

Appendix

Appendix

Recommendations that Could be Carried Out by the Semi-Public, Non-Profit Organization

Provide opportunities for South Rome's under-employed residents to get work:

- Identify an appropriate location and publicize a day-labor pick-up site in the area.
- Provide a registry of area residents with particular skills and service capabilities (plumber, yard clean-up, etc.)
- Sponsor regular job fairs in the area.
- Provide opportunity for area residents to be employed in any publicly-sponsored rehabilitation/revitalization activities (housing rehab, street improvements, etc.) undertaken in South Rome.

Involve the appropriate local organizations in establishing a major cultural event to be held annually in South Rome. This might be a multi-ethnic music festival, an arts & crafts festival, or similar event designed to start building a sense of pride and identity in the South Rome community.

Involve the neighborhood planning units in developing detailed redevelopment plans for each neighborhood. These plans should include:

- Detailed representation of the desired development of the neighborhood once it is fully redeveloped.
- Needed changes in land use regulations to promote the desired development patterns.
- Design guidelines for ensuring that new infill development matches the character of the existing neighborhood.
- Public investments in infrastructure and public facilities (such as public gathering spaces, community centers, neighborhood parks and open space, sidewalks and trails, streetlights, street trees, drainage and utilities) to support redevelopment of the area.

This redevelopment plan will enable the city to take advantage of the *Georgia Urban Redevelopment Law* to promote desired redevelopment. This law permits local governments to use eminent domain to assemble key parcels and resell these for private redevelopment that is consistent with the redevelopment plan. (*See Appendix for more details on the requirements of the Georgia Urban Redevelopment Law.*) In addition to letting developers know what kind of development is desired in these neighborhoods, the redevelopment plans can be excellent marketing tools for selling neighborhood residents and businesses on the future potential of their area.

Develop a coordinated housing revitalization program for South Rome's distressed neighborhoods. This program should be administered by the non-profit corporation, should draw upon all available state and federal housing finance resources, and should include the following elements:

- Comprehensive survey of housing stock, to determine whether owner-occupied vs. rental, housing condition, potential infill locations, and rehab opportunities.
- Incentives to redevelop (vs. tear down) historic houses.

- Incentives for adding garage apartments or other accessory unit housing to existing single-family homes. This is an effective way to infuse affordable housing without changing the single-family character of a neighborhood.
- Assistance to homebuyers, such as down-payment assistance, low-cost mortgages, home buyer education, credit counseling for moderate and low-income households.
- Loans to homeowners (particularly the elderly) for repair and remodeling of their homes.
- Purchase of vacant properties for resale (at reduced cost) to developers who commit to build new, affordable, owner-occupied housing.
- Purchase of sub-standard rental housing for resale (at reduced cost) to homeowners who commit to rehab the property.

Provide incentives for establishment of new small businesses in South Rome. These might include:

- Funds for rehab of existing commercial structures in the area, particularly those located along the corridor of South Broad and East Main streets.
- Establishment of a small business incubator in one of the larger commercial buildings in South Rome.
- Loans for business start-up and expansion, drawing upon all available state and federal small business development resources.

Instead of promoting infill redevelopment of all vacant lots in South Rome, retain some for community recreational uses such as pocket parks, community gardens, or ballfields. These could also be interim uses for vacant lots held in public ownership until market conditions are favorable for redevelopment.

Improve the major gateways to South Rome as follows:

- Buildings at Charles Graves Bridge – encourage private rehab and reuse of the historic structures immediately across South Broad from Myrtle Hill Cemetery. Rehab the Coca-Cola sign located on these buildings. Create a small park next to the river immediately north of the bridge that includes parking, a scenic overlook, and access to the historic Cemetery.
- Darlington Road – plant street trees along Darlington Road leading to Cave Spring Road. Use Urban Redevelopment powers (*see Appendix*) to assemble vacant or underutilized properties surrounding this road and offer these for redevelopment as a planned traditional neighborhood development that includes a wide range of housing choices, both single-family and multi-family.

Create a mixed-use activity node surrounding the intersection of South Broad and East Main streets (South Rome Commons) by:

- Reconfiguring the Y-Intersection. Replace pavement in front of the “Flat Iron” building with landscaping and a design feature (statue or fountain) indicative of the neighborhood. Locate the cut-through street behind the “Flat Iron” building.
- Preparing and implementing a redevelopment plan for the area (*see Appendix*). The plan should provide for creating new storefronts and limited multi-family housing at the node. Offer incentives or public/private partnership to make the plan a reality.

Housing Program Contacts

Georgia Department of Community Affairs	
Community Development Block Grant (CDBG)	Susan McGee 404-679-3176 smcgee@dca.state.ga.us
Community HOME Investment Program (CHIP)	Jane Keefe 404-679-3167 jkeefe@dca.state.ga.us
Community Housing Development Organization (CHDO)	Doug Scott 404-327-6881 douscott@dca.state.ga.us
Home Buyer Loans & OwnHOME Loans & Home Buyer Education	Carmen Chubb 404-679-4846 cchubb@dca.state.ga.us
Housing Tax Credits	Joy Fitzgerald 404-679-3126 jfitzger@dca.state.ga.us
Federal Home Loan Bank of Atlanta	
Affordable Housing Program	Rob Hammock 800-536-9659

Summary of Georgia's Urban Redevelopment Act (O.C.G.A 36-61-1)

Purpose:

- Gives cities broad powers to redevelop blighted or threatened areas of the community.
- Allows communities to use eminent domain to buy and assemble property for revitalization and resale.
- Does not require a referendum.
- The required Urban Redevelopment Plan (URP) is fairly easy and inexpensive to prepare and amend.
- Can be implemented either by a Downtown Development Authority (DDA) or a Redevelopment Authority appointed by the city.
- Encourages involvement of private enterprise/public private partnerships to redevelop neglected areas of the community.
- Permits use of tax exempt bonds for redevelopment purposes. These may be secured by loans and grants.
- Lets the public know what is being planned for the redevelopment area.
- Guides City investments in infrastructure to support redevelopment.
- Allows the City to negotiate variances and waive many requirements of its existing zoning and development requirements in order to achieve the optimum economic and aesthetic results in the redevelopment area.

Process:

- Draft the Urban Redevelopment Plan.
- Hold a public hearing.
- Adopt the plan.
- Appoint an organization (urban redevelopment authority or DDA, city redevelopment agency) to implement the plan.
- Implement the plan.

What is an Urban Redevelopment Plan?

- A general blueprint for redevelopment and targeting of public investments in the redevelopment area.

Required components of the Urban Redevelopment Plan:

- Statement that the URP is consistent with the city's comprehensive plan.
- Clearly defined boundaries of the redevelopment area (need not be contiguous).
- Explanation of negative conditions in the area necessitating redevelopment.
- The city's land use objectives for the area (types of uses, building requirements, zoning changes, and development densities).
- Description of land parcels to be acquired and structures to be demolished or rehabilitated.
- A workable plan for leveraging private resources to redevelop the area.
- A strategy for relocating any displaced residents.
- Any covenants or restrictions to be placed on properties in the redevelopment area in order to implement the plan.
- Public infrastructure to be provided – transportation, water, sewer, sidewalks, lighting, streetscapes, public recreational space, parking, etc. to support redevelopment of the area.
- A workable financial strategy for implementing the plan.

Possible Funding Sources

PROGRAM TITLE & DESCRIPTION

ADMINISTERING AGENCY/CONTACT

Capital Outlay for Public School Facilities Construction

Eligible Activities: Grants for new construction, renovation, and modifications of public school facilities.

Total Funding: Determined annually by the Georgia General Assembly.

Maximum per Project: Determined by project application.

Match Requirements: 10% - 25% local matching funds required.

Georgia Department of Education

Facilities Services Unit
1670 Twin Towers, East
Atlanta, Georgia 30334

William Jerry Rochelle, Ph.D.

