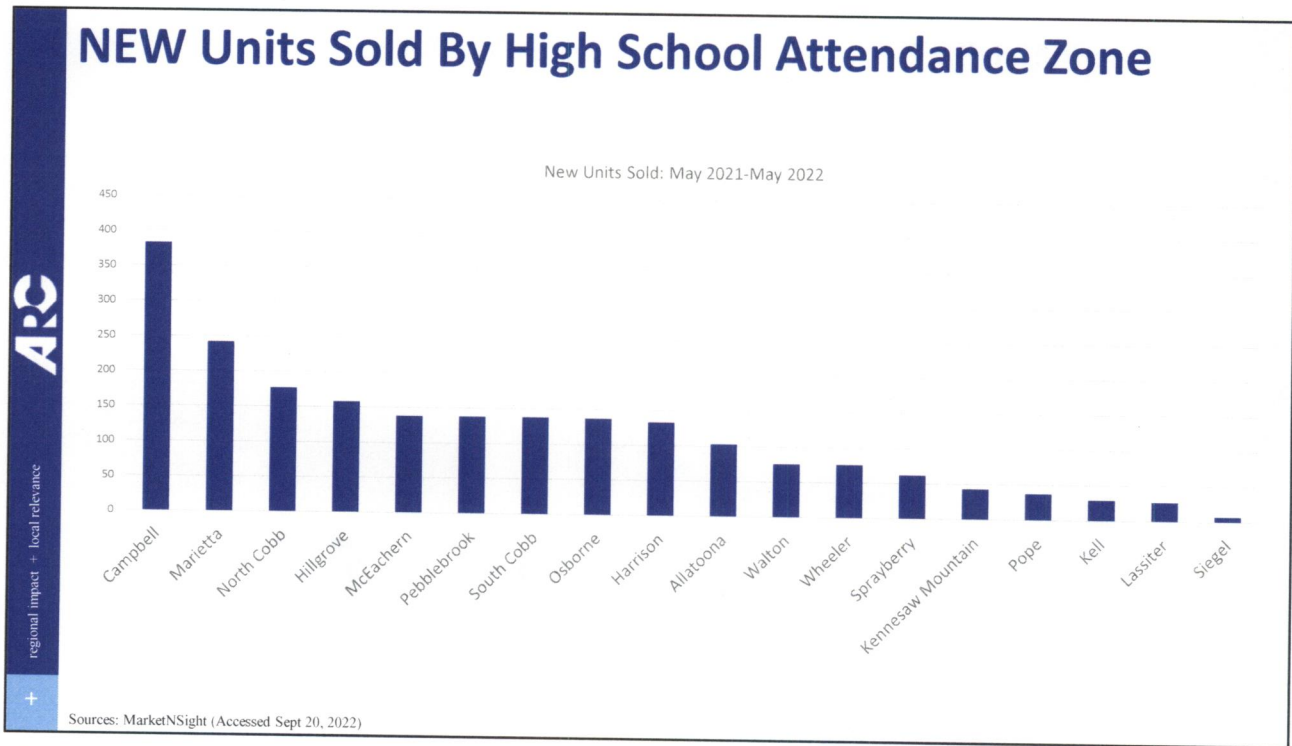
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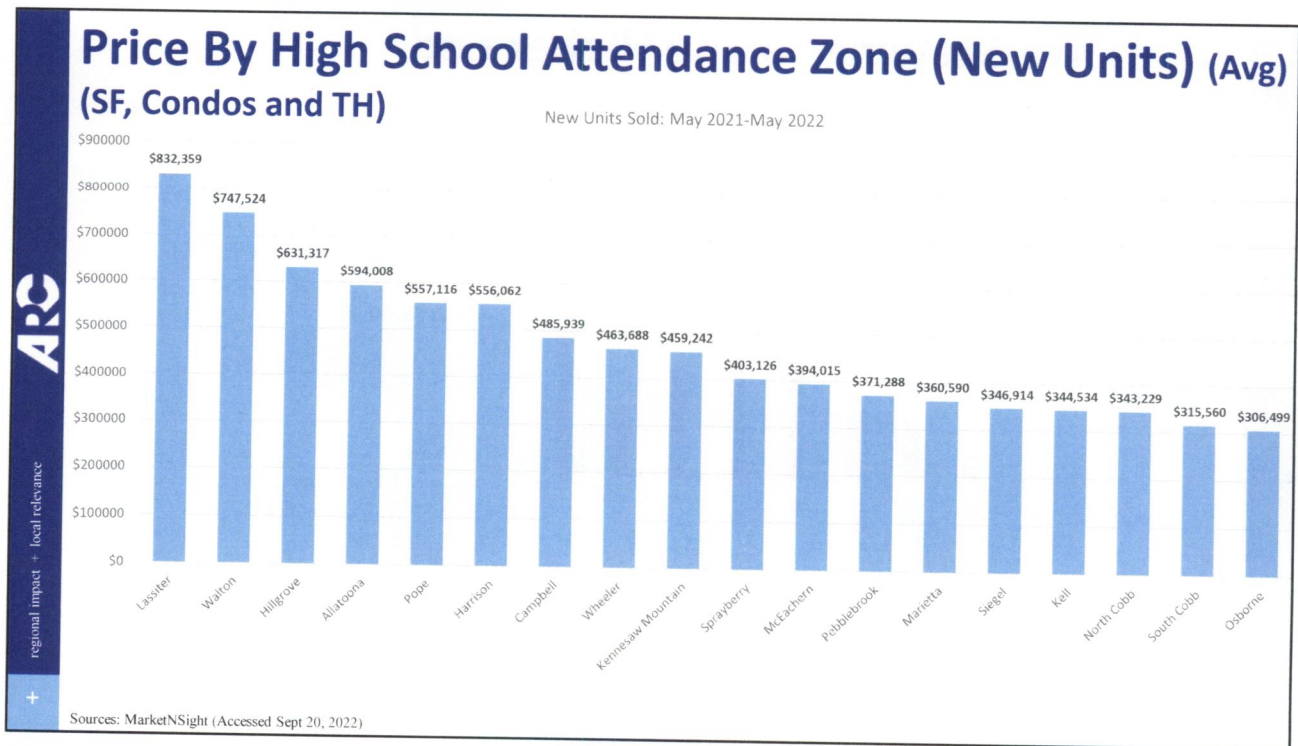
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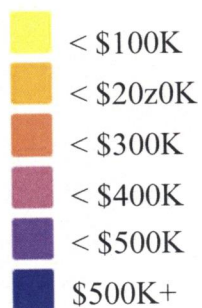


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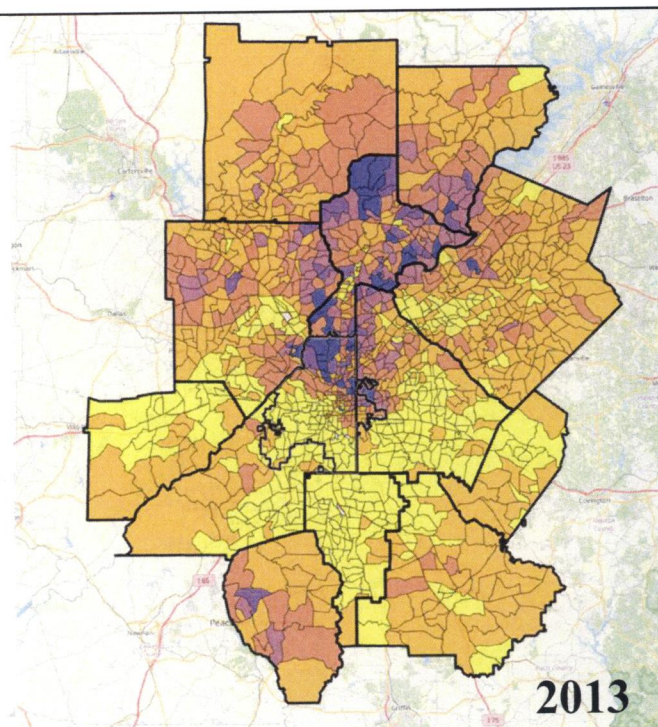
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Median Home Sale Price



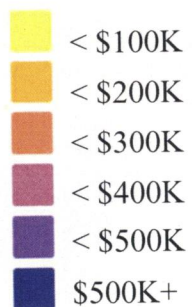
Analysis by:
Atlanta Regional Commission

Data provided by:
Zillow through the *Zillow Transaction and Assessment Dataset (ZTRAX)*.



