

2019-  
2023

CDBG Consolidated Plan  
(including 2019 Action Plan)



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

The City of Rome is amending its 2019 Action Plan which is part of the City's 2019-2023 Consolidated Plan. It is being amended to reallocate \$71,538.15 in CDBG-CV funds that were originally allocated to the City of Rome for Covid-related rental and small business assistance during the pandemic. Both assistance programs ended at the conclusion of the pandemic. Funds will be reallocated to a Public Facilities & Improvements project.

## Executive Summary

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

#### 1. Introduction

The 2019-2023 Consolidated Plan and 2019 Action Plan are being amended to reallocate CDBG-CV funds from pandemic era programs that are no longer offered to a Public Facilities & Improvements project, which is Banty Jones Park. The amount of funds to be reallocated is \$71,538.15, which will bring the total CDBG funding for the Banty Jones Park project to \$844,491.65. Banty Jones Park is in East Rome, which is a qualified census tract. It will serve individuals living in East Rome and draw residents from other parts of town as well. Funds will be used to make extensive improvements and upgrades at Banty Jones Park. Improvements will include large playground areas for toddlers and older children, spray ground, pavilions, walking path, and restroom facility.

Amendment due to CARES ACT. This 2019-2023 Consolidated Plan and 2019 Action Plan are amended in May 2020 in order to accept a new allocation of CDBG-CV funds in the amount of \$258,026. The City of Rome plans to utilize the CV funds to assist small businesses that are facing difficult times due to the public safety measures enforced in the community. The Con Plan Goals, Resources and Priority Need level will be updated along with a new Economic Development Project added to the 2019 CDBG program year. The Citizen Participation plan was also amended/updated allowing for a 5 day public comment period, notification type (social media and web) and virtual public hearing.

The Community Development Block Grant Program (CDBG) is authorized under Title 1 of the Housing and Community Development Act of 1974, as amended. The CDBG program grew out of the consolidation of eight categorical programs under which communities competed nationally for funds. The City of Rome, Georgia automatically receives an annual allocation of CDBG funds based by the higher of two formulas: Data based on overcrowded housing, population and poverty levels; Data based on age of housing units, increased population growth and poverty levels. The 2019-2023 CDBG Consolidated Plan is a 5-year plan which describes the City of Rome's community development priorities and multiyear goals. These are identified based on an assessment of housing and community development needs, an analysis of housing and economic market conditions, and all available resources. The CDBG Consolidated Plan is carried out through annual action plans. Each annual action plan provides a summary of actions, activities and specific federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan. The only federal program covered by Rome's Consolidated Plan is the Community Development Block Grant Program (CDBG) due to the fact that CDBG is the only program that Rome accesses directly from HUD as an Entitlement Community. HOME Program funds are accessed through the Georgia Department of Community Affairs and HOPWA and ESG funds are accessed by nonprofit agencies that provide services to the homeless and HIV/AIDS populations. Rome will continue to use the approximate \$400,000 annual

allocation of CDBG funds on the following types of activities repairs to low- income, owner-occupied, single family residences (Housing Repair Program). Street, drainage and sidewalk improvements (including accessibility improvements) in low income census tracts. Economic Development Activities that result in job creation and/or retention. Blight elimination through a demolition program.

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

The needs assessment conducted as part of the Consolidated Plan process identifies public improvements (infrastructure), housing rehabilitation (both owner occupied and rental), code enforcement activities (blight elimination) and economic development activities for job creation as the priority needs for Rome. These areas will be focused on during the 2019-2023 plan years by continuing the Housing Rehabilitation Program, constructing new sidewalks, rehabilitating existing sidewalks and/or other street improvements needed in low income census tracts, working with code enforcement to identify abandoned/blighted properties for demolition, and the establishment on an Economic Development activity that is directly tied to job creation or job retention will be considered.

Other needs identified during the survey and public input process included more affordable housing construction for single families and multi families, the need for transitional housing, housing for foster children, additional mental health services, substance abuse services and homeless prevention. The City of Rome is working to address single family housing construction with CHIP (HOME) funds awarded by the Georgia Department of Community Affairs, the Northwest GA Housing Authority is working diligently on new rental housing construction and renovation of existing units (through LIHTC programs and RAD). Other non-profit agencies in Rome handle the other needs identified and information will be shared with them on the citizen input. Unfortunately, the City of Rome does not receive enough CDBG dollars to address all the needs identified.

## **3. Evaluation of past performance**

Quality public facilities (new sidewalks and replacement of existing sidewalks); minor repairs of owner-occupied housing for low-income seniors and targeted code enforcement are the successful projects in the City of Rome, Georgia utilizing CDBG funds. Over the last five years the allowable amount of funds have been spent on eligible activities, thus helping to create and sustain a suitable living environment and assisting with the revitalization of low/mod neighborhoods. CDBG has helped build and support projects that would have otherwise been impossible to achieve. Significant progress continues to be made on our on-going projects. Slum and blight removal is an area of great concern to the City of Rome. There are many abandoned structures that require demolition, but absentee land owners and available funds are the main barriers to achieving progress. Demolition was an added program in 2017 due to the great need in low income neighborhoods. The program has been slow to get off the ground however the City is committed to utilizing funds budgeted for this activity and including it in the next five year plan as well.

#### **4. Summary of citizen participation process and consultation process**

A 30-day public comment period was from May 28, 2024, through June 26, 2024. A public hearing was held on June 20, 2024, at 4:30pm. The comment period and public hearing were advertised. No comments were received.

The City of Rome adopted its Citizen Participation Plan in 2004 and the amended version in 2011. The plan serves as the City's official policy for involving the community in the development of all planning documents related to the CDBG program, and the evaluation of the programs annual performance. In compliance with the Citizens Participation Plan, the City received public comments on community needs prior to the creation of the 2019-2023 draft Consolidated Plan in November and December 2018 and January 2019. In addition to the public comments via the social media posts and on-line needs survey, the City of Rome's Community Development Services Committee that oversee the governance of the CDBG program meets on a monthly basis, and those meetings are open to the public. The draft plan and budgets were discussed during those month meetings. A public hearing was held on March 18, 2019 for citizen input into proposed activities. Another public hearing was held on Tuesday, July 30, 2019 for review and comment on the draft plan. The formal 30 day public comment period was from Saturday, July 13, 2019 through Tuesday, August 13, 2019. No public comments were received during this time period. The Community Development Department also has a dedicated page on the City of Rome web site where the Consolidated Plan, Action Plan and CAPERS are published for review.

#### **5. Summary of public comments**

Over the course of the Citizen Participation and public input process, the Community Development Department staff received comments from and/or consulted with the following agencies: South Rome Redevelopment Corporation, William S Davies Homeless Shelter, Salvation Army, Habitat for Humanity, NAMI (National Alliance on Mental Health), Northwest Georgia Housing Authority, Harbor House, North Rome Community Action Committee, Northwest GA Regional Commission, Boys and Girls Club of Northwest Georgia, Rome Floyd County Commission on Children and Youth, and the Floyd County Department of Health and Services.

The City of Rome Community Development Department staff developed an on-line needs survey and sent a request to 26 non-profit agencies along with other community leaders and City of Rome management to assist in determination of the local needs by participating in the survey and/or answering direct questions of need relating to their clients. An additional general public on-line survey was created and published via social media for input which received over 160 responses.

Public comments received helped determine the focus area for use of the funds: public infrastructure improvements, housing rehabilitation, code enforcement and blight elimination and economic development (job creation) activities. Other needs identified during the survey and public input process included more affordable housing construction for single families and multi families, the need for transitional housing, housing for foster children, additional mental health services, substance abuse

services and homeless prevention. The City of Rome is working to address single family housing construction with CHIP (HOME) funds awarded by the Georgia Department of Community Affairs, the Northwest GA Housing Authority is working diligently on new rental housing construction and renovation of existing units (through LIHTC programs and RAD). Other non-profit agencies in Rome handle the other needs identified and information will be shared with them on the citizen input. Unfortunately, the City of Rome does not receive enough CDBG dollars to address all the needs identified.

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

All comments and views were accepted and reviewed.

## **7. Summary**

Based on the needs assessment, market analysis, consultations with public agencies and staff of the City of Rome, the City determined that the most appropriate use of its CDBG allocation during the 2019-2023 time period is for public infrastructure improvements (such as sidewalks, curb and gutter, pedestrian safety, ADA compliance), housing rehabilitation, blight elimination/demolition, and economic development programs that are tied to job creation or retention.

## The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	ROME	
CDBG Administrator	ROME	Community Development Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

### Narrative

The City of Rome Community Development Department is the lead agency responsible for planning, implementation and performance reporting for the Community Development Block Grant (CDBG) Program that is covered by this 2019-2023 Consolidated Plan. The City will be the administrator of all projects, programs and other activities funded with annual CDBG Entitlement funds.

### Consolidated Plan Public Contact Information

City of Rome Community Development Department 607 Broad Street Rome, GA 30161 706-236-4477  
 Bekki Fox, Director of Community Development For additional information, email [bfox@rome.ga.us](mailto:bfox@rome.ga.us) or access the City of Rome website via the following web address: <http://www.romefloyd.com> and click on the Community Development Department tab.

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

### **1. Introduction**

This section of the Consolidated Plan addresses the City's efforts to consult with other public and private agencies when developing the plan. The City of Rome's Citizen Participation plan was adopted in 2004 as one of the first steps in the qualification process for becoming an Entitlement Community. This plan serves as the City's official policy for involving the community in the development of all planning documents related to the CDBG program. The City consulted with a broad spectrum of service providers, nonprofit agencies and residents in the identification of community needs that may be eligible for consideration as five-year goals for the Consolidated Plan and the CDBG program. The City of Rome consulted these agencies through participation in an on-line needs assessment survey, through direct contact with individual questions and answers provided, through public hearings, and public meetings. The City also has ongoing relationships with the Northwest Georgia Housing Authority, the South Rome Redevelopment Agency/Corporation, Floyd County Government, Habitat for Humanity, the Rome/Floyd County Land Bank Authority and the Northwest Georgia Regional Commission. There are regular discussions of redevelopment efforts and on how to partner and leverage funds to meet the needs of the low income residents in our community within these groups.

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

The City of Rome has an affordable housing team with members representing different housing providers in Rome, GA. This housing team was formed in 2009 as part of a State of GA housing initiative called the Georgia Initiative for Community Housing (GICH). The City's team actively participated for three years and has been classified as an alumni team. This allows the team to continue updating the housing plan and attending the twice a year training. This Rome/Floyd Housing Team is made up of City and County staff, realtors, lenders, and non-profits such as Habitat for Humanity, Northwest Georgia Housing Authority, South Rome Redevelopment Corporation and for-profit housing developers that construct assisted housing such as Charles Williams REIC. This team continues to stay in contact and meets on average two times a year or as needed to discuss opportunities as they arise.

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

The City of Rome falls under the state of Georgia's Continuum of Care program which is administered by the Georgia Department of Community Affairs. Rome routinely supports local non-profit agencies that seek funding through DCA to assist persons in need, such as those that fall within categories listed

above. The following agencies seek funding from DCA to assist individuals and/or families in the City of Rome: Action Ministries, GHFA (for Highland Rivers), Living Room Inc.

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

The City of Rome is not involved in the decision making process regarding which agencies receive funding through the State of Georgias Continuum of Care Program administered by the Georgia Department of Community Affairs. They have a competitive process and receive more funding requests than can be awarded annually. The following agencies were consulted and currently receive funding through the Georgia Balance of the State Continuum of Care program, or have received funding in the past. Highland Rivers Action Ministries Hospitality House for Women Salvation Army (Rome) Any comments provided by these agencies were considered.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Northwest Georgia Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was contacted by phone and email. They were involved in the Housing Needs Assessment, completed surveys and assisted in providing data to complete the housing authority components of the plan. NWGHA also partnered with the City of Rome in the development of the Analysis of Impediments to Fair Housing.
4	<b>Agency/Group/Organization</b>	Salvation Army
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted via phone and email.
7	<b>Agency/Group/Organization</b>	Charles Williams REIC
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted in by email.

8	<b>Agency/Group/Organization</b>	Floyd County Department of Family and Children Services
	<b>Agency/Group/Organization Type</b>	Services-Children Child Welfare Agency Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homeless Needs - Families with children Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was contacted by phone and email.
9	<b>Agency/Group/Organization</b>	Boys and Girls Club of Northwest GA
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was contact in person, via email and survey.
10	<b>Agency/Group/Organization</b>	William S. Davies Homeless Shelter
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted via phone and email.

