

2014-
2018

CDBG Consolidated Plan



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

Executive Summary

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

1. Introduction

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 2014-2018 CDBG Consolidated Plan is a 5-year plan which describes the City of Romes 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 Romes 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 (Minor Repair Program).
- Street, drainage and sidewalk improvements in low income census tracts.
- Economic Development Activities that result in job creation and/or retention.
- Funding of a Code Enforcement Officer to work specifically within the low income census tracts of Rome and within specific designated urban redevelopment areas

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, code enforcement and economic development activities for job creation as the priority needs for Rome. These areas will be focused on during the 2014-2018 plan years by continuing the Minor Repair Program, constructing new sidewalks, rehabilitating existing sidewalks and/or other street improvements needed in low income census tracts, hiring an additional Code Enforcement Officer and the establishment on an Economic Development activity that is directly tied to job creation or job retention will be considered.

3. Evaluation of past performance

Quality public facilities (including street realignment, new sidewalks and a walking trail) in support of a affordable housing complex for seniors; minor repairs of owner-occupied housing for low-income seniors and historical preservation of a non-residential building are the successful projects in the City of Rome, Georgia utilizing CDBG funds. Over the last four 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. It was determined that the use of federal funds slowed down this already cumbersome process and the City feels that the use of Code Enforcement and City of Rome General funds will address the problem more efficiently. Funds that were originally budgeted for the establishment of a City-wide demolition program in the previous plans were reallocated to other on-going projects.

4. Summary of citizen participation process and consultation process

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 held a public hearing for citizen input on

Monday, September 9 2013 to solicit comments on community needs prior to the creation of the 2014-2018 draft Consolidated Plan. In addition to the public hearing 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 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 Agency/Corporation, Action Ministries (transitional housing), William S Davies Homeless Shelter, Salvation Army, Highland Rivers, Habitat for Humanity, Charles Williams REIC (permanent supportive housing), Northwest Georgia Housing Authority, Hospitality House, and the Floyd County Department of Health and Services.

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

All comments and views were accepted.

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 2014-2018 time period is for public infrastructure improvements (such as sidewalks, curb and gutter, pedestrian safety, ADA compliance), housing rehabilitation, code enforcement, 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 2014-2018 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 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, 91.200(b), 91.215(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 that was formed in 2008 in order to participate in the Georgia Initiative for Community Housing efforts in Georgia. Becoming a participant in this program allowed the team to grow and work together at two retreats each year and to complete an affordable housing plan. 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 Georgias 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

1	Agency/Group/Organization	Northwest Georgia Housing Authority
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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.

2	Agency/Group/Organization	ACTION MINISTRIES (CENTRAL)
	Agency/Group/Organization Type	Housing Services-Children Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by phone and email. They participated in the needs assessment survey, attended the Fair Housing Analysis of Impediments public hearings and provided comments in person, and also submitted answers to specific questions regarding the needs of their clients via email.
3	Agency/Group/Organization	Highland Rivers Health
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by phone, email and participated in various ways throughout the plan process.
4	Agency/Group/Organization	Salvation Army
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via phone and email.
5	Agency/Group/Organization	Hospitality House
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via phone, email and face to face interviews.
6	Agency/Group/Organization	Mercy Senior Care
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted by phone and email.
7	Agency/Group/Organization	Charles Williams REIC
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted in person, by phone and by email.
8	Agency/Group/Organization	Floyd County Department of Family and Children Services
	Agency/Group/Organization Type	Services-Children Child Welfare Agency Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homeless Needs - Families with children Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by phone and email.
9	Agency/Group/Organization	Family Intervention Specialists, Inc
	Agency/Group/Organization Type	Services-Children Services-Health

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted in person, by phone and email.
10	Agency/Group/Organization	William S. Davies Homeless Shelter
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via phone and email.
11	Agency/Group/Organization	NW GA Center for Independant Living
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via email and online survey.
12	Agency/Group/Organization	Rome Transitional Housing
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via phone, email and on-line survey. Representatives also attended public hearing for AI and provided additional comments regarding needs.
13	Agency/Group/Organization	Northwest Georgia Regional Commission
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by email and phone.

14	Agency/Group/Organization	Habitat for Humanity Rome
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted in person, by phone and email.

Table 2 – Agencies, groups, organizations who participated

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
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
Breaking the Cycle of Homelessness	Rome Community Development Department	No goals overlap
2011 Report on Homelessness Georgia's 20,000	Georgia Department of Community Affairs	No goals overlap
Every Georgia Counts (2011 Estimates of Homeless)	Georgia Department of Community Affairs	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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
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(I))

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 further the Moderate Rehabilitation Program for low income seniors who own and occupy their homes. This program allows the homeowner to age in place for a longer period of time in a safe and sanitary home that is brought up to minimum property standards.

Narrative (optional):

PR-15 Citizen Participation

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 2014-2018 Consolidated Plan and 2014 Action Plan: The City of Rome Community Development Department staff developed an on-line needs survey and sent a request to 38 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. The Community Development Services Committee (CDSC) meetings were held on Tuesday, September 3, 2013 and Tuesday, November 5, 2013. These meetings were advertised and open to the public. The 2014-2018 Consolidated Plan and 2014 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, September 9, 2013 at 5:30 PM to garner citizen input. 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. A presentation was made to the Rome City Commission at their official Caucus meeting on Monday, October 28, 2013. The meeting highlighted the CDBG Consolidated and Action Plan process, eligible activities and past performances. This meeting was open to the public. The City of Rome also attended and participated in a public meeting that was hosted by the South Rome Redevelopment Corporation on March 11, 2014 where many citizens expressed concern over local code enforcement efforts. It was at this time the City decided to look into funding an additional code enforcement officer to concentrate on the low income census tracts of Rome to address these issues.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	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 30 responses to the on-line survey, and hard copy survey were received back through the email solicitation.	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	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 Meeting	Non-targeted/broad community	Approximately 70 people were in attendance. A large majority were residents who lived in the South Rome and East Rome areas. The others were SRRC board members, City staff and City Commissioners.	The comments received were concerns over the condition of the neighborhood and the lack of code enforcement efforts in the South Rome area.	All comments were considered.	