(404) 656-2454

Community Development Block Grant — Loan Guarantee Program (Section 108 Program)

Eligible Activities: Loans for:

- (a) Acquisition of improved or unimproved real property, including acquisition for economic development purposes;
- (b) Rehabilitation of real property owned or acquired by the public entity or its designated public agency;
- (c) Payment of interest on obligations guaranteed under the 108 program;
- (d) Clearance, demolition and removal, including movement of structures to other sites, of buildings and improvements on real property acquired or rehabilitated pursuant to activities a and b of this section;
- (e) Site preparation, including construction, reconstruction, or installation of public and other site improvements, utilities, or facilities (other than buildings), which is related to the re-development or use of the real property acquired or rehabilitated pursuant to activities a and b of this section, or for an economic development purpose;
- (f) Payment of issuance, underwriting, servicing, trust administration and other costs associated with private sector financing of debt obligations under the 108 program;
- (g) The acquisition, construction, reconstruction, rehabilitation or installation of commercial or industrial buildings, structures, and other real property equipment and improvements, including railroad spurs or similar extensions.

Total Funding: twenty percent (20%) of its current and future CDBG allocations

Maximum per Project: \$5,000,000

Match Requirements: N/A

Georgia Department of Community Affairs

60 Executive Park South, NE
Atlanta, GA 30329

Brian Williamson

(404) 679-1587
bwilliam@dca.state.ga.us

PROGRAM TITLE & DESCRIPTION**ADMINISTERING AGENCY/CONTACT**

Community Development Block Grant Program — Regular Round

Eligible Activities: Grants for housing improvement projects, public facilities such as water and sewer lines, buildings such as local health centers or headstart centers, and economic development projects.

Total Funding: Approximately \$43 million per year.

Maximum per Project: Single-Activity: \$500,000; Multi-Activity: \$800,000

Match Requirements:

- Grants up to \$300,000, or grants for single activity housing projects - no matching funds required.
- Grants of \$300,000 to \$500,000 – 5% local matching funds required.
- Grants of more than \$500,000 – 10% local matching funds required.

Georgia Department of Community Affairs

60 Executive Park South, NE
Atlanta, Georgia 30329

Susan McGee

(404) 679-3176
smcgee@dca.state.ga.us

Community HOME Investment Program (CHIP)

Eligible Activities: Grants to stimulate the creation of local public/private partnerships whose goals are to expand the availability of decent, safe, sanitary, energy efficient, and affordable housing within the community.

Total Funding: \$3,000,000

Maximum per Project: \$250,000

Match Requirements: N/A

Georgia Department of Community Affairs

60 Executive Park South, NE
Atlanta, GA 30329

Jane Keefe

(404) 679-3167
jkeefe@dca.state.ga.us

Downtown Development Revolving Loan Fund (DDRLF)

Eligible Activities: Loans to non-entitlement cities and counties for small and middle-size communities in implementing quality downtown development projects.

Total Funding: Approximately \$2.3 million per year.

Maximum per Project: \$200,000

Match Requirements: N/A

Other: Interest Rate: below-market rates, depending on project requirement Repayment Period: up to 20 years, depending on the assets financed and project requirements. Security: usually project collateral and backing by the applicant.

Georgia Department of Community Affairs

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Steed Robinson

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Russell Morrison

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rmorriso@dca.state.ga.us

Employment Incentive Program

Eligible Activities: Grants for local projects intended to facilitate and enhance job creation and/or retention, principally for persons of low and moderate income.

Total Funding: Approximately \$5 million per year.

Maximum per Project: \$500,000

Match Requirements: Dollar for dollar private leverage minimum.

Georgia Department of Community Affairs

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Atlanta, Georgia 30329

Andy Yarn

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Mitch Griggs

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PROGRAM TITLE & DESCRIPTION

ADMINISTERING AGENCY/CONTACT

Georgia Cities Foundation Program

Eligible Activities: Loans to cities requesting financial assistance in their efforts to revitalize and enhance their downtown areas.

Total Funding: Not to exceed one-third of the project cost

Maximum per Project: \$200,000

Match Requirements: Interest Rate: below-market rates

Repayment Period: generally not to exceed 15 years

Project collateral and backing by the cities and Downtown Development Authority.

Georgia Cities Foundation

201 Pryor St., SW
Atlanta, Georgia 30303

Linda Wilkes

(888) 488-4462
lwilkes@gmanet.com

Georgia Commission for National and Community Service/Americorps State

Eligible Activities: Grants to meet community service needs which match national need areas as determined annually by the Corporation for National Service.

Total Funding: Approximately \$4.4 million per year.

Maximum per Project: Varies dependent on need.

Match Requirements: 15% local matching funds required.

Georgia Commission for National and Community Service

60 Executive Park South, NE
Atlanta, Georgia 30329

James P. Marshall, Jr.

(404) 327-6844
jmarshal@dca.state.ga.us

Georgia Community Housing Development Organization (CHDO) Housing Program

Eligible Activities: Loans for predevelopment activities (CHDO Predevelopment Loan Program), acquisition, new construction, and rehabilitation of rental housing developments for multi-family, special needs, and elderly tenants of 20 or more units that are targeted to low-income housing.

Total Funding: Approximately \$4.7 million per year.

Maximum per Project: @2,800,000

Match Requirements: N/A

Georgia Department of Community Affairs

60 Executive Park South, NE
Atlanta, Georgia 30329

Doug Scott

(404) 327-6881
douscott@dca.state.ga.us

Georgia Heritage Grants

Eligible Activities: Grants to assist eligible applicants with the rehabilitation of Georgia Register-listed historic properties and related activities.

Total Funding: \$307,000 for FY2001, \$250,000 for Development Projects, \$50,000 for Predevelopment Projects.

Maximum per Project: \$40,000 for Development Projects, \$20,000 for Predevelopment Projects.

Match Requirements: 40% local matching funds required.

Georgia Department of Natural Resources

Historic Preservation Division
156 Trinity Avenue, SW
Suite 101
Atlanta, Georgia 30303

Cherie Blizzard

(404) 651-5181

PROGRAM TITLE & DESCRIPTION**ADMINISTERING AGENCY/CONTACT**

Grassroots Arts Program

Eligible Activities: Grants to arts organizations and other groups to support Grassroots arts activities that broaden and deepen public participation in the arts.

Total Funding: N/A

Maximum per Project: \$2,000

Match Requirements: N/A

Georgia Council for the Arts

260 14th Street, NW
Suite 401
Atlanta, Georgia 30318
(404) 685-2787

Home Buyer Program

Eligible Activities: Loans at fixed, below market interest rates to qualified low to moderate-income home buyers.

Total Funding: Approximately \$120 million per year.

Maximum per Project: Individual maximum loan amounts vary by type of unit (new or existing), location, and type of loan (FHA, VA, RECD, or Conventional).

Match Requirements: N/A

Georgia Department of Community Affairs

60 Executive Park South, NE
Atlanta, Georgia 30329

Carmen Chubb

(404) 679-4846
cchubb@dca.state.ga.us

HOME CHDO Loan Program

Eligible Activities: Loans for construction financing and/or permanent financing for the costs of constructing or rehabilitating rental housing as defined in the State of Georgia's 1999 Qualified Allocation Plan. Rental dwelling units financed through the program must be affordable by low-to-moderate-income households as defined in the State of Georgia's 1999 Qualified Allocation Plan, the OAHD Application Manual, and the HOME Investment Partnerships Program Final Rule (24 CFR Part 92).

Total Funding: \$3,000,000

Maximum per Project: \$2,000,000

Match Requirements: N/A

Georgia Department of Community Affairs

60 Executive Park South, NE
Atlanta, GA 30329

Andria Williams

(404) 982-3483
awilliam@dca.state.ga.us

HOME CHDO Predevelopment Loan Program

Eligible Activities: Loans for the predevelopment costs associated with a CHDO Program-eligible project, incurred up to the closing of the CHDO Program loan (construction and permanent debt financing), as listed in the Sources and Uses Form (CHDO-025) in the Application. These costs include, but are not limited to, market study and title search costs which are incurred before applying for CHDO Program funds, and environmental review and appraisal costs which are incurred after being approved for CHDO Program funds.

Total Funding: \$150,000

Maximum per Project: \$45,000

Match Requirements: N/A

Georgia Department of Community Affairs

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Atlanta, GA 30329

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PROGRAM TITLE & DESCRIPTION

ADMINISTERING AGENCY/CONTACT

HOME CHDO Permanent Supportive Housing Program

Eligible Activities: Grants to create the best possible projects recognizing the difficulty of coordinating the activities necessary for special needs populations.

