



UNION COUNTY

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM



Five-year consolidated plan 2016 -2020

And

2016 Annual Action Plan



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Executive Summary

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

1. Introduction

Union County became an Entitlement Grantee in 2016, and will begin receiving an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) July 1, 2016. As a recipient of CDBG funds, the County is required to prepare a five-year strategic plan that identifies housing and community needs and prioritizes these needs, identifies resources to address needs, and establishes annual goals and objectives to meet the identified needs. This five-year plan is known as the Consolidated Plan. The purpose of the Consolidated Plan is to outline a strategy for the County to follow for the use of CDBG funding to achieve the goals of the CDBG program. CDBG funds are intended to provide low and moderate-income households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, development activities, public services, economic development, planning, and administration.

The Consolidated Plan is a planning document that identifies the County's housing and community development needs, priorities, goals and strategies to address these needs. It also serves as a guide for how funds will be invested in eligible housing and community development activities to address the County's housing and community development needs and as a management tool for assessing performance and tracking results. The Consolidated Plan includes a profile of the community and its economy, an assessment of housing and community development needs, and the development of long-range strategies to meet those needs. The Plan provides a framework for action to meet the needs of residents of the County, with emphasis on assisting its populations with the greatest needs. The Needs Assessment section of the Plan captures housing and community needs identified throughout the public participation efforts and research.

This first Consolidated Plan for Union County and covers the period of July 1, 2016 through June 30, 2020. Preparation and approval of the Consolidated Plan is a prerequisite to the County's use of federal housing and community development funds. The Consolidated Plan was prepared in accordance with Sections 91.100 through 91.230 of HUD's Consolidated Plan Final Rule.

As an entitlement community, Union County will receive an annual share of federal CDBG funds. In order to receive its CDBG entitlement funding, the County must also submit an Annual

Action Plan to HUD. The Annual Action Plan describes the funding levels and activities to be undertaken during the individual upcoming program year for the CDBG program to address the priority needs and objectives as outlined in the Consolidated Plan. The 2016 Annual Action Plan (2016AAP) (Union County's FY 2016-17) is the funding application for CDBG funds in the amount of \$759,810, and includes information on the projects approved by Union County, to be implemented in the 2016 program year.

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

Union County's Consolidated Plan outlines goals and strategies that parallel the County's 2025 Comprehensive Plan. The 2025 Comprehensive Plan contains community goals, policies and strategies, that lay the foundation of principles that will allow for creating a more livable and vibrant community that will offer new employment opportunities, improved public facilities and services, more housing choices and ultimately higher quality of life for residents. This alignment of these plans will ensure coordination of current and future municipal efforts and will allow for leveraging resources targeted towards growing Union County.

The Consolidated Plan outlines goals and strategies that will be pursued over the next five years with CDBG funds. All CDBG funded projects except for program administration and planning activities, must meet one of three HUD defined National Objectives:

- Benefit to low- and moderate- income (LMI) persons: Requires recipients to spend at least 70% of their CDBG funds to meet LMI national objective.
- Aid in the prevention or elimination of slums or blight.
- Meet urgent needs to alleviate emergency conditions.

Goal 1: Public Facilities and Infrastructure

- Provide and maintain accessible public utility systems (specifically water and sewer) capable of accommodating and helping to direct future growth.
- Provide for new and improve existing community facilities and infrastructure. These may include, but are not limited to: parks and recreation facilities; fire equipment; community facilities; public streets, sidewalks, curbs, and rights-of-way.
- Work to improve connectivity in existing neighborhoods by repairing or constructing sidewalks and require greater connectivity in new developments.
- Explore mechanisms to allocate and reserve water/sewer capacity for future economic development uses.
- Seek opportunities with neighboring jurisdictions to expand utility systems.

- Periodically assess the need for and (when determined to be warranted) pursue Section 108 loans for large-scale public improvement and revitalization projects.

Goal 2: Public Services

- Continue on going County support for community and supportive services, with special emphasis on code enforcement, services for the homeless, seniors, at-risk youth, the disabled, veterans and other persons with special needs.
- Participate on and support the Piedmont Regional Continuum of Care to assess the homeless needs and coordinate efforts to address homelessness in Union County.

Goal 3: Housing

- Comply with fair housing planning requirements (as identified in the Analysis of Impediments to Fair Housing Choice).
- Encourage development of a supply of housing that can accommodate diverse incomes and needs.
- Promote a range of housing opportunities to the County's workforce.
- Strengthen existing neighborhoods through the provision of public services, improved access, and compatible land use patterns.
- Encourage preservation of the natural features of neighborhood developments and minimize the visual impacts of the built infrastructure.
- Create incentives to help provide for infill development and develop locational criteria to identify appropriate locations for multi-family developments.

Goal 4: Well-Planned Growth / Economic Development

- Encourage and promote the development and expansion of new and existing businesses and industries by offering a progressive atmosphere for enterprises that will diversify the local economy, expand the tax base, and enhance the quality of life in Union County.
- Identify areas best suited for economic development and make land use and infrastructure decisions to encourage development in those identified areas.

Goal 5: Intergovernmental Coordination and Cooperation

- Identify areas of common interest and agreement among the County and its municipalities to develop and pursue community development initiatives.
- Coordinate planning efforts with municipalities to improve the appearance and image of urban and rural roadways.

3. Evaluation of past performance

Not Applicable. Union County is a new Entitlement Grantee and this is the County's first Consolidated Plan and Annual Action Plan.

4. Summary of citizen participation process and consultation process

As a new Grantee, Union County developed a Citizen Participation Plan in order to comply with the Sections 91.100, 91.105, and 91.505 of HUD's Consolidated Plan regulations.

Union County has undertaken diligent and good faith efforts in outreaching to all segments of the community that may benefit from the CDBG program. Various agencies, service providers, and residents were contacted and consulted with the purpose of collecting and evaluating data and providing input on community needs. A public hearing was convened on March 31, 2016 to solicit public input on community development and housing needs, in order to inform the development of the Consolidated Plan and Annual Action Plan.

County staff consulted with other service providers and residents regarding housing and economic needs for seniors, veterans, the disabled (mental and physical), domestic violence victims, homeless persons, and low- and moderate-income citizens, to develop the Consolidated Plan. The County also solicited comments from citizens, community partners and service providers through a brief survey. Forty-eight citizens and service providers participated in the survey. The results were used to help identify and prioritize needs. See Appendix A: Survey of Needs for a copy of the survey and its results.

Consistent with the Citizen Participation Plan, the County also held public hearings and provided a 30-day public comment period to obtain comments on the proposed Consolidated Plan and 1-Year Action Plan.

5. Summary of public comments

Comments from March 31, 2016 Public Hearing

- There is a need for services for young adults with mental disabilities. The citizen noted that there are not services available for care once the adolescent has aged out of high school. There is a need for young adult daycare type services or work/training programs that target this population.
- Young adults with mental disabilities also have a lack of affordable housing options within the County. Many affordable rentals are not in safe areas. And are not connected to grocery stores, pharmacies, public transportation and other necessities via sidewalks, which hinders independent living.

- There is a lack of affordable rental units both single family and multifamily housing throughout the County.

No comment were submitted during the May 31, 2016 public hearing.

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

All comments and views were accepted.

7. Summary

The Consolidated Plan reflects coordinated planning and citizen participation to identify the County's top priority needs and eligible projects that can be supported with CDBG funding. The data in the plan will provide community organizations, citizens, developers and policy makers with the context of community development needs for low-income and special needs residents in Union County. The Plan also provides the HUD framework in which the County's CDBG program must be structured. The Plan outlines a variety of activities Union County will pursue during the five-year period beginning July 1, 2016, to address the needs identified through the consultation and citizen engagement process.

The Process

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

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

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

| Agency Role | Name | Department/Agency |
|--------------------|--------------|------------------------------|
| Lead Agency | Union County | |
| CDBG Administrator | Union County | Department of Human Services |

Table 1 – Responsible Agencies

Narrative

The Department of Human Services is the lead entity charged with preparing the Consolidated Plan, the Annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER). In this capacity, the County works in cooperation with other key government agencies, non-profit agencies and for-profit agencies addressing affordable housing, and other community development issues. Collaborative partnerships with key stakeholders are indispensable to the community's success in addressing the needs of low and moderate income residents and improving the quality of life for all the residents by ensuring that all residents, regardless of race, gender, age, income level or disability, have equal access to affordable housing, community development resources, jobs and services available in the County.

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

Union County recognized that the preparation of the Consolidated Plan requires discussion and consultation with many diverse groups, organizations, and agencies. During the planning process for the Consolidated Plan, the County encouraged citizen participation. In the course of preparing this document, County staff and the County's consultants met with service providers, community groups, nonprofit agencies, and municipalities within the County that have chosen to participate in the CDBG program, to discuss and gather input on the community development needs identified in the County.

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)).

To be inclusive of various agencies and organizations, the County compiled an outreach list that included the following agencies:

- Nonprofit service providers that cater to the needs of low and moderate income households and persons with disabilities or special needs;
- Housing professionals;
- Public agencies;
- Economic development and employment organizations;
- Government staff of participating jurisdictions; and
- Community and neighborhood groups.

These agencies were contacted to obtain data needed for preparation of this Consolidated Plan.