11	<b>Agency/Group/Organization</b>	Harbor House- the NW Georgia Child Advocacy Center
	<b>Agency/Group/Organization Type</b>	Services-Children Services - Victims Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted via the online survey.
12	<b>Agency/Group/Organization</b>	South Rome Redevelopment Corporation
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Education Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted in person, by email and by survey.
13	<b>Agency/Group/Organization</b>	Northwest Georgia Regional Commission
	<b>Agency/Group/Organization Type</b>	Other government - State Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was contacted by email and phone.
14	<b>Agency/Group/Organization</b>	Habitat for Humanity Rome
	<b>Agency/Group/Organization Type</b>	Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted in person, by phone and email.
15	<b>Agency/Group/Organization</b>	Rome Floyd County Commission on Children and Youth
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted in person, via email and online survey.

**Identify any Agency Types not consulted and provide rationale for not consulting**

All agency types required for consultation were contacted and asked to participate through phone interviews, face to face meetings, needs survey, public hearings, monthly meetings, etc.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Georgia Balance of the State	
City of Rome and Floyd County Comprehensive Plan	Rome/Floyd Planning Department	Economic Development (expanding job opportunities); Public Facility (street/sidewalk improvements); Housing
The Rome/Floyd County Plan for Quality Community H	Rome Community Development Department	Promote rehabilitation of sustandard owner occupied housing units

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Breaking the Cycle of Homelessness	Rome Community Development Department	No goals overlap
City of Rome Analysis of Impediments to Fair Housi	City of Rome Community Development	Impediments identified will be addressed during plan period
Rome-Floyd 2020 III Community and Economic Strateg	Greater Rome Chamber of Commerce	Building vibrant, diverse and healthy communities

**Table 3 – Other local / regional / federal planning efforts**

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

The City of Rome continues to partner with the Georgia Department of Community Affairs to access additional funds that are not available to Rome as an Entitlement Grantee directly from HUD. Rome frequently receives funding through the states CHIP program (HOME) to construct new, affordable, single family housing.

**Narrative (optional):**

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

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

Citizen participation is an important part of Rome's administration of the CDBG program. The public is notified via advertisements in the local paper, postings at City Hall and on the City web site whenever there is a new budget, a change of 25% in the budget, a new or deleted activity or whenever a program year ends. Staff also reports monthly to the Community Development Services Committee of the Rome City Commission and provides updated information on status of activities and expenditure of funds. These meetings are advertised and open to the public. The following efforts were directly taken in preparation of the 2019-2023 Consolidated Plan and 2019 Action Plan:

The City of Rome Community Development Department staff developed an on-line needs survey and sent a request to 26 non-profit agencies along with other community leaders and City of Rome management to assist in determination of the local needs by participating in the survey and/or answering direct questions of need relating to their clients. An additional general public survey was created and published via social media for input and received over 160 responses.

The Community Development Services Committee (CDSC) meetings were held on Tuesday, February 12, 2019 and Tuesday, March 12, 2019. These meetings were advertised and open to the public. The 2019-2023 Consolidated Plan and 2019 Action Plan needs and goals were discussed during both meetings. The needs assessment and requirements to complete the plan were mentioned along with how to participate in the planning phase and submit written comments to be considered. The committee was reminded what type of activities could be funded and discussed past projects that were successfully completed utilizing the CDBG funds. A public hearing was held on Monday, March 18, 2019 at 4:00 PM to garner additional citizen input and comment on the draft plan. A public notice was placed in the Rome-News Tribune and posted at City Hall announcing the meeting.

The public hearing and plan information was also posted on the City of Rome website with an email address listed to submit comments.

The final plan was posted on the City website for public review and comment from July 12-August 13. A public hearing for review of the plan was held on July 30th. The Rome City Commission approved the plan on August 12th subject to any further public comments received during the 30 day comment period.

No public comments were received on the final plan.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/broad community	No public were in attendance at the specific public hearing seeking input into Consolidated Plan	No comments received.	N/A	
2	Newspaper Ad	Non-targeted/broad community	A newspaper ad ran in the paper announcing the public hearing with a summary of events.	No comments received	N/A	
3	Internet Outreach	Non-profits, local government staff	Over 160 responses to the online survey were tracked.	The comments received back were in line with the persons opinion of the priority needs of the Community.	All comments were reviewed and accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Email/survey	Non-profits	Several non-profits assisted in providing comments towards the plan by asking specific questions as they relate to their type of service that is covered under the plan.	The comments received were in line with the Agency's view of the priority needs of the clients served.	All comments were considered.	
5	Public Hearing	Non-targeted/broad community	No public were in attendance at the specific public hearing seeking comments on the final draft of the Consolidated Plan.	No comments were received.	N/A	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Under this section, Consolidated Plan regulations require that the City, in conjunction with information gathered through consultations and the input received during the citizen participation process, describe its estimated needs related to affordable housing, community development, and homelessness projected for the 5-year period of the Consolidated Plan (2019-2023). The housing data included in this section of the plan is based on U.S. Bureau of the Census data (2009-2013 ACS) as provided by HUD, as updated by any properly conducted local study, or any other reliable source that the City of Rome clearly identifies. The subsections of the Needs Assessment are as follows: Housing Needs Assessment, Disproportionately Greater Need, Public Housing, Homeless Needs Assessment, Non-Homeless- Special Needs Assessment, Non-Housing Community Development Needs.

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

### Summary of Housing Needs

The population of the City of Rome has increased by 3% over a 13 year period to a total of 36,211. The area median income over this same time period shows an increase of 5%. Per the American Census Survey, the City of Rome has a total of 13,577 households. 46% (or 6,175) of these households have an income at or below 80% of the area median income. There are high percentages of households reported to be severely cost burdened. 31% of total renters and 14% of total homeowners fall into this category. 30% of the total low/mod income households also report some type of severe housing need.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	35,033	36,211	3%
Households	14,532	13,577	-7%
Median Income	\$30,930.00	\$32,572.00	5%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,000	1,960	2,215	1,405	5,995
Small Family Households	675	590	770	630	2,650
Large Family Households	125	245	235	60	535
Household contains at least one person 62-74 years of age	275	390	485	280	1,380
Household contains at least one person age 75 or older	150	385	325	220	570
Households with one or more children 6 years old or younger	440	555	470	255	620

**Table 6 - Total Households Table**

**Data Source:** 2009-2013 CHAS

## Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	20	110	90	10	230	0	50	10	15	75
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	60	15	0	10	85	0	0	0	4	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	25	125	30	215	10	50	10	10	80
Housing cost burden greater than 50% of income (and none of the above problems)	840	555	145	0	1,540	255	215	200	55	725

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	130	300	520	210	1,160	65	165	230	170	630
Zero/negative Income (and none of the above problems)	240	0	0	0	240	80	0	0	0	80

**Table 7 – Housing Problems Table**

Data 2009-2013 CHAS  
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	955	705	360	50	2,070	270	315	215	90	890
Having none of four housing problems	390	580	945	750	2,665	65	360	700	520	1,645
Household has negative income, but none of the other housing problems	240	0	0	0	240	80	0	0	0	80

**Table 8 – Housing Problems 2**

Data 2009-2013 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	415	385	400	1,200	115	135	150	400
Large Related	60	55	70	185	35	140	25	200
Elderly	90	269	140	499	120	80	135	335
Other	515	270	215	1,000	70	75	120	265
Total need by income	1,080	979	825	2,884	340	430	430	1,200

Table 9 – Cost Burden > 30%

Data 2009-2013 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	350	255	45	650	90	90	45	225
Large Related	60	15	0	75	10	65	0	75
Elderly	70	119	60	249	90	45	55	190
Other	470	220	70	760	70	40	100	210
Total need by income	950	609	175	1,734	260	240	200	700

Table 10 – Cost Burden > 50%

Data 2009-2013 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	85	40	125	10	260	10	70	10	14	104

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	10	0	0	30	40	0	15	0	0	15
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	95	40	125	40	300	10	85	10	14	119

**Table 11 – Crowding Information – 1/2**

Data Source: 2009-2013 CHAS

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

**Table 12 – Crowding Information – 2/2**

Data Source  
Comments:

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

Per the 2009-2012 ACS 5 Year Estimate 33.9% of all housing units in Rome, GA are single person households. Of single-family households 14.73% are within 0-30 % Area Median Income, 14.47% are within 30-50% Area Median Income and 16.31% are between 50-80% Area Median Income. While the tables and data do not explicitly indicate housing problems for single-person households or single-family homes, it is likely the needs of this group mirror those of the whole community. These needs include improved home affordability and home ownership.

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

Exposure to violence and possession of a disability oftentimes increase a person’s susceptibility to housing problems. In order to counteract this propensity, communities need housing assistance programs that provide transitional or emergency shelters and other training. In the City of Rome, local non-profit agencies provide specific housing assistance to disabled populations and victims of domestic violence, dating violence, sexual assault, and stalking. We know these services continue to be needed in this community but because domestic, dating, and sexual violence incidents are typically under-reported it would be impossible to track the number.

### **What are the most common housing problems?**

Within the City of Rome most homes are fifty to sixty years old and need many repairs. The most common repairs needed are: Roof replacement due to leaking; Bathroom and Kitchen floors that are extremely weak and/or have missing or damaged subfloors and joists; Windows that are rotted.

The other most common housing problems are identified in the existing housing data from the 2009-2013 CHAS. This information indicates the highest priorities for unmet needs are associated with severe housing cost burden.

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

Elderly persons who are on a fixed income are unable to afford the repairs needed or may not physically be able to complete repairs are affected more than others. Based on past performance, minority households tend to experience more need for assistance than other races. As far as the cost burden goes, lower income residents obviously have a more difficult time, however all income levels reported housing cost burden.

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

The characteristics of low-income families that are at imminent risk for becoming un-housed is unknown for the City of Rome due largely to the lack of existing data on homeless families in the City. While there are agencies that provide homeless services and housing options in Rome and Floyd County, most of these programs for the homeless are geared toward individuals. Currently there is not a Family Homeless Shelter in place within the City of Rome or Floyd County, although there are agencies interested in pursuing the creation of one to meet these needs.

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

N/A

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

N/A

## Discussion

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

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

### Introduction

To assess affordability and other types of housing needs, HUD defines four housing problems to be considered/reviewed:

1. A household is cost burdened if monthly housing costs (including mortgage payments, property tax, insurance, and utilities for owners and rent and utilities for renters) exceed 39% of monthly income.
2. A household is overcrowded if there is more than 1.0 person per room, not including kitchens or bathrooms.
3. A housing unit lacks complete kitchen facilities if it lacks one or more of the following: cooking facilities, a refrigerator, or a sink with piped water.
4. A housing unit lacks complete plumbing facilities if it lacks one or more of the following; hot and cold piped water, a flush toilet, or a bathtub or shower.

A disproportionately greater need exists when the members of racial or ethnic groups at a stated specific income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

HUD also defines four severe housing problems, including a severe cost burden (more than 50% of monthly housing income is spent on housing costs), severe overcrowding (more than 1.5 people per room, not including kitchens or bathrooms), lack of complete kitchen facilities (as described above), and lack of complete plumbing facilities (also as described above).

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,855	295	315
White	830	155	230
Black / African American	840	140	85
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	155	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2009-2013 CHAS  
 Source:

\*The four housing problems are:

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

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,360	430	0
White	460	280	0
Black / African American	600	115	0
Asian	0	35	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	290	4	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2009-2013 CHAS  
 Source:

\*The four housing problems are:

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

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,165	1,080	0
White	620	555	0
Black / African American	320	375	0
Asian	60	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	20	0
Hispanic	150	130	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2009-2013 CHAS  
 Source:

\*The four housing problems are:

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

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	325	915	0
White	150	600	0
Black / African American	105	205	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	75	110	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2009-2013 CHAS  
 Source:

\*The four housing problems are:

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

**Discussion**

CHAS data for the city of Rome indicates there are 5,560 households with one or more housing problems, constituting two-fifths (40.96%) of the city's population. Nearly one-quarter of households citywide face a severe housing problem (3,250 households or 23.94%). Looking at need by householder race and ethnicity in Rome shows that about one-third of non-Latino white households have a housing problem, and more than one-in-six have a severe housing problem. HUD defines a group as having a disproportionate need if its members face housing needs at a rate that is ten percentage points or more above that of white households. Using this definition, there are three groups in the city with disproportionate needs:

- Non-Latino African Americans households 52.43% have a housing need and 33.25% have a severe housing need
- Latino households 59.55% have a housing problem and 32.06% have a severe housing problem.
- Other non-Latino households- 56.25% have a housing need, all of which are severe housing needs

Overall, African Americans, Latinos, Asians, and other non-Latino households experience housing issues more frequently than whites in at least three of the six categories reviewed. Large families are more likely to experience a housing need than small families or non-family households, although non-family households are more often impacted by severe cost burdens.

