

2020

Consolidated Annual  
Performance and Evaluation  
Report (CAPER)



City of Rome  
Community Development Department  
607 Broad Street  
Rome, GA 30161

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Consolidated Annual Performance and Evaluation Report (CAPER) is an annual report for the City of Rome's Community Development Block Grant Program (CDBG). The report describes the year-end status of all activities, including (on occasion) some non-CDBG activities as proposed in previous years Action Plans. The report covers the activities that were underway between January 1, 2020 and December 31, 2020. Some of these activities may have been tied to previous grant years and previous Consolidated Plans.

The City of Rome's Community Development Block Grant (CDBG) total allocation for 2020 was \$952,076. This includes \$438,554 in regular CDBG funding and \$513,523 in special CDBG-CV (Cares Act) funding. At the end of the previous program year (2019) there was a balance in the amount of \$661,793.44 in unexpended CDBG funds.

During the program year, a total of \$417,046.95 was expended: \$155,000 was spent on economic development (small business assistance program), \$60,993.09 was spent on housing activities (housing rehabilitation, housing rehabilitation administration/project delivery); \$118,571.60 was spent on sidewalk replacement improvements and \$82,482.26 was spent on planning and general administration.

2020 was a difficult year for the City of Rome due to the global pandemic, stay at home orders, staff working remotely, etc. This created a challenge in completing planned projects.

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Economic Development Activities	Non-Housing Community Development	CDBG-CV: \$	Jobs created/retained	Jobs	55	62	112.73%			
Economic Development Activities	Non-Housing Community Development	CDBG-CV: \$	Businesses assisted	Businesses Assisted	2	6	300.00%			
Grant Planning and Administration	Affordable Housing Non-Housing Community Development CV-Public Services	CDBG: \$ / CDBG-CV: \$	Other	Other	2	2	100.00%	3	3	100.00%
Housing Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	35	10	28.57%	7	2	28.57%
Public Infrastructure Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3465	3465	100.00%	2000	2000	100.00%
Unsafe Structures Demolition Program	Slum and blight removal	CDBG: \$	Buildings Demolished	Buildings	7	5	71.43%			

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

2020 was the second year of the City of Rome's most current Consolidated Plan which covers the years of 2019-2023. City staff worked towards the goals established for the program year. There were accomplishments made during 2020- mostly with prior year program funds (2018 and 2019), and with the CDBG-CV special Cares Act funds. The program year 2020 funds were not approved until February 2021.

The priority needs identified in the 2019-2023 amended Consolidated Plan are: Public Improvements and Infrastructure; Housing Rehabilitation; Economic Development Activities (Small Business Assistance) and Public Services. These identified needs were addressed during program year 2020 in the following ways:

- Another phase of sidewalk improvements in low-income census tract 16 (East Rome) were completed in 2020. This includes sidewalk replacement on Maple Ave from E. 8th street to E. 12th street on the west side of the roadway. (Maple Ave Phase 2).
- The Housing Rehabilitation program assisted two low/mod income homeowners with much needed repairs to their homes. This program continues to be very popular with needs exceeding our funding abilities, due to the age of our local housing stock.
- Due to the COVID-19 Pandemic, a new Economic Development program was started in mid-2020 utilizing the special CDBG-CV funds for \$5,000 grants awarded to local small businesses that could demonstrate a financial impact directly or indirectly related to COVID and that would result in job creation or retention. 25 small businesses were assisted, 6 Micro-Enterprises were assisted and a total of 62 jobs were retained.

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

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

91.520(a)

	CDBG
White	38
Black or African American	5
Asian	1
American Indian or American Native	1
Native Hawaiian or Other Pacific Islander	3
<b>Total</b>	<b>48</b>
Hispanic	2
Not Hispanic	46

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

### Narrative

The table above lists the numbers of beneficiaries by race and ethnicity assisted directly with CDBG funds in the housing rehabilitation program for PY 2020. These numbers are from the CDBG Summary of Accomplishments Report which is attached with all PR reports under the attachment section.