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

Union County is not a Continuum of Care County; rather local providers are members of the North Carolina Balance of State Continuum of Care. The regional committee is the Piedmont Regional Continuum of Care (PRCC) which encompasses five counties, including Union County. The Union County Community Shelter is the lead local Coordinating Agency for Union County. The PRCC recently developed a regional homeless strategy which was utilized in this planning process to provide information on homelessness and resources available within Union County. Union County Community Shelter was consulted, in order to gather information and data on the County's Continuum of Care efforts.

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

Not applicable; the County currently does not receive ESG funding. The Union County Community Shelter is a direct recipient of ESG funds.

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

To encourage participation in the preparation of the Consolidated Plan and Action Plan, Union County conducted a community needs assessment and provided multiple opportunities for participation by service providers and members of the community. These included a needs assessment survey that was made available to the public and service providers, public hearings, and consultation with individual service provider organizations. The County received responses from 46 community residents and providers. The following list includes service providers that the County contacted for consultation during the needs assessment for this Consolidated Plan development.

| 1 Agency/Group/Organization | | UNION COUNTY COMMUNITY SHELTER |
|--|--|--|
| Agency/Group/Organization Type | | Services-homeless |
| What section of the Plan was addressed by Consultation? | | Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth |
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | | This consultation provided insight on the County's homeless population and the housing, shelter, and service needs for this population. |
| 2 Agency/Group/Organization | | Union Monroe Community Development Corporation |
| Agency/Group/Organization Type | | Housing Services - Housing Service-Fair Housing |
| What section of the Plan was addressed by Consultation? | | Housing Need Assessment Public Housing Needs |
| How was the Agency/Group/Organization | | This agency serves as a HUD designated counseling |

| | | |
|----------|--|---|
| | consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | organizations and provides a variety of housing counseling services, in addition to developing affordable rental units in Union County. This consultation provided insight on resources available for housing services, affordable housing development, and housing rehabilitation needs. |
| 3 | Agency/Group/Organization | Monroe Housing Authority |
| | Agency/Group/Organization Type | PHA |
| | What section of the Plan was addressed by Consultation? | Public Housing Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | This agency was able to provide information on public housing and voucher needs for area residents. |
| 4 | Agency/Group/Organization | In Reach |
| | Agency/Group/Organization Type | Services-Persons with Disabilities |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | This organization serves populations with mental disabilities and was able to provide insight on services needed to be brought to scale and housing needs. |
| 5 | Agency/Group/Organization | TURNING POINT OF UNION COUNTY |
| | Agency/Group/Organization Type | Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | This consultation provided information on the services, shelter and permanent housing needs for victims of domestic violence and their children. |

| | | |
|----------|--|--|
| 6 | Agency/Group/Organization | Centralina Economic Development Commission |
| | Agency/Group/Organization Type | Regional organization |
| | What section of the Plan was addressed by Consultation? | Economic Development |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | This consultation provided information on business and industry within the County. |
| 7 | Agency/Group/Organization | NC Works Career Center-Union |
| | Agency/Group/Organization Type | Services-Employment |
| | What section of the Plan was addressed by Consultation? | Economic Development |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | This consultation provided information on services for job seekers in Union County. |
| 8 | Agency/Group/Organization | Centralina Area Agency on Aging |
| | Agency/Group/Organization Type | Services-Elderly Persons Regional organization |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | This consultation provided data on the aging population in Union County and the level of government assistance allocated for aging services within the County. |

Table 2 – Agencies, groups, organizations who participated

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

The Consolidated Plan process provided an opportunity and invited participation and comments from all relevant organizations and agencies.

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? |
|--|--------------------------------|--|
| Analysis of Impediments to Fair Housing Choices | Union County | Affirmatively further fair housing |
| Piedmont Regional Continuum of Care Homeless Strategy | Union County Community Shelter | Assist persons who are homeless or at risk of homelessness |
| Public Housing Strategy | Monroe Housing Authority | Public Housing and affordable rental needs. |

Table 3 – Other local / regional / federal planning efforts

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

Union County must local governments within the County boundaries, about priority housing and non-housing community development needs. Union County notified all local governments located within the County of the opportunity to participate in the five-year Consolidated Planning process. All eligible municipalities were informed on CDBG program goals and objectives and invited to participate in the Union County CDBG Entitlement program. Six municipalities within the Union County jurisdictional boundaries have selected to participate in the Union County CDBG program: Marshville, Monroe, Stallings, Waxhaw, Weddington and Wingate.

Narrative (optional):

All relevant housing and supportive service providers in Union County were invited to participate in the Consolidated Plan process, including the housing authority, stakeholders from nonprofit entities (organizations serving low and moderate income persons, housing and service providers, and local fair housing organizations) as well as private sector entities.

PR-15 Citizen Participation

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

Encouraging citizen participation and consulting with other public and private agencies are important parts of the planning process. The County used several methods to solicit citizen participation, including public notices, public meetings, public hearings, survey of needs and other outreach efforts. Information and comments received during this process helped to guide and shape the development of the Consolidated Plan goals. A copy of Union County's Citizen Participation Plan is included in this Plan as Appendix B.

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 |
|------------|------------------|------------------------------|---|--|--|
| 1 | Newspaper Ad | Non-targeted/broad community | Notice for the first public hearing to receive input into the development of the Consolidated Plan and Annual Action Plan. Notice was published on March 16 & 23. | N/A | N/A |
| 2 | Public Hearing | Non-targeted/broad community | Eight citizens from around the County attended the hearing and provided input for the development of the Consolidated Plan and Annual Action Plan. | There is a need for services for young adults with mental disabilities. The citizen noted that there are not services available for care once the adolescent has aged out of high school. There is a need for young adult daycare type services or work/training programs that target this population. Young adults with mental disabilities also have a lack of affordable housing options within the County. Many affordable rentals are not in safe areas and are not | All comments were accepted and listed above. |

| | | | | | |
|---|-----------------|------------------------------|--|--|-----------------------------|
| | | | | connected to grocery stores, pharmacies, public transportation and other necessities via sidewalks, which hinders independent living. There is a lack of affordable rental units both single family and multifamily housing throughout the County. | |
| 3 | Survey of Needs | Non-targeted/broad community | A survey of needs was posted on the County website, and 44 residents provided their input on community development needs in the County. | The survey results showed that residents ranked the highest overall need as Improve Facilities and Infrastructure. Highest rated needs are under the Improve Public Facilities category were Parks and Rec and under the Improve Infrastructure Category #1- Streets, #2-water/sewer, and #3- sidewalks. | All comments were accepted. |
| 4 | Newspaper Ad | Non-targeted/broad community | Notice was published in the local newspaper to inform area residents of the final public hearing, where they can provide feedback on the draft Consolidated Plan and Annual Action Plan. | N/A | N/A |
| 5 | Public Hearing | Non-targeted/broad community | A public hearing was held May 31, 2016 to allow the community the opportunity to comment on the draft ConPlan and AAP and to ask questions about projects and project allocations. | No comments | N/A |

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs assessment of the Consolidated Plan provides a profile of the Union County's demographics, affordable housing and homeless needs, special needs populations, and the community's needs relating to economic development, community development, and public services. HUD's Comprehensive Housing Affordability Strategy (CHAS), American Community Survey (ACS), and Census data were used to help in assessing the County's needs over the next five years. The needs assessment provides the foundation for determining the County's priority needs, which will form the basis for the Strategic Plan and the activities that will be supported with CDBG funding.

HUD periodically receives "custom tabulations" of data from the U.S. Census Bureau that are largely not available through standard Census products. These data, known as the "CHAS" data demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS dataset is used by local governments to plan for where CDBG would be best allocated, and may also be used by HUD to distribute grant funds.

Federal funds provided under the CDBG entitlement program are primarily concerned with activities that benefit low-and moderate-income (LMI) households whose incomes do not exceed 80 percent of the area median family income (AMI), as established by HUD, with adjustments for household size. HUD utilizes three income levels to define LMI households:

- Extremely low income: Household earning of 30 percent or less than the AMI
- Very low income: Household earnings of 50 percent or less than the AMI
- Low and moderate income: Household earnings of 80 percent or less than the AMI

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

Summary of Housing Needs

This section provides an overview of Union County’s projected housing needs, including the distribution of housing problems within the LMI designated income brackets and the degree to which needs exist. The 2012 CHAS data outlines the following housing problems:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Households with zero/negative incomes;
- Units with physical defects (lacking complete kitchen or bathroom); and
- Overcrowded conditions (housing units with more than one person per room).