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

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

### Introduction

A disproportionately greater need exists when the members of racial or ethnic groups at a stated specific income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,470	680	315
White	650	335	230
Black / African American	640	340	85
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	155	0	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2009-2013 CHAS  
Source:

\*The four severe housing problems are:

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

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	760	1,035	0
White	305	435	0
Black / African American	345	370	0
Asian	0	35	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	105	190	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2009-2013 CHAS  
Source:

\*The four severe housing problems are:

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

### 50%-80% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	390	1,860	0
White	185	990	0
Black / African American	90	605	0
Asian	35	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	20	0
Hispanic	65	220	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2009-2013 CHAS  
Source:

\*The four severe housing problems are:

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

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	105	1,135	0
White	55	690	0
Black / African American	19	285	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	25	160	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2009-2013 CHAS  
Source:

\*The four severe housing problems are:

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

**Discussion**

In Rome, the four housing problems do not have a disproportionate impact on any particular population.

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

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

### Introduction:

To assess affordability and other types of housing needs, HUD defines four housing problems to be considered/reviewed:

1. A household is cost burdened if monthly housing costs (including mortgage payments, property tax, insurance, and utilities for owners and rent and utilities for renters) exceed 39% of monthly income.
1. A household is overcrowded if there is more than 1.0 person per room, not including kitchens or bathrooms.
1. A housing unit lacks complete kitchen facilities if it lacks one or more of the following: cooking facilities, a refrigerator, or a sink with piped water.
1. A housing unit lacks complete plumbing facilities if it lacks one or more of the following; hot and cold piped water, a flush toilet, or a bathtub or shower.

A disproportionately greater need exists when the members of racial or ethnic groups at a stated specific income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

HUD also defines four severe housing problems, including a severe cost burden (more than 50% of monthly housing income is spent on housing costs), severe overcrowding (more than 1.5 people per room, not including kitchens or bathrooms), lack of complete kitchen facilities (as described above), and lack of complete plumbing facilities (also as described above).

Housing cost burden is one of the most prevalent needs identified in Rome, GA.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	8,470	2,410	2,575	325
White	5,815	1,140	1,170	230
Black / African American	1,660	875	1,090	95
Asian	160	25	35	0

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
American Indian, Alaska Native	0	0	10	0
Pacific Islander	20	0	0	0
Hispanic	775	370	235	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data 2009-2013 CHAS  
Source:

**Discussion:**

Overall, 2,559 households in Rome spend more than 50% of their income on housing (18.85% respectively). In Rome, 14.30% of white households face a severe cost burden, and two groups face a disproportionate rate of severe cost burdens: African American households (27.73%) and other non-Latino households (56.25%).

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

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

Available data shows that higher percentages of African American and Latino households have housing needs, severe housing needs and housing burdens. This information is not available by specific income categories.

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

N/A

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

The areas with the highest rates of housing needs included downtown and West Rome (tract 11) and the tract that covers North Rome and extends to the city's northern boundary (tract 6). Nearly half of the households in these tracts have a housing problem (49.81% and 49.29%, respectively). Four other tracts in the city have need levels over 40%. East Rome (tract 16) 47.12%, South Rome (tract 21) 45.98%, West Rome (tract 5) 44.92% and Garden Lakes (tract 4) 41.73%.

Two of these tracts (5 and 11) are R/ECAPs, where the population is relatively integrated, with white residents comprising 48.78%, African Americans 22.96%, and Latinos 25.06%. These tracts also include the largest concentration of foreign-born residents in the city, including immigrants from Mexico and Guatemala, who make up between 6 and 9% of these tracts.

The North and South Rome neighborhoods are less diverse, and African Americans make up 71.02% and 68.64% of the population in those areas, respectively. Garden Lakes includes a concentration of Latino residents in one block group (31.73% of the population), although other block groups there are more segregated, with white comprising between 63 and 78% of the population.

## NA-35 Public Housing – 91.205(b)

### Introduction

The City of Rome started one of the first public housing agencies in the country back in the mid-1930's. Today, the Northwest Georgia Housing Authority (NWGHA) owns 737 units of public housing and manages 488 Housing Choice Vouchers in the City of Rome. These units are rented based on the income of the tenants. The NWGHA goal is to make public housing a temporary stop on the road to self-sufficiency. Much of NWGHA's public housing has been modernized, or has been demolished and reconstructed in the last 20 years and is regularly being upgraded as funds become available. NWGHA has a very professional and competent staff that works hard with HUD and with consultants to maintain a well-managed operation.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	902	499	5	425	0	0	60

**Table 22 - Public Housing by Program Type**

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

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	8,636	10,637	7,326	10,641	0	0
Average length of stay	0	0	4	3	0	3	0	0
Average Household size	0	0	1	2	1	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	262	95	0	69	0	0
# of Disabled Families	0	0	179	190	2	148	0	0
# of Families requesting accessibility features	0	0	902	499	5	425	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	387	155	1	120	0	0	29
Black/African American	0	0	508	341	4	302	0	0	31
Asian	0	0	1	0	0	0	0	0	0
American Indian/Alaska Native	0	0	2	2	0	2	0	0	0
Pacific Islander	0	0	4	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	11	8	0	7	0	0	1
Not Hispanic	0	0	891	491	5	418	0	0	59

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

**Data Source:** PIC (PIH Information Center)

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

As reported by NWGHA, all available units are usually fully occupied. As such, the primary needs for tenants and applicants on the waiting lists who are predominantly elderly and/or disabled is the availability of an affordable unit.

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

As of August 2013 there were 1429 low income individuals and/or families on the public housing waiting list, 99 individuals and/or families waiting for Tenant Based Vouchers and 72 individuals and/or families waiting for Project Based Vouchers in the Section 8 Program.

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

The housing needs related to public housing impacted extremely low-income individuals at a high rate and the majority was black/African American.

**Discussion**

.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

Individuals that are homeless have a variety of special needs including emergency shelter, counseling, job training, transitional housing and permanent supportive housing, among others. Rome has three shelters for the homeless, one of which is designed to accommodate abused women and children. The unifying condition for virtually all of Georgia’s homeless population is poverty. Many people who are homeless also experience some type of personal vulnerability that places them at risk, such as: family violence, physical disability, mental illness, substance abuse and criminal background. The City of Rome falls within the Georgia Balance of the State Continuum of Care Program. The data used in this section comes directly from the 2018 COC Homeless Populations and Subpopulations Reports submitted to HUD from the Georgia Department of Community Affairs. This data is calculated using a Point in Time count of sheltered and unsheltered homeless persons on a single night in January. Sheltered homeless counts are done each year and unsheltered every other year.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	3	26	62	59	64	100
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	34	16	82	79	85	100
Chronically Homeless Individuals	3	1	3	3	4	100
Chronically Homeless Families	0	0	1	1	1	100
Veterans	0	1	3	3	3	100
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	1	0	0	0	0	0

## Table 26 - Homeless Needs Assessment

The data used in this section comes directly from the 2018 COC Homeless Populations and Subpopulations Reports submitted to HUD from the Georgia Department of Community Affairs. This data is calculated using a Point in Time count of sheltered and unsheltered homeless persons on a single night in January. Sheltered homeless counts are done each year and unsheltered every other year.

**Data Source Comments:**

Indicate if the homeless population is:      Has No Rural Homeless

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

The City of Rome relies on the State of Georgia for its homeless count data which is provided by DCA. Some of this data is listed by county; however the majority of the data is provided on a state-wide level. The following information is for the entire state as a whole. Per the 2018 COC Homeless Populations and Subpopulations Report, 7,480 households were homeless and 9,499 persons were homeless. Approximately 6,812 were unsheltered; the other 10,207 were in emergency shelters or transitional housing.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	13	19
Black or African American	27	16
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	2	1
Not Hispanic	40	36

Data Source  
Comments:

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

Per the 2018 COC Report there were 29 families with children in need of housing on the point in time count night, 26 sheltered and 3 unsheltered. Approximately 62 families experience homelessness each year.

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

Per the 2018 COC Report there were 32 white and 43 African American individuals counted in the point in time count as homeless.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Per the 2018 COC Report more than half of those counted were classified as unsheltered. This may be attributed to the lack of space at the local shelters.

**Discussion:**

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

### **Introduction:**

Information and data accessed through the U.S. Census Bureau and specifically the 2009-2013 American Communities Survey was used to complete this section of the 2019-2023 Consolidated Plan.

### **Describe the characteristics of special needs populations in your community:**

According to the civilian noninstitutionalized population in the 2017 American Community Survey estimates, the City had approximately 5,163 residents with a disability (or 15.9%). The likelihood of having a disability varied by age from 5.9% of people under 18 years old to 26.7 % of people 18 to 64 years old, and to 47.7% of those 65 years old and older. For the disabled under 18 years old, the primary disability categories were cognitive and ambulatory difficulties. For the disabled 18 to 64 years old, the primary disability categories were cognitive, ambulatory and vision impairment difficulties. For the disabled 65 years old and older, ambulatory, independent living, and hearing/vision difficulties were reported as primary.

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

Of the City's disabled population, the largest groups were related to physical disabilities (for all age ranges) and independent living for those over 65. The City will continue to address these needs by improving pedestrian mobility in the low income census tracts and target areas by adding new sidewalks to areas that do not have them, and by rehabbing existing sidewalks that have fallen into disrepair. The City will also continue to fund the popular Housing Rehabilitation Program which assists low income, elderly and/or disabled homeowners with needed repairs, and very often corrects accessibility problems to their homes.

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

The City currently has no data to document the need for programs, services or housing for persons with HIV/AIDS and their families in Rome. Data is available on the state level. The state administers the HOPWA program through the Balance of the State program for this area. The City of Rome is not seeking funding via the HOPWA program.

### **Discussion:**

The City will use the following special needs performance indicators during the 2019-2023 Consolidated Plan implementation periods: Linear feet of sidewalks added or rehabilitated in targeted areas to improve mobility. Existing housing made more accessible for disabled and/or elderly persons through the Housing Rehabilitation Program. The City of Rome will continue to utilize the services of the Rome/Floyd Building Inspection Department to ensure that new commercial buildings meet the ADA requirements. Some of the items inspected during plan review and during construction inspections are as follows (list may not be comprehensive): Accessible routes including parking spaces, ramps, stairways, doors, doorways, curb ramps, elevators, hallways, signage and walking surfaces. Plumbing elements including drinking fountains, toilet and bathing rooms, water closets, urinals, lavatories and sinks, bathtubs, shower compartments and grab bars. Communication features including signs detectable warnings, assistive listening systems, teller machines. Built-in elements including check out aisles and service counters.

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

### **Describe the jurisdiction’s need for Public Facilities:**

As of the writing of this plan, there were no known needs for public facilities such as community centers. The William S. Davies Homeless Shelter has completed construction on a new men's shelter and have purchased a large historic home that is being renovated for a women and women with children shelter. To date this shelter has not expressed any interest in receiving federal assistance and continue to operate the shelter 100% on private funds.

### **How were these needs determined?**

These needs were determined by the survey document, public meetings, consultations with public service providers and discussions with City of Rome management and leaders.

### **Describe the jurisdiction’s need for Public Improvements:**

The City of Rome elected officials and management believe that public improvements such as the streets, drainage, water, sewer and sidewalks should be a high priority, especially in low income neighborhoods where these improvements have been lacking historically and where citizens cannot come up with their own share of the costs to install or improve them. Our community is in the Ridge and Valley geologic region and we have many hills, rocky substrata and drainage areas. Many of the low income neighborhoods were built in areas that have topographic challenges, as well. There are many areas that were annexed into the City from unincorporated Floyd County and historically do not have underground drainage systems, curb and gutter, streets of adequate width or any sidewalks. These present safety issues, particularly since most school children do not have bus service and must walk to school on the street pavement. We believe these types of improvements serve a large number of low income persons, instill pride in neighborhoods, and should be a high priority for the use of CDBG funds.

### **How were these needs determined?**

These needs were determined by the survey document, public meetings and consultations with public service providers and discussions with City of Rome management and leaders.

### **Describe the jurisdiction’s need for Public Services:**

Two surveys were conducted in preparation of the 2019-2023 Consolidated Plan and public service needs were captured. There were over 170 responses in total from individuals, public service agencies and non-profits. The top three public services needs were identified as additional mental health services,

substance abuse services and homeless prevention services. All public services in Rome are being provided by individual agencies with assistance from private funds, local donations and other grant sources. Rome does not plan to fund those agencies by utilizing CDBG funds.

**How were these needs determined?**

These needs were determined by the survey document, public meetings and consultations with public service providers and discussions with City of Rome management and leaders.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Based on information available to the City, the Consolidated Plan must describe the significant characteristics of the jurisdictions housing market in general, including the supply, demand, condition and cost of housing and describe the housing stock available to serve persons with disabilities and other special needs. The market analysis will also review/discuss the following key points: The condition and needs of public and assisted housing; A brief inventory of facilities, housing and services that meet the needs of homeless persons; Regulatory barriers to affordable housing and; The significant characteristics of the jurisdictions economy.