The demographic information for the City of Rome and the targeted low income areas is listed below (per 2013-2017 ACS):

Rome population: 36,029

Race: 62.5% White; 27.2% African American; 10.3% Other

Below poverty level is: 24.5%

The City of Rome concentrated its CDBG funding on an area basis through sidewalk improvements in the low income census tract 16. The housing rehabilitation program provided a direct benefit to households that met the low/moderate income criteria within the corporate limits of Rome. The Small Business Emergency Assistance Grant program assisted small businesses in the City limits of Rome that met certain criteria and either retained or created one full time equivalent job for those employees at or below 80% AMI.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	952,076	417,047

Table 3 - Resources Made Available

### Narrative

During PY2020 the City of Rome had \$952,076 available in CDBG and CDBG-CV funds (special allocation). This includes \$438,554 in regular CDBG funding and \$513,523 in special CDBG-CV (Cares Act) funding. The table above illustrates the amount of funding made available during PY2020 but does not account for ongoing projects/activities with unspent prior year funds. The total amount available in prior years funds total \$661,793.44 (as noted on line 1 of PR-26 CDBG Financial Summary Report) and the total funds expended in PY2020 were \$417,046.95 (line 15 of PR 26). The PR26 report is included as an attachment with other HUD IDIS reports.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
51% and greater LMI Census Tracts	54	28	Sidewalk improvements
City-wide Effort	28	52	Direct Benefit Activities (Economic Development and Housing Rehabilitation)

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The public facility project (sidewalk improvements) occurred within the low-income census tract 16 of Rome. The geographic allocation of the City's CDBG fund is guided by the determination that these funds can have the greatest impact when targeted to specific areas and leveraged with other local, state and federal investments. The CDBG LMI map is included in the attachments. As provided for at 24 CFR Part 5780.208(a)(1), the City may elect to use these target areas to meet National Objective requirements for selected projects that specifically meet the area benefit category of activities.

The Housing Rehabilitation Program assisted three low/mod homeowners in 2020. This program was impacted greatly by COVID-19 restrictions.

A new Small Business Emergency Assistant Grant program was established with a portion of the CDBG-CV funds. This program provided a \$5,000 grant to small businesses in Rome that could show a financial loss/impact due to the pandemic. During the PY2020 31 businesses were assisted with funding. These funds could be used for general operating or payroll expenses.

## **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

During PY2020, the City of Rome indirectly leverage approximately \$129,000 in general funds towards the goals of the CDBG program. These funds mainly consisted of general administration funds for the Community Development Department beyond the 20% allowed in the grant. There were many in-kind staff hours worked to further these projects in various other City departments such as the Engineering Department, Building Inspection Department, Planning, GIS, Finance, Purchasing and Street Department.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	7	3
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>7</b>	<b>3</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	7	2
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>7</b>	<b>2</b>

Table 6 – Number of Households Supported

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

The City established a goal of assisting 7 homeowners through the expanded Housing Rehabilitation Program during 2020. The program assisted 2 homeowners and did not meet the goal identified. The program underwent several challenges during 2020 due to the pandemic and safety measures implemented by the local and national government.

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

It is anticipated that by mid-2021, as the COVID-19 restrictions ease in this area, our programs will be able to ramp back up to normal production.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

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

**Table 7 – Number of Households Served**

### **Narrative Information**

The Housing Rehabilitation Program underwent a total overhaul in 2019 due to price increases in construction materials, the amount of work identified to be addressed at each home due to an aging housing stock and due to the lack of contractor interest for jobs at or below \$5,000. The program still has some issues with contractor interest and material pricing. A goal for CD staff in 2021 is to reach out and assist other contractors become more aware of the program opportunities the City of Rome offers through this program for residents. The COVID-19 pandemic impacted the number of homes that were assisted in 2020.

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

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

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

The City of Rome does not receive homeless funds directly from HUD. However, a number of local service agencies (Salvation Army, Rome Action Ministries, Highland Rivers) and others receive funds from the Georgia Continuum of Care through the Department of Community Affairs and provide programs to assist those that are homeless or at risk. Additionally, local agencies receive support from the Rome/Floyd United Way annual campaign. One local agency, the Open Door Home for Children, also receives support from the Rome and Floyd County Governments. Many local churches also provide support in various ways such as funds, food, clothing, etc.

There are also two privately operated homeless shelters in Rome; the William S. Davies Shelter, which provides a tremendous outreach and needed programs to homeless men and the Ruth and Naomi shelter for women and children.

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

All homeless shelters in Rome (Salvation Army, Ruth and Naomi and William S. Davies) relax their rules during times of extreme weather and operate in an emergency shelter mode to assist those at greater need and risk. The City of Rome did not dedicate any CDBG funds to homeless services or activities in 2020.

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

The City of Rome partnered with Floyd County and United Way to establish a new homeless effort moving forward in 2020. This Interagency Council to end Homelessness and Poverty combines the efforts and many local non-profit groups and funding sources in an effort to determine gaps and needs within the system. This is a new combined effort that began in 2019 and continues on into 2021 and beyond.

### **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 Interagency Council to end Homelessness and Poverty will continue working together to establish new goals, identify new funding sources and identify needs un-met to continue to assist those with the most needs.

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

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

The City of Rome has not taken any direct actions to address the needs of public housing. Rome has an outstanding public housing authority, the Northwest Georgia Housing Authority (NWGHA), which manages all the public housing in the city limits of Rome. Rome supports the efforts of the housing authority and is always looking for innovative ways to partner together in neighborhood sustainability and redevelopment

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

Following is a list of the on-going programs that NWGHA offers to its residents which encourage involvement in the housing authority and offers options to improve their own personal lives.

ONGOING MONTHLY WORKSHOPS-hosts monthly workshops at each property for the residents. Topics have included budgeting, parenting, home ownership, and other health related issues.

ADULT LITERACY PROGRAM- Adult Education Program offers GED preparation and adult literacy to anyone in Floyd County for free.

ROSS FAMILY CHILDCARE ASSISTANCE PROGRAM-provides residents the opportunity to become self-sufficient and improve his/her quality of life, while ensuring their children are cared for at a quality learning facility at little or no cost to them.

RESIDENT RETENTION- case managers work with residents who may be having issues with housekeeping, utility payments, neighbor disputes, problems with boarders & lodgers, minor lease violation, and community service issues.

OUR STORE-a small convenience store, operated by the nonprofit NWGHA Resident Council & Resident Advisory Board. It carries cooking and baking essentials, snack items, soft drinks, and basic cleaning products. Our Store employs NWGHA residents.

ROSS NEIGHBORHOOD NETWORKS PROGRAM- The Neighborhood Networks Centers are located at Willingham Village Community Center. The computer lab centers provide residents with access to technology, skills, and the supportive services needed for obtaining their educational and self-sufficiency goals.

APPALACHIAN HOUSING COUNSELING AGENCY- AHCA offers Pre-purchase/Credit counseling, Post-purchase counseling, Home buyer education, Mortgage default & foreclosure prevention, Budget/money management, Rental/affordable housing counseling, and Fair housing workshops to the residents of NWGHA.

HOUSE OF THE CHILDREN ACADEMY- House of the Children is a non-profit licensed daycare and learning center located within one of Rome's largest public housing communities, John Graham Homes. The Center was originally established as a state licensed daycare facility in 2001, and was created to assist low-income families in their efforts to become self-sufficient. HCA transitioned to a Montessori-based early learning center in 2010. It is the mission of the House of the Children Academy to provide a nurturing, safe and caring environment in which the program participants will learn and grow developmentally, fostered by a trained and loving staff.

ROSS Family & Elderly Coordinators- assist residents in becoming self-sufficient, maintaining their wellbeing and independent living, and improving their overall quality of life.

Family Self-Sufficiency (FSS) Program- a voluntary program offered to residents of Public Housing and Housing Choice Voucher Program (Section 8). The FSS program will assist in providing the resources and referrals to residents in their efforts to become self-sufficient, obtain & maintain employment, and improve their overall quality of life.

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

No actions were taken. NWGHA is not a troubled public housing authority.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The City of Rome is always reviewing the Unified Land Development Code (ULDC) to see if it meets development trends and the needs of the community, as expressed by both private and public agencies. While siting of personal care homes has not been a problem for our community, we are certainly aware that it has been for some communities. We will continue to monitor conditions within our community, and will take action to proposed ULDC amendments as needed. The Rome/Floyd Planning Commission meets on a monthly basis and all meetings are open to the public. The public is always notified of the meetings in advance and encouraged to attend and participate.

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

The City of Rome focused its efforts in 2020 to replace sidewalks that had fallen into disrepair and were a danger to pedestrian traffic in low income census tract 16 of Rome; expanding the Housing Rehabilitation Program and assisting low income homeowners with much needed repairs to their homes. New efforts were also focused on assisting Small Businesses in Rome that were in danger of closing due to the public safety measures and stay at home orders issued due to COVID-19.

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

James Martin, Rome/Floyd Building Official, attended training and became a certified Lead Based Paint Risk Assessor early in 2011, and was re-certified in 2020 along with another Building Inspector, Joey Norton. Having an on staff personnel allows the City of Rome to provide all testing and clearance for the housing rehabilitation programs. This has greatly reduced the expenses being incurred with an outside lead based paint consultant. This has also increased the staff's general knowledge of the lead based paint process and made the housing programs run more efficiently. Lead based paint regulations are strictly adhered to in the housing rehabilitation program as the majority of the homes assisted are pre-1978.

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

Taking into consideration factors over which the City has control and using its limited CDBG funds for public facility improvements, housing rehabilitation and Economic Development activities, the City did not establish an antipoverty strategy in 2020 and does not anticipate doing so for the period of the current 2019-2023 Consolidated Plan.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City of Rome Community Development Department has encouraged partnerships with many service agencies as well as with Floyd County Government, Northwest Georgia Regional Commission and the State of Georgia (particularly the Department of Community Affairs and the Department of Transportation). This Institutional Structure has served the City well and continues to do so. The City continues to work closely with these partners and communicates with them on a regular basis. There are no gaps at this time.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

No specific actions were taken by the City.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The following actions were taken on by the City of Rome during the CDBG program year 2020. The Northwest GA Housing Authority is an equal partner in local Fair Housing Choice efforts and had their own activities completed that are reported to HUD separately.

GOAL 2- Focus community development activities in disinvested neighborhoods- The City of Rome continues to allocate the majority of CDBG funds to be used in disinvested neighborhoods through the sidewalk improvement programs and housing rehabilitation program for owner occupied housing.

GOAL 3- Support new construction of affordable housing in high opportunity areas- The City of Rome in partnership with developing partner, South Rome Redevelopment Corporation, constructed two new single family affordable houses in a desirable area near the new Anna K. Davie Elementary School in South Rome. The homes were constructed in 2020 and will be sold in 2021. The funds used for construction were HOME funds issued to the City of Rome through a competitive grant cycle from the GA Department of Community Affairs.

GOAL 4- Increase accessible housing options for people with disabilities- The City of Rome continued to improve and replace outdated sidewalks in low income neighborhoods and brought all the accessible points up to current ADA standards.

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

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

2020 was the 17th year of the City's participation in the CDBG Entitlement program. The City continues to monitor its CDBG program regularly throughout the program year, and staff regularly updates the City Manager's Office, the Rome City Commission (through the Community Development Services Committee monthly meeting), and other departments involved in the administration of on-going activities.

In 2020, staff continued to review procedures for record-keeping, procurement, contracting and other processes in anticipation of future HUD monitoring reviews. Particular emphasis was placed on using HUD's established monitoring checklists, where they exist, to structure the City CDBG Program records. These documents, as well as policies and procedures for managing the program, are available in the City's CDBG Program Policies and Procedures manual.

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

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

All the CDBG Entitlement documents (Consolidated Plan, Action Plan and CAPER) are published and accessible through the City of Rome website. The City uses its official news organ, the Rome News Tribune, to notify the public of meetings, hearings, etc. The news media is also notified of these events via an email distribution list.

A draft of the PY2020 CAPER was made available for public comment for a 15-day period that commenced on April 12, 2021- April 26, 2021. Opportunity to comment was advertised in English with a statement in Spanish to contact our office if more information was needed in the Rome News Tribune. The CAPER was also posted on the Rome/Floyd County joint website [www.romefloyd.com/departments/community-development](http://www.romefloyd.com/departments/community-development). A public hearing was held on Thursday, April 15, 2021 to review the accomplishments with the public and to also garner input into the 2021 CDBG Action Plan.

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

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

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

No

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

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

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