Summary of Housing Needs

| Demographics | Base Year: 2000 | Most Recent Year: 2012 | % Change |
|----------------------|-----------------|------------------------|----------|
| Population | 123,677 | 138,766 | 12% |
| Households | 45,695 | 47,075 | 3% |
| Median Income | \$50,638.00 | \$64,953.00 | 28% |

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Number of Households Table

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|--|----------------|------------------|------------------|-------------------|----------------|
| Total Households * | 4,595 | 4,725 | 7,410 | 4,675 | 25,665 |
| Small Family Households * | 1,750 | 1,594 | 3,224 | 2,000 | 16,125 |
| Large Family Households * | 604 | 629 | 1,078 | 658 | 2,914 |
| Household contains at least one person 62-74 years of age | 818 | 1,139 | 1,574 | 1,068 | 4,233 |
| Household contains at least one person age 75 or older | 700 | 854 | 777 | 379 | 982 |
| Households with one or more children 6 years old or younger * | 1,406 | 1,084 | 1,876 | 884 | 4,198 |
| * the highest income category for these family types is >80% HAMFI | | | | | |

Table 6 - Total Households Table

Data Source: 2008-2012 CHAS

Housing Needs Summary Tables

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

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Substandard Housing - Lacking complete plumbing or kitchen facilities | 130 | 0 | 10 | 0 | 140 | 130 | 0 | 15 | 10 | 155 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 15 | 50 | 14 | 40 | 119 | 20 | 14 | 4 | 104 | 142 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 154 | 200 | 119 | 10 | 483 | 24 | 39 | 69 | 73 | 205 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 1,625 | 399 | 114 | 0 | 2,138 | 1,195 | 819 | 594 | 338 | 2,946 |
| Housing cost burden greater than 30% of income (and none of the | 210 | 1,125 | 735 | 50 | 2,120 | 414 | 800 | 1,828 | 944 | 3,986 |

| | | | | | | | | | | |
|---|-----|---|---|---|-----|-----|---|---|---|-----|
| above problems) | | | | | | | | | | |
| Zero/negative Income (and none of the above problems) | 124 | 0 | 0 | 0 | 124 | 197 | 0 | 0 | 0 | 197 |

Table 7 – Housing Problems Table

Data 2008-2012 CHAS
Source:

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

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|--------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Having 1 or more of four housing problems | 1,920 | 644 | 255 | 50 | 2,869 | 1,255 | 1,920 | 678 | 525 | 4,378 |
| Having none of four housing problems | 524 | 1,415 | 1,880 | 695 | 4,514 | 574 | 1,775 | 4,595 | 3,395 | 10,339 |
| Household has negative income, but none of the other housing problems | 124 | 0 | 0 | 0 | 124 | 197 | 0 | 0 | 0 | 197 |

Table 8 – Housing Problems 2

Data 2008-2012 CHAS
Source:

3. Cost Burden > 30%

| | Renter | | | | Owner | | | Total |
|-----------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 1,109 | 854 | 485 | 2,448 | 464 | 428 | 1,067 | 1,959 |
| Large Related | 353 | 315 | 150 | 818 | 215 | 199 | 442 | 856 |
| Elderly | 279 | 364 | 69 | 712 | 707 | 701 | 497 | 1,905 |
| Other | 365 | 189 | 144 | 698 | 254 | 320 | 435 | 1,009 |
| Total need by income | 2,106 | 1,722 | 848 | 4,676 | 1,640 | 1,648 | 2,441 | 5,729 |

Table 9 – Cost Burden > 30%

Data 2008-2012 CHAS
Source:

4. Cost Burden > 50%

| | Renter | | | | Owner | | | Total |
|-----------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 1,000 | 159 | 90 | 1,249 | 384 | 310 | 283 | 977 |
| Large Related | 284 | 110 | 0 | 394 | 0 | 44 | 88 | 132 |
| Elderly | 210 | 125 | 19 | 354 | 434 | 274 | 159 | 867 |
| Other | 355 | 84 | 10 | 449 | 185 | 215 | 45 | 445 |
| Total need by income | 1,849 | 478 | 119 | 2,446 | 1,003 | 843 | 575 | 2,421 |

Table 10 – Cost Burden > 50%

Data 2008-2012 CHAS
Source:

5. Crowding (More than one person per room)

| | Renter | | | | | Owner | | | | |
|---------------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Single family households | 135 | 200 | 139 | 10 | 484 | 4 | 49 | 54 | 113 | 220 |
| Multiple, unrelated family households | 34 | 0 | 4 | 0 | 38 | 40 | 4 | 14 | 59 | 117 |
| Other, non-family households | 0 | 50 | 0 | 40 | 90 | 0 | 0 | 0 | 0 | 0 |
| Total need by income | 169 | 250 | 143 | 50 | 612 | 44 | 53 | 68 | 172 | 337 |

Table 11 – Crowding Information – 1/2

Data Source: 2008-2012 CHAS

| | Renter | | | | Owner | | | |
|----------------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Households with Children Present | No Data | No Data | No Data | | No Data | No Data | No Data | |

Table 12 – Crowding Information – 2/2

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

According to the 2012 American Community Survey five-year estimates (2012 ASC), 704 households in Union County were single-person households. For households that rent 98 percent of the household’s income was below 80 percent of AMI for the County. For homeowners, 49% of households were at or below 80 percent of AMI for the County.

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

According to the 2014 ACS five-year estimates, 18,494 persons with one or more disabilities resided in Union County. The Americans with Disabilities Act (ADA) defines a disabled person as having a physical or mental impairment that substantially limits one or more major life activities. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a

disability. Some residents suffer from disabilities that require living in a supportive or institutional settings.

The highest rates of disabilities were reported by those of age 18-64, with 9,603 individuals having one or more disability. The more prevalent problems were ambulatory difficulty and independent living difficulty. Housing opportunities for those with disabilities can be improved through housing assistance programs and universal design features such as widened doorways, walk-in showers, ramps, lowered countertops, single-level units and ground floor units. Many persons live at home independently or with other family members. For older individuals with disabilities, aging in place can be furthered through special housing design features for the disability, income support for those who are unable to work, and in-home supportive services for persons with medical conditions, among others.

Many single women and women with children become homeless each year as a result of domestic violence. According to Turning Point, the local domestic violence shelter and support service provider an estimated 87 adults and children utilized the shelter over the most recent seven-month period. Over the past year approximately 368 adults and children accessed services at the shelter, including but not limited to educational and prevention services. Most of these women are in need of either emergency housing during the crisis period and many need supportive permanent housing options as well. More options for affordable rental units and more Housing Choice Vouchers would go a long way to increase the supply of affordable rental units in the County.

What are the most common housing problems?

The most common housing problem throughout the CDBG program area is housing cost burden on extremely low-income to low-to-moderate income households that own their homes. These households are experiencing housing cost burden at 30 percent to 50 percent of their income. This poses challenges on homeowners and renters with regards to maintaining the upkeep on aging properties in order stay in their homes. Many homeowners have substandard plumbing, electrical and aging flooring systems. Most often repairs require an average of \$5,000 to \$10,000 to bring the property up to basic housing standards. The same property deficiencies exist for rental properties as well. Due to the lack of affordable rental units throughout the County, many renters must simply deal with the deficiencies.

- Ten percent of households (4,676 households) in the County are paying more than 30 percent of their income towards housing costs.
- Five percent of households (2,446 households) in the County are paying more than 50 percent of their income towards housing costs.

According to the 2012 CHAS data, the second most common housing problem is overcrowding and severely overcrowding for both renters and homeowners. Single family households appear to be impacted the most with regards to overcrowding in the residence.

- Two percent of households (949 households) are overcrowded, with more than one person per room.
- Seventy-seven percent of overcrowded households (727 households) incomes were at or below 80 percent Area Median Income.

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

Population growth over the past decade in Union County has increased the demand for housing of all types throughout the CDBG program area. This growth has resulted in development of new housing and rental units, however, pricing is at market rate and in some instances above market rates. This has been a driving contributor to the cost burden experienced by the lower income categories. The area is again experiencing an increase in construction of new housing units but the majority of these units are not in the affordable housing unit price point. The most affordable housing is the older housing stock. However, older units typically require more maintenance and repair, adding to the incidence of housing problems among lower income households. The moderate income households in the program area, are also effected and experiencing the burden of severe housing problems, as many of the households in this category are elderly and have limited income.

The most significant obstacle to meeting the underserved housing needs of the extremely low-income, very low-income, and low-income households is encouraging private developers/contractors to develop more affordable housing units for these income groups.

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

Union County is home to several non-profit agencies that provide assistance for rapid-rehousing to households in need.

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

An individual or family who has an annual income below 30 percent of the area median income. And who does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place.

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

Severe cost burden is the greatest predictor of the impending homelessness. For populations paying more than 50 percent of their income on housing costs or having incomes at or below 50% AMI, this cohort has the highest risk of becoming homeless.

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

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

Introduction

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points more) than the income level as a whole. Per the federal regulations 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. The data below provides an assessment of the relative level of need for each race and ethnic category within Union County’s CDBG program area.

0%-30% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---------------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 3,790 | 467 | 321 |
| White | 2,175 | 357 | 203 |
| Black / African American | 985 | 64 | 88 |
| Asian | 70 | 0 | 0 |
| American Indian, Alaska Native | 10 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 539 | 45 | 0 |

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---------------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 3,455 | 1,259 | 0 |
| White | 1,949 | 997 | 0 |
| Black / African American | 858 | 218 | 0 |
| Asian | 4 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 655 | 22 | 0 |

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---------------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 3,494 | 3,895 | 0 |
| White | 2,109 | 2,923 | 0 |
| Black / African American | 839 | 503 | 0 |
| Asian | 20 | 0 | 0 |
| American Indian, Alaska Native | 10 | 15 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 510 | 459 | 0 |

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---------------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 1,569 | 3,110 | 0 |
| White | 1,160 | 2,435 | 0 |
| Black / African American | 103 | 415 | 0 |
| Asian | 0 | 25 | 0 |
| American Indian, Alaska Native | 0 | 10 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 300 | 220 | 0 |

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

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

Discussion

For residents whose income fell within the 0– 30 percent of AMI, 57 percent of Whites were experiencing a disproportionate need with regards to one or more of four housing problems, according to the 2012 CHAS data. For residents whose income fell within the 30 - 50 percent of AMI, 56 percent of Whites reported experiencing one or more housing problems, compared to 25 percent of Black/African Americans. This same pattern continues for residents whose income fell within the 50-80 percent of AMI, where 60 percent of Whites reported one or more housing problem, in contrast Black/African Americans-24 percent. For residents whose income fell within 80-100 percent of AMI, 74 percent of Whites and 7 percent of Black/African Americans. Overall it appears that Whites generally have a greater disproportionate needs with regards to the four main housing problems identified by HUD, lacks complete kitchen facilities, lacks complete plumbing facilities, more than one person per room, and cost burden greater than 30 percent of a household’s income.