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

### Introduction

Based on the 2009-2013 American Communities Survey, there are 16,124 housing units in the City of Rome. Of the 13,577 occupied housing units, approximately 6,636 or 48.9% were owner occupied and 6,941 or 51% were renter occupied. The data below gives a more detailed view of the different types of housing units within the city.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	10,306	64%
1-unit, attached structure	421	3%
2-4 units	2,205	14%
5-19 units	1,763	11%
20 or more units	1,053	7%
Mobile Home, boat, RV, van, etc	376	2%
<b>Total</b>	<b>16,124</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source Comments:

Apartment Complex	No. Of Units	Federal/State Program
Pine Ridge	31	DCA Voucher
Oak Rdige	35	Shelter + Care
Tamassee Lane	80	Section 8 (federal)
Meadow Lane	120	Section 8 (federal)
Callier Forest	130	Section 8 and Tax Credit
Ashton Ridge	88	Section 8 and Tax Credit
Heatherwood	68	Section 8
Etowah Terrace	77	Section 8, Tax Credit
The Villas	39	Section 8
Riverwood Park	90	Section 8, Tax Credit

Table 28 - Subsidized Apartment Units Available in Rome, GA

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	26	0%	369	5%
1 bedroom	60	1%	1,200	17%
2 bedrooms	5,043	76%	4,941	71%
3 or more bedrooms	1,493	23%	475	7%

	Owners		Renters	
	Number	%	Number	%
<b>Total</b>	<b>6,622</b>	<b>100%</b>	<b>6,985</b>	<b>100%</b>

Table 29 – Unit Size by Tenure

Data Source Comments:

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

There are 10 apartment complexes located in the City limits of Rome in addition to the public housing units offered and managed by the Northwest Georgia Housing Authority. These private complexes total a combined 758 subsidized units available. The federal/state programs that assist in these units are Shelter + Care, Section 8, and Tax Credit. The particulars for each complex is identified in the attached table.

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

During the past several years Rome has experienced a significant decrease in the number of public housing units available due to the demolition of public housing developments at Charles Hight Homes (150 units), Fairground Apartments (36 units) and Altoview Terrace (95 units). Demolition of the units was necessary due to the age and poor condition of the units. The decrease in the number of units available has been partially offset by the construction of new units by the NWGHA; they are constructing new units at Joe Wright Village, Maple Street and were just awarded a 9% tax credit to build an additional 66 units at the old Altoview Terrace complex- construction to start in 2019.

There are no other known planned loss of affordable housing units at this time.

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

With regard to the availability of affordable housing in Rome, there are two primary issues. The first is with the price increases that are occurring in both the homeownership and rental markets. The second issue is that the current condition of the available housing stock is aged and new construction projects are slowing which is creating an increasing presence of substandard housing. All of the affordable housing complexes report near 100% occupancy with 3 to 6 month waiting lists. The Section 8 program alone has over 800 persons waiting for assistance. The availability of housing units does not appear to meet the needs of the population.

**Describe the need for specific types of housing:**

Based on a review of the data provided and on conversations with property managers of the properties identified above, all rental housing types are needed in Rome with the common factor all being related to affordability.

## **Discussion**

As of the 2009-2013 ACS, 15.8% of Rome's 16,124 housing units were vacant. However, despite the city's relatively high proportion of vacant units, residents providing input into the 2018 City of Rome Analysis of Impediments to Fair Housing and the CDBG public input survey, reported a scarcity of decent and affordable housing units in the city. More than half of the city's current housing stock was constructed prior to 1970 and older housing, which typically carries greater maintenance costs is more likely to fall into substandard condition. While substandard condition keeps some units from the city's stock of decent affordable housing, cost precludes others from being affordable to lower-income households. The National Low Income Housing Coalition data finds that a worker in Rome would need to have a hourly wage rate of \$17.12 or an annual rate of \$35,610 to afford a two-bedroom apartment in Rome. Further, 28.9% of the city's homeowners and 47.7% of the city's renters spent more than 35% of their incomes on housing expenses, a threshold HUD considers to be a severe burden. As cost tends to restrict housing choice, particularly for those with lower incomes, this cost burden impacts a household's ability to obtain affordable housing. Renters with incomes below 30% AMI (which includes those receiving SSI as their sole source of income) are especially impacted, as are large families who seek units with four or more bedrooms, as these units are generally more expensive. The City of Rome will actively work to address the need for more decent and affordable housing by continuing to prioritize investment of CDBG funds in its housing rehabilitation program. Additionally, the City will continue to apply for CHIP funds from the Georgia Department of Community Affairs to construct new single family housing. Finally, the City will continue to support Low Income Housing Tax Credit (LIHTC) projects proposed by developers in the area, either through letters of endorsement or the investment of CDBG funds, to the extent a nominal investment of CDBG funds may make a project application more competitive.

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

### Introduction

This section of the Consolidated Plan will analyze the cost of the current housing stock in the City of Rome.

### Cost of Housing

	Base Year: 2010	Most Recent Year: 2013	% Change
Median Home Value	124,100	118,800	(4%)
Median Contract Rent	665	667	0%

Table 30 – Cost of Housing

Data Source Comments:

Rent Paid	Number	%
Less than \$500	1,809	0.0%
\$500-999	3,863	0.0%
\$1,000-1,499	847	0.0%
\$1,500-1,999	156	0.0%
\$2,000 or more	0	0.0%
<b>Total</b>	<b>6,675</b>	<b>0.0%</b>

Table 31 - Rent Paid

Data Source Comments:

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	635	No Data
50% HAMFI	1,705	640
80% HAMFI	3,970	1,620
100% HAMFI	No Data	2,365
<b>Total</b>	<b>6,310</b>	<b>4,625</b>

Table 32 – Housing Affordability

Data Source: 2009-2013 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	520	561	691	922	1,135

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
High HOME Rent	520	561	691	917	1,003
Low HOME Rent	476	510	612	707	790

**Table 33 – Monthly Rent**

Data Source Comments:

**Is there sufficient housing for households at all income levels?**

Based on 2009-2013 ACS data provided by HUD, it appears that there is a need for additional housing for those at or below 30% HAMFI. There are only 635 rental units identified that meet this need compared to 1,705 units at 50% HAMFI and 3,970 units at 80% HAMFI.

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

Based on information obtained from the Greater Rome Board of Realtors, the 2018 home values in Rome and Floyd County have stabilized and increased over the past few years. This increase in value is expected to cause an increase in rent. This could be partially due to having less home buyers and more renters in the market. This causes a greater demand for the available rental units currently on the market. Also, this increase in property values, while a positive sign for the economy and the housing market in general, has led to more trouble building and developing affordable housing and that has led those that are in need of affordable housing to settle on substandard housing that is aging and not well maintained.

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

Based on the 2018 HOME Rent limits and Fair Market Rent limits, the high HOME rent limits are comparable to the Fair Market Rents. The main difference is based on 3 bedroom rentals and 4 bedroom rentals. The actual area median rents appear to fall more in line with the HUD low HOME rent limits for multi-family complexes, while single family residential rents are in line with the Fair Market rents. This information will not impact the City of Romes strategy to produce additional affordable housing. The City will continue to support and encourage agencies such as the South Rome Redevelopment Corporation, Charles Williams REIC, Northwest Georgia Housing Authority and Habitat for Humanity to develop additional housing and provide more opportunities for those at need with rental and the possibility of homeownership. This could be done by leveraging CDBG funds through off-site improvements and technical assistance.

**Discussion**

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

### Introduction

The City of Rome has a great demand for affordable and subsidized housing which evident by the ever present waiting list at each complex. The affordable housing that is currently in place through various developments is reported to be in very good condition, many having been constructed or rehabilitated in the last 10 years or so. The lack of affordable housing can be related to the demolition of units that were substandard. Low income individuals appear to have issue with cost burdened as outlined in the housing needs assessment. Renters are also at higher risk with cost burdened issues than with homeowners by a reported 2 to 1 ratio.

### Definitions

The City of Rome defines standard condition as a housing unit that meets all local and state codes as applicable.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	0	0%	0	0%
With two selected Conditions	0	0%	0	0%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	0	0%	0	0%
<b>Total</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>

Table 34 - Condition of Units

Data Source: 2009-2013 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	0	0%	0	0%
1980-1999	0	0%	0	0%
1950-1979	0	0%	0	0%
Before 1950	0	0%	0	0%
<b>Total</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>

Table 35 – Year Unit Built

Data Source: 2009-2013 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	0	0%	0	0%
Housing Units build before 1980 with children present	0	0%	0	0%

**Table 36 – Risk of Lead-Based Paint**

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

### Vacant Units

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

**Table 37 - Vacant Units**

Data Source: 2005-2009 CHAS

### Need for Owner and Rental Rehabilitation

The City of Rome currently administers an owner-occupied rehabilitation programs that is funded through CDBG funds. This program assists homeowners with incomes below 80% AMI with needed repairs up to \$20,000 per home. These repairs generally assist with roof repairs/installation, handicap accessibility improvements, HVAC repairs, replacing rotten floors, installing handrails, grab bars and high-rise toilets. Rome has administered a rehabilitation program regularly since 2007 and assisted many homeowners in the area. This program continues to be very popular with the community.

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

The data above indicates that approximately 58% of the renter-occupied units with children present that were built before 1980 within the City have the potential to contain lead-based paint. These units would mostly be located in the LMI income areas of the City which are predominately the older neighborhoods in Rome.

### Discussion

Due to the age of the housing stock in Rome, there are many substandard units, especially located in the LMI neighborhoods. The Rome/Floyd Code Enforcement Office is making efforts on a regular basis to address these issues and have the homes that are not salvageable demolished. City staff is working on a

strategy to start up a demolition program or some other method to have a larger impact on the blighted housing problem that currently exists.

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

### Introduction

Public Housing in Rome is operated by the Northwest Georgia Housing Authority (NWGHA), an independent agency serving needs in Rome. The NWGHA's mission is to "provide decent, safe, and sanitary housing for eligible families, and to promote self-sufficiency and economic independence for its residents."

NWGHA operates a total of 8 public housing developments that are spread across Rome and expands the local affordable housing options. The main needs of public housing are the addition of public housing units to replace those that have been demolished over time due to their condition. NWGHA is currently working on plans to construct new public housing (single family, duplexes and multi-family complexes) in North Rome and East Rome.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			1,013	460			0	0	659
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 38 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

Complex Name	Number of Units
Charles Hight Homes The Highrise	303 Units
Charles Hight Homes at Ave B	8 Units
John Graham Homes	150 Units

Pennington Place	2 Units
Park Homes	164 Units
Willingham Village	200 Units
Willingham at Division	27 Units
Village Green	10 Units

**Table 39 - NWGHA Public Housing Sites**

**Describe the supply of public housing developments:**

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

The Northwest Georgia Housing Authority owns 846 units of public housing and manages 741 Housing Choice Vouchers. The condition of the public housing units is very good as many obsolete units have been demolished over the years, new developments have been constructed (with additional developments currently under construction or will be during 2019 and 2020) and others rehabilitated with the RAD program.

## Public Housing Condition

Public Housing Development	Average Inspection Score

Table 40 - Public Housing Condition

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

**Maple Street and Altoview Terrace-** The NWGHA was awarded a 9% tax credit from the Georgia Department of Community Affairs to build 66 new units. Amenities will include a community center, laundry facilities, and a swimming pool. Construction will begin sometime in 2019.

**Personal Care Home at the Highrises-** The NWGHA will convert 24 units in Highrise #1 into a Personal Care Home. Eligible elderly residents who want to age in place can take advantage of this opportunity to have several services provided without having to enter a nursing home. Residents will have their housing, food, and home health services- such as medication assistance or help with grooming provided.

**Park Homes-** The units at Park Homes will be renovated through a RAD Projected and converted to Project Based Vouchers.

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

NWGHA has employed several strategies for improving the living environment of its residents including: (1) actively pursuing different grants or programs to facilitate the construction of new units and the rehabilitation of existing housing units (2) demolition of old developments in poor condition that are beyond economical repair (3) a quality control program that ensures existing housing units are properly maintained (4) a wide variety of resident service programs. The primary strategy is to pursue grants for future funding of new construction and rehabilitation; the 66 new units at Maple Street and Alto View Terrace will be constructed using a 9% LIHTC award. The authority is also converting units to become a personal care home to provide long term care for very elderly residents.

### Discussion:

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

### Introduction

The City of Rome has three primary facilities for the homeless and one transitional housing provider. There is also a shelter for children (Open Door Home), mostly on a temporary basis along with Shelter+Care and Permanent Supportive Housing options.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	4	0	8	0	0
Households with Only Adults	48	0	0	66	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	40	0	0	0	0

**Table 41 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments:

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

Mental Health Treatment: Highland Rivers, Floyd Behavioral Health Center, Family Intervention Specialist and the National Alliance on Mental Health. Employment Services/Adult Education: Rome/Floyd Co. Library, Department of Labor, Georgia Northwestern Technical College Adult Education Center. Health/Medical Care: Floyd Medical Center, Free Clinic of Rome, Floyd County Health Department, Redmond Regional Medical Center.