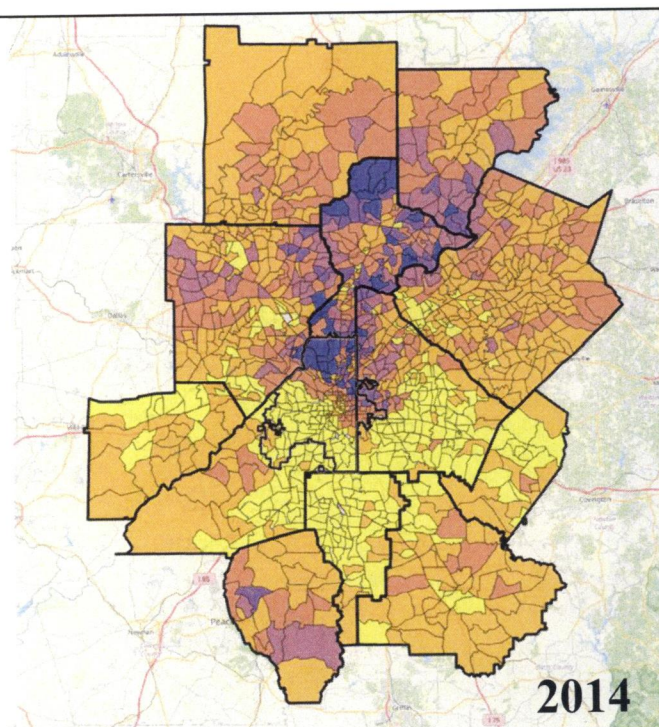
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Median Home Sale Price