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 (2014-2018). The housing data included in this section of the plan is based on U.S. Bureau of the Census data (2006-2010 CHAS) 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 10 year period to a total of 36,257. The area median income over this same time period shows an increase of 11%. Per the American Census Survey, the City of Rome has a total of 13,206 households. 46% (or 6,195) 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: 2010	% Change
Population	35,033	36,257	3%
Households	13,159	13,206	0%
Median Income	\$30,930.00	\$34,339.00	11%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	1,930	2,100	2,165	1,235	5,775
Small Family Households *	485	610	700	525	2,840
Large Family Households *	125	270	260	195	515
Household contains at least one person 62-74 years of age	410	395	530	325	1,025
Household contains at least one person age 75 or older	280	525	365	100	570
Households with one or more children 6 years old or younger *	255	555	365	320	500
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2006-2010 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	40	105	65	4	214	0	30	10	0	40
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	45	45	0	0	4	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	65	75	25	185	0	45	10	4	59
Housing cost burden greater than 50% of income (and none of the above problems)	785	505	100	0	1,390	185	250	210	55	700
Housing cost burden greater than 30% of income (and none of the above problems)	190	350	365	110	1,015	125	255	225	225	830

	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
Zero/negative Income (and none of the above problems)	170	0	0	0	170	105	0	0	0	105

Table 7 – Housing Problems Table

Data 2006-2010 CHAS

Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	850	675	245	80	1,850	185	320	230	60	795
Having none of four housing problems	435	585	855	550	2,425	190	525	840	545	2,100
Household has negative income, but none of the other housing problems	170	0	0	0	170	105	0	0	0	105

Table 8 – Housing Problems 2

Data 2006-2010 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	310	405	290	1,005	55	115	100	270
Large Related	50	75	85	210	55	165	10	230
Elderly	285	275	114	674	114	190	285	589
Other	390	250	90	730	90	85	40	215
Total need by income	1,035	1,005	579	2,619	314	555	435	1,304

Table 9 – Cost Burden > 30%

Data 2006-2010 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	295	250	35	580	45	55	25	125
Large Related	50	35	15	100	20	70	10	100
Elderly	175	145	70	390	85	65	135	285
Other	290	135	35	460	40	85	40	165
Total need by income	810	565	155	1,530	190	275	210	675

Table 10 – Cost Burden > 50%

Data 2006-2010 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	20	65	75	0	160	0	45	0	4	49
Multiple, unrelated family households	0	0	0	70	70	0	20	14	0	34
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	20	65	75	70	230	0	65	14	4	83

Table 11 – Crowding Information – 1/2

Data 2006-2010 CHAS
Source:

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

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

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.

What are the most common housing problems?

The most common housing problems are identified in the existing housing data from the 2006-2010 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?

The types of households that appear to be more affected than others per the 2006-2010 CHAS data with severe housing cost burdens are the small family households and households that contain at least one person 62 years or older. Per the data provided, renters appear to be two times at greater risk for cost burden problems than homeowners.

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

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

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	1,730	420	225
White	765	205	130
Black / African American	790	210	75
Asian	10	0	25
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	170	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2006-2010 CHAS

*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	1,500	590	0
White	580	425	0
Black / African American	730	130	0
Asian	45	0	0

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
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	120	25	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2006-2010 CHAS

*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	900	1,270	0
White	430	565	0
Black / African American	360	415	0
Asian	15	25	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	95	225	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2006-2010 CHAS

*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	440	635	0
White	255	365	0

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
Black / African American	135	165	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	54	70	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2006-2010 CHAS

*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

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

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	1,335	820	225
White	555	415	130
Black / African American	605	400	75
Asian	10	0	25
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	170	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	610	1,480	0
White	235	770	0
Black / African American	230	620	0

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
Asian	45	0	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	70	75	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	275	1,905	0
White	140	855	0
Black / African American	120	660	0
Asian	0	40	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	8	310	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	200	880	0
White	120	510	0
Black / African American	30	265	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	50	75	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

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

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:

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.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	8,320	2,865	2,135	225
White	5,715	1,405	1,035	130
Black / African American	1,670	1,200	840	75
Asian	120	25	55	25
American Indian, Alaska Native	8	0	0	0
Pacific Islander	0	0	0	0
Hispanic	680	235	175	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2006-2010 CHAS

Discussion:

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

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?

For the City of Rome, there are no income categories in which a racial or ethnic group has a disproportionately greater need (rate exceeding 10% of jurisdiction as a whole).

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?

N/A

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) manages 837 rental units 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 NWGA'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			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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

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 Every Georgian Counts 2011 Estimates of Homelessness in Georgia and the 2011 Report on Homelessness Georgias 2000. This data was derived by the Georgia Department of Community Affairs using demographic and econometric data from the 2011 Georgia County Guide, and by using a combination of point in-time counts, survey based data and inferential modeling techniques. This approach was determined necessary due to the daunting task of a physical count for many counties and cities covered by the Georgia Balance of the State Continuum. These estimates are updated every two years. The 2013 data was not available at the time this plan was drafted. On the count night in 2011, there were a reported number of 60 homeless individuals sheltered and 127 unsheltered in Rome and Floyd County.

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)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0

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 Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	127	60	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Partially Rural Homeless

Rural 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)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0

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				
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 27 - Homeless Needs Assessment

Data Source Comments:

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

The City of Rome is not a rural area and this question is not applicable to Rome's Consolidated plan. However, rural homelessness was considered in the State's review of the homeless population in 2011.

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 2011 Report on Homelessness Georgia's 20,000- on the night of January 23, 2011 at least 19,960 people were literally homeless in Georgia. More than half were unsheltered (11,383); the other 43% (8,577) were in emergency or transitional housing. In addition to the literally homeless

population, DCA counted 4,712 precariously housed persons on the count night. Precariously housed persons are defined as those facing loss of housing within two weeks or staying in dilapidated housing.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	60	127
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

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 2011 HMIS Records (for the state of Georgia), the total number of individuals seeking shelter were 12,637 and the total number seeking transitional housing were 3,663. There were 37% of the reported individuals seeking emergency shelter listed as females, 14% were under 18 years of age, 15% were 55 or older, 10% were veterans and 25% reported some type of disability.