Total Funding: \$3,000,000

Maximum per Project: N/A

Match Requirements: N/A

Other: Application deadline is June 30, 2003

Georgia Department of Community Affairs

60 Executive Park South, NE
Atlanta, GA 30329

Doug Scott

(404) 679-4844

douscott@dca.state.ga.us

HOME Rental Housing Loan Program

Eligible Activities: Loans for construction financing and/or permanent financing for the costs of constructing or rehabilitating rental housing as defined in the State of Georgia's 1999 Qualified Allocation Plan. Rental dwelling units financed through the program must be affordable by low-to-moderate-income households as defined in the State of Georgia's 1999 Qualified Allocation Plan, the OAHD Application Manual, and the HOME Investment Partnerships Program Final Rule (24 CFR Part 92).

Total Funding: \$12,000,000

Maximum per Project: \$2,000,000

Match Requirements: N/A

Georgia Department of Community Affairs

60 Executive Park South, NE
Atlanta, GA 30329

Andria Williams

(404) 982-3483

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Land and Water Conservation Fund (LWCF)

Eligible Activities: Grants for acquisition of real property and development of facilities for general-purpose outdoor recreation.

Total Funding: Dependent upon annual congressional appropriations.

Maximum per Project: \$35,000.

Match Requirements: 50% local matching funds required.

Georgia Department of Natural Resources

Parks, Recreation and Historic Sites Division
Grants Administration and Planning
205 Butler Street, SE
Suite 1352
Atlanta, Georgia 30303

Antoinette Norfleet

(404) 656-3830

Local Development Fund

Eligible Activities: Grants to fund community improvement activities of local governments in Georgia

Total Funding: Approximately \$650,000 per year.

Maximum per Project: \$10,000 for single community projects; \$20,000 for multi-community projects.

Match Requirements: Dollar for dollar local matching funds required.

Georgia Department of Community Affairs

60 Executive Park South, NE
Atlanta, Georgia 30329

Cynthia Easley

(404) 679-4789

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Julie Brown

(404) 679-0614

jbrown@dca.state.ga.us

PROGRAM TITLE & DESCRIPTION**ADMINISTERING AGENCY/CONTACT****Low Income Housing Tax Credit Program**

Eligible Activities: Federal income tax incentives for the following activities:

- Acquisition – To qualify for the acquisition Credit, the building must have been last placed in service at least 10 years prior to application — certain exceptions apply — and must involve rehabilitation.
- Rehabilitation – To qualify for the rehabilitation Credit, rehabilitation expenditures chargeable to capital account must equal the greater of 10 percent of the building's adjusted basis or average at least \$10,000 per low-income unit.
- New construction.

Total Funding: Approximately 9.5 million in tax credits
Maximum per Project: an annual Credit of approximately thirty percent (30%) of the present value of depreciable basis for developments involving acquisition, and an annual Credit of approximately seventy percent (70%) of the present value of depreciable basis for developments involving new construction or rehabilitation.

Match Requirements: N/A

Georgia Department of Community Affairs

60 Executive Park South, NE
Atlanta, GA 30329

Phyllis Carr

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OneGeorgia Equity Fund Program

Eligible Activities: Grants and loans to finance activities that will assist in preparation for economic development. Eligible projects include traditional economic development projects such as water and sewer projects, road, rail and airport improvements and industrial parks as well as workforce development projects, technology development or tourism development proposals, just to name a few. Applications considered for projects in Tier 1, Tier 2 or Tier 3 (with conditions) counties only.

Total Funding: Approximately \$10 million per year.

Maximum per Project: \$500,000

Match Requirements: N/A

Other: Application deadlines are:

- January 16, 2001/Awarded March 30
- May 15, 2001/Awarded July 31
- September 14, 2001/Awarded November 3

OneGeorgia Authority

1202-B Hillcrest Parkway
Dublin, Georgia 31021
(478) 274-7734

Organizational Grants

Eligible Activities: Grants designed to provide support to arts organizations and other groups administering arts projects.

Total Funding: N/A

Maximum per Project: \$5,000

Match Requirements: 25% local matching funds required.

Georgia Council for the Arts

260 14th Street, NW
Suite 401
Atlanta, Georgia 30318
(404) 685-2787

PROGRAM TITLE & DESCRIPTION**ADMINISTERING AGENCY/CONTACT****OwnHOME Program**

Eligible Activities: Loans for first-time home buyers with a deferred payment to cover most of the down payment, closing costs and prepaid expenses associated with their home purchase.

Total Funding: Approximately \$3 million per year.

Maximum per Project: \$5,000

Match Requirements: 1.5% personal matching funds required.

Georgia Department of Community Affairs

60 Executive Park South, NE
Atlanta, Georgia 30329

Carmen Chubb

(404) 679-4846
cchubb@dca.state.ga.us

Public Library Capital Outlay Grant Program

Eligible Activities: Grant program providing financial and consultant assistance for the construction of public library facilities.

Total Funding: Dependent upon annual appropriation.

Maximum per Project: \$2,000,000

Match Requirements: 10 – 15% local matching funds required.

Georgia Department of Education

Office of Public Library Services
1800 Century Place, NE
Suite 150
Atlanta, Georgia 30345

Thomas A. Ploeg

(404) 982-3560

Quality Growth Grant Program

Eligible Activities: Grants for projects directly promoting growth management concepts, infill housing, brownfield redevelopment, or similar projects that discourage urban sprawl; preparation of local ordinances, regulations, or inter-governmental agreements promoting growth preparedness, sustainable development, and other quality growth strategies; public education on quality growth topics; programs to preserve community heritage, sense of place, and regional identity; alternative/multi-modal transportation facilities; preservation of critical environmental resources, wildlife habitat, prime farmland, or sensitive ecosystems; start up cost of new programs for implementing quality growth initiatives; and physical development projects that are particularly critical to local implementation of quality growth.

Total Funding: \$150,000 for FY2003.

Maximum per Project: \$25,000

Match Requirements: Dollar for dollar local matching funds required.

Other: Application deadlines are:

- November 15, 2002
- May 15, 2003

Georgia Department of Community Affairs

60 Executive Park South, NE
Atlanta, GA 30329

Jim Frederick

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Julie Brown

(404) 679-0614
jbrown@dca.state.ga.us

PROGRAM TITLE & DESCRIPTION**ADMINISTERING AGENCY/CONTACT**

Recreation Assistance Fund (RAF)

Eligible Activities: Grants for the purchase of real property, facility development or rehabilitation of existing facilities to increase the local supply of public recreation lands and/or facilities.

Total Funding: Approximately \$1 million per year.

Maximum per Project: \$12,500

Match Requirements: N/A

Georgia Department of Natural Resources
Parks, Recreation and Historic Sites Division
Grants Administration and Planning
205 Butler Street, SE
Suite 1352
Atlanta, Georgia 30334

Antoinette Norfleet
(404) 656-3830

Recreational Trails Program (RTP)

Eligible Activities: Grants for acquisition and/or development (80% federal / 20% local) of motorized and non-motorized recreational trails including new trail construction, maintenance/rehabilitation of existing trails, trail-side and trail-head facilities.

Total Funding: Approximately \$1.2 million per year.

Maximum per Project: \$100,000

Match Requirements: 20% local matching funds required.

Georgia Department of Natural Resources
Parks, Recreation and Historic Sites Division
Grants Administration and Planning
205 Butler Street
Suite 1352
Atlanta, Georgia 30334

Antoinette Norfleet
(404) 656-3830

Regional Assistance Program (RAP)

Eligible Activities: Grants for Regional Economic Development

Total Funding: \$1,128,125 per year.

Maximum per Project: \$500,000

Match Requirements:

- Applicants for facilities and construction grants in local governments within Tier 1 counties or in joint development authorities including a Tier 1 county are not required to match the requested grant amount.
- Applicants for facilities and construction grants in local governments within Tier 2 counties or in joint development authorities including a Tier 2 county must match at least one-half (50%) of the requested grant amount.
- Applicants for facilities and construction grants in local governments within Tier 3 counties or in joint development authorities including a Tier 3 county must match an equal or greater amount of the requested grant amount.
- Applicants for grants for multi-county activities that do not involve construction must match at least one half (50%) of the requested grant amount.

Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329

Mitch Griggs
(404) 679-0593
mgriggs@dca.state.ga.us

PROGRAM TITLE & DESCRIPTION

ADMINISTERING AGENCY/CONTACT

Rural Rental Housing Development Fund (RRHDF)

Eligible Activities: Construction financing and permanent financing for the costs of constructing up to ten (10) units of new rental housing, including land acquisition, hard construction costs, and soft costs. Rental dwelling units financed through the RRHDF must be affordable by low and moderate-income households as defined in the Manual and this Program Description.

Total Funding: \$3,000,000

Maximum per Project: \$600,000

Match Requirements: Required to provide cash equity equal to the level of operating reserves required by underwriting (approximately \$25,000).

Georgia Department of Community Affairs

60 Executive Park South, NE
Atlanta, GA 30329

Doug Scott

(404) 327-6881
douscott@dca.state.ga.us

Transportation Enhancement Program

Eligible Activities: Federal grants for twelve categories of transportation enhancement activities.

Total Funding: Approximately \$23 million per year.

Maximum per Project: \$1,000,000

Match Requirements: 20% local matching funds required.

Georgia Department of Transportation

Planning Division
No. 2 Capitol Square
Atlanta, Georgia 30334

Marta Rosen

(404) 657-5226

**Type II – Eisenhower Professional Development Program
Competitive Grants**

Eligible Activities: Grants for demonstration and exemplary projects for improving instruction in mathematics and science.

Total Funding: Approximately \$12,130,000 per year.

Maximum per Project: Determined by project application.

Match Requirements: 33% local matching funds required.

Georgia Department of Education

Division of School Support
1852 Twin Towers East
Atlanta, Georgia 30334

Brendon Long

(404) 657-8300

Urban and Community Forestry Assistance Program

Eligible Activities: Grants designed to encourage citizen involvement in creating and supporting long-term and sustained urban and community forestry programs throughout the state.

Total Funding: Determined annually by the US Forest Service.

Maximum per Project: Determined by project application.

Match Requirements: 50% local matching funds required.

Georgia Forestry Commission

Urban and Community Forestry
Assistance Program
5645 Riggins Mill Road
Dry Branch, Georgia 31020

Susan Reisch

(912) 751-3521

Facilitated Meeting Summary

The following comments and suggestions were received during the facilitated meeting held on the evening of February 25th at Rome Civic Center.

INCREASING HOUSING CHOICES FOR ALL INCOME LEVELS

- Most important issue.
- Vacant lots or crack houses are on every street in South Rome. Specific locations include Wilson Avenue, which has houses that have only a coat of paint and are really shacks.
- The Building Inspectors are not doing their job - too many houses should be condemned and are instead just bandaied and then continue to be rented out.
- Absentee landlords are a REAL problem. The City needs to remedy this.
- No apartments! There would have to be very well controlled apartments or condos, for any of these to work.
- Possibly proprietor - inhabited housing above commercial, but NOT as rentals over commercial. Commercial should be on the perimeter, rather than in the center of the residential area.
- No place for homeless in Rome — community Info Line gets lots of calls with no place to send those in need.
- Don't concentrate low income affordable housing in South Rome — other neighborhoods should carry their share of this type housing.
- Go for balanced mix of development in South Rome — make healthy neighborhoods.
- Each community should have a style/character of its own — this may have to be created for some areas of South Rome.
- Infill housing that the city has built all looks alike — same floor plan — need to customize to community character.

Can people who work in South Rome also live in the area? If so, what housing choices (apartments, affordable housing, etc.) are available in the area?

- Rental property/single family duplexes.
- Single story strip apartments.
- Large houses on the left as you go in.
- Limited housing, some nice but not many; if worked at the country club would be handy to live; few rundown apartments; not where I would want to live; Dempsey apts.
- Apartments not that numerous and not suitable.
- Alot of really substandard housing, houses and apartments.
- Little areas of nice housing - Hardy Ave.
- Not a variety of housing available to all levels of income. Most property is rental of substandard conditions, absentee owners. More than a block of renovated property i.e Habitat Homes, is needed to help improve area. Home ownership is desirable.
- There are rental, owner-occupied, and affordable housing. Multi-family and single-family dwellings.
- Apartments; a variety of housing choices, not many upper housing.

What types of housing are most needed?

- Affordable housing; some built are for sale, but are already occupied.
- Single family market there, but they definitely need to be affordable.
- Both apartments and single-family owned housing.
- More owner-occupied housing. No absentee owners or rental housing. Want minority participation in new construction.
- Lower income housing.
- Single-family housing with incentives for home buying.
- Get wealthy people to buy big old homes.
- Condos and multi-family in designated areas.
- Town homes along river.
- Middle income housing that folks can own, not rent.
- Condos/townhouses.
- No multi-family within the existing single-family neighborhood.
- Need decent rental property.
- Need for senior housing for all income levels.
- Mixed income areas are needed. We need to be careful that areas that are upgraded are also not made unaffordable for lower income families.
- Some divided homes should be converted back to single family.
- Starter homes.
- Multi-family apartments needed.

Where should these be located?

- South Broad and Cherokee—Roussadale home is outstanding.
- Faculty housing already exists on campus, but some areas may be available along the corridor.
- Mill housing near the old mill that was torn down would make good starter homes.
- Cherokee needs new housing opportunities.
- Start with areas that have deteriorated housing.
- Do not displace residents with housing they cannot afford.
- Do not place multifamily housing in single-family neighborhoods. Revitalize the existing housing projects and make affordable for those that live there. Promote home ownership in infill situations.
- Nixon, Wilson, Hardy, Grover, Pennington, Branhan streets.
- The old abandoned Dairy Queen, area near Ornamental Iron on Cave Spring Street.
- As infill where vacant lots are located.
- Near a bus stop so they can get to town.
- Multi-family along Cave Spring and South Macklin.
- Bus line runs through South Rome — making it good location for affordable housing.

UPGRADING THE APPEARANCE OF SOUTH ROME GATEWAYS AND CORRIDORS (SOUTH BROAD ST., EAST MAIN ST., EAST 12TH ST., CAVE SPRING ST.)

- City seems to be on a wild condemnation spree (some buildings seem to be in good shape).
- Upgrade appearance of buildings, rather than condemning and tearing down.
- Don't lose any more historic buildings even if in bad repair.
- Tear down Dixie Apartments, but need to keep affordable housing in Rome.
- Balance between preserving historic neighborhoods — focus condemnation activities on less significant structures.
- Could make facades look good without bringing entire building up to code (until the economics are right for total rehab).
- Really want to see something happen with commercial buildings on Broad right after crossing river from downtown.
- Cemetery is a draw that could be built upon (possibly museum in buildings across Broad).
- Will probably need to focus on housing along Broad and East Main — not sure new commercial could be supported.
- Slow down & reduce amount of traffic along East Main and South Broad — no one will want to live along these streets.

What would you like to see done to improve the appearance of these gateways or corridors?

- You got the prison coming in off of Blacks Bluff.
- Repair damaged walls and sidewalks.
- East 12th, the old Anchor Duck Mill buildings need to be torn down or significantly upgraded.
- Widen right-of-ways at Anchor Duck Mill and 12th Street.
- Extension of streetscape of the South Broad Bridge.
- Bridge entry @ Broad Street and River.
- Myrtle Hill to South Broad to Main, the general landscape needs to be cleaned up, junk cars removed, trash around hospital, signage is hand done and looks bad, homes need to be painted.
- Bike trails and green areas in the right-of-ways.
- Cave Springs and Cedartown accesses; Corridor from Cave Springs to 2nd Ave.
- Replace South Broad Bridge.
- Roads too narrow.
- Extend Broad Street width south through the area and remove the “garbage”.
- Broad to Main to 27 as corridor.
- Branhan plus 1/2 mile back to Branhan (loop). This neighborhood must be considered a major improvement corridor. (Already in the improvement corridor study circled in red. This from a councilman and he says it must be included).
- Improvement of all building types.
- Intersection of 6th and Maple needs a stop light.
- Old style street lights.
- Get bridge improved; been on planning table for years, but may have lost funding.
- Extend Broad streetscape.
- Have adequate pedestrian access.
- At Pennington and S Broad use vacant lot for parking lot.
- Curb and gutter with sidewalks along streets.