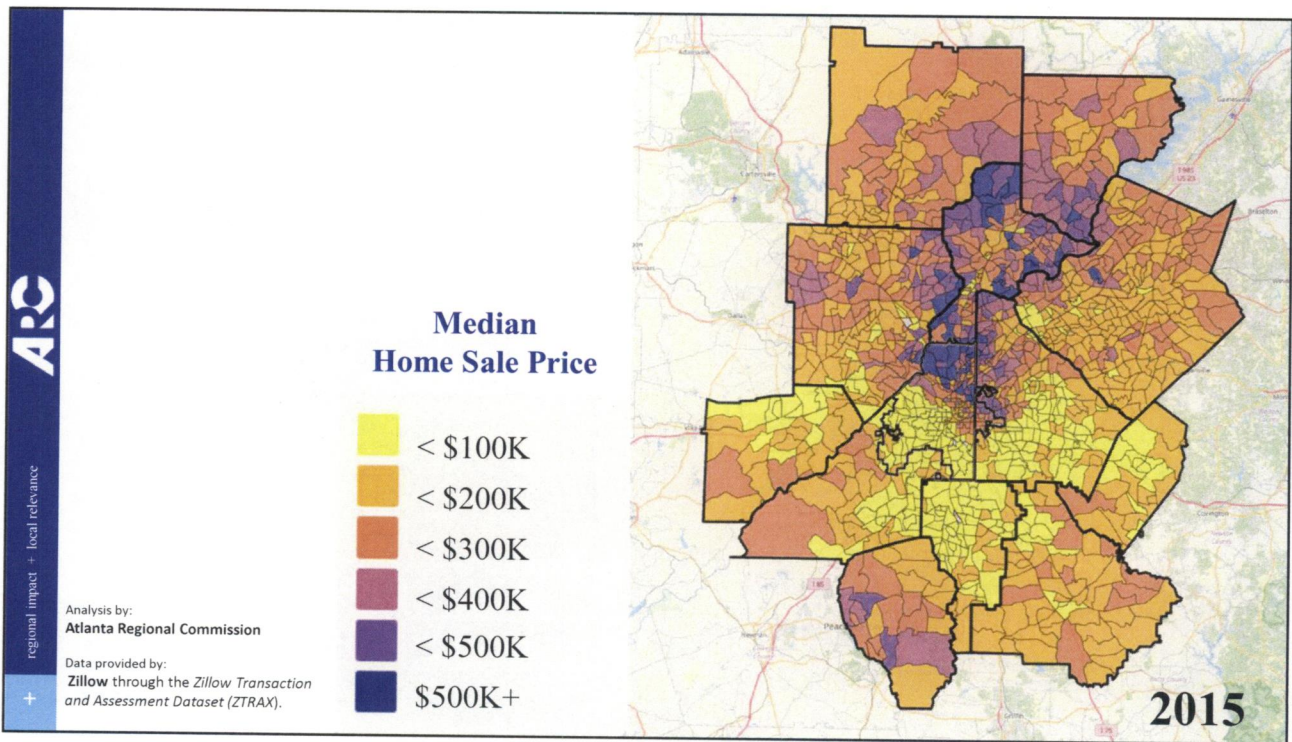


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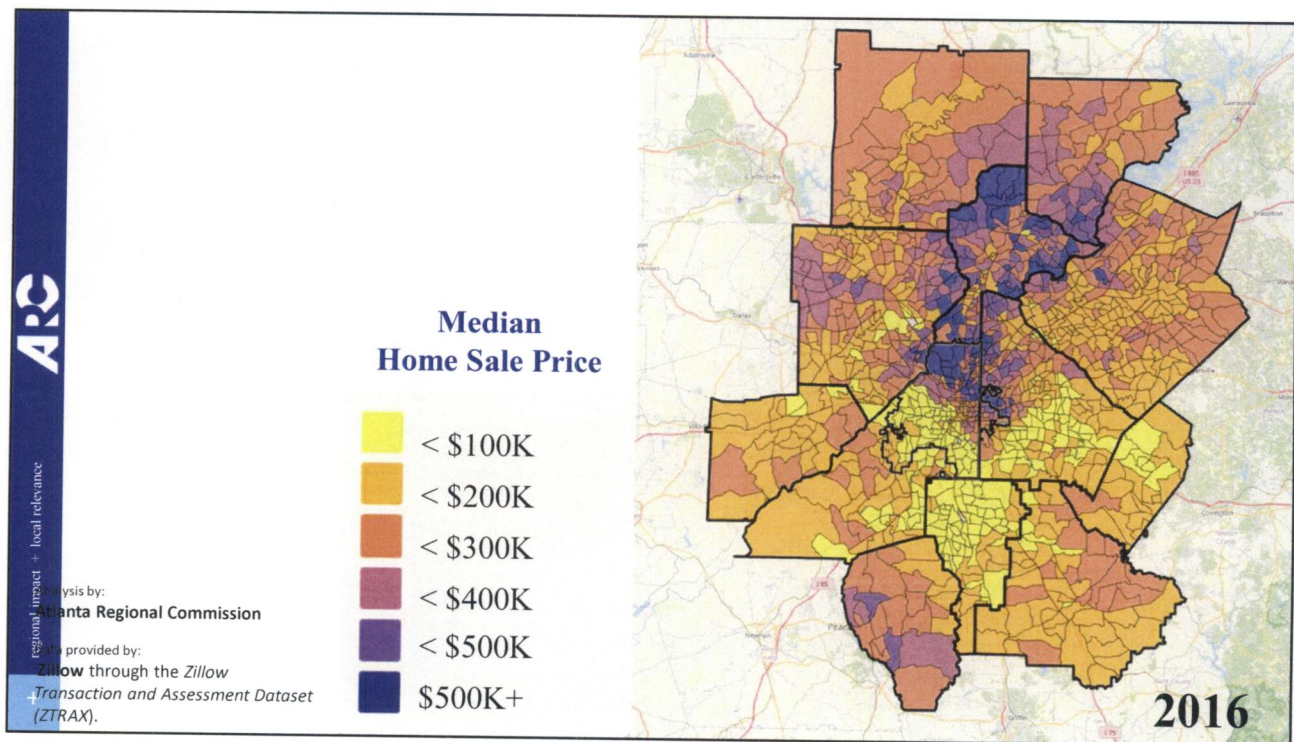
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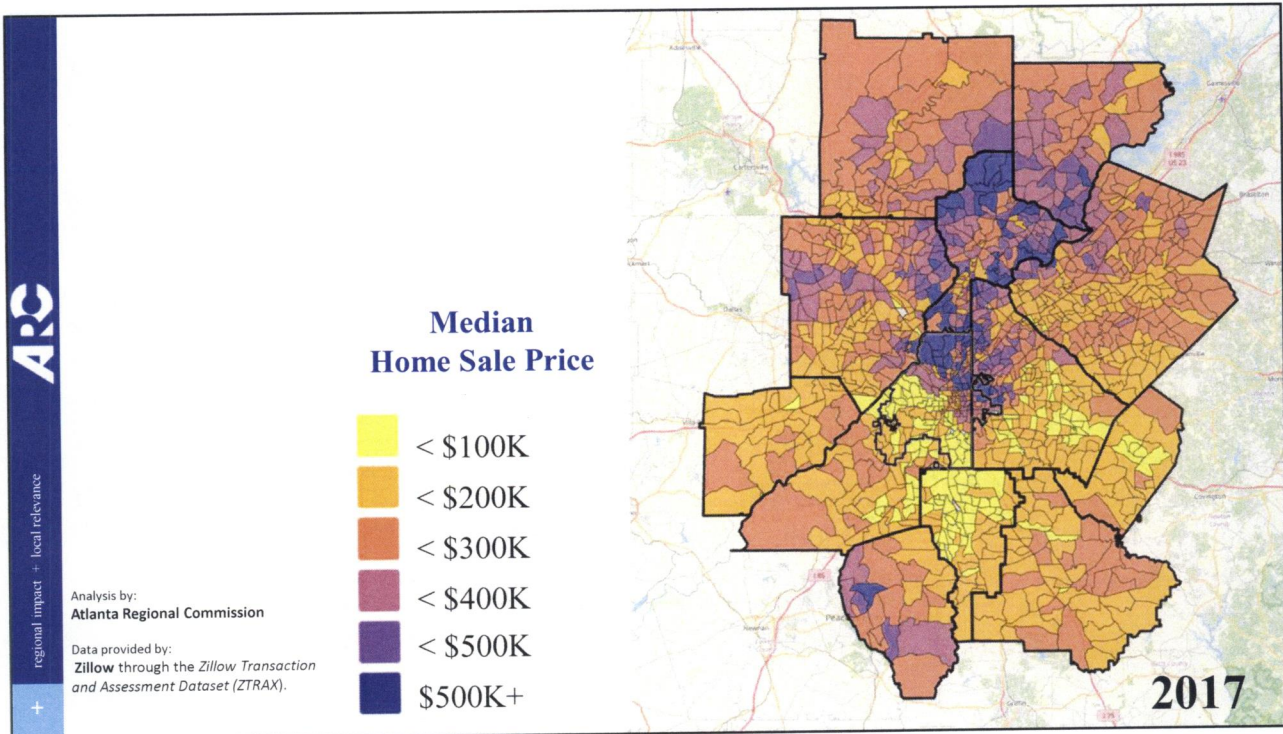
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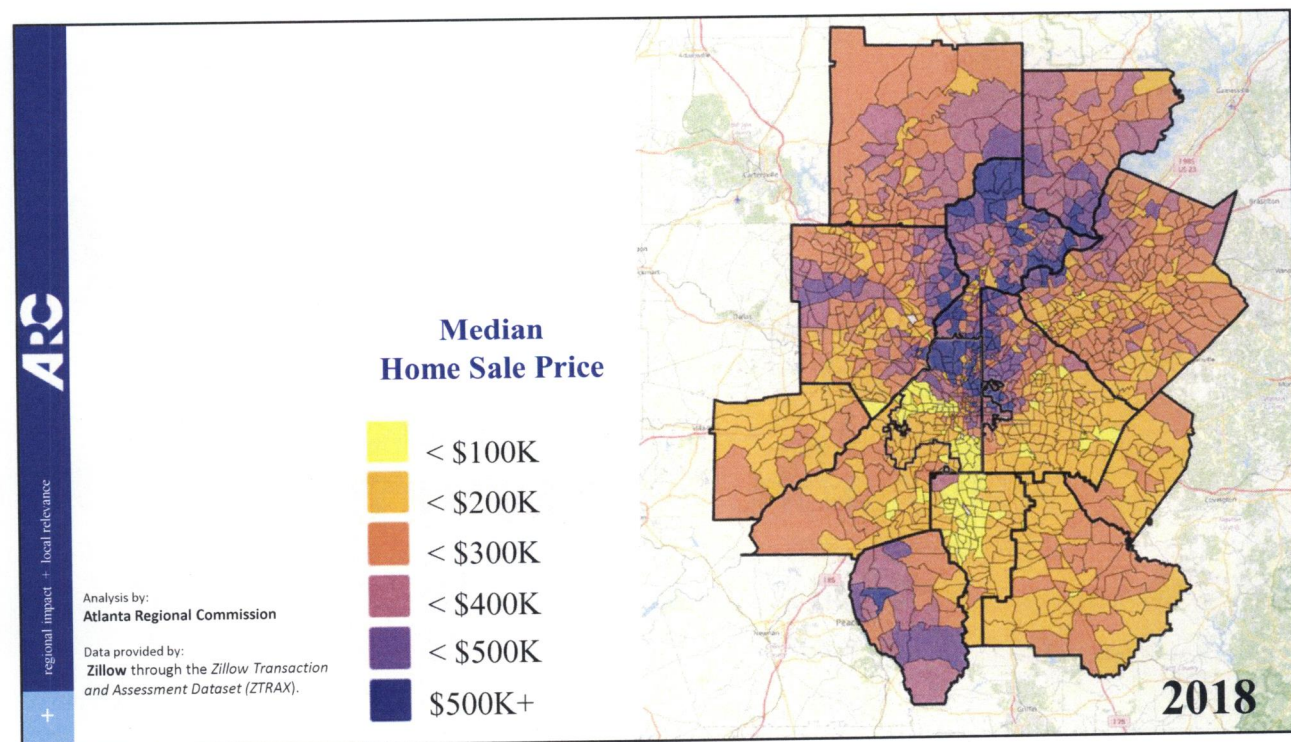
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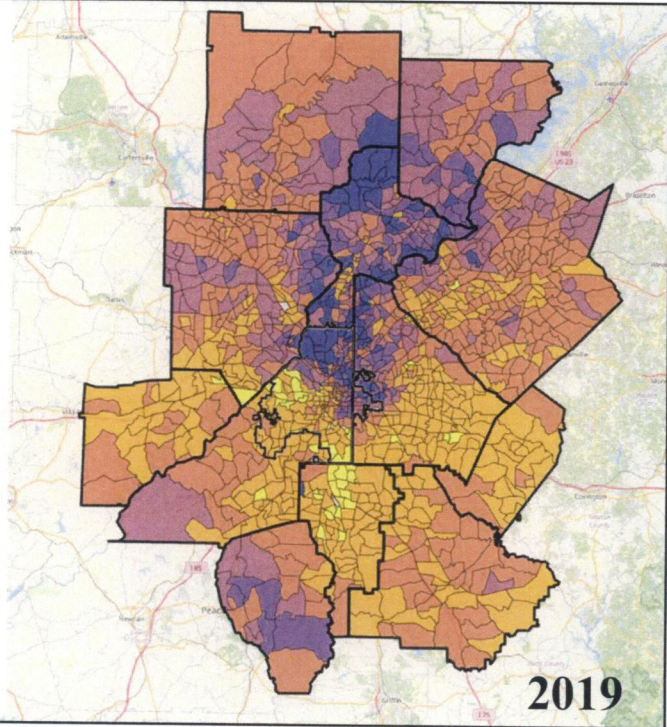
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Median Home Sale Price



Analysis by:
Atlanta Regional Commission

Data provided by:
Zillow through the Zillow Transaction
and Assessment Dataset (ZTRAX).