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

Per the 2011 State of Georgia count, 50% of homeless respondents were African American, 40% were White, and the remaining respondents were multi-racial, Native American or Asian. About 13% of the homeless respondents were also veterans.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Per the 2011 State of Georgia count, roughly half of the homeless respondents were either sheltered or unsheltered. 45% were precariously housed, meaning that they were facing loss of their housing within two weeks or staying in dilapidated housing. The remaining 5% were either in jail, a hospital, or a detox program, but would otherwise have been homeless.

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 2009-2011 American Communities Survey was used to complete this section of the 2014-2018 Consolidated Plan.

Describe the characteristics of special needs populations in your community:

According to the civilian noninstitutionalized population in the 2009-2011 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.

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 Minor Repair Program which assists elderly 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 2014-2018 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 Minor Repair 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 a long range goal to construct a new homeless shelter that they will own and operate (they rent their current location). 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:

Public services are being provided with assistance from the United Way and other funding sources and 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 2009-2011 American Communities Survey, of the 13,872 occupied housing units in the City of Rome, approximately 49% were owner occupied and 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	10,281	66%
1-unit, attached structure	360	2%
2-4 units	2,032	13%
5-19 units	1,595	10%
20 or more units	956	6%
Mobile Home, boat, RV, van, etc	238	2%
Total	15,462	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2006-2010 ACS

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 29 - Subsidized Apartment Units Available in Rome, GA

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	10	0%	162	3%
1 bedroom	48	1%	1,497	24%
2 bedrooms	1,411	20%	2,637	43%
3 or more bedrooms	5,589	79%	1,852	30%

	Owners		Renters	
	Number	%	Number	%
Total	7,058	100%	6,148	100%

Table 30 – Unit Size by Tenure

Data Source: 2006-2010 ACS

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 three 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) where demolition is currently in progress. 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 10 new units at Village Green, 8 new units at Pennington Place and the purchase and rehabilitation of 8 units at Hight Homes at Ave B.

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

Due to the significant decrease in public housing units available and the poor economy the demand for public housing has greatly increased. This is clear in review of the waiting list with over 1400 names for the low to very low income individuals/families. Almost each affordable housing complex that offered some type of rental assistance or subsidy also had a waiting list for housing. This reflects the need for more affordable rental housing in the City of Rome. Per the 2013 City of Rome Analysis of Impediments to Fair Housing Choice, HUD's 2012 Picture of Subsidized Households shows that in total there were 1,639 subsidized units available in Rome. These units were at 89% occupancy with an average rent of \$222 per month. The average household income for these units was \$9,559 per year with over 73% of

the households receiving the majority of their income through sources other than wages or welfare. As of the 2012 report, the average waiting list time was 14 months. Rome's Affordable Housing stock seems to be split between those units that are subsidized through the Housing Choice Voucher or the Low-Income Housing Tax Credit and those that are not subsidized but are in a substandard state. 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.

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 2010 Census, 16.3% of Rome's 16,043 housing units were vacant. However, despite the city's relatively high proportion of vacant units, residents providing input into the 2013 City of Rome Analysis of Impediments to Fair Housing 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 making up a small percentage of the housing stock overall, Census data reflects dramatic increases in substandard units since 2000: a 64% increase in units lacking complete plumbing facilities and a 152% increase in units lacking complete kitchen facilities. Stakeholders interviewed in the course of this analysis frequently related anecdotes of slumlords renting houses without heat, air conditioning, kitchen appliances or even water service. 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 minimum wage worker would need to work 83 hours per week 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. Additionally, stakeholder interviews conducted in conjunction with this Analysis indicate large numbers of residents living week-to-week in area hotels, either unable to accumulate the funds necessary for apartment deposits or unable to locate decent apartments in convenient areas. 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 apply toward programs that rehabilitate and preserve units of affordable 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: 2000	Most Recent Year: 2010	% Change
Median Home Value	86,600	0	(100%)
Median Contract Rent	344	0	(100%)

Table 31 – Cost of Housing

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	3,646	59.3%
\$500-999	2,196	35.7%
\$1,000-1,499	193	3.1%
\$1,500-1,999	38	0.6%
\$2,000 or more	75	1.2%
Total	6,148	100.0%

Table 32 - Rent Paid

Data Source: 2006-2010 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	655	No Data
50% HAMFI	1,885	850
80% HAMFI	3,985	2,005
100% HAMFI	No Data	2,765
Total	6,525	5,620

Table 33 – Housing Affordability

Data Source: 2006-2010 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	576	580	785	978	1,389
High HOME Rent	576	580	751	858	935
Low HOME Rent	462	495	595	686	766

Table 34 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

Based on 2006-2010 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 655 rental units identified that meet this need compared to 1,885 units at 50% HAMFI and 3,985 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 2013 home values in Rome and Floyd County have stabilized and started to increase slightly. 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. More individuals are renting due to the economy, loss of jobs, underemployment and stricter mortgage guidelines. 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 2013 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 is partially due to the reduction of public housing, the poor economy, loss of jobs, etc. The affordable housing that is currently in place through various developments is reported to be in very good condition, many having been constructed in the last 15 years or so. The lack of affordable housing is directly 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	2,124	30%	2,715	44%
With two selected Conditions	61	1%	346	6%
With three selected Conditions	31	0%	29	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	4,842	69%	3,058	50%
Total	7,058	100%	6,148	100%

Table 35 - Condition of Units

Data Source: 2006-2010 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	874	12%	836	14%
1980-1999	1,588	23%	1,330	22%
1950-1979	3,050	43%	2,871	47%
Before 1950	1,546	22%	1,111	18%
Total	7,058	100%	6,148	101%