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

- The William S. Davies Shelter provides 16 men's beds and has served an average of 325 guests over the last four years.
- The Salvation Army offers 18 shelter beds for men. The center feeds a meal every night of the week that averages 249 persons a month and a free clothing program that gives away 5,000 garments a month.
- The Hospitality House offers 27 beds for women and children who are victims of domestic violence. These are available for up to 90 days after which clients typically move to public housing.
- Appalachian Housing Counseling Agency, a nonprofit arm of the NWGHA, provides pre- and post-purchase housing counseling; credit counseling; and mortgage foreclosure prevention counseling, some of which are connected with prevention of homelessness.
- Oak Ridge Place Apartments is a 35 unit housing community, development by Charles Williams REIC. Residents must be enrolled in the Highland Rivers Shelter Plus Care Program, be homeless, low income and disabled to qualify for residency.
- Pine Ridge Apartments is a 31 unit Permanent Supportive Housing complex, developed by Charles Williams REIC. Residents must be homeless or potentially homeless and disabled. Rental vouchers are provided for a portion of the rent. This complex has been very successful and in operation for the past five years. They operate at a 100% occupancy rate and have a waiting list year round.
- The Open Door Home provides shelter for homeless children (without parental involvement). The Boys Home has 20 year round beds and the Girls Home has 20 year round beds.
- The Ruth and Naomi Project is a new women's (plus women with children) shelter that is slated to open in April 2019. This shelter will house 8 single women and 4 women with children.

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

### Introduction

According to the civilian noninstitutionalized population in the 2009-2013 American Community Survey 3 year estimates, the City had approximately 6,249 residents with a disability (or 17.7%). The likelihood of having a disability varied by age from 8.6% of people under 18 years old to 17 % of people 18 to 64 years old, and to 44.2% of those 65 years old and older. For the disabled under 18 years old, the primary disability categories were cognitive and ambulatory difficulties. For the disabled 18 to 64 years old, the primary disability categories were cognitive, ambulatory and vision impairment difficulties. For the disabled 65 years old and older, ambulatory, independent living, and hearing/vision difficulties were reported as primary.

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

The majority of persons identified in the categories above will have one common housing need in Rome, and that is the availability of more affordable and subsidized housing options. With the waiting list of the NWGHA being above 800, it is apparent that there is not enough housing for the very low income and persons that have one of the conditions listed without resorting to substandard rental housing. Apartment complexes listed in the attached table that specifically house homeless, elderly, low income, etc. and offer subsidized rents all have established waiting lists

<b>Total Civilian Non-institutionalized Population</b>	<b>35,259</b>	<b>100%</b>
With a disability	6,249	17.7%
18 to 64 Years	20,778	58.9%
With disability	3,525	9.9%

**Table 42 - Disability Status in the City of Rome**

<b>Apartment Complex</b>	<b>No. of Units</b>	<b>Occupancy</b>	<b>Qualifications</b>
Pine Ridge	31	100%	Homeless and disabled
Oak Ridge	35	98%	Homeless and disabled
The Villas	39	100%	62 or older
Heatherwood	68	100%	62 or disabled
Etowah Terrace	77	100%	55 or older
Pennington Place	8	100%	62 or older
The Highrise	303	100%	62 or older

**Table 43 - Apartment Complexes in Rome that specifically house disabled, elderly and low income**

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

There is not data specific to the City of Rome regarding supportive housing needs for its disabled populations. However, based on the data above, the predominant disabled population is 65 and over and there are five known apartment complexes which offer senior housing and subsidized rent to members of this population.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

For the period of the 2019-2023 Consolidated Plan, the City's strategy for addressing the special needs populations is to better document the specific needs of these groups in Rome, including those reported by the 2010 Census. Given the need for additional data to assist with prioritizing and development an appropriate special needs strategy, the City will continue to rely on agencies providing housing and supportive services. The City will also ensure continued review and evaluation of permit applications for compliance with ADA requirements.

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

N/A

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The City of Rome has public policies that can affect the cost of housing and the ability to develop, maintain, and improve affordable housing. These policies include building permits with minimum lot size requirements, set back restrictions, zoning requirements and other building codes. These fees and requirements add to the final cost of housing.

The City of Rome does not provide waivers of building fees associated with affordable housing. However, the Community Development Department will meet with City Officials and Building Officials to determine if fees could be waived or reduced on the request of developers for the construction of new or rehabilitation of existing affordable housing.

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

### Introduction

This section of the Consolidated Plan addresses the non-housing community development needs of the City, including economic development needs. Data highlighted in this section includes business activity, labor force, education statistics, and other data that give a detailed picture about the economy of Rome.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	48	4	0	0	0
Arts, Entertainment, Accommodations	1,554	3,094	14	14	0
Construction	406	343	4	2	-2
Education and Health Care Services	2,374	8,039	22	37	15
Finance, Insurance, and Real Estate	442	1,036	4	5	1
Information	226	668	2	3	1
Manufacturing	2,643	2,920	24	13	-11
Other Services	311	538	3	2	-1
Professional, Scientific, Management Services	517	753	5	3	-2
Public Administration	0	0	0	0	0
Retail Trade	1,676	3,279	15	15	0
Transportation and Warehousing	294	320	3	1	-2
Wholesale Trade	515	1,017	5	5	0
Total	11,006	22,011	--	--	--

**Table 44 - Business Activity**

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	16,005
Civilian Employed Population 16 years and over	13,630
Unemployment Rate	14.84
Unemployment Rate for Ages 16-24	25.90
Unemployment Rate for Ages 25-65	9.81

**Table 45 - Labor Force**

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	2,394
Farming, fisheries and forestry occupations	355
Service	1,557
Sales and office	2,748
Construction, extraction, maintenance and repair	1,215
Production, transportation and material moving	1,075

**Table 46 – Occupations by Sector**

Data Source: 2009-2013 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	10,855	84%
30-59 Minutes	1,543	12%
60 or More Minutes	543	4%
<b>Total</b>	<b>12,941</b>	<b>100%</b>

**Table 47 - Travel Time**

Data Source: 2009-2013 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,975	629	2,031

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	2,732	555	1,538
Some college or Associate's degree	2,882	416	1,129
Bachelor's degree or higher	3,137	141	572

**Table 48 - Educational Attainment by Employment Status**

Data Source: 2009-2013 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	472	512	625	828	906
9th to 12th grade, no diploma	573	1,107	378	1,185	888
High school graduate, GED, or alternative	1,013	1,429	948	2,448	1,422
Some college, no degree	1,532	1,103	566	1,619	917
Associate's degree	158	262	456	421	206
Bachelor's degree	315	738	438	1,082	460
Graduate or professional degree	7	394	346	859	566

**Table 49 - Educational Attainment by Age**

Data Source: 2009-2013 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,281
High school graduate (includes equivalency)	22,749
Some college or Associate's degree	28,224
Bachelor's degree	41,892
Graduate or professional degree	53,573

**Table 50 – Median Earnings in the Past 12 Months**

Data Source: 2009-2013 ACS

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

The City of Rome's major employment sectors based on the business activity table are manufacturing; education and health care; arts, entertainment, accommodations; and retail trade. Per the Greater Rome

Chamber of Commerce, this information is consistent as the top employers in the City of Rome's were identified as follows: Floyd Medical Center, Floyd County schools, Harbin Clinic, Redmond Regional Medical Center, Rome City schools and Berry College, which have a combined total of 8,047 employees that live within Rome or in the limits of Floyd County. These numbers support the census data showing a majority of Rome's residents working in these fields. The second largest industry in Rome, employing 13.5% of the workforce, is manufacturing followed by the professional, scientific, management, administrative, and waste management field at 10.5%. The art, entertainment, recreation, accommodation, and food service industry accounts for 9.5% of the workforce. When further breaking down these categories, the healthcare, education and social services fields employ almost 30% of Rome's workforce.

**Describe the workforce and infrastructure needs of the business community:**

Rome's employed population is comprised of 16,005 city residents. At almost 80%, a vast majority of Rome's workforce is made up of private-sector workers. Government employees make up 14% of the workforce and self-employed, unincorporated business workers and unpaid family workers make up the last 6% of the city's workforce.

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

The City of Rome worked with the Georgia Department of Community Affairs to have an Opportunity Zone approved along areas of West 3rd Street, 5th Ave., Turner McCall Blvd and Riverside Parkway in 2010. This zone provides new or existing businesses a tax credit incentive which can be taken against the business income tax liability and state payroll withholding. This incentive applies to businesses that create two or more jobs, which can be done by opening a new business or expansion of an existing business. The potential credit is \$3,500 per job created. This opportunity zone has already assisted in the recruitment of a newly constructed shopping center that was completed in 2014 and anchored by a Publix grocery store. The Publix store alone created approximately 100 new jobs for the Rome area. A new full service hotel, Courtyard by Marriott, also falls within the approved Opportunity Zone and opened in 2017. Construction of an mixed use (housing and retail) development adjacent to the hotel (The District) is being planned for development during 2019-2023 which will create several new jobs. A new restaurant is also going into an old warehouse building in the next block. This same area is now a Federal Opportunity Zone which should attract additional development and job creation.

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

Based on the Educational Attainment by Age table above, the workforce corresponds to employment opportunities with most of the population having received at minimum a high school/GED education, however many have attained some college on up to graduate degrees.

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

The City of Rome and Floyd County falls under the Northwest Georgia Workforce Investment Program under the direction of the Northwest Georgia Regional Commission. The Workforce Investment Programs have been designed to meet the needs of discouraged workers, unemployed or underemployed individuals, and workers who have lost their jobs through layoff or business closures. Career Counselors assess customers while they are in training as well as pre and post training. They administer interest and career assessments and provide career counseling, educational counseling, job coaching, and post-employment assistance for up to one year after completing their program of study or ending training. Training is available at schools and colleges throughout Northwest Georgia and its surrounding regions. Other programs related to this effort are as follows: On the Job Training Program; Individual Training Accounts Program; Youth Program and the Youth Apprenticeship Program.

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

Yes

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

Yes, the City of Rome, Floyd County, and the Greater Rome Chamber of Commerce have partnered with Market Street Services to develop a dynamic strategy that will serve as a renewed, effective tool for success and forward-looking change in the community. This process is led by an engaged Steering Committee and has strong public-private community support. The comprehensive Rome-Floyd 20/20 III strategy process has reengaged and galvanized volunteers, staff, partners, and stakeholders in order to ensure that Rome-Floyd County identifies and pursues the highest-value strategies. Rome-Floyd 20/20 III began the four-stage planning process with an assessment of the current conditions of Greater Rome's competitive position, regional economy, demographic and socioeconomic dynamics, talent base, and quality of place for residents and visitors. The four phases include the following: (1) a competitive assessment; (2) target business analysis and marketing review; (3) a community and economic development strategy; (4) and implementation plan. The first three phases are completed. The implementation phase is currently being drafted. This Community and Economic Development Strategy is structured to correspond to key goal areas that emerged from Steering Committee guidance and the

extensive research that was defined in the first two phases of the Competitive Assessment and the Target Business Analysis of the Rome-Floyd 20/20 III process. For each goal area, focused objectives and several tactics with corresponding action steps have been proposed that have the greatest potential to advance Greater Rome as a high-quality mid-sized community with diverse and accessible education, career, quality of life, workforce, health care options that far surpass its competitors. These goal areas for transformation are: Invest in engaged and well educated citizens; Cultivate an enterprising and diverse economy; Build a vibrant and healthy community.

## **Discussion**

This Community and Economic Development Strategy reflects a vision of a community with excellent educational systems, a diverse and vibrant economy, a growing entrepreneurial presence, bustling downtowns and neighborhoods, quality infrastructure, and courageous leadership. But to achieve these goals, the leadership and community members must begin to embark on innovative steps. The impacts of the recession are still being felt acutely in Greater Rome's governments, schools, businesses, and homes, and resources that all Greater Rome residents depend on are scarcer than ever. In order to maintain and enhance this community's high quality of life, community-centered schools, and dynamic businesses, it is necessary for the County to unite behind Rome-Floyd 20/20 III. This effort will continue as the implementation phase is drafted.

## **MA-50 Needs and Market Analysis Discussion**

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

Yes, all of the low income census tracts in Rome have a high concentration of households reporting housing problems. Census tracts 5, 11 and 16 report 33.68% of households with housing problems, and tracts 5 and 12 have pockets that are greater than 68%. Concentration for this section is defined as areas that report greater than 38% of households with housing problems reported as indicated by the CHAS data provided by HUD.

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

The low income census tracts in Rome have a higher concentration of households with any of the four housing problems reported. These are tract 5, 6, 11, 12 and 16. Census tracts 6 and 12 have pockets of greater than 68% of households that report housing problems. Census tract 6 has a high percentage of African-American residents (53.05%), and census tract 12 has a high percentage of Hispanics (27.9%) and Asians (5.84%) which are believed to reside in the areas indicated on the CPD map. All of the low income census tracts report at least 33-68% of households with some type of housing problem. Concentration for this section is defined as areas that report greater than 38% of households with housing problems reported as indicated by the CHAS data provided by HUD.