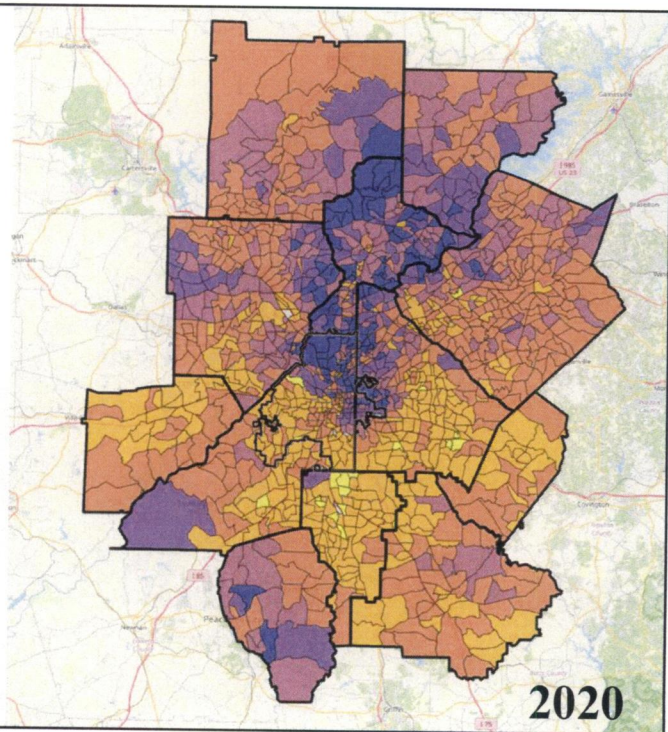


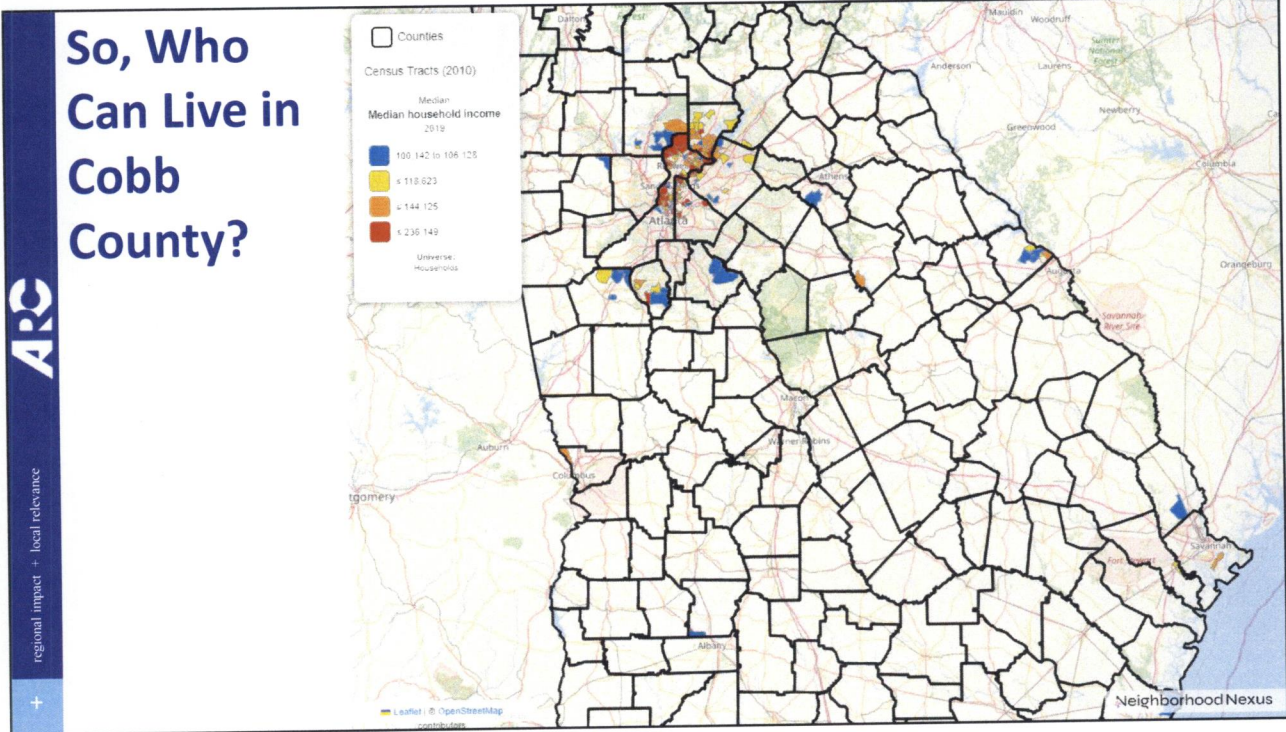
Median Home Sale Price



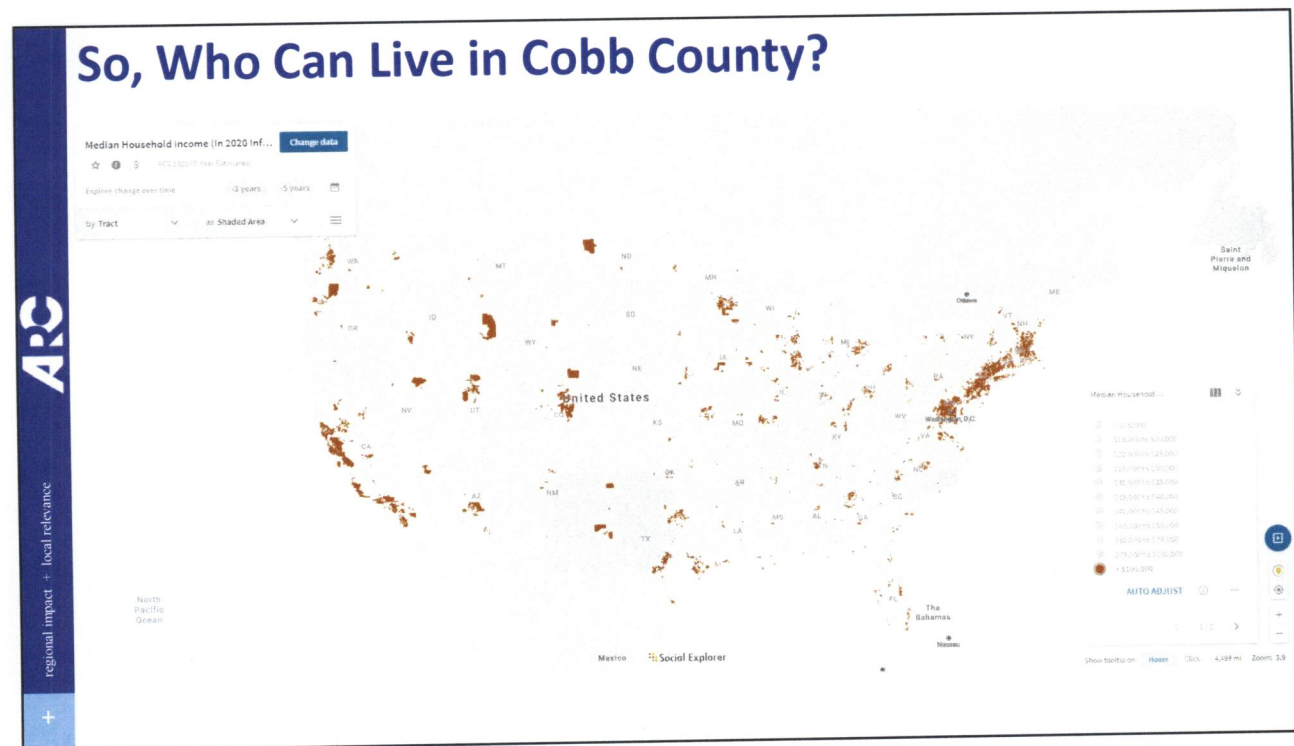
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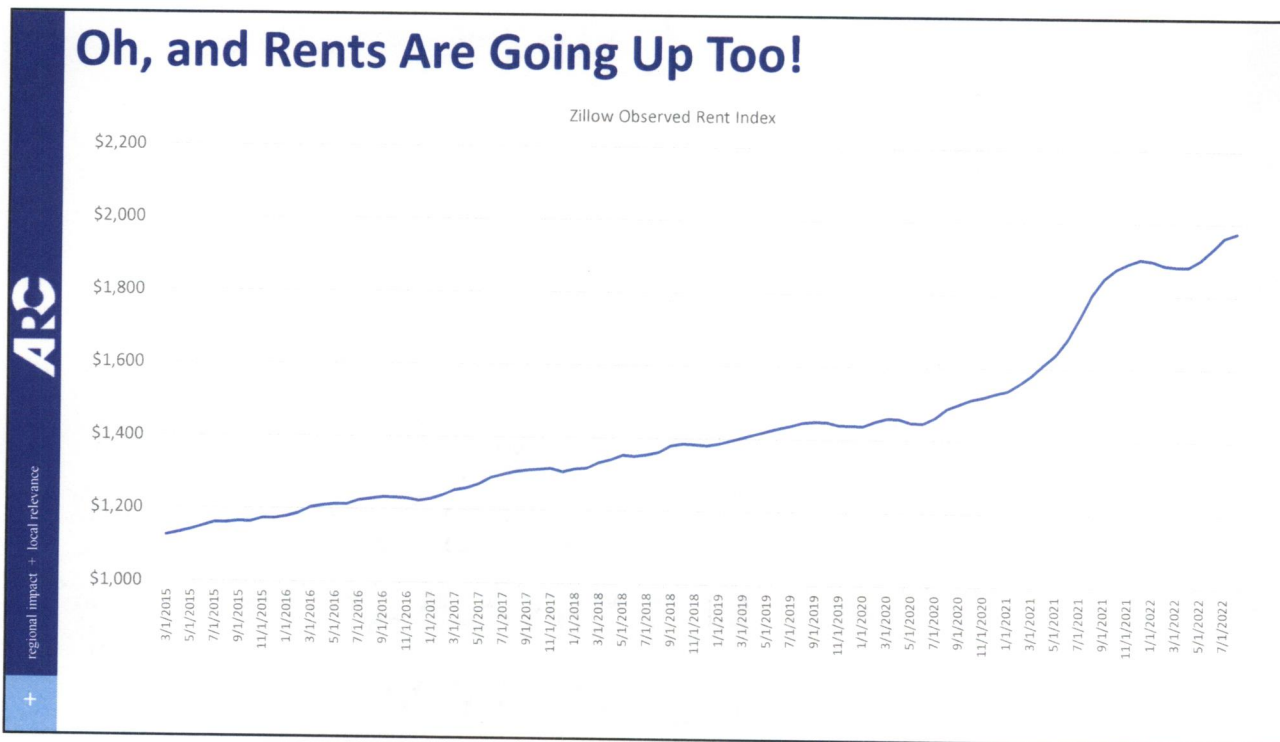