Table 36 – Year Unit Built

Data Source: 2006-2010 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	4,596	65%	3,982	65%
Housing Units build before 1980 with children present	415	6%	3,585	58%

Table 37 – Risk of Lead-Based Paint

Data Source: 2006-2010 ACS (Total Units) 2006-2010 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 38 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The City of Rome currently administers two owner-occupied rehabilitation programs. One program is the Minor Repair Program that is funded through CDBG funds. This program assists elderly and/or disabled homeowners with incomes below 80% AMI with needed repairs up to \$5,000 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. Since this program began in 2007 approximately 115 homes have been assisted. There continues to be a high demand for this program indicated by the current waiting list. The other rehabilitation program is funded by the DCA CHIP (HOME) program. This is the Moderate Repair program which assists elderly homeowners with repairs needed to bring their homes up to minimum property standards (per local adopted code) up to \$25,000. This program is also very popular with a current waiting list and additional requests coming in from the public daily.

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 impose a blight tax, 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

The Northwest Georgia Housing Authority (NWGHA) serves the City of Rome for all public housing and administers the Housing Choice Voucher rental assistance for those residents that qualify. Due to the high demand for these vouchers, the program is currently closed to new applicants with a long waiting list that deters many from considering this voucher as an option for their housing needs. Northwest Georgia Housing Authority also operates a total of nine public housing developments that are spread across Rome and expand the local affordable housing options. The main needs of public housing are the addition of additional units to replace those that have been demolished due to their condition. NWGHA is currently working on plans to construct new public housing 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										
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition										

Table 39 – 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 40 - 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:

PIC does not reflect what is actually available right now as far as available public housing in Rome. The database is still showing units at Altoview Terrace which need to be deleted. The narrative reflects what is actually available as of August 2013. Northwest Georgia Housing Authority (NWGHA) currently has a total of 942 public housing units within its jurisdiction with 837 of these units located in Rome and the remainder of the units located in Rockmart. During the past three 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) where demolition is currently in progress. 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 10 new units at Village Green, 8 new units at Pennington Place and the purchase and rehabilitation of 8 units at Hight Homes at Ave B. Due to the significant decrease in public housing units available and the poor economy the demand for public housing has greatly increased. The number of applicants on the public housing waiting list has increased to 1429 families. The total number of low income housing units under the jurisdiction of NWGHA in the Rome/Floyd area includes 837 public housing units and an additional 478 units with Section 8 vouchers. Due to the demolition of three old public housing developments in Rome and the construction or renovation of 131 new units over the past 5 years, the condition of public housing has greatly improved. Most of the remaining public housing units are in good to excellent condition due to increased expenditures on the

rehabilitation of units brought about by the Recovery Act (ARRA) with the exception of Willingham Village in West Rome. Of the 173 housing units at Willingham Village 23 have been completely remodeled. The remaining 150 units are in poor condition and need major improvements.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 41 - Public Housing Condition

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

Due to the demolition of 172 public housing units and poor economic conditions in recent years the demand for public housing has greatly increased. NWGHA needs to provide replacement housing for the large number of families on the applicant waiting list. NWGHA also needs to rehabilitate the 150 units at Willingham Village that are in poor conditions. To help meet this increased demand for low income housing NWGHA has a 5 year plan to build 32 new units and an office/maintenance building on the Fairgrounds site. In order to rehabilitate the housing units at Willingham Village NWGHA has applied for and been approved for the Federal Rental Assistance Development program (RAD). Under this program NWGHA has applied for tax credits to rehabilitate the Willingham Village units. If approved all 173 public housing units would be converted to project based Section 8 housing.

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 10 new units at Village Green were built using funds from a competitive ARRA grant. In addition to the tax credits for Willingham Village NWGHA has applied for a Choice Neighborhood Grant that could lead to the replacement of the Altoview Terrace public housing units and the construction of other low income housing. This grant for 20 to 30 million could help with the revitalization of the East Rome, Maple Street area. It would allow the purchase and replacement of old dilapidated housing in the area.

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)	0	0	8	0	0
Households with Only Adults	28	0	0	66	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	54	0	0	0	0

Table 42 - 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 15 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. Rome Transitional Housing provides transitional housing at six homes in the Rome area. Residents can live in housing for up to 24 months and pay 30% of their income toward housing costs and savings. The agency receives up to 7 referrals a day, with a substantial waiting list. 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. This complex opened in March 2013. 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 24 year round beds and the Girls Home has 30 year round beds.

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

Introduction

According to the civilian noninstitutionalized population in the 2009-2011 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 1400, 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

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

Table 43 - Disability Status in the City of Rome

Apartment Complex	No. of Units	Occupancy	Qualifications
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 44 - 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 2014-2018 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

Per information obtained from the City of Rome’s 2013 Analysis of Impediments to Fair Housing Choice:

Comprehensive planning is a critical means by which governments address the interconnection and complexity of their respective jurisdictions. The interconnectedness of land uses means that a decision as to the use of a particular piece of property has consequences not only for the surrounding property, but for a myriad of other issues as well. From a regulatory standpoint, local government measures to control land use through zoning often define the scope and density of housing resources available to residents, developers and other organizations within certain areas. Land development activities in the City of Rome are regulated through the Unified Land Development Code of Floyd County and the City of Rome. This joint county-city code establishes zoning provisions. The zoning code was originally adopted in 2001 and most recently amended in 2013. Because the local zoning code presents a crucial area of analysis for a study of impediments to fair housing choice, the Rome-Floyd County Development Code was obtained and reviewed against a set of fair housing issues. Overall the City of Rome scored an average of 1.61 in this analysis. The City’s code scored very well regarding low administrative barriers to obtaining permits and delineation of procedures for appealing a rejected zoning or permit application. However, Rome’s ordinance was found to be restrictive on the rights of people with disabilities (with respect to personal care homes) and the siting of modular and manufactured homes.