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

The neighborhood characteristics in these 5 census tracts mentioned above are mostly made up of aging neighborhoods that have single family detached housing. There are public housing scattered through some of the areas which are in excellent condition, however the overall housing is aging and the majority is in a deteriorating state.

### **Are there any community assets in these areas/neighborhoods?**

A community asset is a quality, person, or thing that is an advantage, a resource, or an item of value to an organization or community. All five census tracts identified above have many assets such as the citizens that reside there, community facilities, churches, schools, public transit system, public parks, community centers for youth, etc.

### **Are there other strategic opportunities in any of these areas?**

All of these areas pose strategic opportunities for housing rehabilitation, street and sidewalk improvements, park improvements, and focused code enforcement efforts. The City of Rome plans to allocate much of its CDBG funding during this planning period to census tracts 6 and 16 (locally know as

North Rome and East Rome). The focus for many years up until this point has been census tract 21 (formerly tract 15) and has the only NRSA approved for Rome. Much progress has been made and local citizens are now requesting that other areas receive redevelopment attention.

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

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

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

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

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

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

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan must identify the priority needs of the jurisdiction and describe strategies that the jurisdiction will undertake to serve the priority needs. The 2014 calendar year will be the City of Rome's eleventh year as a CDBG Entitlement community. CDBG funding is an important source of funds in Rome's efforts to address the priority needs of its low and moderate income citizens and in the revitalization of distressed urban neighborhoods. CDBG funds are providing, on average, \$400,000 per year for use on housing and public improvements, primarily in older neighborhoods with concentrations of low income persons. The 2012 award was \$383,844 and the 2013 allocation was \$406,803. CDBG focuses on three facets within the low and moderate income community: Housing, Public Facilities (buildings, infrastructure and services and Economic Development (job creation/retention. Rome has concentrated its previous CDBG awards in public facilities and housing areas and continues to do so in the 2014 program year with the addition of funding for code enforcement activities. Following is the specific 2014 budget: Project/Activity- Budget Minor Repair- \$100,000 North Rome Sidewalk Improvements-\$174,847 General Administration/Planning-\$81,200 Code Enforcement \$50,000 Total \$406,047. Geographic Priorities The geographic allocation of the City's CDBG funds 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 when possible. The CDBG LMI target area map is attached. As provided for at 24 CFR Part 570.208(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. Priority Needs Based on the Needs Assessment completed and the data gathered as part of the Consolidated Plan process, priority needs identified are public improvements, housing rehabilitation, code enforcement and economic development activities which create new jobs. Anticipated Resources The City anticipates that the only funds available for 2014 for the selected projects will be CDBG funds. These funds will be used to design and construct new sidewalks and safe routes to schools in the North Rome area (census tract 6); enhanced and specific code enforcement efforts in the low income neighborhoods of Rome and continuation of the Minor Repair Program for elderly homeowners. Other topics to be discussed include: Influence of Market Conditions; Institutional Delivery Structure; Goals; Public Housing; Homeless Strategy; Lead-based paint hazards; Anti-Poverty Strategy and Monitoring.

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

### Geographic Area

Table 51 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	51% and greater LMI Census Tracts
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
<b>Are there barriers to improvement in this target area?</b>		
<b>2</b>	<b>Area Name:</b>	City-wide Effort
	<b>Area Type:</b>	Direct Benefit Activities (Economic Development and Housing Rehabilitation)
	<b>Other Target Area Description:</b>	Direct Benefit Activities (Economic Development and Housing Rehabilitation)
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	

<b>Identify the neighborhood boundaries for this target area.</b>	All neighborhoods within the City limits of Rome fall under this target area. Activities attached to this area will offer a direct benefit per income of the person and/or household.
<b>Include specific housing and commercial characteristics of this target area.</b>	
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
<b>Identify the needs in this target area.</b>	The City of Rome as a whole has a need for homeowner housing rehabilitation for low income seniors, and there are varying economic development opportunities that could create jobs for low income persons throughout the City.
<b>What are the opportunities for improvement in this target area?</b>	
<b>Are there barriers to improvement in this target area?</b>	

**General Allocation Priorities**

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

The geographic allocation of the City's CDBG funds 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 when possible. The CDBG LMI target area map is attached. As provided for at 24 CFR Part 570.208(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. Activities such as Economic Development and/or housing rehabilitation will be administered city-wide, but will have a direct benefit to a household or job created/retained.

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

### Priority Needs

Table 52 – Priority Needs Summary

1	<b>Priority Need Name</b>	Public Improvements and Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Persons with Physical Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	51% and greater LMI Census Tracts
	<b>Associated Goals</b>	Grant Planning and Administration Public Infrastructure Improvements
	<b>Description</b>	The Public Improvement and Infrastructure category is listed as a high need and will improve, rehab and/or repalce sidewalks in neighborhoods within low-mod income census tracts of Rome. This could also include the construction of new sidewalks in areas that need them along with curb cuts for handicap accesibility. Many existing sidewalks located in the target areas have fallen into sub-standard condition.
	<b>Basis for Relative Priority</b>	The Public Improvement and Infrastructure category is listed as a high need and will improve, rehab and/or repalce sidewalks in neighborhoods within low-mod income census tracts of Rome. This could also include the construction of new sidewalks in areas that need them along with curb cuts for handicap accesibility. Many existing sidewalks located in the target areas have fallen into sub-standard condition.
2	<b>Priority Need Name</b>	Housing Rehabilitation
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	Direct Benefit Activities (Economic Development and Housing Rehabilitation)
	<b>Associated Goals</b>	Grant Planning and Administration Housing Rehabilitation
	<b>Description</b>	The Housing Rehabilitation Program (low/mod owner occupied housing rehabilitation) is offered city-wide to income eligible residents. Due to the age of the local housing stock, and the lack of affordable housing options, this program is essential to addressing both of these needs inside the City of Rome.
	<b>Basis for Relative Priority</b>	This need is listed as a high need in the community due to the overwhelming popularity of the program, the continue need of the program and the age of the housing stock.
<b>3</b>	<b>Priority Need Name</b>	Economic Development Activities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	<b>Geographic Areas Affected</b>	Direct Benefit Activities (Economic Development and Housing Rehabilitation)
	<b>Associated Goals</b>	Economic Development Activities Grant Planning and Administration

	<b>Description</b>	This activity will create a small business emergency grant program to assist with business daily expenses that have been made difficult due to the global pandemic COVID-19. The funds will be tied to job creation/retention activities. This activity was amended in May 2020 and the priority level changed to high due to the public safety measures imposed and many businesses forced to close to comply.
	<b>Basis for Relative Priority</b>	This priority level changed in May 2020 due to the global pandemic COVID-19 which forced many businesses to close to comply with public safety measures.
4	<b>Priority Need Name</b>	Unsafe Structures Demolition Program
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Direct Benefit Activities (Economic Development and Housing Rehabilitation)
	<b>Associated Goals</b>	Unsafe Structures Demolition Program
	<b>Description</b>	The demolition program is designed to use Community Development Block Grant funds as a means of last resort to remove dilapidated structures in order to eliminate specific conditions of blight or physical decay within the City of Rome. Demolition of a structure mandated by local ordinance and enforced through an administrative or environmental court order is the primary focus of this program; however the program also assists with owner consent demolitions, non-profit owned properties and municipal owned properties obtained through tax foreclosure or through private donation.

<b>Basis for Relative Priority</b>	<p>The City of Rome decided to amend in Consolidated Plan in September 2016 to add this activity for CDBG funding. After many years of redevelopment activities in specific low income neighborhoods, including code enforcement and housing rehabilitation it was apparent that abandoned blighted structures continue to be an influence in these neighborhoods with no resolution for removal. The City believes adding this program to the redevelopment efforts will provide an immediate impact to the area.</p>
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**Narrative (Optional)**

Resources will be allocated to maximize the benefits to residents within the targeted areas of Rome. Public infrastructure improvements, typically thought of as brick and mortar projects will be exclusively within these targeted census tracts. Other expenditures include grant administration, housing rehabilitation, code enforcement and economic development activities which will be utilized to assist low/mod income individuals throughout the City.

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

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Northwest Georgia Housing Authority in Rome, GA manages the TBRA funding for public housing residents. There are currently over 800 individuals on the waiting list for housing assistance. This number indicates that there is a need for the housing authority to request additional vouchers to help the need and construct more public housing. The City of Rome does not plan to utilize the CDBG funding for this purpose, however will partner with NWGHA in any way possible to increase the supply of affordable housing.
TBRA for Non-Homeless Special Needs	Northwest Georgia Housing Authority in Rome, GA manages the TBRA funding for public housing residents. There are currently over 800 individuals on the waiting list for housing assistance. This number indicates that there is a need for the housing authority to request additional vouchers to help the need and construct more public housing. The City of Rome does not plan to utilize the CDBG funding for this purpose, however will partner with NWGHA in any way possible to increase the supply of affordable housing. Per the 2009-2011 American Community Survey 3 year estimates, the City had approximately 6,249 residents with a disability (or 17.7%).
New Unit Production	Due to the high demand for subsidized affordable housing units, and the fact that all of the apartment complexes contacted during the plan phase, it appears that new unit production is needed. The City of Rome will seek and encourage affordable housing developers to continue adding quality units to this area and assist by leveraging funds when possible.
Rehabilitation	More than half of the city's current housing stock was constructed prior to 1970 and older housing, which typically carries greater maintenance costs, is more likely to fall into substandard condition. The city will continue to prioritize a portion of its federal funds to assist low income homeowners with housing rehabilitation.
Acquisition, including preservation	There was no data reviewed to indicate a need to acquire and or preserve housing other than through the rehabilitation program which we currently administer.

**Table 53 – Influence of Market Conditions**

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

**Introduction**

The City of Rome amends the 2019 Action Plan to accept the new allocation of CDBG-CV funds to help combat the COVID-19 pandemic through a Special Economic Development program designed to assist small businesses. The amount of the allocation for Rome is \$258,026.

The City anticipates that the only funds available for 2019 for the selected CDBG projects will be CDBG funds. These funds will be used for the design and construction of sidewalks and improved walkways and access to schools located in LMI Census tracts and housing rehabilitation for income eligible households.

**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	683,433	0	0	683,433	1,684,593	

Table 54 - Anticipated Resources

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

For 2019, CDBG funds will not be leveraged with other City, state or Federal funds. There are no matching requirements for the CDBG program. There are plans to work with the City of Rome Street Department in years 2020-2023 and leverage additional sidewalk funds and street improvement/paving funds received from the State of Georgia and local City of Rome funds to further the street and sidewalk improvements in the low income census tracts.

**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 proposed street and sidewalk improvements will take place in the current public right-of-way, meaning land acquisition is not anticipated.

**Discussion**

For 2019, CDBG funds will not be leveraged with other City, state or Federal funds. There are no matching requirements for the CDBG program.

## SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
ROME	Government	Planning neighborhood improvements public facilities	Jurisdiction

Table 55 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

The Consolidated Plan's regulations require the City to describe the institutional structure in place to deliver the projects, programs and services outlined in the 5-year plan and assess the strengths and gaps in that delivery system. The City will undertake the execution of the projects described in the 2019 Action Plan through the procurement and contracting of construction services. The City of Rome is the lead agency and will be responsible for said procurement of services from outside vendors to design and construct any sidewalk improvements and for rehabilitation of owner occupied homes. The city has qualified on staff to administer the CDBG program and manage all projects.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X		

Healthcare	X		
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
<b>Other</b>			

**Table 56 - Homeless Prevention Services Summary**

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

Services are provided to the local homeless population through the Salvation Army of Rome, the William S. Davies Homeless Shelter, Highland Rivers (mental health provider), Free Clinic (health center), Floyd Medical Center (health center) and the Community Kitchen (free lunch daily). All of the services providers indicate that many of the homeless population actively seek and participate in the services they provide.

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

The City of Rome's current institutional structure includes many service agencies including the Rome/Floyd Housing Team, Habitat for Humanity, Action Ministries, NW Georgia Housing Authority, South Rome Redevelopment Agency/Corporation, Appalachian Housing Counseling Agency, Salvation Army, United Way of Rome, Hospitality House, Highland Rivers, Salvation Army and the William S. Davies Homeless Shelter. These agencies provide services for all the needs mentioned above. The City believes the current structure is strong and sufficient for community needs.