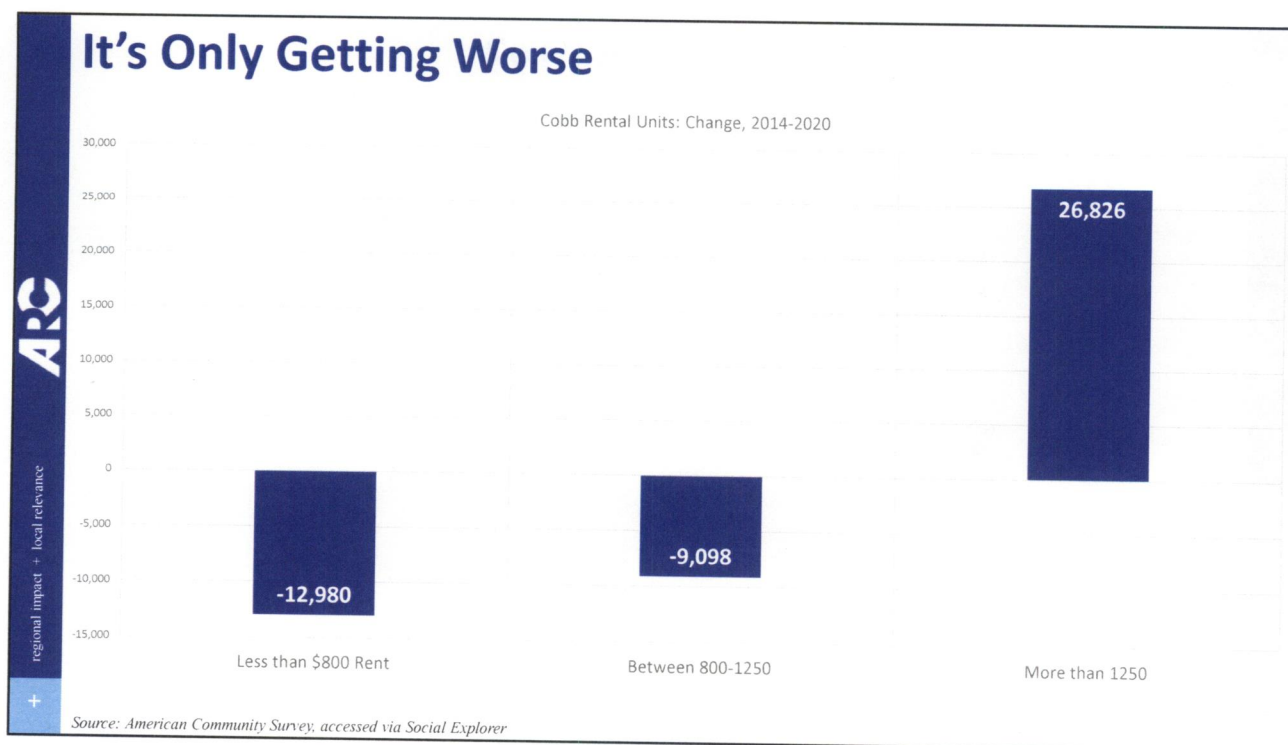
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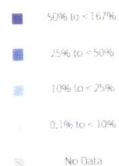


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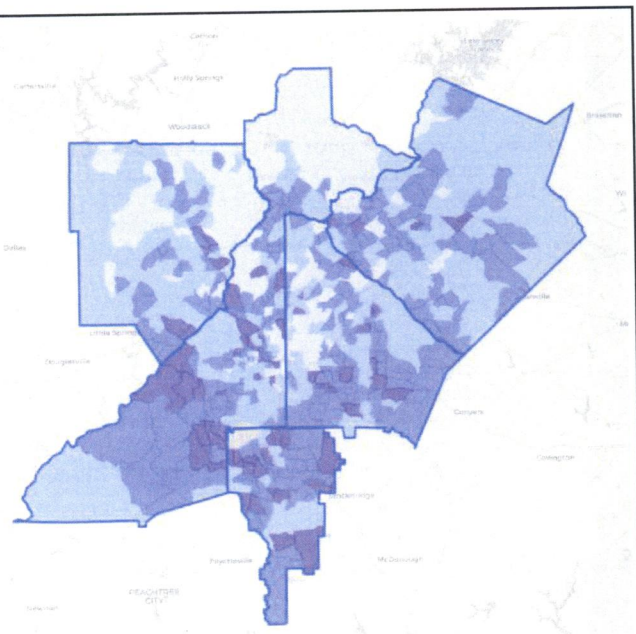
Evictions Looming Large

Eviction Filing Rate*

During the Pandemic**



* calculated by dividing total filings by the number of rental units in each housing unit
 ** figures for 2020 to the present are based on the latest available data from county clerk's offices and court records



Source: Metro Atlanta Housing Strategy (Eviction Tracker)

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Institutional Investors in Single Family Housing