Impediment #3: Restrictive Zoning Provisions

Rome’s zoning code defines a personal care home as “a place of residence for adults where lodging, meals, and personal care are provided 24 hours per day, seven days per week and where federal and/or state licensing or permitting is required”. When the Northwest Georgia Regional Hospital in Rome closed, it created a large need for this type of development and care in the community. Despite a growing need, personal care homes are not permitted as of right in any residential zoning districts. Further, their classification by number of residents, when the zoning code’s “family” definition is not qualified similarly is problematic.

Recommendation: It is recommended that the City convene a discussion among interested and affected community stakeholders of the effects of its ordinance on the location of personal care homes. The City should further facilitate a meeting between this stakeholder group and local planning staff and officials to determine whether changes to the City’s ordinance may be appropriate.

The City of Rome will address these issues during the duration of the 2014-2018 Consolidated Plan.

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	40	18	0	0	0
Arts, Entertainment, Accommodations	1,542	2,790	14	13	-1
Construction	401	433	4	2	-2
Education and Health Care Services	2,233	7,170	21	34	13
Finance, Insurance, and Real Estate	447	905	4	4	0
Information	339	1,022	3	5	2
Manufacturing	2,701	3,641	25	17	-8
Other Services	325	478	3	2	-1
Professional, Scientific, Management Services	513	681	5	3	-2
Public Administration	33	18	0	0	0
Retail Trade	1,429	2,847	13	13	0
Transportation and Warehousing	302	281	3	1	-2
Wholesale Trade	554	875	5	4	-1
Total	10,859	21,159	--	--	--

Table 45 - Business Activity

Data Source: 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	16,267
Civilian Employed Population 16 years and over	14,588
Unemployment Rate	10.32
Unemployment Rate for Ages 16-24	15.49
Unemployment Rate for Ages 25-65	7.26

Table 46 - Labor Force

Data Source: 2006-2010 ACS

Occupations by Sector	Number of People
Management, business and financial	2,753
Farming, fisheries and forestry occupations	388
Service	1,493
Sales and office	2,337
Construction, extraction, maintenance and repair	1,398
Production, transportation and material moving	1,092

Table 47 – Occupations by Sector

Data Source: 2006-2010 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,471	83%
30-59 Minutes	1,793	13%
60 or More Minutes	615	4%
Total	13,879	100%

Table 48 - Travel Time

Data Source: 2006-2010 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	2,101	493	2,172
High school graduate (includes equivalency)	2,922	405	1,475
Some college or Associate's degree	2,681	301	782

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	3,303	61	663

Table 49 - Educational Attainment by Employment Status

Data Source: 2006-2010 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	413	671	517	844	1,116
9th to 12th grade, no diploma	658	938	541	1,255	714
High school graduate, GED, or alternative	1,248	1,316	1,114	2,372	1,350
Some college, no degree	2,344	1,027	785	1,222	781
Associate's degree	36	215	180	335	77
Bachelor's degree	117	688	552	1,064	665
Graduate or professional degree	12	387	293	1,043	531

Table 50 - Educational Attainment by Age

Data Source: 2006-2010 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,026
High school graduate (includes equivalency)	21,791
Some college or Associate's degree	26,292
Bachelor's degree	42,255
Graduate or professional degree	53,559

Table 51 – Median Earnings in the Past 12 Months

Data Source: 2006-2010 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 14,335 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 will provide 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 is nearing completion late in 2013 and will be anchored by a Publix grocery store. The Publix store alone will create approximately 100 new jobs for the Rome area. There are also other stores under construction within the shopping center which will include retail and restaurants and Rome expects many more jobs will be created. A new full service hotel, Courtyard by Marriott, is being planned for the West 3rd Street Redevelopment area within the Consolidated Plan period and also falls within the approved Opportunity Zone. Construction of the hotel is slated to begin by November 1, 2013. The hotel will plan to employ several positions when opened and will take advantage of the opportunity zone tax incentives. The City of Rome has made a

tremendous investment in this area by assembling parcels to attract the development, upgrading existing water/sewer, streets/sidewalks and by removing many dilapidated buildings. This hotel will serve the Forum Convention Center, historic downtown Rome, Barron Stadium, Floyd Medical Center and the Cancer Treatment Center all located within two to three blocks walking distance from the hotel site. Not only will this have an impact by creating additional jobs for the area, but will also boost economic activities for existing businesses as tourists come into town for conventions, football games, tennis tournaments, etc.

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.

2013 City of Rome Demographics per CHAS data

Census Tract	White alone (not Hispanic)	African American (Black)	Hispanic	Asian	Other	Low/Mod Tract	Qualified Tract	% Low/Mod
5	42.38	23.07	32.74	.46	.80	Yes	Yes	57.14
6	32.44	53.05	11.18	.97	2.36	Yes	Yes	58.82
11	45.33	37.46	15.79	0	1.42	Yes	Yes	69.75
12	46.8	18.34	27.9	5.84	1.13	Yes	No	56
16	31.68	52.23	12.31	0	3.78	Yes	Yes	66.01

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.

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 Strategic Plan section will address the following topics:

Overview:

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 the City'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:

1. Housing
2. Public Facilities (buildings, infrastructure and services)
3. 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 concentrated code enforcement activities.

Following is the proposed 2014 budget:

<u>Project/Activity</u>	<u>Budget</u>
Minor Repair (housing rehabilitation)	\$100,000
North Rome Sidewalk Improvements	\$174,847
Code Enforcement Activities	\$50,000
General Administration/Planning	\$81,200
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.

The low/mod census tracts included on the map include the following tracts:

Census Tract	White alone (not Hispanic)	African American (Black)	Hispanic	Asian	Other	Low/Mod Tract	Qualified Tract	% Low/Mod
5	42.38	23.07	32.74	.46	.80	Yes	Yes	57.14
6	32.44	53.05	11.18	.97	2.36	Yes	Yes	58.82
11	45.33	37.46	15.79	0	1.42	Yes	Yes	69.75
12	46.8	18.34	27.9	5.84	1.13	Yes	No	56
16	31.68	52.23	12.31	0	3.78	Yes	Yes	66.01
21	29.35	39.7	30.95	0	0	No	No	Unknown

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 and economic development activities which create new jobs.