- Enforce sign ordinance; too many signs, for example on grocery stores along S. Broad.
- Provide benches along sidewalks.
- Items to accent, the Queen Anne Victorian, large trees, spacious but maintain the natural terrain.
- Recruit support to maintain the improvements, keep area clean.
- Rehab Coca Cola sign on buildings at bridge fronting South Broad; have sign fixed to work.
- In 500 block of SB are substandard houses- possible to turn into greenspace by Church.
- S. Broad across from cemetery, along river can be greenspace.
- Create long greenspace from Lookout Ave. to East Main- across street from Church.
- Clean up out to Darlington.
- Use the same streetscape design details as Broad Street.
- Plant some more long-lived hardwoods.
- No more Bradford Pears.
- Plant beach trees.
- Underground utilities.
- South Broad and East Main demolish store and turn into park as entry to South Rome.
- Pick-up trash along all streets.
- Slum lords should be accountable for keeping up their property.
- Need traffic study on South Broad at bridge.
- Bridge should be the gateway to the city; good pedestrian access.
- East Main/South Broad intersection is bad spot traffic wise and ugly.
- Neighborhood police precinct station and task force.
- Cemetery, Methodist Church, Blue house on hill (Lillian's Catering), revovation to the school.
- Rezone some areas for single family so that as they turn over, they convert from apartments.
- Mixed use development, like River St. in Savannah. Mix of apparel and other commercial uses.
- Greenspace - medians and town squares.
- Mothball houses and stabilize them so they can be resold to single families (Charleston model).
- Garden Club Gardens and the 411 access into Rome.
- Housing projects were revitalized very successfully, same model needs to be expanded. Keeping yards clean. Landscaping.
- Darlington Way of 411.
- Street banners from downtown.
- Find non-profit foundations to help buy up and improve houses.
- Need a streetscape for South Rome.
- Need tree ordinance.
- Group likes the current character and width. Don't want it straightened or widened.
- Re-surface roads.
- Protection and zoning, change to protect historical character.
- Establish entrance signage.
- Community-wide clean-up.
- Put parking in the rear of commercial buildings on South Broad.
- Keep the historic nature of the South Broad bridge, provide nice pedestrian access.
- Lack of tree canopy in South residential area.

Which developments along these corridors do you find attractive as they are?

- Myrtle Hill Cemetery upgrades look real good.
- Recently renovated homes are good, but increase in property taxes prevents some exterior improvements.
- New Myrtle Hill Known Soldier Memorial.
- Need incentive tax laws to improve property.
- None are attractive.
- Stone retaining walls along South Broad Street.
- New Jiffy Market.
- Darlington High School - new building is nice.
- The historic buildings (residential, commercial, and industrial).
- Funeral home — Wrights Funeral Home.
- Coosa Country Club.
- Shady Side Cemetery.

Which do you find unattractive?

- Historic houses that sit up on the hill need to be renovated.
- McCall Hospital needs to have improvements done to the facade.
- East Main School key to Corridor Revitalization; school is privately owned.
- Some of the houses just need to be upgraded renovated (South Broad and East Main). Old Eight Ward School should be renovated.
- Renovation of old churches and Victorian homes.
- Problem at Darlington with traffic as school is dismissed each day.
- All.
- Across from Church at South Broad and East Main should be acquired and demolished for a park would be a focal point for the entire community.

Are there corridors or gateways you've seen in other places that would be a good model for South Rome?

- Attractive - Myrtle Hill Cemetery, Coosa County Club, and King Fischer Monument.
- Anything in Chattanooga as far as I'm concerned - that's the model.
- Savannah squares would be a good model.
- Town Rome is good example.
- Trolley connection along Broad Street.
- River walks along rivers; revitalized older buildings near Museum in Cartersville - parallel to railroad underpass. Areas around Clark University in Atlanta.
- MLK Blvd.
- Washington, North Carolina.
- Virginia Highlands - Atlanta.
- Cotton Block /Atlanta Memorial and Boulevard.
- Cabbage Town - Atlanta.
- Buford, SC.
- Denver near 16th Street.
- Bourbon Street, New Orleans. Duckly Project in Boston. River Street in Savannah. Part of the corridor should be used for apartments.

What are the problems, if any, with signage and billboards along these corridors?

- A lot of them are hand painted. No consistency on anything around there. People who have been there for years keep it up, but new people don't keep it up. A lot of the rental properties are not kept by the landlords. Owners are not keeping houses up.
- Too many signs; amateur looking.
- Signs not standard; need to follow ordinance.
- Billboards should not be allowed.
- Restore the old Coca Cola Billboard, clock, and lights.

**ENCOURAGING REVITALIZATION AND NEW USES FOR EXISTING
STRUCTURES, PARTICULARLY HISTORIC ONES**

- Terhune House.
- Most important to reduce the appearance of crime and drug dealing.
- Clean up the appearance of the area.

What are the most prominent (visible) buildings that you would like to see revitalized?

- Buildings across from Myrtle Hill beside the river just across bridge.
- Reed House and adjacent house.
- Preserve all of the old structures, incorporating them into a plan.
- Old school on East Main.
- Old Pure Oil gas station needs to be rehabbed.
- 3 Victorian houses on South Broad (3 Painted Ladies).
- White service station on Broad.
- Old McCall Hospital (Apts), industrial properties at S. Broad, Etawah Terrace (houses), East Main Elementary School (current church), rehabilitate mechanic workshops, Anna K. Davies (1st Black School), Mortuary.
- Old fire station near Baptist church needs to be put to use.
- Anna K. Davies School, industrial properties at South Broad, Iron Works, Mechanics Shops at S. Broad, Etawah Terrace, Historic Homes, South Broad and East Main.
- Building in fork of road between South Broad and East Main should be rehabbed.
- East Main School.
- What you can of commercial buildings across the South Rome bridges. The start of some anchor tenants.
- Fox Manufacturing (over the South Broad Bridge on the left) and Victorian era homes surrounding Mt. Aventine.
- Pink house left of cemetery.
- Area around Lookout Circle.
- Save what we can for adaptive reuse on South Sroad across bridge where buildings are currently condemned. 3 houses just past the old depot on Maple across from tracks that are dilapidated. Terhune House on Coral should be saved.
- Green triangle building.
- Property at old Enlow's Drug Store and old McCall Hospital.
- McCall House.
- 8th Ward School, Hispanic church should be a community center.
- Apartments on hill from old McCall Hospital.

- Homes on South Broad on left, Victorian era homes.
- American Legion on Pollack - Grady Mabry.
- Lovejoy Baptist Church.
- Queen Anne number 10 on Coral needs to be saved.
- Clean up mobile home park at Blacks Bluff Road and Park Blvd.
- Anna K. Davies Elementary is oldest school in Rome.
- Scotts Chapel United Methodist.
- The area between South Broad Street and East Main Street.
- House on corner of Grover St. and Pendleton Ave. Building in the middle of South Broad Y-split. Old school at Cave Spring and South Broad.
- Industrial buildings East Twelve (left and right).
- Save Speers Mattress Building and turn it into shops, galleries and Little-Five Point type development.
- Fix up or replace old gas stations.
- Renovate the commercial buildings right across Etowah Bridge on South Broad.

What do you think has prevented these buildings from being rehabilitated before now?

- Low rents.
- Drugs and litter in the community.
- Safety issues.
- Landlords not taking care of properties.
- People are afraid of the area.
- Cost. Beyond usable time to renovate. Perception is that it is not a safe area, lack of interest by leadership and banks. Building codes not enforced in S. Rome, lack of financial capacity of community, ownership by heirs of property.
- Absentee landlords who bought for investment and then move a lot of people in them.
- If you don't have a vision, they won't buy in the neighborhood.
- People who buy big homes and chop into apts. won't change because they are making too much money.
- Lack of ordinance enforcement is a key issue.
- It's inconvenient to live there because the business investment is not there. You have to drive to buy things.
- Lack of funding.
- City Bureaucracy prevents new uses.
- Better codes.
- Need money to revitalize, provide property tax relief to support rehab.
- Composition of the community.
- Economics.
- Crime rate.
- Cost of historic renovations and failure to condemn and tear down other structures. Some grant money not available for this area because it is not designated as "Historic Downtown".
- Initiative.
- Not sure what they want to use the building for.
- Area is not thriving economically.
- Lack of owner concern.

What types of businesses would you like to see located in these buildings?