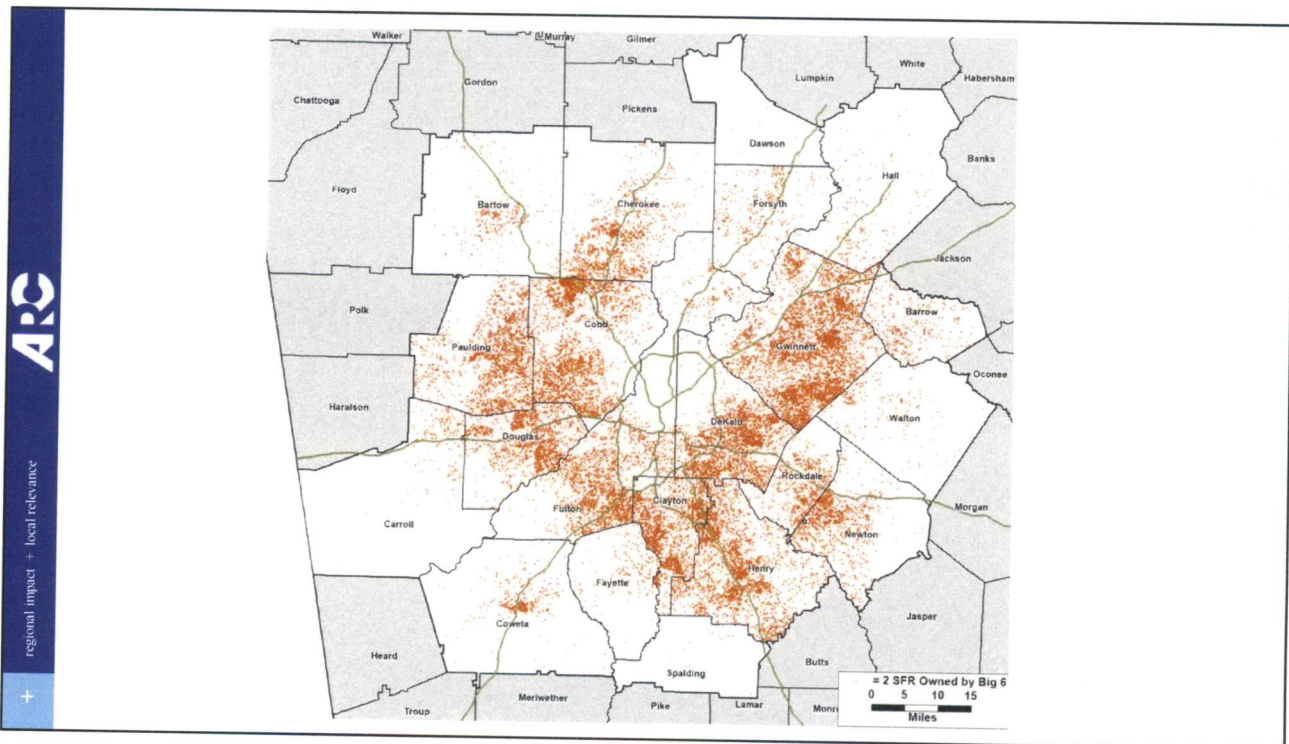
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Count based on clusters

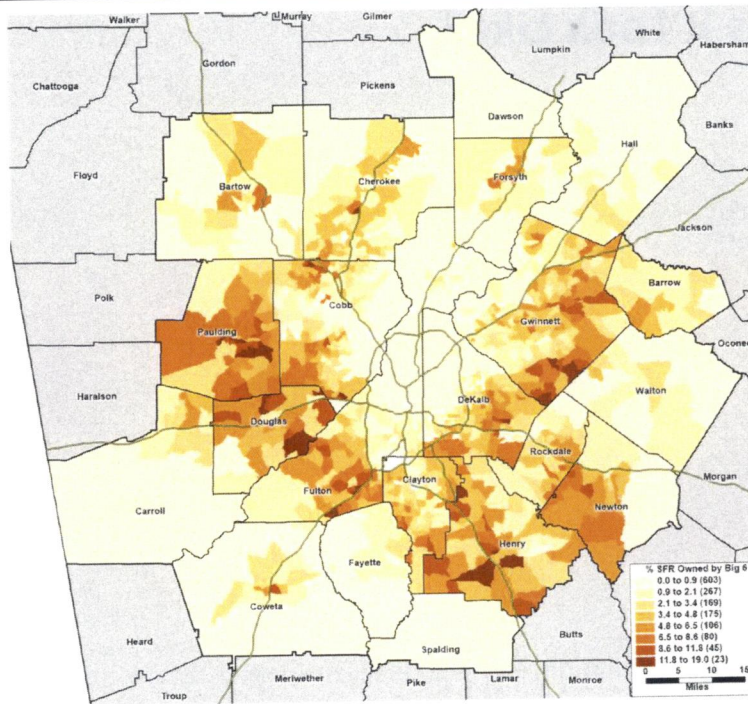
County	Name	All SFR	Owned by "Business"	# Owned by Big 6	% Owned by Big 6
013	Barrow	25,076	1,881	608	2.4%
015	Bartow	31,143	3,122	560	1.8%
045	Carroll	27,959	2,160	326	1.2%
057	Cherokee	88,441	9,771	2,323	2.6%
063	Clayton	82,146	14,463	3,188	3.9%
067	Cobb	190,987	14,682	4,774	2.5%
077	Coweta	45,270	3,218	694	1.5%
085	Dawson	8,469	431	14	0.2%
089	DeKalb	169,514	18,786	4,126	2.4%
097	Douglas	42,301	5,575	2,537	6.0%
113	Fayette	38,427	2,945	331	0.9%
117	Forsyth	69,130	3,836	775	1.1%
121	Fulton	215,335	25,205	3,610	1.7%
135	Gwinnett	231,545	20,181	8,778	3.8%
139	Hall	59,121	4,050	432	0.7%
151	Henry	78,267	11,318	4,564	5.8%
217	Newton	35,493	4,669	1,751	4.9%
223	Paulding	52,126	6,503	3,471	6.7%
247	Rockdale	27,250	2,934	974	3.6%
255	Spalding	19,677	2,142	32	0.2%
297	Walton	30,008	2,446	378	1.3%
	TOTAL	1,567,685	160,318	44,246	2.8%

Big 6 (5,000 or more parcels):
 Invitation Homes, First Key Homes,
 American Homes 4 Rent, Progress
 Residential, MainStreet Renewal, and
 Tricon Residential

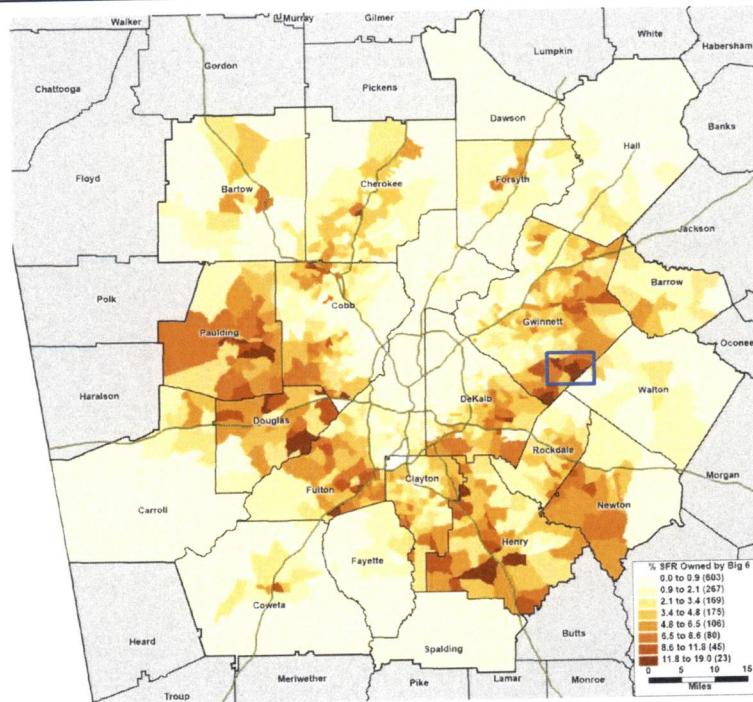
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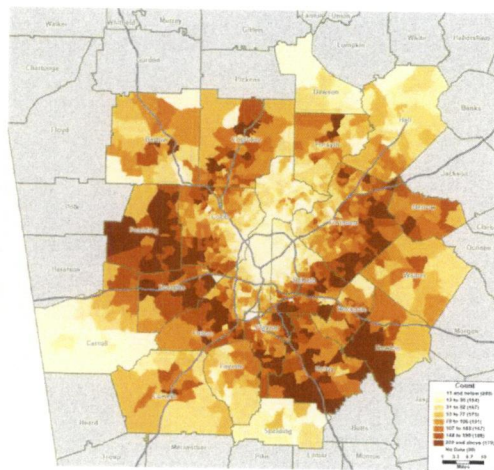
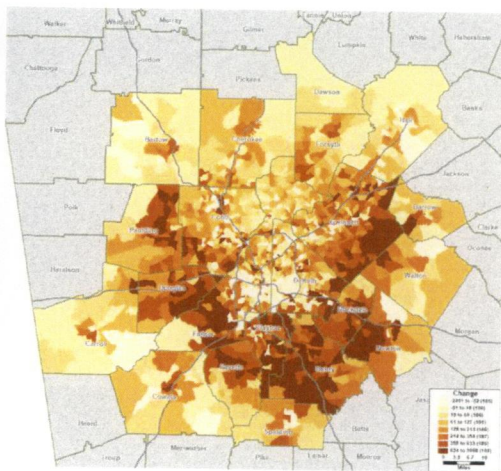