Influence of Market Conditions

Due to the fact the over 65% of Rome’s current housing stock was built prior to 1980, and over 35% was built prior to 1960 the City will continue to assist elderly homeowners with minor rehabilitation (up to \$5,000 per home) using CDBG funds and moderate rehabilitation using CHIP funds (up to \$25,000 per home) obtained from DCA. It is well known that as houses age their annual maintenance costs rise which adds an additional cost burden on potential low and moderate-income homeowners.

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 in the North Rome area (census tract 6); concentrated code enforcement activities in the low income census tracts and continuation of the Minor Repair Program for elderly homeowners.

Institutional Delivery Structure

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.

Goals

Consolidated Plan regulations require that the City establish its priority needs and goals and identify these with proposed numeric accomplishments that it hopes to achieve over the course of the Strategic Plan period.

Public Housing

The Strategic Plan must describe the manner in which the plan of the jurisdiction will address the needs of public housing, including the need to increase the number of accessible units where required by a Section 504 Voluntarily Compliance Agreement.

Homeless Strategy

The plan must describe the jurisdictions strategy for reducing and ending homelessness through outreach, shelter activities, rapid re-housing, and homeless prevention.

Lead-based Paint Hazards

The plan must outline the jurisdiction's proposed actions to evaluate and reduce lead-based paint hazards and how this issue will be addressed by housing policies and programs.

Anti-Poverty Strategy

The plan must describe an antipoverty strategy by providing a concise summary of the jurisdictions goals, programs, and policies for reducing the number of poverty-level families.

Monitoring

The plan must describe the standards and procedures that the Rome will use to monitor activities carried out in furtherance of the Consolidated Plan.

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

Geographic Area

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

	Identify the needs in this target area.	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.
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

Table 52 - Geographic Priority Areas

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

1	Priority Need Name	Public Improvements and Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	51% and greater LMI Census Tracts
	Associated Goals	Public Infrastructure Improvements Grant Planning and Administration
	Description	The Public Improvement and Infrastructure category is listed as a high need and will improve, rehab and/or replace 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 accessibility. Many existing sidewalks located in the target areas have fallen into sub-standard condition.
	Basis for Relative Priority	The Public Improvement and Infrastructure category is listed as a high need and will improve, rehab and/or replace 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 accessibility. Many existing sidewalks located in the target areas have fallen into sub-standard condition.
	2	Priority Need Name
Priority Level		High
Population		Extremely Low Low Moderate Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities

	Geographic Areas Affected	Direct Benefit Activities (Economic Development and Housing Rehabilitation)
	Associated Goals	Housing Rehabilitation Grant Planning and Administration
	Description	The Minor Repair Program (elderly and/or disabled, owner occupied housing rehabilitation) is offered city-wide to low income residents. Qualified applicants must meet the age and income restrictions. 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.
	Basis for Relative Priority	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.
3	Priority Need Name	Economic Development Activities
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	Direct Benefit Activities (Economic Development and Housing Rehabilitation)
	Associated Goals	Economic Development Activities Grant Planning and Administration
	Description	This activity will assist local business with creation of new jobs or retention of currently held jobs for low-mod income persons.
	Basis for Relative Priority	The needs assessment showed that citizens are interested in using funds to assist new and/or existing businesses to expand, start up or improve their local business to increase number of available jobs in the area.
4	Priority Need Name	Code Enforcement Activities
	Priority Level	High

Population	Extremely Low Low Moderate Large Families Families with Children Elderly
Geographic Areas Affected	51% and greater LMI Census Tracts
Associated Goals	Code Enforcement Activities
Description	Code enforcement is the beginning step in many neighborhoods in the redevelopment process. The City of Rome has determined, with citizen and staff input, that in order to have a sustainable change in the low/mod neighborhoods the slum and blighted properties have to be addressed on a more focused effort.
Basis for Relative Priority	

Table 53 – Priority Needs Summary

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 1400 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 1400 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 54 – Influence of Market Conditions

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

Introduction

The City anticipates that the only funds available for 2014 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, focused code enforcement efforts in the low income census tracts of Rome and housing rehabilitation for elderly and/or disabled persons 55 years old or older that have a household income at or below 80% AMI.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	406,047	0	0	406,047	1,535,376	

Table 55 - 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 2014, 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 2015-2018 and leverage additional sidewalk funds received from the State of Georgia and local City of Rome funds to further the sidewalk efforts 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 sidewalk improvements will take place in the current public right-of-way, meaning land acquisition is not anticipated.

Discussion

For 2014, 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 56 - 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 2014 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
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		

Education	X		
Employment and Employment Training			
Healthcare	X		
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 57 - 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	2014	2018	Non-Housing Community Development	51% and greater LMI Census Tracts	Public Improvements and Infrastructure	CDBG: \$174,847	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: \$100,000	Homeowner Housing Rehabilitated: 17 Household Housing Unit
3	Economic Development Activities	2016	2018	Non-Housing Community Development	City-wide Effort	Economic Development Activities		Jobs created/retained: 5 Jobs Businesses assisted: 2 Businesses Assisted
4	Grant Planning and Administration	2014	2018	Affordable Housing Non-Housing Community Development	City-wide Effort	Public Improvements and Infrastructure Housing Rehabilitation Economic Development Activities	CDBG: \$81,200	Other: 2 Other
5	Code Enforcement Activities	2014	2018	Non-Housing Community Development	51% and greater LMI Census Tracts	Code Enforcement Activities	CDBG: \$50,000	Housing Code Enforcement/Foreclosed Property Care: 35 Household Housing Unit

Table 58 – Goals Summary

Goal Descriptions

1	Goal Name	Public Infrastructure Improvements
	Goal Description	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.
2	Goal Name	Housing Rehabilitation
	Goal Description	This program assists elderly and/or disabled homeowners with minor repairs needed to their homes. This program targets those at or below 80% of the area median income.
3	Goal Name	Economic Development Activities
	Goal Description	This program will assist businesses with start up, expansion, facade improvements, etc which will be directly tied to job creation or job retention.
4	Goal Name	Grant Planning and Administration
	Goal Description	This goal outlines the efforts of the Community Development staff to administer the CDBG program each year.
5	Goal Name	Code Enforcement Activities
	Goal Description	Funds will be used to pay the costs associated with hiring an additional Code Enforcement Officer to focus on the low income census tracts of Rome in order to assist in combating slum and blight.