- More upscale retail.
- L shaped centers.
- Hispanic groceries.
- Roy's Drive-In should be a new Dairy Queen.
- Little shops and restaurants.
- Grocery store.
- Dry cleaning.
- Shoe shop.
- Rome doesn't have a great bakery.
- Southern cooking restaurants.
- Not office space.
- Nowhere to purchase gas, no grocery and no fast food.
- Business pulled out in the 1980s, difficult for smaller stores to survive and compete, need a pharmacy (neighborhood services), small grocery, there is not interrelation between Hispanic and black business, medical support services, employ S. Romans.
- Police Precinct. Because we first got to clean up the drugs. Senior Day Care, Nursing Home, Senior Living. Grocery Store, supermarket, Urgent care medical facility, bank branch.
- Allow professional office in some old homes.
- Renovate buildings as community owned business with local government assistance.
- Sidewalk development from South Broad to Myrtle Street and Charles Street between Wilson and Hardy.
- Flooding along creek beds.

What particular types of retail shops, services, or other businesses, currently lacking in South Rome, would be desirable to meet daily needs of neighborhood residents?

- Police substation in the neighborhood.
- Restaurants.
- Grocery stores, meat markets, drug stores.
- Gas stations.
- Parks.
- Retail stores.
- Office/financial businesses.
- Drug store.
- Barber and beauty shops.
- Culturally diverse shops.
- Dry cleaners, medical offices, dentists, professional services, laundromat, drugstores and grocery stores. Tax incentives to get the basic services there.
- Farmer's market, ethnic food court, neighborhood grocery. Kid nursery - first class. Community services.
- Fast food restaurants.
- Brand new business back to existing retail center.
- Museums.
- Sit down dining.
- Community center for mentoring and teaching language, crafts, sports, child care, home restoration, library.
- Barber shop, beauty salon, florist, family restaurant, wash-a-teria.

FINDING NEW USES FOR VACANT LOTS

Where are the most prominent (visible) vacant areas where you would like to see new development locate in South Rome?

- South Broad Street across from churches.
- S. Broad, where old houses have been torn down.
- Anchor Rome property.
- East Main Street.
- Minge property.
- Wimpee Street.
- “Black Bluff” at Peachtree and S. Broad.
- Pennington Street.
- Glover Street.
- Every one in the south side.
- Corner of Nixon and Myrtle.
- Nixon and Grover.
- Vacant lots on Broad near river put to use.
- Pendleton (500 block). Vacant space and abandoned burned houses.
- Myrtle Court - demolish dilapidated houses on Wilson Street.
- South Broad across from P'tree St. A lot of vacant.
- Post Office Branch.
- Porter and Brandon. Vacant.
- Wilson Ave. There are some shacks that have been there over 10 years as rental property.
- 200 block Wilson. Substandard rental.
- 300 block Wilson.
- Etowah Terrace-dilapidated housing could replace w/residential infill by taking advantage of the water front property.
- Anchor Rome prime for retail space.
- Mix-use along the river in Etowah area, with docking accessibility to river.
- Re-build vacant lot for residential in all residential areas.
- East Main and South Broad; Lookout Circle to East Main.
- On the left side of Broad where old houses were torn down should be community gardens or other types of green space or parks.
- Etowah Terrace has a lot of vacant land plus lots of occupied substandard housing.
- 200 block of South Broad across from Myrtle Hill Cemetery.
- Between Etowah Terrace and East Main.
- On South Broad past Lookout Circle, bend down hill. Across from South Broad Baptist Church. All vacant lots on Southside of South Broad. (South Rome Salama Gardens - name for Y-split).

What do you think has prevented these areas from redeveloping so far?

- Lack of money from property owners.
- Declining property values in area.
- Transition from grand old house to multi-family housing.
- Perception of crime.
- Commercial property built in front of houses.

- No plan for area.
- Poor mix of uses.
- LACK of incentives and knowledge of incentives for redevelopment.
- Owners not interested in redevelopment, concerned about drug traffic.
- Ethnic transition.
- Not enough homeowners.
- Closing of McCall Hospital and other services.
- Closing of schools.
- Time.
- Income level of residents.
- Substandard housing.
- Absentee ownership.
- Raw sewage running out the back of some of the rental housing.
- Owners don't care. Drug dealers are paying rent in advance.
- So much of the South Rome area is in the floodplain.
- Poor investment by people.
- Sewer/water treatment to these areas needs to be upgraded.
- Lack of mixed income housing.
- Frustration over lack of police protection (while police protection has improved, public opinion of protection has not).
- Mentality and pre-conceived notions of living in the areas.
- Lack of money.
- Economics of the neighborhood.
- Over abundance of low rent housing in the area.
- South Broad and Cave Springs financing and deteriorating buildings and infrastructure.
- Economic class of people living in the area.
- A spirit of uncleanness.
- Landlords not fixing properties because the building codes are not being enforced currently. The area precludes new investment.
- Zoning. Failure to clean up run-down areas. Lack of enforcement of property maintenance ordinances. Loitering. Trash.

What types of development (industrial, office, retail, residential, etc.) do you think are most appropriate for these locations?

- Not all vacant land should be developed, use some for greenspace.
- No apartment buildings.
- Single-family housing.
- No clustered housing projects.
- Cluster shops in an area that fits into neighborhood.
- Make shops and small retail services in walking distance of residents.
- Need a grocery store.
- Mixture of business and industry.
- Need a post office.
- Do not desire industry.

- Residential.
- We need single-family affordable housing.
- It needs to be affordable for people that work in fast food.
- Need major grocery store, pharmacy, and area restaurants in east Rome.
- Doctor's office, Wal-Mart.
- Single dwelling housing.
- No condos or apts.
- No commercial or industrial.
- If the owner lives in the building, then o.k. w/mixed use.
- Drug Store, storage facility, mail/package service store, taxi service.
- Build townhouses on Etowah Cir.
- Grocery stores/retail/office.
- Mixed income residential.
- Park/swim/tennis/pocket park or playground.
- Public service (police substation?).
- Infill housing.
- TND- need traditional neighborhood development in the area.
- No industry.
- Light commercial, high tech, commercial uses, clean industry.
- Apartments that are not like Projects. Renovate the Crane Street Park with more facilities and playground equipment.
- Banks.
- Entertainment- coke theme trading area; boat dock, nice restaurant/bar overlooking river.
- Retail and commercial should be on S. Broad St., not in the neighborhoods.
- Etowah Area—Mix use.
- Walking trail; bike trail.
- More commercial on the corridor — keeping the structures, but new uses.
- Single-family residential in South ends residential area.
- Cave Spring—Multi-family. No businesses in the neighborhoods.
- Senior citizen center, community center, anchor medical facility, habitat for humanity houses.
- Bring in international businesses to South Rome area.

EXPANDING THE PEDESTRIAN TRAIL SYSTEM AND CREATING BETTER NEIGHBORHOOD ACCESS

- Bus service needs to be expanded, not cut to run in better and more hours....more convenient stops and destinations, like groceries, shopping.
- Medicaid has a good program for first-time moms, that is a personalized service. This is a good, useful service.
- Walking trails and bike paths are NOT SAFE now. If these could be made safe..for instance along from Nixon to Wilson, starting at the corner of Cherokee Street Anna K. Bailey School could be accessed by children this way.
- Lighting, police protection, monitoring of activities should be a part of any trail development. There are no sidewalks, streets without curbs.
- Anna K. Bailey School has children walking in the street to get to the school and their homes- Nixon and Hardy at Cherokee - one side has a sidewalk the other doesn't. Several areas have no sidewalks or curbs.

- Many children ride bikes and walk...it needs to be safer and with improvements.
- Repaving is an issue....some roads are gravel.
- The bus comes only once an hour.
- Bus shelters, etc. must also deal with safety and security issues.

What are some major destinations in South Rome that should be linked via walking and bike trails?

- Walking and bike trails linking Coosa Country Club, over levee all the way to Lock & Dam Park (Black Bluff Rd).
- Sidewalks on both sides of street from S. Rome Methodist Church to E. Main and 12th St.
- South Broad Bridge, Myrtle Hill, Park Hoke, Coosa Levy, pedestrian crossing over Coosa at Shadyside Cem., Lock & Dam, Darlington School, Cave Springs Street, N. McLin, link up with Hobo Canyon Trail and Charles D. Graves Bridge.
- Need links to bus system.
- Don't see the need for more walking trails. Invest in bus.
- Coosa VOC Tech College to Broad Street.
- Bob Moore Bridge connection.
- The trail needs to go across the Coosa River and go toward the levy and the golf courses. Need to have the ability to cross the river. An anchor business would be an ideal place. South Rome is primarily residential.
- Known Soldier Bridge to Silver Creek bridge.
- Tomb of Known Soldier to all other trails- should be tourist destination.
- Near the school there is a brick building that might be a good trail head.
- Silver Creek in the flood plain.
- Corner of Cave Spring and Crescent could be a park.
- Graves Bridge to Darlington School.
- Minge construction site should be new baseball stadium.
- County prison.
- Country Club the back way by the river.

What is needed to improve transportation access to South Rome?

- Make connection at 2nd Avenue to eliminate back up.
- Relocate bus stops.
- Widen S. Rome Bridge and improve S. Broad Bridge.
- Widen South Broad to two lanes with center turn lane from bridge to 12th St.
- Remove light at 1st Ave & Broad. Only need turning light.
- Upgrade sidewalks, roads, curb & gutters, improve drainage and signage. More frequent public transit stops. Better wheelchair access. Make sidewalks more handicap friendly.
- Safe roads. Lighting, police.
- Widen South Broad to include greenspace, sidewalks, and biketrails.
- School access. Nixon to Wilson to Cherokee (closed road).
- Few streets have sidewalks. - Sidewalks!
- South Broad widening should be carried through 12th Street, Maple, East Main to the Turner-McCall Exchange.
- All streets around schools should have sidewalks or at least curbs.
- Lights at night, bike and walking trail to schools and shopping areas in a way that has no street traffic.
- No parking on South Broad.

- Use vacant lots for parking.
- Off street parking as much as possible.
- Trails were such that could bike to school or country club, would take some traffic off if could bike to these places.
- Another bridge; east 12th.

What other transportation improvements (increased public transportation, road widenings, etc.) would you suggest for South Rome?

- Widen Myrtle St. so city bus can easily pass. Myrtle needs sidewalks, Curbs too.
- Widen bridges, make South Broad 4 lane, widen East Main & 12th street - 4 lane to expressway.
- Need additional signal at school on Nixon and Charles.
- Improved bus system.
- Widen Wilson.
- Grover needs sidewalks.
- Myrtle. Sidewalks or at least curb.
- Wilson. Needs sidewalks.
- Pendington near Myrtle Hill Cementary - close ditch, widen and add sidewalks.
- Improve all streets around school.
- Fix the South Broad Street Bridge.
- Repaving needed on most streets.
- South Broad - resurfacing.
- Wilson needs bus service.
- Road widening and repair, for example Blanche Street.
- Wilson may be too narrow for bus service.
- Bus shelters are needed throughout South Rome.
- Bike lane along corridor.
- Connect to bike trail over the old trestle.
- Public transportation should be extended down Broad Street. Lack of access has killed the area.
- Improved bus service
- More frequent bus stops.
- Publicize bus routes; increase stops.
- Increase ridership.

PROTECTING GREEN SPACE AND MAKING IT MORE USEABLE FOR THE PUBLIC

- Preserve area along Etowah River, either side of trail (Silver Creek).
- Preserve ridge above Silver Creek (Mount Aventine) Preserve entire length of Silver Creek (beyond where trails currently exist).
- Leave trail along Darlington's Mountain, even if eventually developed.
- Team should talk to Mitch Lawson about trails and possibilities.
- Pocket greenspaces where city already owns property — don't use all of these for infill housing.
- Recreation center needed in South Rome, no recreation buildings or facilities to serve neighborhood children.
- Lower priority - good housing more important.

What areas of South Rome should remain undeveloped, as community green space?

- Save the corners. Keep it vacant. Plant trees if they are not already there. SAVE THE CORNER lots.
- Areas adjacent to the river.
- Existing lots next to churches should stay as greenspace.
- Existing parks, playgrounds, etc. to stay greenspace.
- Recreate existing retention pond to be used recreationally.
- Floodplains.
- Develop park with picnic tables at Pennington and Butler at South Rome center.

What types of additional recreation facilities are needed in South Rome?

- Swimming Pool.
- Multi-purpose area for soccer, football, baseball, walking track.
- Amphitheater.
- Nothing for adults or senior citizens and expand opportunities for children. Churches are currently filling void. Need accessibility at all hours. No social outlets other than American Legion.
- Develop ballfields along river corridor.
- Swimming pool, tennis court, baseball fields.
- Upgrade Hardy Avenue Park.
- Develop a park farther down on South Broad Street.
- Soccer field and basketball.
- Community recreation center could be expanded —need a swimming pool.
- Tennis courts, basketball -- multi use facility , but need to have supervision at night.
- Need to keep the coke heads out of the parks or your investment in recreation is wasted.

What are your ideas for improving green space and public gathering areas in South Rome?

- Tighter management of the recreation facilities that exist.
- Soccer fields or all purpose game courts and public restroom facilities need to be added.

PROMOTING JOB OPPORTUNITIES FOR RESIDENTS OF SOUTH ROME

- Better transit services connected to jobs in other places.
- Put government agencies intown, near or in South Rome.
- Need retail and local service businesses.
- Local job training program.
- Local serving businesses.
- Provide localized and targeted job training.
- Allow businesses in homes.
- Feeling that this is least important because opportunities are available and will follow with improvements.

Can people who live in South Rome also work in the area? If so, what types of businesses or industries would be appropriate (i.e., provide suitable jobs for area residents)?

- Very few industries in the area, certain types appropriate.
- Local grocery store (affordable). A lot of teenagers need job opportunities. Local drug store.
- Impact industry, no 24 hour type companies or manufacturing, no large mfr. area, low impact.
- Job training.
- Summer programs.
- Very youth oriented, kids of all ages need something wholesome to do.
- Recreational related job opportunities to bring in summer jobs. From maintenance to recreation to education opportunities.
- No more restaurants.
- Drugstore, grocery, neighborhood oriented, but not expensive.
- Local business opportunities that have few impacts.
- Needs to stay residential!!!!
- Should be commercial locations rather than home-based businesses.
- Efforts to recruit major grocery store to S. Rome.
- Recruit business for new strip mall: grocery store, laundry mat, pharmacy, dry-cleaning.
- Build family health clinic in S. Rome.
- Beauty salon, barber shop, florist, family restaurant.
- Businesses that are not dependent on walk in traffic. Not a big plant, but mid-level businesses that employ from all Rome. Older residents resentful of businesses/ need clean businesses.
- Gas station.
- More business and job opportunities within walking distance of the South Rome area.
- Retail businesses such as restaurant/service stations/strip shopping with major anchor who employs many.
- Daycare services for seniors and children.
- Community center open to children for after school programs and toddler programs. Bring park and rec programs such as gymnastics to this area. Great opportunity to identify at risk children and set up mentoring programs.
- Driving Range.
- Teach trades to residents in area and have jobs for them on the revitalization efforts.
- Industry would be an inappropriate use, although it was the use for years. Go to office/supermarket and restaurants.
- There are not enough businesses in the area where residents can work.
- On the job training. If we rebuild, lets use resources that are there, training!
- Professional services like dental offices; grocery store.
- Landscaper.
- City offer tax abatements to encourage new businesses.

What specific locations would be most suitable for these new businesses or industries?

- Keep Broad Street residential.
- Old Anchor Rome for light industry.
- Main interest is housing, not business.
- Local businesses, such as restaurants across from Myrtle Hill at condemned area.

- South Broad is the logical location - very little traffic on any other streets.
- Establish a business enterprise zone for local business development.
- Attract a large employer to the area, place around the area.
- Old warehouses off of 2nd Avenue.
- Old warehouses off of 12th and South Broad.
- Minge (off of 12th Street to the north, close to the 12th Street Bridge).
- Old East Main School.
- Develop new business on 12th Street near the soccer area.
- South Broad bridge area.
- Spears building by RR track.
- Beginning of Cave Spring Rd. where used car lot is now; stretch from light to Darlington.

What facilities or amenities (infrastructure, public services, restaurants, conference centers, etc.) are missing that might improve the overall attractiveness and economic viability of South Rome?