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

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

Introduction

This section assesses the extent of severe housing problems and identifies populations that have a disproportionately greater needs. A disproportionate needs exist when the members of racial or ethnic groups at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Severe housing problems include:

- Overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms
- Households with cost burdens of more than 50% of income

0%-30% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---------------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 3,175 | 1,098 | 321 |
| White | 1,698 | 828 | 203 |
| Black / African American | 820 | 220 | 88 |
| Asian | 70 | 0 | 0 |
| American Indian, Alaska Native | 10 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 539 | 45 | 0 |

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---------------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 1,513 | 3,190 | 0 |
| White | 903 | 2,042 | 0 |
| Black / African American | 410 | 668 | 0 |
| Asian | 4 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 205 | 474 | 0 |

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---------------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 933 | 6,475 | 0 |
| White | 583 | 4,449 | 0 |
| Black / African American | 183 | 1,169 | 0 |
| Asian | 10 | 10 | 0 |
| American Indian, Alaska Native | 0 | 25 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 149 | 814 | 0 |

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---------------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 575 | 4,090 | 0 |
| White | 374 | 3,210 | 0 |
| Black / African American | 10 | 508 | 0 |
| Asian | 0 | 25 | 0 |
| American Indian, Alaska Native | 0 | 10 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 185 | 335 | 0 |

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

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

Discussion

For residents whose income fell within 0 – 30 percent of AMI 53 percent of Whites, were experiencing a disproportionate need with regards to one or more of four housing problems, according to the 2012 CHAS data. For residents whose income fell within 30- 50 percent of AMI, Whites again reported the highest rate, with 60 percent experiencing one or more housing problems. Compared to Black/African Americans at 27 percent and all other racial groups combined at 14 percent. This same pattern continues for residents whose income fell within 50-80 percent of AMI, where 59 percent of Whites reported one or more housing problem, in contrast to 20 percent of Black/African Americans. Overall it appears that Whites generally have a greater disproportionate needs with regards to severe problems identified by HUD, lacks complete kitchen facilities, lacks complete plumbing facilities, more than one person per room, and cost Burden greater than 50 percent of a household’s income.

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

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

Introduction:

This section assesses the extent of cost burden and identifies populations that have a disproportionately greater need. A disproportionate needs exist when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. HUD identifies four degrees of housing cost burden:

- No cost burden: Housing cost to income ratio is less than 30 percent.
- Cost burden: Households that pay between 30 and 50 percent of their total income on housing related costs.
- Severely cost burden: Households that pay more than 50% of their total income on housing related costs.
- No/Negative income: Households whose income is zero or negative due to self-employment, dividends, and net rental income. Households with zero or negative income cannot actually be cost burden, but require housing assistance and are therefore counted separately.

Housing Cost Burden

| Housing Cost Burden | <=30% | 30-50% | >50% | No / negative income (not computed) |
|---------------------------------------|--------|--------|-------|-------------------------------------|
| Jurisdiction as a whole | 32,644 | 8,513 | 5,601 | 321 |
| White | 27,170 | 5,613 | 3,462 | 203 |
| Black / African American | 2,940 | 1,703 | 1,265 | 88 |
| Asian | 454 | 59 | 95 | 0 |
| American Indian, Alaska Native | 74 | 10 | 10 | 0 |
| Pacific Islander | 10 | 0 | 0 | 0 |
| Hispanic | 1,784 | 1,135 | 724 | 0 |

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2008-2012 CHAS

Discussion:

There are 46,758 households in Union County, of those 14,435 are cost burdened according to the 2012 CHAS data. Whites are experiencing higher percentages, at 62 percent, in the severely cost burdened category, where greater than 50 percent of a household's income is allocated towards housing cost, compared to Black/African Americans at 23 percent. For households spending 30-50 percent of their income on housing, again Whites reported higher rates at 66 percent compared to Black/African Americans at 20 percent.

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

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

Black/African Americans and Whites in the Union County CDBG program area are both disproportionately in greater need with regards to housing problems. However, Whites are disproportionately represented in the lower income categories, that report having multiple housing problems, compared to their percentage of the overall household population. Both are also face housing burdens, primarily associated with cost burdens and substandard housing conditions in disproportionate numbers. Homeownership rates for minorities are substantially lower than for non-minorities throughout the program area.

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

Needs were previously identified, see above.

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

Please see Appendix C: Maps, Map 4 Black/African American Population and Map 5 Hispanic Population, which illustrates where minority concentrations exist within the Union County CDBG program area.

NA-35 Public Housing – 91.205(b)

Introduction

The Monroe Housing Authority which serves Union County is located in the City of Monroe. The Monroe Housing Authority (MHA) administers the public housing and Housing Choice Voucher programs. There are 205 public housing rental units located within the City of Monroe. These rental units are available to low income families, senior citizens, and disabled persons. Priorities for Public Housing are: homeless, families with children, elderly families, disabled families, working families and veterans.

Residents of public housing pay rent based on their income. The rent contribution of the tenant is called the Total Tenant Payment (TTP). The TTP is generally 30 percent of a resident's income with a \$25 (National minimum) to \$50 (some PHA's) minimum rent. Based on the information in the most recent Resident Characteristics Report (June 30, 2015) the minimum rent in MHA's public housing development was \$50.

The average tenant rent contribution for MHA's public housing development is \$228. The average tenant contribution for elderly residents residing in all properties across the housing authority's public housing portfolio is \$399. The average rent payment for disabled residents is \$386. The average TTP for non-elderly, non-disabled renters in the housing authority's public housing units is \$772. Households headed by females had a total tenant payment of \$208.¹

The table below summarizes data provided by HUD for public housing and Housing Choice Vouchers administered by the Monroe Public Housing Authority.

¹ Affordable Housing Online- March 31, 2016.

Totals in Use

| | Program Type | | | | | | | | |
|----------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project - based | Tenant - based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers in use | 0 | 0 | 205 | 318 | 0 | 318 | 0 | 0 | 0 |

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

| | Program Type | | | | | | | | |
|---|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|--|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project - based | Tenant - based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | |
| Average Annual Income | 0 | 0 | 8,937 | 11,619 | 0 | 11,619 | 0 | 0 | |
| Average length of stay | 0 | 0 | 5 | 9 | 0 | 9 | 0 | 0 | |
| Average Household size | 0 | 0 | 2 | 2 | 0 | 2 | 0 | 0 | |
| # Homeless at admission | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| # of Elderly Program Participants (>62) | 0 | 0 | 46 | 40 | 0 | 40 | 0 | 0 | |
| # of Disabled Families | 0 | 0 | 8 | 48 | 0 | 48 | 0 | 0 | |
| # of Families requesting accessibility features | 0 | 0 | 205 | 283 | 0 | 283 | 0 | 0 | |
| # of HIV/AIDS program participants | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| # of DV victims | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

| Race | Program Type | | | | | | | | |
|-------------------------------------|----------------------------|------------|----------------|----------|-----------------|----------------|-------------------------|---|---|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project - based | Tenant - based | Special Purpose Voucher | | |
| Veterans Affairs Supportive Housing | Family Unification Program | Disabled * | | | | | | | |
| White | 0 | 0 | 32 | 37 | 0 | 37 | 0 | 0 | 0 |
| Black/African American | 0 | 0 | 173 | 245 | 0 | 245 | 0 | 0 | 0 |
| Asian | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 |
| American Indian/Alaska Native | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

| Ethnicity | Program Type | | | | | | | | |
|-------------------------------------|----------------------------|------------|----------------|----------|-----------------|----------------|-------------------------|---|---|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project - based | Tenant - based | Special Purpose Voucher | | |
| Veterans Affairs Supportive Housing | Family Unification Program | Disabled * | | | | | | | |
| Hispanic | 0 | 0 | 2 | 8 | 0 | 8 | 0 | 0 | 0 |
| Not Hispanic | 0 | 0 | 203 | 275 | 0 | 275 | 0 | 0 | 0 |

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

At the time of application, applicants are asked if any member of the household requires a reasonable accommodation in order to access MHA programs or facilities. If accommodations are required, MHA would work to meet the needs of the client. Due to the MHA's process they are not fully aware of the specific need until housing is available at which point the family or person being served meets with MHA staff to further vet their needs prior to being housed.

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

The MHA's waiting list consists of a total of 714 applicants. For one-bedroom units there are 90 elderly, 76 disabled, and 128 families that have applied for housing. For the two bedroom units 10 elderly, 13 disabled, and 223 families are on the waiting list for housing. For three bedroom units, three elderly, five disabled, and 137 families are on the waiting list for housing. For request for four bedroom units, two disabled and 21 families are on the waiting list. Lastly, for five bedroom units one disabled and five families are on the waiting list for housing.

The Housing Choice Voucher waiting list is currently closed due to a lack of funding for additional vouchers. The waiting list consist of a total of 66 applicants. For one-bedroom units two disabled persons and one family are awaiting vouchers. For the two bedroom units one elderly persons, three disabled persons and 26 families are awaiting assistance. For the three bedroom units one elderly person, three disabled persons and 19 families are on the waiting list. And for units with four bedrooms, there are five families on the list and for units with five bedrooms, there is one elderly person, one disabled person and three families awaiting assistance from vouchers that would defer the full cost of housing.