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

The City of Rome will continue to be involved with the numerous cooperative groups and agencies mentioned throughout the Consolidated Plan that offer a variety of services to the residents. The city will work in cooperation with these groups to identify and gaps in services that may arise.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Infrastructure Improvements	2019	2023	Non-Housing Community Development	51% and greater LMI Census Tracts	Public Improvements and Infrastructure	CDBG: \$775,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
2	Housing Rehabilitation	2019	2023	Affordable Housing	City-wide Effort	Housing Rehabilitation	CDBG: \$775,000	Homeowner Housing Rehabilitated: 35 Household Housing Unit
3	Economic Development Activities	2019	2023	Non-Housing Community Development	City-wide Effort	Economic Development Activities	CDBG: \$258,026	Jobs created/retained: 51 Jobs  Businesses assisted: 51 Businesses Assisted
4	Grant Planning and Administration	2019	2023	Affordable Housing Non-Housing Community Development	City-wide Effort	Economic Development Activities Housing Rehabilitation Public Improvements and Infrastructure	CDBG: \$420,000	Other: 2 Other
6	Unsafe Structures Demolition Program	2020	2023	Slum and blight removal	City-wide Effort	Unsafe Structures Demolition Program	CDBG: \$140,000	Buildings Demolished: 15 Buildings

Table 57 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Public Infrastructure Improvements
	<b>Goal Description</b>	This goal will be to improve the current public infrastructure such as sidewalks, curb and gutter, handicap accessibility, etc in the low income census tracts of Rome. This activity may also pave streets in these same areas for easier and better access to the neighborhoods.
2	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	This program assists low income homeowner with needed repairs to their homes. This program targets those at or below 80% of the area median income.
3	<b>Goal Name</b>	Economic Development Activities
	<b>Goal Description</b>	This program was amended due to the COVID-19 pandemic and the new CDBG-CV allocation of \$258,026. This program will create a new emergency grant for small businesses negatively affected by the public safety measures and will tie the funds granted to job retention and/or creation for low/mod individuals.
4	<b>Goal Name</b>	Grant Planning and Administration
	<b>Goal Description</b>	This goal outlines the efforts of the Community Development staff to administer the CDBG program each year.
6	<b>Goal Name</b>	Unsafe Structures Demolition Program
	<b>Goal Description</b>	The demolition program is designed to use Community Development Block Grant funds as a means of last resort to remove dilapidated structures in order to eliminate specific conditions of blight or physical decay within the City of Rome. Demolition of a structure mandated by local ordinance and enforced through an administrative or environmental court order is the primary focus of this program; however the program also assists with owner consent demolitions, non-profit owned properties and municipal owned properties obtained through tax foreclosure or those obtained through private donation.

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

The City of Rome will assist approximately 7 to 8 income eligible households through the Housing Rehabilitation Program each year, and will seek additional funds through the CHIP (HOME) program at the Georgia Department of Community Affairs to construct new affordable single family housing units in partnership with the South Rome Redevelopment Corporation or the Rome/Floyd Land Bank Authority.

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

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

The Northwest Georgia Housing Authority is in compliance with Section 504.

### **Activities to Increase Resident Involvements**

The Northwest Georgia Housing Authority routinely offers services, programs and training to all the public housing residents. NWGHA is a top performer in the world of public housing and continues to use innovation and the most current programs to encourage involvement.

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

No

### **Plan to remove the ‘troubled’ designation**

N/A

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

### **Barriers to Affordable Housing**

The City of Rome has public policies that can affect the cost of housing and the ability to develop, maintain, and improve affordable housing. These policies include building permits with minimum lot size requirements, set back restrictions, zoning requirements and other building codes. These fees and requirements add to the final cost of housing.

The City of Rome does not provide waivers of building fees associated with affordable housing. However, the Community Development Department will meet with City Officials and Building Officials to determine if fees could be waived or reduced on the request of developers for the construction of new or rehabilitation of existing affordable housing.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Based on the impediment listed above identified in the 2018 Analysis of Impediments to Fair Housing Choice, the City will convene a discussion among City leaders, city staff and the affected community stakeholders to review the effects and possible barriers the local zoning ordinances may have towards creation of affordable housing.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The City is not proposing to use any CDBG funds to combat or address homelessness at this time.

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

Rome Action Ministries is the local agency that addresses transitional housing needs in Rome and Floyd County. The City will continue to support this agency and assist them in any way possible to receive funds through the Georgia Balance of the State Continuum of Care program.

### **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 of Rome will continue to support public service agencies and providers within the City such as Salvation Army, William S. Davies Homeless Shelter, Action Ministries and others by offering support letters for federal or state funding and providing technical assistance whenever possible.

### **Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The City of Rome will continue to support public service agencies and providers that assist low-income individuals and families who are likely to become homeless within the City such as Salvation Army, William S. Davies Homeless Shelter, Action Ministries and others by offering support letters for federal or state funding and providing technical assistance whenever possible.

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

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

The City of Rome is addressing lead based paint issues through the Housing Rehabilitation Program. An employee of the Rome/Floyd Building Inspection Department attended Lead Based Paint Training and received certification as a Lead Based Paint Inspector. We now have the ability to test the houses on a local level and bid out the required abatement or interim control work that is needed for each home. The majority of the homes assisted through our housing rehabilitation programs were built prior to 1978.

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

The actions listed above will assist in reducing the lead based paint found in the homes assisted with federal funds through our rehabilitation program.

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

HUD has issued regulations to protect persons from LBP hazards in housing built prior to 1978. The City of Rome is required to follow these Federal LBP regulations in implementing its housing rehabilitation programs. The requirements of the LBP regulations have been incorporated into the Policies and Procedures for the City's housing rehabilitation programs. The non-lead rehabilitation cost will determine what type of lead hazard reductions that must be addressed and the appropriate notices that must be given to the homeowner.

The Housing Rehabilitation Policies and Procedures includes the completion of accessibility improvements within units receiving assistance to the extent compatible with the rehabilitation work to be performed to enhance access and mobility for those homeowners who are disabled.

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

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

The core premise of the anti-poverty strategy is that employment is the vehicle through which those who are impoverished can best achieve the goal of self-sufficiency. The most efficient method for reaching this goal is for the City to strive for an economic climate that leads to the availability of a wide range of possible jobs available for these individuals. The City of Rome joined with the Greater Rome Chamber of Commerce and Floyd County to draft the Rome-Floyd 2020 III Community and Economic Development Strategy which will assist in recruiting new businesses and industry, as well as expand existing businesses and industries. Another strategy would be to coordinate with the Northwest Georgia Regional Commission and their Workforce Development programs to determine if partnerships with service agencies could help the City achieve a reasonable anti-poverty strategy.

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

By directing resources to serve CDBG eligible areas, which are also those areas hardest hit by poverty in the following three ways. Human Capital: The City will invest in residents by enabling people at all income levels to lead healthier more productive lives by assisting with sustaining quality housing through the rehabilitation program and through code enforcement efforts and the demolition program to help in reducing slum and blight. Neighborhoods: By enhancing the quality of life in Rome's neighborhoods, including public places, infrastructures and housing stock. Ensuring that these targeted neighborhoods are good places to live and work. Economic Development: By expanding economic opportunities, especially employment opportunities, for low and moderate income residents through efforts to attract, retain and expand small businesses throughout the City.

## **SP-80 Monitoring – 91.230**

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

For 2019, the City does not anticipate using nonprofit or other subrecipients to deliver programs, projects or services funded with its 2019 CDBG allocation, which require clearly defined monitoring procedures. The City will evaluate where monitoring policies and procedures are needed over the course of the 2019-2023 Consolidated Plan and amend the plan should those arise.

## Expected Resources

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

#### Introduction

The 2019 Action Plan is being amended to reallocate CDBG-CV funds from pandemic era programs that are no longer offered to a Public Facilities & Improvements project, which is Banty Jones Park. The amount of funds to be reallocated is \$71,538.15, which will bring the total CDBG funding for the Banty Jones Park project to \$844,491.65 Banty Jones Park is in East Rome, which is a qualified census tract. It will serve individuals living in East Rome and draw residents from other parts of town as well. Funds will be used to make extensive improvements and upgrades at Banty Jones Park. Improvements will include large playground areas for toddlers and older children, spray ground, pavilions, walking path, and restroom facility.

Following are the proposed projects and activities:

- Public Facilities & Improvements- Banty Jones Park
- Public Facilities & Improvements- Sidewalk improvements
- General Administration & Planning
- Housing Rehabilitation
- Economic Development

The City of Rome amends the 2019 Action Plan to accept the new allocation of CDBG-CV funds to help combat the COVID-19 pandemic through a Special Economic Development program designed to assist small businesses. The amount of the allocation for Rome is \$258,026.

The City anticipates that the only funds available for 2019 for the selected CDBG projects will be CDBG funds. These funds will be used for the design and construction of sidewalks and improved walkways and access to schools located in LMI Census tracts and housing rehabilitation for

income eligible households.

**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	683,433	0	0	683,433	1,684,593	

**Table 58 - 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**

For 2019, CDBG funds will not be leveraged with other City, state or Federal funds. There are no matching requirements for the CDBG program. There are plans to work with the City of Rome Street Department in years 2020-2023 and leverage additional sidewalk funds and street improvement/paving funds received from the State of Georgia and local City of Rome funds to further the street and sidewalk improvements in the low income census tracts.

**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 proposed street and sidewalk improvements will take place in the current public right-of-way, meaning land acquisition is not anticipated.

**Discussion**

For 2019, CDBG funds will not be leveraged with other City, state or Federal funds. There are no matching requirements for the CDBG program.

## 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	Public Infrastructure Improvements	2014	2018	Non-Housing Community Development	51% and greater LMI Census Tracts	Public Improvements and Infrastructure	CDBG: \$186,407	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
2	Housing Rehabilitation	2014	2018	Affordable Housing	City-wide Effort	Housing Rehabilitation	CDBG: \$155,000	Homeowner Housing Rehabilitated: 7 Household Housing Unit
4	Grant Planning and Administration	2019	2023	Affordable Housing Non-Housing Community Development	City-wide Effort	Housing Rehabilitation Public Improvements and Infrastructure Unsafe Structures Demolition Program	CDBG: \$84,000	Other: 3 Other
5	Economic Development Activities	2019	2023	Non-Housing Community Development	City-wide Effort	Economic Development Activities	CDBG: \$258,026	Jobs created/retained: 51 Jobs Businesses assisted: 51 Businesses Assisted

**Table 59 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Public Infrastructure Improvements
	<b>Goal Description</b>	This goal will fund two projects. The first sidewalk project is located on West 3rd Street in Census tract 11 and will design and construct a new sidewalk connecting downtown Rome to the public hospital. The next sidewalk project will be in the North Rome area in Census tract 6 which will help improve safe routes to elementary age school children that walk to school from surrounding low income neighborhoods. <b>Improvements will also be made to Banty Jones Park, which is in a qualified census tract in East Rome. These improvements will provide new health and wellness opportunities to families.</b>
2	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	This program fund minor repairs to elderly and /or disabled homeowners for needed repairs up to \$5,000. The homeowner must be at or below 80% of the area median income. Approximately 17 households are assisted each year.
4	<b>Goal Name</b>	Grant Planning and Administration
	<b>Goal Description</b>	This goal is for the administration of the CDBG program and all activities that fall within its scope.
5	<b>Goal Name</b>	Economic Development Activities
	<b>Goal Description</b>	The 2019 Action Plan was amended in May 2020 due to the global pandemic COVID-19 and to accept the new CDBG-CV allocation of \$258,026 to be used to combat the virus. The City of Rome plans to create a small business emergency grant program to assist the businesses with normal day to day expenses that have been negatively affected by the public safety measures.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The One-Year 2019 Action Plan identifies specific activities which are to be conducted in support of many of the priorities and objectives outlined in the 2019-2023 Five-Year Consolidated Plan for the City of Rome, GA. It is anticipated that the majority of the objectives identified will be met and or exceeded. The One-Year Action Plan is updated and presents the specific programs and projects to be implemented in FY 2019 along with their respective funding sources and allocations.

### Projects

#	Project Name
1	Sidewalk Improvement Project
2	Housing Rehabilitation- single family (owner occupied)
3	Administration and Planning
4	Banty Jones Park

Table 60 – Project Information

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

Funding priorities are consistent with those outlined in the 2019-2023 Consolidated Plan. The City will continue to encourage and seek input from the community on conditions and needs through public hearings, city council meetings, and other meetings and conversations with low-to moderate-income persons through their programs. Community Development staff will continue to make numerous contacts within the community that are conduits for learning about the needs of our residents.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Sidewalk Improvement Project
	<b>Target Area</b>	51% and greater LMI Census Tracts
	<b>Goals Supported</b>	Public Infrastructure Improvements
	<b>Needs Addressed</b>	Public Improvements and Infrastructure
	<b>Funding</b>	CDBG: \$186,407
	<b>Description</b>	The sidewalk improvement project seeks to replace dilapidated, cracked and unsafe sidewalks with new sidewalks to meet current standards. This will also include making handicap accessible curb cuts were required.
	<b>Target Date</b>	8/24/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	All of the families that reside in census tract 16 would have access to the new sidewalks as many children catch the school bus on this main thoroughfare through East Rome. There is also a new public housing development being constructed in the area and these improvements will help serve the new development (Alto View Terrace).
	<b>Location Description</b>	These sidewalk improvements are slated on Maple Ave from E. 12th Street to Brown Street in census tract 16.
	<b>Planned Activities</b>	The planned activities are to remove the existing concrete sidewalk that is cracked and fallen into disrepair and put back new sidewalks that meet current standards. Also, new ADA accessible curb cuts will be made.
2	<b>Project Name</b>	Housing Rehabilitation- single family (owner occupied)
	<b>Target Area</b>	City-wide Effort
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$155,000
	<b>Description</b>	This program will assist income eligible homeowners with needed repairs to their homes. The program estimates allocating up to \$20,000 per home.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that between 7 and 8 homeowners will be assisted through this program each year.
	<b>Location Description</b>	This is available city-wide.