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 17 low-mod households through the Minor Repair Program each year, and will seek additional funds through the CHIP (HOME) program at the Georgia Department of Community Affairs for Moderate Repair to assist eight homeowners.

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Per information obtained from the City of Rome’s 2013 Analysis of Impediments to Fair Housing Choice:

Comprehensive planning is a critical means by which governments address the interconnection and complexity of their respective jurisdictions. The interconnectedness of land uses means that a decision as to the use of a particular piece of property has consequences not only for the surrounding property, but for a myriad of other issues as well. From a regulatory standpoint, local government measures to control land use through zoning often define the scope and density of housing resources available to residents, developers and other organizations within certain areas. Land development activities in the City of Rome are regulated through the Unified Land Development Code of Floyd County and the City of Rome. This joint county-city code establishes zoning provisions. The zoning code was originally adopted in 2001 and most recently amended in 2013. Because the local zoning code presents a crucial area of analysis for a study of impediments to fair housing choice, the Rome-Floyd County Development Code was obtained and reviewed against a set of fair housing issues. Overall the City of Rome scored an average of 1.61 in this analysis. The City’s code scored very well regarding low administrative barriers to obtaining permits and delineation of procedures for appealing a rejected zoning or permit application. However, Rome’s ordinance was found to be restrictive on the rights of people with disabilities (with respect to personal care homes) and the siting of modular and manufactured homes.

Impediment #3: Restrictive Zoning Provisions

Rome’s zoning code defines a personal care home as “a place of residence for adults where lodging, meals, and personal care are provided 24 hours per day, seven days per week and where federal and/or state licensing or permitting is required”. When the Northwest Georgia Regional Hospital in Rome closed, it created a large need for this type of development and care in the community. Despite a growing need, personal care homes are not permitted as of right in any residential zoning districts. Further, their classification by number of residents, when the zoning code’s “family” definition is not qualified similarly is problematic.

Recommendation: It is recommended that the City convene a discussion among interested and affected community stakeholders of the effects of its ordinance on the location of personal care homes. The City

should further facilitate a meeting between this stakeholder group and local planning staff and officials to determine whether changes to the City's ordinance may be appropriate.

The City of Rome will address these issues during the duration of the 2014-2018 Consolidated Plan.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Based on the impediment listed above identified in the 2013 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. The City drafted a plan in collaboration with many local service providers to break the cycle of homelessness in Rome and Floyd County in September 2009. The plan is titled “Breaking the Cycle of Homelessness One Person at a Time: The Rome and Floyd County Plan”. This plan identifies 22 specific action steps that can be taken locally to address the needs that were identified in 2008 and 2009 through a face to face survey process. The data used for the needs analysis of the Consolidated Plan were taken from the Georgia Balance of the State Continuum of Care and their 2011 homeless count.

The City of Rome’s strategy will be to re-form the group of service providers that were involved in the breaking the cycle planning process in 2008/2009 and start working through the action steps with the goal of maximizing the use of existing resources and developing new programs to meet any service gaps that are identified.

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 both the Minor Repair Program and the Moderate Repair Program (funded by the Georgia Department of Community Affairs CHIP program). In 2011, an employee of the Rome/Floyd Building Inspection Department attended Lead Based Pain Training and received certification as a Lead Based Pain 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 to each home prior to the regular rehabilitation work beginning. 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. The City of Rome has an established Opportunity Zone which is an incentive for the creation of new jobs and has assisted in the construction of a new shopping center which is anchored by Publix. This shopping center is scheduled to open in October 2013 will add an additional 200 jobs to the area. A new full service hotel will also locate within the zone and should open by 2015. Any businesses located within the zone that create new jobs can apply to the state for a tax credit of \$3,500 per job. 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 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 2014, the City does not anticipate using nonprofit or other subrecipients to deliver programs, projects or services funded with its 2014 CDBG allocation, which require clearly defined monitoring procedures. The City will evaluate where monitoring policies and procedures are needed over the course of the 2014-2018 Consolidated Plan and amend the plan should those arise.

Expected Resources

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

Introduction

The City anticipates that the only funds available for 2014 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, focused code enforcement efforts in the low income census tracts of Rome and housing rehabilitation for elderly and/or disabled persons 55 years old or older that have a household income at or below 80% AMI.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	406,047	0	0	406,047	1,535,376	

Table 59 - 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 2014, 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 2015-2018 and leverage additional sidewalk funds received from the State of Georgia and local City of Rome funds to further the sidewalk efforts 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 sidewalk improvements will take place in the current public right-of-way, meaning land acquisition is not anticipated.

Discussion

For 2014, 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	Housing Rehabilitation	2014	2018	Affordable Housing	City-wide Effort	Housing Rehabilitation	CDBG: \$100,000	Homeowner Housing Rehabilitated: 17 Household Housing Unit
2	Public Infrastructure Improvements	2014	2018	Non-Housing Community Development	51% and greater LMI Census Tracts	Public Improvements and Infrastructure	CDBG: \$174,847	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
3	Grant Planning and Administration	2014	2018	Affordable Housing Non-Housing Community Development	City-wide Effort	Public Improvements and Infrastructure Housing Rehabilitation Economic Development Activities	CDBG: \$81,200	Other: 2 Other
4	Code Enforcement Activities	2014	2018	Non-Housing Community Development	51% and greater LMI Census Tracts	Code Enforcement Activities	CDBG: \$50,000	

Table 60 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	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.
2	Goal Name	Public Infrastructure Improvements
	Goal Description	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.
3	Goal Name	Grant Planning and Administration
	Goal Description	This goal is for the administration of the CDBG program and all activities that fall within its scope.
4	Goal Name	Code Enforcement Activities
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The One-Year 2014 Action Plan identifies specific activities which are to be conducted in support of many of the priorities and objectives outlined in the 2014-2018 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 2014 along with their respective funding sources and allocations.