The most immediate needs of residents in Public Housing programs are for self-sufficiency initiatives that will empower them to transition to jobs. Additional funding is needed to address the capital needs of the MHA's housing units. There is a need for additional affordable housing units for the elderly and disabled population in the Public Housing jurisdiction, as well as additional affordable units for two and three bedroom households. The Housing Choice Voucher program needs additional landlords with quality homes that are willing to participate in the program. Additional funding would afford the Monroe Housing Authority the ability to assist more families.

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

Those seeking assistance through the MHA are unable to afford the current market rate rents, when compared to the population at large.

Discussion

Affordability is a concern across the County and as such there is a great need for participation of more landlords in the housing voucher program. Currently the wait list exceeds two years for housing vouchers and yet the population of the County continues to grow, widening the service delivery gap for families in need of decent, safe and affordable housing.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Throughout the County, homelessness has become an increasing problem as the County matures and its population grows and ages. Factors contributing to the rise in homelessness include a lack of housing affordable to low and moderate income persons, increases in the number of persons whose income fall below the poverty level, an aging workforce with obsolete skills, subsidies to the poor are not to scale with the growing need, drug/alcohol abuse, and the de-institutionalization of the mentally ill.

The Union County Community Shelter is the lead agency addressing homelessness throughout the County and also serves as the local entity for the Piedmont Regional Continuum of Care (PRCC). PRCC is the organizer of the annual Point-In-Time Count for Union County. According to the PRCC 2015 Point-In-Time (PIT) Count and estimated 89 homeless persons were located in Union County at the time of the homeless county. It should be noted that Union is a predominantly rural County and as such, distance does play a role in how and if people can access homeless programs. Due to this fact, the PIT Count centered on the Monroe area, as this is where most services are available for the homeless, and this may in turn cause under reporting of homeless in the County.

The following table summarizes the homeless population based on the 2015 Point-In-Time Count and data maintained by the PRCC.

Homeless Needs Assessment

| Population | Estimate the # of persons experiencing homelessness on a given night | | Estimate the # experiencing homelessness each year | Estimate the # becoming homeless each year | Estimate the # exiting homelessness each year | Estimate the # of days persons experience homelessness |
|--|--|-------------|--|--|---|--|
| | Sheltered | Unsheltered | | | | |
| Persons in Households with Adult(s) and Child(ren) | 0 | 28 | 275 | 0 | 0 | 18 |
| Persons in Households with Only Children | 0 | 34 | 0 | 0 | 0 | 0 |
| Persons in Households with Only Adults | 9 | 0 | 332 | 0 | 0 | 65 |
| Chronically Homeless Individuals | 11 | 0 | 0 | 0 | 0 | 0 |
| Chronically Homeless Families | 0 | 0 | 0 | 0 | 0 | 0 |
| Veterans | 2 | 0 | 33 | 0 | 0 | 0 |
| Unaccompanied Child | 0 | 0 | 0 | 0 | 0 | 0 |
| Persons with HIV | 0 | 0 | 0 | 0 | 0 | 0 |

Table 26 - Homeless Needs Assessment

Data Source Comments: 2015 Point-in-Time Count

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

The PIT Count does not include detailed demographic information on homeless persons and family type. However, data collected by the Union County Community Shelter, notes that there are 275 persons in families with children experiencing homelessness each year in Union County and 332 families with only adults. For families with children, on average experience 18 days of homelessness before housing is secured and for families with adults they experience homelessness for an estimated 65 days. These estimates illustrate that there are more resources to access for families with children.

Location of Homeless:

According to the 2015 PIT Count of the 91 homeless persons identified, 59 were being served by the shelter, five were being homed in transitional housing, and 27 remained unsheltered. Of the unsheltered, it should be noted that approximately 10 of these persons noted that they have been unsheltered for years, by choice. All shelters and services are located in the City of Monroe.

Chronically homeless:

According to the 2015 PIT Count there were 11 individuals without children reported as chronically homeless, and two veterans and seven unaccompanied youth (under 25), in Union County.

Nature and Extent of Homelessness: (Optional)

| Race: | Sheltered: | Unsheltered (optional) |
|----------------------------------|-------------------|-------------------------------|
| White | 38% | No Data |
| Black or African American | 49% | No Data |
| Asian | No Data | No Data |
| American Indian or Alaska Native | No Data | No Data |
| Pacific Islander | No Data | No Data |
| Ethnicity: | Sheltered: | Unsheltered (optional) |
| Hispanic | No Data | No Data |
| Not Hispanic | 89% | No Data |

Data Source Comments: Homeless Management Information System (HMIS) Data

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

Specific information by jurisdiction is not available. The 2015 PIT County reported eight households with children were homeless: 9- Adults age 25+, 1-Adult 18-24, and 20-Children 17 and under.

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

The 2015 PIT Count does not provide demographic data for homeless persons. However, data collected by the Union County Community Shelter noted that Whites accounted for 38 percent of the homeless population and 49 percent were Black/African-American and the remaining 13 percent were reported as bi-racial. Of this population 89 percent reported as non-Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the 2015 PIT Count and recent data collected by the Union County Community Shelter of the 91 homeless persons identified, 59 were being served by the emergency shelter, five were being homed in transitional housing and 27 remained unsheltered. Of the unsheltered, it should be noted that approximately 10 of these persons noted that they have been unsheltered for years, by choice.

Discussion:

Local homelessness results from a range of factors, including but not limited to lack of employment, working low-paying hourly jobs, being cost burden with regards to housing expenses, or experiencing an event such as illness or unexpected expenses, such as a car breaking down, and drug abuse, victims of domestic violence, and dealing with mental or physical disabilities. The PRCC is dedicated to ensuring service delivery is coordinated among the realm of providers to help address and prevent homelessness. They are also focused on addressing gaps in services throughout the community and working towards development of long-term sustainable solutions.

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

Introduction:

Certain households, because of their special characteristics and needs, may require special accommodations and may have difficulty finding housing due to special needs. Special needs groups may include the elderly, persons with disabilities, persons with HIV/AIDS, female-headed households, large households, homeless persons and persons at-risk of homelessness.

Describe the characteristics of special needs populations in your community:

Persons with Disabilities: The Americans with Disabilities Act (ADA) defines a disabled person as having a physical or mental impairment that substantially limits one or more major life activities, a person who has a history or record of such an impairment, or a person who is perceived by others as having such an impairment. According to the 2014 ACS 8.9 percent of Union County's population has a disability. Of those, 4.7 percent had cognitive difficulty, because of a physical, mental, or emotional problem, had difficulty remembering, concentrating, or making decisions. An estimated 4.9 percent had difficulty walking or climbing stairs. Of the total disabled population, 4.7 percent reported independent living difficulties, because of a physical, mental, or emotional problem, or difficulty doing errands alone such as visiting a doctor's office or shopping and 4.8 percent reported self-care difficulty, which includes challenges bathing or dressing.

Seniors: Seniors are considered a special needs group because of their characteristically limited incomes and need for supportive services and healthcare. The senior population (ages 65+) makes up about 10.5 percent (21,990) of the total population in Union County. Over 97 percent of seniors are living with some type of disability, ranging from hearing, vision, cognitive, ambulatory, to self-care difficulties. About 10 percent of the entire senior population is living in poverty and 94 percent of seniors are receiving Social Security Income. Most seniors own their homes- 88.7 percent, with a reported 30 percent of homeowners spending more than 30 percent of their monthly income on housing costs. For seniors renting, 55.7 percent spent more than 30 percent of their monthly income on housing costs. According to the 2014 ACS, 4,222 seniors were still in the labor force and the mean income for seniors was reported at \$46,583.

Domestic Violence: Many single women and women with children become homeless each year as a result of domestic violence. According to Turning Point, the local domestic violence shelter and support service provider an estimated 87 adults and children utilized the shelter over the most recent seven-month period. Over the past year approximately 368 adults and children accessed services at the shelter, including but not limited to educational and prevention services.

Persons with HIV/AIDS: Industry research notes that stable housing improves the health outcomes of people living with HIV/AIDS and reduces the number of new HIV infections. Lack of stable housing for people living with HIV/AIDS also makes it more difficult to access and adhere to antiretroviral medications, while stable housing contributes to reducing the outlay for emergency room visits, and other publically funded programs. The Carolinas Care Partnership is committed to addressing barriers to housing and to increasing long-term housing options for people living with HIV/AIDS by partnering with low-income and affordable housing providers to provide access to units that they own and/or manage.

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

Discussions with service providers during the Consolidated Plan consultation process indicated that there is need for additional supportive services in the County. Overall, the County has extensive needs for supportive services, including housing, emergency shelter services, senior services, support services for young adults with cognitive disabilities, employment, case management, and transportation.

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

Union County is a member of the Charlotte Eligible Metropolitan Statistical Area (EMSA), which is managed by the Carolinas Care Partnership. In 2011 there were an estimate 6,000 people living with HIV/AIDS in the Charlotte EMSA. Among the HIV disease cases diagnosed in 2011, African Americans represented 68 percent of all cases. The highest rate (99.3 per 100,000) was among adult/adolescent African American males.²

Discussion:

There is a strong demand for more special needs housing and assistance to help these populations stay in stable environments. Many of these residents are in poverty or are low-income, and some are homeless. Often these residents have more than one special need such as being elderly and having mental health issues or a physical disability. There are current efforts underway seeking to addresses these needs, however, even with new or improved housing and services coming online, it is still not to scale with the universal needs.

² Carolinas CARE Partnership 2012-2013 Annual Report: http://www.carolinascare.org/wp-content/uploads/Annual_Report_2012-2013.pdf

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

This section provides an overview of the needs identified for public facilities, public improvements, and public services.

Union County utilized Capital Improvement Plans (CIP), from all participating jurisdictions as a planning tool to identify capital project needs and to assess the County's financial capacity for addressing those needs with CDBG funding. Additionally, consultation with area non-profits also provided information on public services and other public facility needs. From these sources Union County has identified infrastructure needs ranging from new sidewalk construction to sidewalk repair, to improve the connectivity throughout the County. Additionally, there is a great need for new water and sewer connections and improvements to existing lines, for neighborhoods and businesses. There are also needs for street resurfacing in LMI concentrated areas of the County. The following public facility and improvements have been identified from information gathered from these plans and from input from staff at the six participating jurisdictions.

Describe the jurisdiction's need for Public Facilities:

According to Union County's 2025 Comprehensive plan, the recent growth that occurred over the past decade, stressed available resources available for repair and new construction of water and sewer lines and connections. In 2007, the State issued a moratorium on water and wastewater for the County, which hampered new housing construction and installation of new water and sewer lines to older underserved neighborhoods throughout the County. The County undertook studies to evaluate potential options for expanding water and wastewater capacity, and developed strategies that were implemented to expand capacity. The expansion of several waste water treatment facilities in the County now allows for the ability to repair existing infrastructure and to construct new lines in underserved areas. However, the need greatly out ways the financial resources the County's has available, and as such CDBG funds will be invaluable, affording the County the opportunity to repair vital infrastructure and construct new connections for areas that are on well water and failing septic tanks.

Further, there are needs for new or improved parks and recreational facilities and Union has identified opportunities with the Union County Public School system to share resources for these facilities and create joint uses to leverage public dollars.

How were these needs determined?

Union County assessed community needs by consulting with County staff, staff from participating jurisdictions and non-profit agencies, reviewing needs identified by the

public through the public survey, reviewing CIPs and the 2025 Comprehensive Plan. County facility needs were mapped to identify whether they were located in LMI Census Tracts or Census Block Groups.

Describe the jurisdiction’s need for Public Improvements:

Throughout the County roadways and development outside of the incorporated areas are rural in nature and design. A substantial proportion of the roadways in the County are two lane rural roads that are not designed to accommodate pedestrians and bicyclists safely. Most of the County’s sidewalks, for example, are located in the downtown areas of the County’s municipalities, or within residential neighborhoods. Further, many streets through neighborhoods and downtown areas are in need of basic maintenance and repair. The County lacks a comprehensive network of sidewalks to enable residents to walk between major destinations. There is a great need to provide this connectivity to allow residents access to goods and services that allow for increase quality of life.

How were these needs determined?

Public infrastructure needs were derived in the same manner as public facilities needs were derived.

Describe the jurisdiction’s need for Public Services:

During the public hearings, attendees emphasized the need to support a broad range of community services. The need to increase services for the homeless was a key concern identified by community members. Emergency and transitional housing for residents living outside the Monroe City limits, for the homeless were frequently identified as critical needs. Another common topic was the need to address the housing crisis facing low-income persons and families and persons with disabilities in the County. Citizens noted that there is a sever lack of affordable rental units and as such those seeking to reestablish or establish a household are prevented from accomplishing those self-sufficiency goals. Further, citizens noted that where affordable rental units do exist, they tend to lack sidewalks and public transportation options, which hinder citizens from being able to access basic goods and services.

How were these needs determined?

Feedback was gathered from the community needs survey, consultations with area non-profits and public hearings, where residents and stakeholders of the County provided input on community needs.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide a clear picture of the environment in which the jurisdiction must administer its programs over the course of the Consolidated Plan. In conjunction with the Needs Assessment, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered.

The Housing Market Analysis provides data and narrative information assessing Union County's housing market, the cost and condition of housing within the County, homeless and non-homeless special needs facilities and services, barriers to affordable housing, and non-housing community development assets.

The following gives a brief overview of the market analysis results, with more detail included in each corresponding section:

MA-10 Number of Housing Units

- The County contains 51,271 housing units – 82 percent of which are owner-occupied households, while 18 percent are renter-occupied households.
- The majority of housing units (83 percent) in the County are single-family units (1-unit detached structures) and 10 percent are multi-family attached units.

MA-15 Housing Market Analysis: Cost of Housing

- Cost burden is the most common housing problem within Union County, 20 percent of households in the County are paying more than 30 percent of their income toward housing costs, and nine percent of households are paying more than 50 percent of their income toward housing costs.
- The greatest need for affordable housing is for the extremely low income households (0-30% AMI), with a gap or need of an additional 4,201 affordable housing units, for this income group.

MA-20 Housing Market Analysis: Condition of Housing

- Seventy-one percent of housing units were constructed before 1980 and are at risk of a lead based paint hazards.

MA-25 Public and Assisted Housing

- The Monroe Housing Authority controls and manages 206 affordable rental housing properties located in the City of Monroe.

MA-45 Non-Housing Community Development Assets

- Overall, 41 percent of the labor force have at least a high school diploma or higher, and 27 percent have a bachelor's degree or higher.

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

Introduction

Union County is primarily comprised of single-family owner-occupied housing units. Based on the 2012 ACS there were 51,271 housing units, 83 percent of which were single-family detached homes. Multi-family dwelling units represented about 7 percent of the available housing stock. Of the total housing units 82 percent were owner occupied and the remaining 18 percent were renter occupied. The data clearly paints a picture of an area with very high homeownership with limited options for multi-family housing.

All residential properties by number of units

| Property Type | Number | % |
|---------------------------------|---------------|-------------|
| 1-unit detached structure | 42,382 | 83% |
| 1-unit, attached structure | 832 | 2% |
| 2-4 units | 1,469 | 3% |
| 5-19 units | 2,055 | 4% |
| 20 or more units | 306 | 1% |
| Mobile Home, boat, RV, van, etc | 4,227 | 8% |
| Total | 51,271 | 100% |

Table 27 – Residential Properties by Unit Number

Data Source: 2008-2012 ACS

Unit Size by Tenure

| | Owners | | Renters | |
|---------------------------|---------------|-------------|--------------|------------|
| | Number | % | Number | % |
| No bedroom | 45 | 0% | 219 | 2% |
| 1 bedroom | 281 | 1% | 987 | 10% |
| 2 bedrooms | 3,988 | 11% | 3,849 | 41% |
| 3 or more bedrooms | 33,331 | 89% | 4,375 | 46% |
| Total | 37,645 | 101% | 9,430 | 99% |

Table 28 – Unit Size by Tenure

Data Source: 2008-2012 ACS

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

Union County does not carry out affordable housing development; rather area non-profit agencies fill that need in the County. The agencies include the Union County Habitat for Humanity, the Union Monroe Community Development Corporation and the Monroe Housing Authority.

Union County’s Federally assisted affordable rental housing stock includes properties financed through the following programs listed below. These funding sources are used to target specific populations who may be in need of housing assistance.

| Program | Properties | Units |
|--|------------|------------|
| Housing Choice Voucher Program | 6 | 232 |
| Low Income Housing Tax Credit | 6 | 78 |
| Rural Development: Rural Rental Housing Loans (Section 515) | 1 | 24 |
| Section 202 Supportive Housing for the Elderly | 4 | 56 |
| Public Housing | 1 | 205 |
| Total | 18 | 346 |

Note: The total does not necessarily equal the sum of each program as some properties may participate in multiple funding programs.

The average number of units per property for affordable rentals in Union County is 26.60. The largest Federally assisted affordable rental community in the county is Icemorlee Street Apartments at 100 units and the smallest is two units. Four apartment properties provide housing for seniors containing 56 units. Of the 595 units, 511 units include some form of rental assistance (like Housing Choice Vouchers) to make rent more affordable for very low income families.

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

The Monroe Housing Authority (MHA) does not expect any of the current rental units to be lost. Rather they are safeguarding the sustainability of the current public housing rental units maintained by MHA, by ensuring adequate funding is allocated to upkeep and repairs of properties.

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

No, there are greater needs for Housing Choice Vouchers than are currently available; the current waiting period is an estimated three years. There are gaps concerning the availability of workforce housing, especially for households that are working hourly and maintaining a household with a single income.

Describe the need for specific types of housing:

There is a great need for below market rate rental housing and new home construction throughout the County. As discussed in the Needs Assessment, several special needs populations also require affordable housing. These includes, at-risk homeless, victims of domestic violence, seniors and disabled individuals.

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

Introduction

Housing affordability is an important factor for evaluating the housing market, as well as quality of life, as many housing problems relate directly to the cost of housing. HUD standards measure affordability by the number of households paying no more than 30 percent of their gross income toward housing costs, including utilities. This section provides an overview of the overall cost of housing in Union County.

Cost of Housing

| | Base Year: 2000 | Most Recent Year: 2012 | % Change |
|-----------------------------|-----------------|------------------------|----------|
| Median Home Value | 123,300 | 197,600 | 60% |
| Median Contract Rent | 457 | 632 | 38% |

Table 29 - Cost of Housing

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

| Rent Paid | Number | % |
|------------------------|--------------|---------------|
| Less than \$500 | 3,299 | 35.0% |
| \$500-999 | 5,376 | 57.0% |
| \$1,000-1,499 | 468 | 5.0% |
| \$1,500-1,999 | 159 | 1.7% |
| \$2,000 or more | 128 | 1.4% |
| Total | 9,430 | 100.0% |

Table 30 - Rent Paid

Data Source: 2008-2012 ACS

Housing Affordability

| % Units affordable to Households Learning | Renter | Owner |
|---|--------------|----------------|
| 30% HAMFI | 394 | No Data |
| 50% HAMFI | 1,778 | 539 |
| 80% HAMFI | 3,926 | 1,735 |
| 100% HAMFI | No Data | 2,182 |
| Total | 6,098 | 4,456 |

Table 31 - Housing Affordability

Data Source: 2008-2012 CHAS

Monthly Rent

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------------|-------------------------|-----------|-----------|-----------|-----------|
| Fair Market Rent | \$636 | \$701 | \$831 | \$1,120 | \$1,389 |
| High HOME Rent | \$636 | \$701 | \$831 | \$1,120 | \$1,235 |
| Low HOME Rent | \$600 | \$642 | \$771 | \$890 | \$993 |

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents: Charlotte MSA

Is there sufficient housing for households at all income levels?

Disparities exist between the need for affordable housing and availability of units that are below market rates. In Union County, approximately 4,595 households whose incomes fall at or below 30 percent AMI, for this group only 394 affordable rental units exist within the County. Additionally, for households whose incomes fall from 80 percent to 31 percent of AMI (12,135), there are only 7,978 affordable housing units in the County. The data illustrates that gaps do exist for both affordable rental housing and owner-occupied housing units.

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

According to an April 16, 2016 report by USA Today³, Union County housing became 14 percent more affordable over the past year. The report noted that historically Union County residents were spending on average 40 percent of their wages to buy a home, versus the recent data analysis showing it has dropped to 33 percent. This is still above the 30 percent that HUD defines as affordable, but costs are moving more towards affordability based on this trend.

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

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|---------------------|-------------------------|-----------|-----------|-----------|-----------|
| Median Rents | \$681 | \$751 | \$890 | \$1,200 | \$1,488 |

Table 33A – Monthly Median Rent

Data Source: HUD 2015 50th PERCENTILE RENTS

Unfortunately, more recent data for median rent is only available at the Metropolitan Statistical Area (MSA) level, which significantly under reports the state of rents for Union County. In 2015 for the MSA, the median rent for a two-bedroom unit was reported at \$890, which is just

³ <http://www.usatoday.com/story/money/personalfinance/2016/04/10/cities-become-unaffordable/82726404/>

slightly above the Fair Market Rent (FMR) of \$831. Further, a search on Zillow.com showed that of the available rental units for one and two-bedroom units, the market rates were below FMR. However, all units were located in more rural areas of the County. Three and four-bedroom units were listed at or below FMR, but tended to be located in the more rural areas. Whereas in the more suburban areas rates were well above FMR. In FY 17 Union County will conduct an update of the Analysis to Fair Housing Impediments. This update will provide a more detailed account of the housing market in the County and will help better inform affordable housing strategies.

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

Introduction

This section discusses the condition of housing stock in Union County. HUD defines substandard housing using conditions similar to those in the Needs Assessment. Housing units are considered substandard if they have one or more of the following conditions: 1) lack of complete plumbing facilities; 2) lack of complete kitchen facilities; 3) more than 1 person per room; or 4) a housing cost burden greater than 30%. The chart below shows the number of units in Union County with one or more of these conditions, making them by HUD's definition substandard housing.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:"

In Union County, substandard housing conditions typically include the following: structural hazards; poor construction; inadequate maintenance; faulty wiring; plumbing; fire hazards; and inadequate sanitation. Substandard units suitable for rehabilitation are those units where the total rehabilitation costs do not exceed 25 percent of the after-rehabilitation value.

Condition of Units

| Condition of Units | Owner-Occupied | | Renter-Occupied | |
|--------------------------------|----------------|-------------|-----------------|-------------|
| | Number | % | Number | % |
| With one selected Condition | 9,623 | 26% | 4,629 | 49% |
| With two selected Conditions | 199 | 1% | 452 | 5% |
| With three selected Conditions | 0 | 0% | 40 | 0% |
| With four selected Conditions | 0 | 0% | 0 | 0% |
| No selected Conditions | 27,823 | 74% | 4,309 | 46% |
| Total | 37,645 | 101% | 9,430 | 100% |

Table 34 - Condition of Units

Data Source: 2008-2012 ACS

Year Unit Built

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|-----------------|----------------|-------------|-----------------|-------------|
| | Number | % | Number | % |
| 2000 or later | 13,390 | 36% | 1,599 | 17% |
| 1980-1999 | 14,194 | 38% | 3,658 | 39% |
| 1950-1979 | 8,137 | 22% | 3,348 | 36% |
| Before 1950 | 1,924 | 5% | 825 | 9% |
| Total | 37,645 | 101% | 9,430 | 101% |

Table 35 – Year Unit Built

Data Source: 2008-2012 CHAS

Risk of Lead-Based Paint Hazard

| Risk of Lead-Based Paint Hazard | Owner-Occupied | | Renter-Occupied | |
|--|----------------|-----|-----------------|-----|
| | Number | % | Number | % |
| Total Number of Units Built Before 1980 | 10,061 | 27% | 4,173 | 44% |
| Housing Units build before 1980 with children present | 5,947 | 16% | 1,688 | 18% |

Table 36 – Risk of Lead-Based Paint

Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

Vacant Units

| | Suitable for Rehabilitation | Not Suitable for Rehabilitation | Total |
|---------------------------------|---|---------------------------------|-------|
| Vacant Units | No data was available for the REO Abandoned or Vacant Abandoned properties. However, data was available from the 2014 ACS five-year estimates showing a reported 4,897. Further, reporting a 2% vacancy rate for homeowner units and 5.4% for rental units. Regarding REO properties, a search of RealtyTrac.com showed 110 properties through at the County listed as REO. | | |
| Abandoned Vacant Units | | | |
| REO Properties | | | |
| Abandoned REO Properties | | | |

Table 37 - Vacant Units

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Owner-Occupied Units

Union County affordable housing providers have made concerted efforts to improve the County's housing stock, through various programs that help rehabilitate owner-occupied units. According to 2012 ACS data, Union County's CDBG jurisdiction had a total of 37,645 owner-occupied housing units. The housing conditions were above average for 27,823 units (74%) which were reported as having no housing deficiencies. An additional 9,623 units surveyed (23%) revealed only one substandard condition and the remaining 199 units identified two substandard conditions.

Renter-Occupied Units

The 2012 ACS data also revealed that Union County's CDBG jurisdiction had a total of 9,430 renter-occupied housing units. For these rental units the data showed a higher incidence of housing issues. Forty-nine percent (4,629) of the rental units surveyed identified with one substandard condition; 5 percent (452) noted two substandard conditions; and 4,309 units (46%) reported no issues. Nearly half of the renter-occupied units were constructed in 1979 and earlier and as such there are needs for rehabilitation of these aging rental units. However,

due to costs or repairs and renovations, landlords are reluctant to invest in needed repairs.

Year Unit Built

The majority of the selected conditions could be attributed to the age of the structures and difficult economic conditions resulting in limited financial resources for housing repairs. Union County's CDBG jurisdiction has 37,645 owner-occupied residential structures. Of the owner-occupied units 22 percent (8,137) of those units were built between 1950 – 1979. An additional 5 percent (1,924) were built before 1950.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Housing age is the key variable used to estimate the number of housing units with lead-based paint. Lead-based paint is most commonly found on windows, trim, doors, railings, columns, porches, and exterior walls, and can be found in buildings before lead-based paint was phased out of homes by 1978. The greatest risk is in homes built before 1950. Generally speaking, the older the home, the more likely it is to have lead-based paint. Based on the 2012 ACS, 71% of the housing stock in Union County was built before 1980, this includes both owner-occupied and rental units. According to the data, it is estimated that a total of 7,635 housing units built before 1980 are currently occupied by families with children. It is estimated that the majority of low and moderate income families live in housing with lead based paint, as affordable rental and ownership units are predominantly older construction and less likely to have undergone substantial rehabilitation efforts to abate lead-based paint.

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

Introduction

This section describes the public and assisted housing in Union County's CDBG program area, which is served by the Monroe Housing Authority (MHA).

Totals Number of Units

| | Program Type | | | | | | | | |
|-------------------------------|--------------|-----------|----------------|-------|---------------|--------------|-------------------------------------|----------------------------|-----------|
| | Certificate | Mod-Rehab | Public Housing | Total | Project-based | Tenant-based | Vouchers | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | *Disabled |
| # of units vouchers available | | | 206 | 318 | | | 0 | 0 | 0 |
| # of accessible units | | | | | | | | | |

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

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

The MHA administers both a public housing and the Section 8 Housing Choice Voucher program. The housing authority owns and manages one housing project, which contains 206 affordable rental units for families and senior/disabled individuals. It also administers 318 Section 8 Housing Choice Voucher.

The bedroom sizes of the MHA public housing units range from one bedroom apartments to five bedroom apartments. The housing authority's public housing inventory includes 26 percent one bedroom apartments, 33 percent two bedroom apartments, 32 percent three bedroom apartments, eight-percent four bedroom apartments and one-percent five bedroom apartments. As of the MHA's most recent Resident Characteristics Report (June 30, 2015), the 16-month average number of units occupied was 199 out of a total 206 rental units. This represents a 16-month average vacancy rate of 3.4%.

