

2017

CDBG Action Plan



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

Executive Summary

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

1. Introduction

The 2017 calendar year will be the City of Rome's 14th 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 have historically provided approximately \$400,000 per year for use on housing and public improvements. The 2016 award was \$394,853 and the 2017 award will be announced in the Spring of 2017.

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 2017 program year.

Following are the proposed 2017 projects:

- Minor Repair Program
- Code Enforcement (targeted program within low income neighborhoods)
- Sidewalk improvements within low income neighborhoods
Unsafe Structures Demolition Program
- Grant administration

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

This information is located in AP 20.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Rome manages a very successful Minor Rehabilitation Program and continues to fund it annually. Approximately 17 homes are assisted each year and Community Development staff continues to manage a waiting list for assistance. This program meets a need in the low income community and helps older individuals remain in their homes for a longer period of time.

The sidewalk improvements that continue to take place in the neighborhoods make pedestrian access easier and safer. Many of the sidewalks have fallen into disrepair and these funds allow the sidewalks to be brought up to current standards.

The new program introduced with 2014 funds, targeted Code Enforcement, has been very successful and welcomed by long time residents in their neighborhoods. Staff feels this program will continue to have a large impact and assist in addressing the blighted conditions into 2017.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Monthly updates on the CDBG program are made at the Community Development Services Committee meeting that is normally held on the first Wednesday of each month at City Hall. These meetings are open to the public with an agenda posted in advance of the meeting. The meetings are well covered by local media. The City's Citizen Participation Plan requires public input at the Annual Action Plan

development stage and at the Consolidated Annual Performance and Evaluation Report. It also requires public notification of any change of 25% or more of the grant awarded in a project or activity and the elimination or addition of a new project/activity.

Community Development staff also regularly meet with two neighborhood groups, the South Rome Redevelopment Corporation and the North Rome Community Action Committee to provide updates and receive input on neighborhood needs.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The proposed budget was presented to the Community Development Services Committee on August 3, 2016 and again on September 7, 2016 for discussion and review. A 30 public comment period was held on from September 30, 2016 through November 1, 2016. A public hearing was held on October 11, 2016. Once the actual allocation was known, the Community Development Services Committee approved the new budget of \$ _____. The budget was also formally approved by the Rome City Commission on _____. Both of these meetings are advertised and open to the public.

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

No public comments were received.

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 2017 program year is for public infrastructure improvements (such as sidewalks, curb and gutter, pedestrian safety, ADA compliance, new sidewalks in areas that are in need), housing rehabilitation (single family), code enforcement, unsafe structures demolition program and grant administration. These are basically a continuation of activities identified in the 2016 Action Plan and will help reach the goals outlined in the five year 2014-2018 Consolidated Plan.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity 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 (optional)

The City of Rome Community Development Department is the lead agency within the City of Rome for CDBG administration.

Consolidated Plan Public Contact Information

Bekki Fox, Community Development Director

City of Rome

P.O. Box 1433

Rome, GA 30162-1433

(706) 236-4477

bfox@rome.us

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

There are three City of Rome Commissioners who oversee the Community Development Department and the CDBG Entitlement program. This group is responsible to make a recommendation for the budget and the Annual Action Plan for CDBG funds to the full nine member Rome City Commission. This is done in November after an exhaustive look at the needs of the City and its citizens during the period of June-September and after soliciting input from numerous agencies that work in community development and from departments of the City that are knowledgeable about community needs.

This plan was developed by the City of Rome's Community Development Department with input from the following:

- City Management
- Elected Officials
- Citizens of the City of Rome
- Rome's Public Works Division
- Rome's Water and Sewer Division
- Rome/Floyd Housing Team
- Rome/Floyd Planning Department
- Rome/Floyd Building Inspection Department
- South Rome Redevelopment Corporation
- Rome's Redevelopment Team
- Rome's Neighborhood Sustainability Director

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 will continue to be involved with numerous cooperative groups of agencies such as the Homeless Task Force, Rome/Floyd Housing Team, Habitat for Humanity, Appalachian Housing

Counseling Agency, Northwest Georgia Housing Authority, South Rome Redevelopment Corporation and the North Rome Community Action Committee.

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 does not receive homeless funds directly from HUD; rather a number of local service agencies (Salvation Army, Rome Action Ministries, the Davies Homeless Shelter, Highland Rivers and others) receive funds from the Continuum of Care program through the Georgia Department of Community Affairs. Additionally, local agencies receive support through the Rome/Floyd United Way annual campaign. One other agency, the Open Door Home for Children, also receives support from the state and local governments. Many local churches also provide support in various ways such as the local "Community Kitchen" which serves lunch (free) five days a week.

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

The City of Rome falls within the State of Georgia's Continuum of Care service area that is managed by the Georgia Department of Community Affairs. The City participates and attends meetings regarding the program in the region when invited and provides comments. The City also certifies through the "Certification of Consistency with the Consolidated Plan" process established by HUD to continue funding for four agencies in the Rome area.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Northwest Georgia Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Rome and NWGHA work in partnership together to further affordable housing in Rome whenever possible.
2	Agency/Group/Organization	South Rome Redevelopment Corporation
	Agency/Group/Organization Type	Neighborhood Organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Neighborhood needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The SRRC was contacted during their monthly board meetings with updates and requests for neighborhood needs.

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

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		

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Two public meetings were held (August 3, 2016 and September 7, 2016) where the proposed 2017 plan and budget were discussed. A 30 day public comment period was held from September 30, 2016-November 1, 2016. A public hearing was held on October 11, 2016 to formally present the draft budget and receive input.

Goal setting took place during the Consolidated Plan period (2014-2018), the 2017 Action Plan was put into action to complete goals already identified.

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	August 3, 2016 Community Development Services Committee meeting. Agenda posted on the City of Rome website in advance of the meeting. City staff, Rome City Commissioners and the news media were in attendance.	No comments were received.	No comments were received.	

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)
2	Public Meeting	Non-targeted/broad community	September 7, 2016 Community Development Services Committee meeting. The agenda was posted to the City of Rome website in advance of the meeting. City staff, Rome City Commissioners and the news media were in attendance.	No comments were received.	No comments were received.	

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)
3	Public Hearing	Non-targeted/broad community	A public hearing was held on Tuesday, October 11, 2016 at 4:30 PM. A large block ad was placed in the Rome News Tribune to advertise the meeting.	No comments received.	No comments received.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City anticipates that the only funds available in 2017 for the selected CDBG projects will be CDBG Entitlement funds. These funds will be used for the design and construction of sidewalks and improved walkways in LMI census tracts, targeted code enforcement efforts in the low income census tracts 6, 16 and 21 (block group 1 and 3), demolition of unsafe and/or blighted structures throughout Rome, and housing rehabilitation for individuals 55 years or older or disabled that have a household income at or below 80% AMI.

Priority Table

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: \$		

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	394,853	0	0	394,853	400,000	The City of Rome estimates receiving approximately \$400,000 each year in CDBG funds to allocat to approved projects.

Table 5 - 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

The City of Rome will seek to leverage its general city sidewalk improvement funds with the CDBG funds to be able to assit a larger area in the low income neighborhoods. The City of Rome also uses general city funds to help offset the administration costs for grant and program

administration.

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

The City of Rome will seek to leverage its general city sidewalk improvement funds with the CDBG funds to be able to assist a larger area in the low income neighborhoods. The City of Rome also uses general city funds to help offset the administration costs for grant and program administration. Rome is committed to utilize its grant award responsibly and use any other funds as leverage that are available. There are no match requirements for the CDBG program.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

No Goals Found

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: 16 Household Housing Unit
2	Public Infrastructure Improvements	2014	2018	Non-Housing Community Development	51% and greater LMI Census Tracts	Public Improvements and Infrastructure	CDBG: \$130,883	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Grant Planning and Administration	2014	2018	Affordable Housing Non-Housing Community Development	City-wide Effort	Public Improvements and Infrastructure Housing Rehabilitation Code Enforcement Activities	CDBG: \$78,970	Other: 3 Other
4	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: 30 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	

2	Goal Name	Public Infrastructure Improvements
	Goal Description	
3	Goal Name	Grant Planning and Administration
	Goal Description	
4	Goal Name	Code Enforcement Activities
	Goal Description	

Table 7 – Goal Descriptions

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 91.215(b):

The City of Rome does not receive a HOME allocation.

AP-35 Projects – 91.220(d)

Introduction

The one-year 2017 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 2017 along with their respective funding sources and allocations.

#	Project Name

Table 8 – 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 commission meetings, and other meetings and conversations with low-to moderate income persons through their programs. Community Development staff will continue to make numerous contacts within the community that are conduits for learning about the needs of our residents.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

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

The Sidewalk Improvement Project and Targeted Code Enforcement program for the 2017 CDBG Entitlement funds will be used in the low/mod income census tracts in the City of Rome. The Minor Repair program that is funded on a city-wide effort in which the need is based on individual household income. All households assisted with rehabilitation will be at or below 80% AMI. Also, the majority of those assisted in the Minor Repair program tend to also fall within the targeted census tracts. The newly formed Unsafe Demolition Program will be used to demolish homes in order to eliminate specific conditions of blight within the City limits of Rome.

Geographic Distribution

Target Area	Percentage of Funds
51% and greater LMI Census Tracts	46
City-wide Effort	34

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The majority of local need for these type of projects identified with 2017 funding fall within neighborhoods that exist within the low income census tracts of Rome. The Minor Repair Program is offered city-wide and continues to be very successful. Qualified applicants must meet the age restriction and income restrictions established for the program. All recipients are categorized as a direct benefit. The sidewalk improvement project will be available in the identified low income census tracts (5,6,11,16,21) and will meet a low/mod area benefit. The targeted Code Enforcement program is being utilized in three of the low income census tracts (6,16 and 21) where a large inventory of blighted properties exist. The demolition program will address slum and blight issues City wide.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Rome continues to administer a very successful rehabilitation program through the CDBG program known locally as the Minor Repair Program. This program assists individuals 55 years or older and/or disabled homeowners with grants of up to \$5,000 to complete much needed repairs to their home. The City plans to continue funding this program each year. To date over 140 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 to be administered known as the Moderate Repair Program. This program also targets low income elderly homeowners and allocates \$25,000 per home to bring them up to minimum property standards. The City of Rome also was awarded \$600,000 from a competitive DCA NOFA in 2014 to construct new single family housing in the South Rome area. These homes will be available for purchase by individuals and/or families at or below 80% AMI in the spring of 2017.

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

Table 11 - 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	3
Rehab of Existing Units	16
Acquisition of Existing Units	0

One Year Goals for the Number of Households Supported Through	
Total	19

Table 12 - 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 using CDBG dollars and to regularly seek CHIP funding from the GA Department of Community Affairs in order to continue the Moderate Repair Program as long as it is feasible. The new housing construction program will generate a revolving fund as the homes are sold and give Rome the ability to continue to build and sale through a partnership with a local developer until the funds are exhausted.

The City will continue to partner and support agencies where possible in the creation of affordable housing through the Low Income Housing Tax Credit Program administered by the State.

AP-60 Public Housing – 91.220(h)

Introduction

The Northwest Georgia Housing Authority (NWGHA) serves the City of Rome for all public housing and administers the Housing Choice Voucher rental assistance program for those residents that qualify. NWGHA 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 is the addition of additional units to replace those that have been demolished due to their condition over the past several years.

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

NWGHA is currently constructing replacement public housing in the North Rome area on Martin Luther King Blvd. A portion of the development will be completed and leased in 2017.

NWGHA has acquired and demolished 12 blighted properties in the East Rome area utilizing NSP funds received through the Northwest GA Regional Commission. NWGHA will begin implementing a new construction plan for these 12 properties in 2017 utilizing additional public housing replacement housing funds.

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

Property managers will continue to recruit and encourage resident participation in Resident Associations in their perspective communities. Through participation in the Family Self Sufficiency program, residents are encouraged to work toward homeownership. Homebuyer seminars are available free of charge with the services at Appalachian Housing Counseling Agency.

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

N/A. The Northwest Georgia Housing Authority is not designated as a troubled public housing authority.

Discussion

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:

- Helping low-income families avoid becoming homeless;
- Reaching out to homeless persons and assessing their individual needs;
- Addressing the emergency shelter and transitional housing needs of homeless persons; and
- Helping homeless persons make the transition to permanent housing and independent living

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The City is not proposing to use any CDBG funds to take specific actions to combat or address homelessness in 2017. The City's plan is to continue to work with public service agencies in place that currently offer these type of services and assist in identifying 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 the 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 with the City such as the Salvation Army, William S. Davis Homeless Shelter, Action Ministries and others by offering support letters for federal or state funding and providing technical assistance whenever possible.

Discussion

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Rome had one AI impediment (impediment #3) that related to zoning that could be considered a barrier to affordable housing. The impediment is identified as follows:

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.