Projects

#	Project Name
1	Sidewalk Improvement Project
2	Rehabilitation- Single Family
3	Administration and Planning

Table 61 – Project Information

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

Funding priorities are consistent with those outlined in the 2014-2018 Consolidated Plan. The City will continue to encourage and seek input from the community on conditions and needs through public hearings, city council meetins, 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	Project Name	Sidewalk Improvement Project
	Target Area	51% and greater LMI Census Tracts
	Goals Supported	Public Infrastructure Improvements
	Needs Addressed	Public Improvements and Infrastructure
	Funding	CDBG: \$174,847
	Description	The City-wide sidewalk program will look to improve, rehab and/or repalce existing sidewalks in the low income census tracts of Rome. This could also include the installation of new sidewalks in areas that need them along with curb cuts for handicap accessibility. The census tracts that will be targeted are 5,6,11,16 and 21.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	This activity will construct new or rehab existing sidewalks in low income census tracts. One goal will be to improve walkability in these neighborhoods and provide safe routes to local elementary schools in the area.
2	Project Name	Rehabilitation- Single Family
	Target Area	City-wide Effort
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$100,000
	Description	Two activities will fall under this project. The continuation of the very successfull minor repair program which will assist approximately 17 households in the City of Rome that meet the program requirements (low income elderly homeowner or disabled) with minor repairs to their home. Also, the minor rehabilitation administration will fall under this activity.

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	To assist low income elderly and/or disabled homeowners with minor repairs to their homes. These funds are issued as grants and can be no more than \$5,000 per residence.
3	Project Name	Administration and Planning
	Target Area	51% and greater LMI Census Tracts City-wide Effort
	Goals Supported	Public Infrastructure Improvements Housing Rehabilitation
	Needs Addressed	Public Improvements and Infrastructure Housing Rehabilitation
	Funding	CDBG: \$81,200
	Description	This activity will fund portions of the Community Development Department in the oversight, management, monitoring and coordination of CDBG activities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	This activity will fund portions of the Community Development Department in the oversight, management, monitoring and coordination of CDBG activities.

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

55% of the funds will be used in the low/mod income census tracts in the City of Rome. The remaining funds for the Minor Repair 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

Target Area	Percentage of Funds
51% and greater LMI Census Tracts	55
City-wide Effort	

Table 62 - 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

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. This program assists elderly and/or disabled homeowners with grants of up to \$5,000 to complete 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 an additional local rehabilitation program known as the Moderate Repair Program. This program also targets low income elderly homeowners and allocates \$25,000 to bring these homes up to minimum property standards for an existing home.

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

Table 63 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	17
Acquisition of Existing Units	0
Total	17

Table 64 - 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 Minor Rehabilitation Program through CDBG dollars and to regularly seek CHIP funding from the GA Department of Community Affairs in order to continue the Moderate Rehabilitation program. 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 2014 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 2014 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

The City of Rome will coordinate a new meeting with agencies that participated in drafting the “Breaking the Cycle of Homelessness One Person at a Time: The Rome and Floyd County Plan” and begin to address the action steps that were identified in September 2009.

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

The City is not proposing to use any CDBG funds to take specific actions to combat or address homelessness in 2014. The City will work with public service agencies in place that currently offer these type services to identify and gaps or additional programs that may need to be created.

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

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

Introduction:

Per information obtained from the City of Rome's 2013 Analysis of Impediments to Fair Housing Choice: Comprehensive planning is a critical means by which governments address the interconnection and complexity of their respective jurisdictions. The interconnectedness of land uses means that a decision as to the use of a particular piece of property has consequences not only for the surrounding property, but for a myriad of other issues as well. From a regulatory standpoint, local government measures to control land use through zoning often define the scope and density of housing resources available to residents, developers and other organizations within certain areas. Land development activities in the City of Rome are regulated through the Unified Land Development Code of Floyd County and the City of Rome. This joint county-city code establishes zoning provisions. The zoning code was originally adopted in 2001 and most recently amended in 2013. Because the local zoning code presents a crucial area of analysis for a study of impediments to fair housing choice, the Rome-Floyd County Development Code was obtained and reviewed against a set of fair housing issues. Overall the City of Rome scored an average of 1.61 in this analysis. The City's code scored very well regarding low administrative barriers to obtaining permits and delineation of procedures for appealing a rejected zoning or permit application. However, Rome's ordinance was found to be restrictive on the rights of people with disabilities (with respect to personal care homes) and the siting of modular and manufactured homes.

Impediment #3: Restrictive Zoning Provisions: Rome's zoning code defines a personal care home as a place of residence for adults where lodging, meals, and personal care are provided 24 hours per day, seven days per week and where federal and/or state licensing or permitting is required. When the Northwest Georgia Regional Hospital in Rome closed, it created a large need for this type of development and care in the community. Despite a growing need, personal care homes are not permitted as of right in any residential zoning districts. Further, their classification by number of residents, when the zoning code family definition is not qualified similarly is problematic.

It is recommended that the City convene a discussion among interested and affected community stakeholders of the effects of its ordinance on the location of personal care homes. The City should further facilitate a meeting between this stakeholder group and local planning staff and officials to determine whether changes to the City's ordinance may be appropriate. The City of Rome will address these issues during the duration of the 2014-2018 Consolidated Plan.

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 2013 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:

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 2014 CHIP application to DCA to continue the Moderate Rehabilitation 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 both the Minor Repair Program and the Moderate Repair Program (funded by DCA CHIP funds). In 2011, the City of Rome sent an employee from the Rome/Floyd Building Inspection Department to be trained and receive certification as a Lead Based Paint 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 2014 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:

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 2014 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 Minor Repair program; Code Enforcement in the low/mod income census tracts of Rome 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
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion: