

Housing WORKING GROUP

Assets, Opportunities & Challenges

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Assets

- Access to 411 and 27 Highways
- Restoration Rome
- Health Department and Boys and Girls Club – just outside of the neighborhood boundaries
- Proximity to higher income areas, and neighborhood is not the lowest income neighborhood in Rome.
- Trail expansion
- Opportunity Zone
- New Neighborhood Name
- Proximity to Historic District and easy connection to downtown
- Banty Jones Park

Challenges

- Vacant Lots and Structures – also an opportunity
- *Banty Jones Park* (also an Asset) and the adjacent apartment complex
- Vacancy on Maple
- Blighted/Obsolete Buildings
- Lack of Walkability/ Walkable Assets
- Lack of Local Developers and Builders since the housing market crash, local developers are still recovering
- Condition of streets
- No Neighborhood Association
- Lack of Homeownership Opportunities
- High cost of materials and labor
- Poor condition of housing attracting illicit behaviors
- Condition of rental property

Opportunities

- Clean It or Lean It Program – implemented in South Rome to address issues with absentee landlords
- Multifamily developers from outside of Rome are looking at the City
- Zoning and regulation to support the vision. To articulate the development that is desired.

- Tax Allocation District
- Competitive Market and High Demand for Housing
- Learn from South Rome Redevelopment Corp. what they have done to support redevelopment
- Placemaking
- Maple at the Fire Station is a good area for development
- Rome recently updated the zoning code to eliminate minimum lot sizes allowing for more developable land in East Rome Crossing.
- The Land Bank, Floyd County, and City own a large amount of vacant parcels in East Rome Crossing
- Housing for Public Safety Officers

Summary

Incremental transformation is the way forward. The group will need to identify areas of strength to build from.

East Rome Crossing Neighborhood Planning is happening at a good time to take advantage of developer interest from outside of the City.

South Rome Redevelopment Corp will have lessons learned that this planning process can benefit from.