- Restaurants, florists, gift shops, salons, “IGA” Supermarket, etc.
- Handicapped accessible sidewalks.
- Drainage improvements.
- Speed bumps.
- Relocate above ground utilities underground or off the streetscape.
- Need to integrate the Hispanic community, need an anchor-rehabilitation and emergency care to anchor and support the core businesses! Need to integrate those not participating in the job market.
- Street lighting, pavement condition of streets and sidewalks.
- Reduce sewage odors in the area.
- People in South Rome need to leave their area to get services. They need a village shopping complex that people can get services, medical, entertainment, restaurants, jobs, and banking.
- Have to have a reason for them to come there - cemetery.
- Accessibility to river.
- Off of Bluff Road would be a good place to make river accessible since city owns property already.

OTHER DEVELOPMENT ISSUES

- Break area into communities that feel sense of neighborhood - each separate community should have their own center of activity — keep traffic off main artery.
- Viewing stand on Brannen at river, with boat dock-Etowah Point.
- Don't repeat mistakes of urban renewal, i.e. North Rome.
- Consider culture of people in area, involve ethnic groups.
- Historic housing on South Broad needs to be readapted for business. Hispanic occupation is resulting in deterioration. Enloes Drug Store area.
- Need social service and health care in area, with Spanish speakers.
- Need police and fire stations.
- Have city contact groups involved in undoing racism.
- Hispanic residents do not feel a connection to the community. There may be a lot of illegal residents, need for grocery store, drug store, more historic restoration. Car repair shops operating now need to be investigated for illegal activity and codes.
- Contact Father Miccelli, St Mary's Catholic Church.
- Churches aren't involved in the upgrading of the community....ministers do not live in South Rome.

- Enforce noise ordinances — too much loud music in neighborhoods.
- Places for children to play are needed. Lots of children in area — end up playing in street.
- Many working families in South Rome -- there is pride in the neighborhood.
- The areas image is worse than it deserves.
- Perception of crime is over-rated.
- Improving the image is needed.
- Need to encourage professionals to move into area — diversify neighborhood.
- Community Center: job training, adult education, senior citizen, sewing, quilting, GED certification, computer classes, after school programs for kids, Big Brother/Big Sister, library for the community...different spaces for several of these things.
- Want to be able to walk to everything you need.

What other ideas do you have for improving South Rome?

- Create better housing.
- Elimination of slumlords.
- Absentee owners should be held responsible for keeping buildings in order.
- Parking around bridge and along storefronts on Broad.
- Attack the image that this area is on the wrong side of the tracks or in this case, the river. Make it a real community with the appropriate services. Introduce the kinds of services that people use every day, grocery stores, etc.
- Establish new identity to south side of river. Could be called “Mid-Town.”
- Brownfield site that needs to be cleaned up and made available for development - brownfield grants for cleanup and development.
- Medical services, niche commercial that reinforces the context of community.
- Create downtown atmosphere across the bridge.
- Education.
- A CDBG for improving the infrastructure.
- Involve the Hispanic community in these plans.
- There is a need for a banking facility in the area.
- Make the maximum use of the “wilderness” corridor.
- Better police and fire protection.
- Elm Street School was a school of excellence. However, may not be addressing children’s long-term needs. Drug education is needed.
- Improving area specifically for children.
- Better water pressure for higher elevation.
- Historic housing needs to be repaired. May be a good use for business.
- Strip bare clean all vacant lots so we can see what we are talking about.
- Better police visibility/maybe substations located in South Rome.
- Soccer fields, utilize and maintain green spaces.
- Artist consignment shops in bridge area.
- Park/greenspace would improve civic pride - engage churches in this area.
- Property tax relief.
- Houses are occupied by Hispanic renters. They were restored, but now they are falling into disrepair.
- Some type street festival for South Rome.

- Need more Licensed counselors at the Youth Detention Center.
- Continue Clean and Lien Program.
- Have the city acquire vacant and potentially vacant land and hold for 10 years.
- Continued police enforcement of abandoned vehicles.
- Neighborhood Associations of Mt. Aventine, South Broad, and Oakdene should come together and form joint plans.
- Continued support for Habitat for Humanity.
- Remove the dump trucks, etc. from S Broad St.
- Need people and programs who can work with/talk to the children. - Big Brother/Big Sister.
- Community associations should work with parents of schools (Anna K. Davies) to be mutually supportive.
- Create an anchor. This must be seen through. The area has been neglected. There is a lack of parking. There is a lack of job opportunities, educational development.
- Improve security on Bike Trail at Hobo Canyon.
- Continue wonderful relationships between South Rome community associations and Darlington and Coosa Country Club.
- Ministers need to work together (most ministers live outside the community) to improve neighborhoods.
- A good Mexican restaurant is needed.
- Get rid of run down apartments.
- More unique training such as a culinary arts school to draw from other areas and create jobs. Would train local residents to work in needed restaurant and hospitality industry.
- Look at Chattanooga for examples. Black/white work together.
- City tax incentives for home improvements.
- Tear down run down buildings.
- Reduce crime and drug problems.
- Bike rental in trail area. Canoes and other water sports on the river.
- Traffic on Blacks Bluff Road needs to be slowed and may need to be rerouted so that vehicles are not going to Blacks Bluff at all.
- Increase water pressure in the area.
- Reduce hang time with more police visibility.
- Porter between Wilson and Cotton is an area that would be ideal for tennis, basketball or other recreational area.
- Community swimming pool.
- South Rome community center.
- Hispanics need to be more involved in deciding the issues because their culture is different.
- Need meeting space, recreation, job training, adult education, senior citizen classes, GED, computer classes.
- Mentoring programs.
- We should make better efforts at clean community programs.
- Need programs to invest tenants into community, better education for kids so they get better jobs.

What needs to be done to make you want to move to this area (or, if you already live in South Rome, to continue living or working in the area)?

- Sanitation pick up at twice a week.
- Sidewalk and street scape improvement.
- Improve existing living conditions of houses.

- Sub-police station in south neighborhood along South Broad.
- Need fire department in area.

What other specific sites in South Rome would you like the Resource Team to focus attention on?

- Cotton Ave to South Broad.
- Allow South Rome neighborhood residents to become a decision making body.
- More control over CDC issues and programs, majority of board members to be South Rome residents.
- East Rome.
- Crescent Avenue Bridge turns off Cave Spring to the left needs to be restored.
- Continued improvement of area around the cemetery and include parking.
- Pedestrian walk across South Broad to Myrtle Hill Cemetery from vacant lot.
- Improve access to Etowah Terrace and surrounding area.
- Acquire Gossett lot (vacant) for parking for Myrtle Hill Cemetery.
- Look at Woodcrest area, one of the first housing developments in Rome.
- Housing on Glover, McCall apartments, South Broad for commercial.
- Focus on the major residential area including side street off East Main Street, Wimpee Street, Pennington Street, Coosa Street.
- US 27, Broad Street, and Cave Springs are the traditional entrances to Rome.

What other issues related to South Rome would you like the Resource Team to address?

- More youth programs for neighborhood children, focus more on younger population.
- Absentee landlord issues are a major concern.
- Older homes need to be rehabbed with grant assistance for homeowners (not slumlords).
- Grants for rehab must provide for employment opportunities for local laborers.
- Tear down dilapidated structures..clean it, lein it, tear it down.
- Consolidated recreation facility/community center.
- Better designed parks—no chain link fence, old playcourts, etc..more active rec. and nicer playgrounds.
- No police precinct, more patrols.
- Enforce laws on books (noise abatement)...”quality of life” ordinances.
- Senior citizens center needed (use Victorian bldg.?)
- Funding and resources.
- Tax incentives.
- Implement a plan that would avoid displacement of residents by public or private sector development. The City should consider development models used in other communities for preventing displacement of low-income tenants and residents. Job training.
- Property owners of multi-family housing need to keep the properties nice.
- More houses built and managed by the housing authority.
- Restoration without gentrification.
- Area between Maple St., 2nd Ave., and 12th needs to be added to study area because of old houses and access issues.
- Opportunity for property owners and/or residents of the South Rome community to be on the Board of Revitalization effort of development. Do not expand South Rome into the historic district!
- Market to young couples and put in purchase incentives.
- Take the fences down.



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