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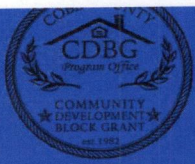


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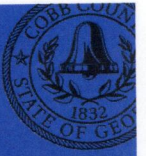
What Does it Look Like?

 $r = .46$

Change, Black Population, 2010-20 # SF Properties, Big 6 Institutional Owners, 2022



FEDERAL GRANTS PROGRAM BRIEFING



GRANT PROGRAMS OVERVIEW

Community Development Block Grant

The **Community Development Block Grant** (CDBG) program provides communities with annual funding to address a wide range of unique community development needs. Cobb County receives a HUD formula-based annual allocation reflective of the population, extent of poverty, housing overcrowding, extent of growth, & age of housing. Eligible activities include a wide range of public services, public facilities, and economic development activities for low-and moderate-income households. Cobb's 2022 CDBG Allocation is **\$3,473,537.00**.

Community Service Block Grant

The **Community Service Block Grant** (CSBG) Program was created by the Federal Omnibus Budget Reconciliation Act of 1981 to assist states in alleviating the causes and conditions of poverty in communities. States receive CSBG allocations based on a statutory formula which accounts for factors or characteristics of the entity's service area, such as poverty, unemployment, land mass, etc. States then allocated funding to Counties & Community Action Agencies. Cobb's 2022 CSBG Allocation is **\$958,920.79**.

Emergency Solutions Grant

The **Emergency Solutions Grant** (ESG) is designed to assist individuals and families to rapidly regain stability in permanent housing after experiencing a housing crisis or homelessness. Cobb County receives a HUD formula-based annual allocation. ESG funds are available for five program components: street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and data collection through the Homeless Management Information System (HMIS). Cobb's 2022 ESG Allocation is **\$283,771.00**.

Emergency Food & Shelter Program

The **Emergency Food & Shelter Program** (EFSP) was authorized under the Stewart B. McKinney Homeless Assistance Act. The program is governed by a National Board composed of representatives of the American Red Cross; Catholic Charities, USA; The Jewish Federations of North America; National Council of the Churches of Christ in the USA; The Salvation Army; and United Way Worldwide. The Board is chaired by a representative of the Federal Emergency Management Agency (FEMA). The National Board uses a formula involving population, poverty, and unemployment data to determine the eligibility of a civil jurisdiction. The County received a direct award from FEMA for 2022 Phase 39 totaling **\$195,024.00**.

HOME Investment Partnerships Act

The **Home Investment Partnerships Act** (HOME) provides funding to expand affordable housing options for persons of low and moderate-income communities. The County in partnership with local nonprofit organizations utilize this funding to address the inadequacy of the affordable housing supply in Cobb. The County receives a formula-based annual allocation reflective of the current housing needs regarding substandard rental housing, housing supply, number of low-income persons, poverty limits, and cost of housing. Cobb's 2022 HOME Allocation is **\$1,672,515.00**.

Justice Assistance Grant

The **Edward Byrne Memorial Justice Assistance Grant** (JAG) Program was created as part of the Consolidated Appropriations Act of 2005. The JAG Program, administered by the Bureau of Justice Assistance (BJA), is the leading source of federal justice funding to state and local jurisdictions to support program areas including to support a range of program areas including law enforcement, prosecution and court programs, prevention and education programs, corrections and community corrections, drug treatment and enforcement, crime victim and witness initiatives, and planning, evaluation, and technology improvement programs. The Bureau of Justice Statistics calculates allocations based on the congressionally mandated JAG formula which includes (1) the state's share of the national population and (2) the county's share of the country's Part 1 violent crime statistics as reported by the Federal Bureau of Investigation's (FBI's) Uniform Crime Reporting (UCR) Program. Cobb's 2022 JAG Allocation is **\$137,254.00**.

Home-American Rescue Plan Program

The **HOME American Rescue Plan (ARP)** provides \$5 billion to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country. These grant funds will be administered through HUD's HOME Investment Partnerships Program (HOME). Cobb's HOME ARP allocation is **\$5,551,090.00**.

Emergency Food & Shelter Program American Rescue Plan Act

The **Emergency Food and Shelter Program American Rescue Plan Act** (EFSP-ARPA) funding was made available under Section 4008 of the American Rescue Plan Act of 2021 (ARPA). The Program is administered by FEMA. This funding was targeted to assist local non-profit, faith-based, and governmental service agencies in providing humanitarian relief for families and individuals encountered by the U.S. Department of Homeland Security (DHS). Cobb's 2022 EFSP-ARPA Allocation is **\$602,772.00**.

PROGRAM YEAR 2023 HUD 70% ESTIMATED ALLOCATIONS

The County's 2023 HUD funding estimates are currently in public comment. Funding estimates are allocated at 70% of the prior year's grant allocation. This conservative methodology is utilized because HUD does not publish its final allocation before the Annual Action Plan is due in November. Listed below are the 2023 HUD 70% Estimated Allocations by grant:

CDBG	HOME	ESG
\$2,431,475.90	\$1,170,760.50	\$194,789.70

PY 2023 GRANT ALLOCATION TIMELINE

- ❖ **February 3, 2022** – 2023 Grant application cycle commenced
- ❖ **February 23, 2022 and March 16, 2022** - Virtual grant application workshops held
- ❖ **April 8, 2022** - 2023 Grant application cycle concluded
- ❖ **July 19, 2022** – Application Review Committee convened to discuss 2023 70% funding recommendations
- ❖ **September 13, 2022** - 30-day public comment period commences
- ❖ **September 27, 2022** - Public Review Meeting to receive comments on recommendations and 2023 Annual Action Plan
- ❖ **October 17, 2022** - 30-day public comment period concludes
- ❖ **November 8, 2022** - 70% Recommendations to be considered by the Board of Commissioners
- ❖ **November 9, 2021** - Approval and declination notice to be sent to PY2023 applicants

PROGRAM ACCOMPLISHMENTS

The HUD Consolidated Annual Performance and Evaluation Report (CAPER) included a summary of programmatic accomplishments and an assessment of progress toward the vision established by the County in utilizing CDBG, HOME and ESG funds. For the 2021 Program Year, HUD determined the County was in full compliance with the following Federal requirements:

- ❖ Meeting the Eligibility and National Objectives requirements and ensuring that at least 70 percent of the activities funded with CDBG funds benefit persons with low and moderate incomes.
- ❖ Complying with Administrative Caps and Public Service Caps, by only obligating \$632,016.75 or 17.20%, in CDBG funds for Planning and Administrative costs and 12.97% for Public Services activities.
- ❖ Meeting the 2021 Timeliness Expenditure Standard with only 1.19% of funding available for all grant years of CDBG funds as of November 2, 2021.
- ❖ The County was within the required thresholds for all five Red Flag indicators in IDIS for the HOME Program.
- ❖ The County had no HOME activities over 120 days in Final Draw status, and no open activities with more than 12 months since a draw has been made.
- ❖ County was in compliance with the requirements for the 2021 ESG grant 7.5% Administration cap and 60% Emergency Shelter and Street Outreach.
- ❖ Cobb met or exceeded all goals as listed in the 2021 Annual Action Plan.
- ❖ Cobb expended \$3,311,156.33 to assist 89,226 residents with CDBG-CV funding.
- ❖ The County in coordination with its Subrecipients expended a total of \$4,155,064.20 in CDBG funding.
- ❖ Cobb County expended \$261,367.22 in ESG program funds.

2022 CDBG PROGRAM OFFICE PUBLICATIONS

Fair Housing & Housing Affordability

In April 2022 in celebration of National Fair Housing Month, the CDBG Program Office created an educational article regarding Fair Housing & Housing Affordability that was published on the Cobb County CDBG Website and disseminated in the local media, via email and the County's website. For more information regarding this publication, please visit:

<https://s3.us-west-2.amazonaws.com/cobbcounty.org.if-us-west-2/prod/2022-09/2022%20Fair%20Housing%20Month.pdf>

COBB COUNTY CDBG PROGRAM OFFICE

National Fair Housing

This year marks the 54th anniversary of the Fair Housing Act. This landmark legislation was signed into law on April 11, 1968, by President Lyndon B. Johnson. The Fair Housing Act prohibits housing discrimination based on race, color, religion, national origin, sex, disability, and family status.

Fair Housing & Housing Affordability

Although affordable housing is an important policy goal for local jurisdictions, the terms "fair housing" or "affirmatively furthering fair housing" are not necessarily synonymous in describing affordable housing. According to the Department of Housing and Urban Development (HUD), "affordability is defined as housing that can be obtained for 30 percent or less of a household's income. However, the affordability rate can vary dramatically from city to city."

The Civil Rights Act of 1968 prohibits discrimination in the sale, rental, and financing of housing based on race, color, national origin, religion, sex, familial status, and disability. The Act also protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities. Title VIII of the Civil Rights Act of 1968, known as the Fair Housing Act, requires HUD and recipients of federal funds from HUD to affirmatively further the policies and purposes of the Fair Housing Act, also known as "affirmatively furthering fair housing" or "AFFH." The obligation to affirmatively further fair housing requires recipients of HUD funds to take meaningful actions, in addition to combating discrimination, to increase patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on the protected classes. The AFFH provision was part of the Fair Housing Act when it was passed by Congress in 1968. Through that provision, Congress directed HUD to make sure that neither the agency itself, nor the local, state, and public housing agencies it funds discriminate in their programs.

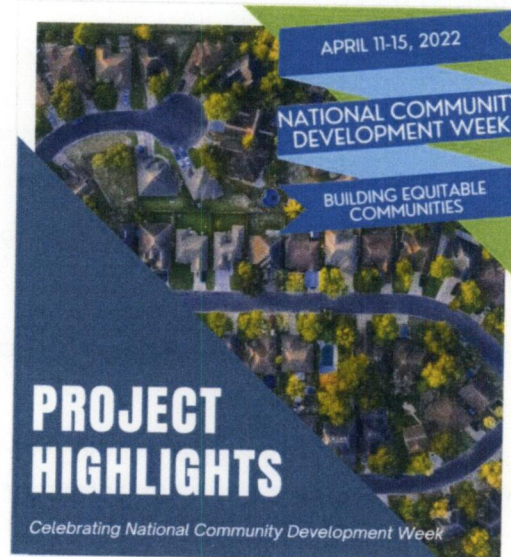
Pursuant to its authority under the Fair Housing Act, HUD has long directed program participants such as Cobb County, to undertake an assessment of fair housing issues known as the Analysis of Impediments to Fair Housing Choice (AIFHC). Further, HUD has always required recipients of federal financial assistance, such as States, local governments, Indian tribes, and Public Housing Authorities (PHAs) to engage in fair housing planning which is a required document in conjunction with the Consolidated Plan, Annual Action Plan, and PHA plan. HUD also requires local governments, PHAs, States, and Indian Tribes to be involved in fair housing planning to ensure they meet the obligation to affirmatively further the Fair Housing Act.

Cobb County has consistently exceeded HUD's compliance standards in assessing fair housing and housing needs to develop strategies to increase affordable housing. HUD grant funds have contributed to improvements in the physical, social, and economic conditions of the County's low-income residents. These funds have been used to promote affordable housing, maintaining a suitable living environment, and expanding economic opportunities for low- and moderate-income residents. Since 1962, HUD has allocated over \$307 million dollars to Cobb County to invest in the local community through partnership with local nonprofits, housing providers, and municipalities.

Celebrating National Community Development (CD) Week in Cobb County

In April 2022 in celebration of National CD Week, the Cobb County CDBG Program Office developed an eBook that showcases Cobb projects and recognizes the outstanding work being done locally with CDBG and HOME funds. To download a copy of the eBook, please click the link below:

<https://s3.us-west-2.amazonaws.com/cobbcounty.org.if-us-west-2/prod/2022-04/COBB%20CDBG%20IMPACT%20REPORT.pdf>



2022 CDBG PROGRAM OFFICE TRAININGS

- ❖ Income Verification
- ❖ Environmental Review
- ❖ CDBG Basics
- ❖ Federal Regulations
- ❖ Section 3
- ❖ Conflict of Interest
- ❖ Building HOME
- ❖ Rapid Rehousing Roundtable Discussion
- ❖ HOME-ARP
- ❖ Subrecipient Training
- ❖ Data Quality & Performance Metrics

ITEMS FOR REVIEW

HUD ESG-CV Reallocation to Cobb County

The U.S. Department of Housing and Urban Development (HUD) is awarding Cobb County an estimated amount of **\$407,864.40** of reallocated funds from the Emergency Solutions Grants (ESG) Program CARES Act (ESG-CV) appropriation. Recipients must expend all amounts awarded through the first and second allocations of ESG-CV funds by September 30, 2023, except for administration and Homeless Management Information Systems (HMIS) funds necessary for ESG-CV closeout, which must be expended by December 31, 2023. Recipients must expend reallocated funds by June 30, 2024.

NSP1 Program Income

Since the closeout of the County's NSP1 Program, the County has accumulated a total of \$2,232,212.22 in NSP1 Program Income. The CDBG Program Office has recommended a transfer in the amount of **\$200,000.00** to supplement the 2022 CDBG applications that were partially funded due to a reduction in the 2022 CDBG allocations. As a point of reference, in 2021 a total of **\$507,915.11** was allocated for CDBG Public Services activities and in 2022 we were only able to allocate **\$384,000.00** in Public Service activities. This request is currently pending HUD approval. If approved the County's NSP1 Program Income account will have a remaining balance of **\$2,032,212.22**.

Walton Communities has submitted a funding request for \$2,310,000 in HOME and/or NSP funding for the re-syndication of tax credits for Walton Village (Family units) and Legacy at Walton Village (Senior Units) located at 1570 Roberta Dr, Marietta 30008. Re-syndication is an industry term used to describe a subsequent allocation of Low-Income Housing Credits (LIHTCs) on a qualified project that served as LIHTC housing.

Project Details & Photos

Walton Village

208 Family Units

Built Date: 2007

Compliance Period Ends: 12/31/2022

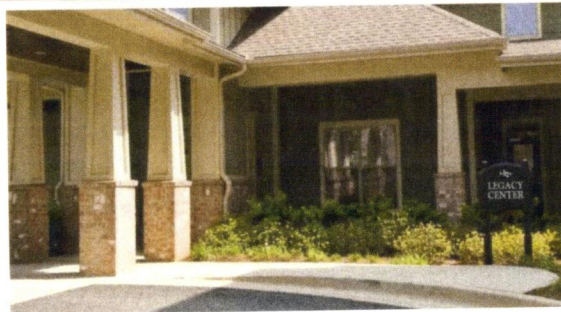


Legacy at Walton Village

200 Senior Units

Built Date: 2007

Compliance Period Ends: 12/31/2021





UPCOMING EVENTS

Grant Informational Trainings – October 2022

2023 CSBG Application Workshop – October 2022

2024 CDBG, HOME & ESG Application Cycle February 2023