The City of Rome plans to continue to review its zoning ordinance as any new permits come in pertaining to personal care homes to ensure that they are not restrictive of the rights of individuals that would reside in these facilities. The City of Rome meets monthly with the Rome/Floyd Planning Commission and can easily review these issues if they arise.

Discussion

FAIR HOUSING RESPONSE:

There were a total of five impediments identified in the 2013 AI which governs all action plans that fall within the 2014-2018 Consolidated Plan period. They are as follows with an explanation of how the City of Rome plans to address each impediment during 2017:

- **Limited Supply of Decent, Accessible and Affordable Housing**The City will continue to support efforts of public and private entities that look to construct affordable (quality) housing in 2017. Currently the City is supporting efforts by the NWGHA and the South Rome Redevelopment Corporation in their efforts to construct additional rental and affordable homes for sale.
- **Uneven Distribution of Community Resources**The City has started a new Neighborhood Enhancement Program which provides a 90 day focus of available city services to a particular neighborhood in need and works to engage citizens in the process. This NEP program will be available to all neighborhoods throughout the entire City of Rome.
- **Restrictive Zoning Provisions**The City will regularly analyze its existing zoning provisions, specifically those identified in the AI to ensure that they do not place a hardship on protected class citizens.
- **Local Attitudes Resisting Fair Housing Opportunities**The City will continue to educate its staff, local organizations and individuals on the importance of fair housing by getting the word out through public meetings, brochures, social media, etc.
- **Lack of Fair Housing Education**City staff will continue to attend Fair Housing workshops held in

the area and view any webinars or training provided by HUD.

Specific activities to be accomplished during program year 2017 include the following:

- Publish the new City of Rome Fair Housing brochure on the City website.
- Include information about Fair Housing complaints in the FAQ section on the City website.
- Mail out fair housing brochures to Disability Link, 100 Black Men, the local NAACP chapter, DFCS, Floyd County Health Department so they will be available to those individuals that visit these agencies and may be unaware of the fair housing laws and their rights.
- Have the brochure translated and printed in Spanish.
- Continue to include information in Spanish on the public notices published in the paper that will alert those individuals that we can provide the information in Spanish if requested through a Spanish speaking employee.
- Start outreach and education program with local realtors to assist them in staying current on Fair Housing issues. This will be done by attending local staff meetings at various times of the year.

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
- Enhance coordination

Actions planned to address obstacles to meeting underserved needs

The City of Rome continues to partner with the Northwest Georgia Housing Authority whenever possible to encourage construction on new affordable housing units.

The City of Rome is also partnering with the South Rome Redevelopment Corporation and Laurel Street Residential by supporting a tax credit application submitted in June 2015 for the addition of new affordable housing in the South Rome area. This development will construct 84 affordable rental units in the South Rome neighborhood for families at or below 60% AMI. Construction began in July of 2016 with an 18 month build out. This project is receiving a lot of attention in the neighborhood and is expected to offer an affordable housing choice for low income families.

Due to the large waiting list in place for assisted housing, Rome understands that this is a great need in the area.

Actions planned to foster and maintain affordable housing

The City of Rome plans to continue with the following actions to help foster and maintain affordable housing in Rome, GA:

- Continue partnerships with Habitat for Humanity. The Rome Chapter constructs new single family affordable housing in Rome as well as offers rehabilitation programs to assist low/mod income homeowners with repairs to maintain their homes.
- Continue partnerships with the Northwest Georgia Housing Authority, the South Rome Redevelopment Corporation and other private developers looking to construct new affordable housing in the area.
- Provide support letters for nonprofit agencies or groups who apply for funding under Georgia's Continuum of Care for homeless and other special needs populations
- Continue review of local ordinances and processes to insure that these do not pose a barrier to the provision of affordable housing.
- Continue to provide housing rehabilitation assistance through grant programs.
- Continue to seek grant funds for new housing construction through partnerships with local developers.

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. This certification must be updated and reapproved each year. The City of Rome 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 constructed prior to 1978.

Actions planned to reduce the number of poverty-level families

No specific actions are planned with CDBG Program funds during the 2017 program year 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 addresses 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, South Rome Redevelopment 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. Staff makes 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 continues 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 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 2016 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 (housing rehabilitation); targeted Code Enforcement in census tracts 6, 16 and 21 (block group 1 and 3); and for Planning/Administration of the programs.

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