	<b>Planned Activities</b>	To assist low/mod income homeowners with much needed repairs to their homes.
<b>3</b>	<b>Project Name</b>	Administration and Planning
	<b>Target Area</b>	City-wide Effort
	<b>Goals Supported</b>	Grant Planning and Administration
	<b>Needs Addressed</b>	Public Improvements and Infrastructure Housing Rehabilitation
	<b>Funding</b>	CDBG: \$84,000
	<b>Description</b>	These funds assists the Community Development department with staff costs (salaries) in administration of the current and ongoing CDBG funded projects.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated over 2000 individuals will benefit from the sidewalk improvements and 7 or 8 families will benefit from the housing rehabilitation.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	These accivities will pay for staff time to conduct and administer the programs funded with CDBG.
<b>4</b>	<b>Project Name</b>	<b>Banty Jones Park</b>
	<b>Target Area</b>	<b>51% and greater LMI Census Tracts</b>
	<b>Goals Supported</b>	<b>Public Infrastructure Improvements</b>
	<b>Needs Addressed</b>	<b>Public Improvements and Infrastructure</b>
	<b>Funding</b>	<b>CDBG: \$71,538.15</b>
	<b>Description</b>	<b>Funds will be used to make extensive improvements at Banty Jones Park. Improvements will make Banty Jones Park an asset to the neighborhood and provide opportunities for improved health &amp; wellness of those who visit the park.</b>
	<b>Target Date</b>	<b>12/31/24</b>
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<b>It is estimated over 2000 individuals will benefit from park improvements.</b>

	<b>Location Description</b>	Census tract 16 between Crane Street & Maple Ave.
	<b>Planned Activities</b>	Improvements will include a larger playground area, spray ground, paved walking path, pavilions, improved lighting & security, and an upgraded restroom facility.

## **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**

44% of the funds will be used in the low/mod income census tracts in the City of Rome. The remaining funds for the Housing Rehabilitation Program will be funded city-wide and the need is based on household income. However, the majority of those assisted tend to also fall within the targeted tracts.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
51% and greater LMI Census Tracts	44
City-wide Effort	36

**Table 61 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The majority of local need for these type services fall within neighborhoods within the low income census tracts.

### **Discussion**

N/A

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City of Rome has administered a very successful rehabilitation program through the CDBG program known locally as the Minor Repair Program and most recently updated to become the Housing Rehabilitation Program. This program now assists all income eligible homeowners to apply for assistance for much needed repairs to their homes. The City plans to continue funding this program each year. To date over 110 homeowners have been assisted since the program began in 2007. The City of Rome also receives funds from the Georgia Department of Community Affairs through their CHIP program (funded with HOME dollars) which allows construction of new single family homes to be sold to low/mod income homebuyers.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	7
Special-Needs	0
Total	7

**Table 62 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	7
Acquisition of Existing Units	0
Total	7

**Table 63 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The City of Rome's affordable housing strategy is to continue to provide assistance to low/mod income homeowners by funding the Housing Rehabilitation Program through CDBG dollars and to regularly seek CHIP funding from the GA Department of Community Affairs in order to continue constructing new single family housing. The City will also partner with and support agencies where possible in the creation of affordable housing through their obtaining funding from the state through the Low Income Housing Tax Credit Program.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of Rome does not plan to undertake capital improvements in 2019 that directly affect public housing. The City however has joined in an effort to partner with the Northwest Georgia Housing Authority to seek approval from HUD to fund a Choice Neighborhoods Planning Grant for a local target area known as East Rome. Should these funds be approved, the City will embark on a partnership through this program with NWGHA to create a transformation plan for the area.

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

There are no specific actions planned during 2019 to address the needs for public housing. The NWGHA does a great job at accessing these needs and has changed the face of public housing in Rome and Rockmart Georgia.

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

The City of Rome does not plan to become directly involved in the management of the NWGHA.

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

N/A

### **Discussion**

The City of Rome and Northwest Georgia Housing Authority continue to support each others efforts as redevelopment opportunities of low income areas arise. Both agencies have a great working relationship.

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

### **Introduction**

With respect to homelessness, the Annual Action Plan must include the jurisdiction's strategy for reducing and ending homelessness through:

1. Helping low-income families avoid becoming homeless;
2. Reaching out to homeless person and assessing their individual needs;
3. Addressing the emergency shelter and transitional housing needs of homeless persons; and
4. Helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living.

### **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 of Rome will coordinate a new meeting with agencies that provide services to the homeless population through a partnership with United Way. This will help us better understand the needs and support the agencies require.

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

The City of Rome will continue to support local public service agencies efforts that assist individuals and families with transitional housing needs.

#### **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 of Rome will continue to support public service agencies and providers within the City such as Salvation Army, William S. Davies Homeless Shelter, Action Ministries and others by offering support letters for federal or state funding and providing technical assistance whenever possible.

#### **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**

The City of Rome will continue to support public service agencies and providers that assist low-income individuals and families who are likely to become homeless within the City such as Salvation Army, William S. Davies Homeless Shelter, Action Ministries and others by offering support letters for federal or state funding and providing technical assistance whenever possible.

**Discussion**

N/A

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

### **Introduction:**

The City of Rome has public policies that can affect the cost of housing and the ability to develop, maintain, and improve affordable housing. These policies include building permits with minimum lot size requirements, set back restrictions, zoning requirements and other building codes. These fees and requirements add to the final cost of housing.

The City of Rome does not provide waivers of building fees associated with affordable housing. However, the Community Development Department will meet with City Officials and Building Officials to determine if fees could be waived or reduced on the request of developers for the construction of new or rehabilitation of existing affordable housing.

### **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**

Based on the impediment listed above identified in the 2018 Analysis of Impediments to Fair Housing Choice, the City will convene a discussion among City leaders, city staff and the affected community stakeholders to review the effects and possible barriers the local zoning ordinances may have towards creation of affordable housing.

### **Discussion:**

N/A

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The Annual Action Plan must describe the jurisdiction's planned actions to carry out the following strategies outlined in the Consolidated Plan: -Foster and maintain affordable housing; -Evaluate and reduce lead-based paint hazards; -Reduce the number of poverty-level families; -Develop institutional structure; and -Enhance coordination

### **Actions planned to address obstacles to meeting underserved needs**

The City of Rome will partner with the Northwest Georgia Housing Authority in a combined effort to receive HUD funds from the Choice Neighborhoods program to establish a transformation plan for one of the low income neighborhoods in Rome known as East Rome. Should these funds be approved, the next step would be seeking funds to implement the changes. This will include additional affordable housing and additional public housing to address those 1400 individuals currently on the waiting list for subsidized housing.

### **Actions planned to foster and maintain affordable housing**

The following actions will be taken to help foster and maintain affordable housing in Rome: -Continued partnerships with Habitat for Humanity, the Northwest Georgia Housing Authority, private developers and the South Rome Redevelopment Agency/Corporation. -Probable 2020 CHIP application to DCA to continue the Single Family Housing Development program. -Support letters to nonprofit agencies of groups who apply for funding under Georgia's Continuum of Care for homeless and other special needs populations. -Support letters to private developers who involve the Low Income Housing Tax Credit program in their developments. -Continue review of local ordinances and processes to insure that these do not pose a barrier to provision of affordable housing.

### **Actions planned to reduce lead-based paint hazards**

The City of Rome is addressing lead based paint issues through city-wide Housing Rehabilitation Program. The City of Rome employees certified staff in the Rome/Floyd Building Inspection Department as a Lead Based Paint and Risk Inspector. The City now has the ability to test houses on a local level and bid out the abatement or interim control work that is needed to each home prior to the regular rehabilitation work beginning. The majority of the homes assisted through the local housing rehabilitation program were built prior to 1978.

### **Actions planned to reduce the number of poverty-level families**

No actions are planned with CDBG Program funds during the Program Year 2019 that are directly related to reducing the number of poverty level families. The City of Rome believes that its many partnerships with other agencies that are meant to improve job availability in our community address this need in an

adequate manner.

### **Actions planned to develop institutional structure**

The City of Rome's current institutional structure includes many service agencies including the Northwest Georgia Housing Authority, Habitat for Humanity, Action Ministries, United Way, South Rome Redevelopment Agency/Corporation, William S. Davies Homeless Shelter, Rome Salvation Army, Highland Rivers, Hospitality House and Community Kitchen. Rome believes the current structure is strong and sufficient for community needs. Rome staff will make efforts to stay in contact with these agencies throughout the plan period.

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

The City of Rome will continue to be involved with numerous cooperative groups of agencies such as a revamped Homeless Committee, Rome/Floyd Housing Team, Habitat for Humanity, Appalachian Housing and Redevelopment Corporation, South Rome Redevelopment Agency, Action Ministries and Corporation and the Northwest Georgia Housing Authority. The majority of the agencies identified are members of the local housing team. The City will make an effort to foster regular quarterly meetings with this group to stay informed of housing needs as they change locally and look for additional funding sources that can be used to address needs of the community.

### **Discussion:**

#### Fair Housing Goals

The City of Rome and the Northwest Georgia Housing Authority partnered together to complete an Analysis of Impediments to Fair Housing in 2018. The AI identified the following fair housing goals based on the research and findings. The goals will direct strategies to alleviate fair housing issues and contributing factors.

1. Increase mobility for residents seeking access to areas of greater opportunity: For many low-income households in Rome, opportunities to move to a range of neighborhoods within the city are hampered by lack of affordable housing, inability to find a rental unit that will accept housing choice vouchers, moving costs, and lack of information about available housing. Public housing and housing choice voucher holders tend to be concentrated in R/ECAP census tracts and neighborhoods in South and East Rome. While many residents desire to remain in these neighborhoods, others may wish to move to other parts of the city or Floyd County, and should be supported in doing so. Additionally, homeownership rates indicate that African American and Latino households are less likely to own their homes than whites, and continued homeowner counseling and downpayment assistance would expand housing opportunities for these households.

2. Focus community development activities in disinvested neighborhoods: This study identified one area

including parts of downtown and West Rome as a Racially and Ethnically Concentrated Area of Poverty (R/ECAP). Additionally, block groups in the South Rome and East Rome neighborhoods have populations that are more than 50% people of color and poverty rates of over 40%. Stakeholders note that deteriorated and abandoned properties and code enforcement issues are more prevalent in these neighborhoods than in other parts of the city. They also identify the need for public investment in these areas, and continued revitalization efforts to improve economic opportunity and jobs access, and reduce poverty.

3. Support new construction of affordable housing in high opportunity areas: Over 40% of households in Rome face one or more housing needs, the most common of which is affordability. Continued development of new affordable units in areas with access to quality schools, job opportunities, and other critical community resources will expand housing opportunities for these households and increase affordability in high opportunity areas of the city.

4. Increase accessible housing options for people with disabilities: The AFH identified several opportunities to increase housing opportunity for and better address the needs of disabled persons in Rome. The Rome-Floyd County Unified Land Development Code should be reviewed and amended to treat personal care homes that meet the ordinance's definition of a household in the same manner as other single-family housing. Additionally, spacing requirements that specify a distance of at least 1,500 feet between personal care homes with more than two persons should be eliminated.

5. Provide fair housing education and outreach to protected classes: The City of Rome and NWGHA (including through the Appalachian Housing Counseling Agency) have made progress in developing educational materials and programs about fair housing over the last few years. However, many residents, landlords, and social service providers still lack information about fair housing rights, responsibilities, and where to report a fair housing complaint. The City can improve its fair housing education efforts by developing targeted curriculums for specific groups (such as residents, landlords, or city staff) and planning to hold at least one fair housing education event or presentation per quarter in cooperation with various community organizations.

## Program Specific Requirements

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

**Introduction:**

The City anticipates that the only funds available for the 2019 projects identified will be CDBG funds. These funds will be used for the design and construction of new sidewalks and/or rehabilitation of existing sidewalks in the low/mod income census tracts of Rome; the Housing Rehabilitation program; and for Planning/Administration of the program.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(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
<b>Total Program Income:</b>	<b>0</b>

#### 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.	100.00%



## Appendix - Alternate/Local Data Sources