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

The Monroe Housing Authority offers one Public Housing community with 206 rental units, all of the units are older and in need of repair. Physical condition of public housing units is adequate; but will need improvements for the sustainability of the properties, and there are no outstanding public safety concerns.

Public Housing Condition

| Public Housing Development | Average Inspection Score |
|--|--------------------------|
| Grace Gardens- Monroe Housing Authority | 94 |

Table 39 - Public Housing Condition

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

The primary needs are rehabilitation projects that address deferred maintenance that does not constitute a health or safety issue. In the Five-year and annual plans, the MHA identifies funding sources needed to be secured in order to ensure resources are available for needed repairs and upkeep of the public housing units.

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

The aim of the MHA is to ensure safe, decent, and affordable housing; create opportunities for resident’s self-sufficiency and economic independence; and assure fiscal integrity in all programs. Strategies for carrying out that mission are included in the MHA’s Annual plan.

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

Introduction

This section includes a brief inventory of facilities, housing and services that meet the needs of homeless persons within the jurisdiction; this includes chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The inventory of services includes both services targeted to homeless persons and mainstream services, such as health, mental health, and employment services.

Facilities and Housing Targeted to Homeless Households

| | Emergency Shelter Beds | | Transitional Housing Beds | Permanent Supportive Housing Beds | |
|---|---------------------------------|------------------------------------|---------------------------|-----------------------------------|-------------------|
| | Year Round Beds (Current & New) | Voucher / Seasonal / Overflow Beds | Current & New | Current & New | Under Development |
| Households with Adult(s) and Child(ren) | 25 | | | | |
| Households with Only Adults | 28 | 10 | | | |
| Chronically Homeless Households | | | | | |
| Veterans | | | | | |
| Unaccompanied Youth | | | | | |

Table 40 - Facilities and Housing Targeted to Homeless Households

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

The PRCC has an in-take assessment process that identifies the additional services an individual or family made need and has created a streamlined referral process. The PRCC is a five county regional committee, in four of the counties the emergency shelters act as the designated coordinated assessment sites in the county. These facilities are natural places for persons to seek help in the region. The assessment sites include Union County Community Shelter, Stanly County Community Inn, Crisis Ministry of Davidson County and Rowan Helping Ministries. Agencies in the region are committed to conducting the Emergency Response Screening in person for each individual or family that presents for shelter at any time.

Mental Health Services

Cardinal Innovations Healthcare Solutions is the primary Medicaid billable mental health provider in the PRCC Region. Cardinal staff is visible in the community and attends PRCC Quarterly Meetings and volunteers on the PRCC Executive Committee. Mental health providers in the PRCC region are a part of the resource assessed during intake by trained individuals who are able to indicate that referrals are needed.

Veterans Affairs

W.G. Hefner VA Medical Center, in Salisbury, is the local veteran services provider. Community Link and Family Endeavors are the providers for Supportive Services for Veteran Families (SSVF) in the PRCC region. The SSVF program provides rapid rehousing and prevention services for veterans and their families. Rowan Helping Ministries has ten contract beds for veterans inside the emergency shelter. The PRCC system utilizes the VA's hotline for veterans in need of assistance with housing, health care and mental health services.

Prevention Services

Households are able to access prevention services through linkages from service providers in the community. Veterans access SSVF by contacting one of the two SSVF grantees in the PRCC region. Community Link and Family Endeavors are the providers for SSVF in the PRCC region.

Legal/Judicial System

The Union County Community Shelter (UCCS) has developed relationships with local law enforcement in the community. UCCS staff educates law enforcement on what services are available and how to make referrals for citizens that may show signs of being at risk.

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

Union County Human Services provides a multi-dimensional approach to services and resources designed to empower residents to live a more productive, healthier and higher quality lives. The Department of Human Services reaches residents through the following key service concentrations:

- Social Services
- Public Health
- Transportation
- Veteran Services
- Nutrition for the Elderly

Community Link provides a variety of services to help area residents prevent homelessness, establish self-sufficiency and homeownership. Services include the following:

- Homeless to Rental Housing
- Travelers Aid (for recent releases from jail)
- Supportive Services for Veteran Families
- Homeownership Program
- Foreclosure Prevention
- Housing Rehabilitation

Union County Community Shelter: exists to provide reliable shelter support for adults and families. This is accomplished through the following services:

- Adult Emergency Shelter
- Emergency Family Sheltering
- Soup Kitchen
- Hope Party
- Case Management
- Amazing Grace Program
- Rapid Re-Housing Program

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

Introduction

Certain groups have greater difficulty finding decent, affordable housing due to special circumstances. Special circumstances may be related to one's income, family characteristics, or disability status, among other factors. In Union County, residents and families with special needs include seniors, persons with disabilities, large families, single-parent families, and military. Many of these groups overlap, such as seniors with disabilities. The majority of these special needs groups could be assisted by an increase in affordable housing, especially if located near public transportation and services.

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

Elderly and Disabled

Adult Services/In Home Services/Adult Day Care: Adult Protective Services ensure the safety and well-being of our community's elderly, disabled and vulnerable adults. Adult Services is responsible for monitoring rules, safety compliance, coordinating aging services that meet the needs of older adults, and advocating for support in meeting these needs through both public and private sectors. Adult Day Care Services are provided to eligible elderly disabled adults to allow their caregivers to work.

Union County Transportation & Nutrition: provides transportation solutions to the community's eligible clients: senior citizens at least age 60, developmentally disabled adults, Medicaid clients, veterans eligible for medical treatment at a VA hospital or clinic, the physically disabled, and the general public. Additionally, this division offers nutrition services to elderly Union County residents through senior dining sites, home delivered meals, and supplemental meals.

AID to the BLIND: The North Carolina Division of Services for the Blind provides treatment, rehabilitation, education and independent living alternatives for blind and visually impaired residents of North Carolina. Through vocational rehabilitation, the Division helps people find and keep jobs. The Division also promotes the prevention of blindness through educational programs.

Person with HIV/AIDS

Ryan White Program: HIV primary care, dental care, medical transportation, case management, and health insurance premiums.

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

Currently Cardinal Innovations Healthcare is the area provider for services for those seeking treatment for mental health, intellectual and developmental disabilities, and substance use disorders in Union County. As a part of their housing plan, Cardinal Innovations has a referral system in place to ensure those leaving care establish living arrangements that safeguards their continued pathway to wellness.

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

Given the limited CDBG funding available, Union County, will continue to support services through the existing delivery systems imbedded in the Department of Human Services. Support programs currently exist that meet the needs of these special populations. Moreover, Union County has extensive partnership with area non-profits that also provide housing and supportive services to these populations.

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

The County will continue to provide funding, outside of the CDBG program, to various non-profit agencies that provide supportive services to people who are not homeless but have other special needs.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The County will encourage and support a well-planned, diverse housing environment offering a mix of housing to all income groups, and offering a safe and pleasant living environment. Neighborhoods will be strengthened through nurturing community spirit to create a sense of pride. Union County's 2025 Comprehensive Plan outlines goals and policies that will help to garner public policy support and guide investment in affordable housing developments.

Goals are centered on:

- Providing a range of housing choices
- Strengthening and enhancing existing neighborhoods
- Encouraging infill development and discouraging "leapfrogging"
- Improving neighborhood connectivity

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

Introduction

The non-housing community development plan section provides a brief summary of Union County’s priority non-housing community development needs that are eligible for assistance under HUD's community development program categories. This community development component of the plan provides Union County specific long-term and short-term community development objectives, developed in accordance with the primary objective of the CDBG program to develop viable communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for low-income and moderate-income persons.

Economic Development Market Analysis

Business Activity

| Business by Sector | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|---|-------------------|----------------|--------------------|-----------------|---------------------|
| Agriculture, Mining, Oil & Gas Extraction | 490 | 1,002 | 1 | 3 | 2 |
| Arts, Entertainment, Accommodations | 5,899 | 3,544 | 12 | 10 | -2 |
| Construction | 3,723 | 3,294 | 7 | 9 | 2 |
| Education and Health Care Services | 5,700 | 3,837 | 11 | 11 | 0 |
| Finance, Insurance, and Real Estate | 3,709 | 1,050 | 7 | 3 | -4 |
| Information | 1,250 | 154 | 3 | 0 | -2 |
| Manufacturing | 6,799 | 9,295 | 14 | 27 | 13 |
| Other Services | 1,516 | 991 | 3 | 3 | 0 |
| Professional, Scientific, Management Services | 4,803 | 1,411 | 10 | 4 | -6 |
| Public Administration | 0 | 0 | 0 | 0 | 0 |
| Retail Trade | 7,175 | 5,085 | 14 | 15 | 0 |
| Transportation and Warehousing | 1,727 | 783 | 3 | 2 | -1 |
| Wholesale Trade | 3,357 | 2,014 | 7 | 6 | -1 |
| Total | 46,148 | 32,460 | -- | -- | -- |

Table 41 - Business Activity

Data Source: 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Source:

Labor Force

| | |
|---|---------------|
| Total Population in the Civilian Labor Force | 69,861 |
| Civilian Employed Population 16 years and over | 63,160 |
| Unemployment Rate | 9.59 |
| Unemployment Rate for Ages 16-24 | 18.37 |
| Unemployment Rate for Ages 25-65 | 6.66 |

Table 42 - Labor Force

Data Source: 2008-2012 ACS

| Occupations by Sector | Number of People |
|---|-------------------------|
| Management, business and financial | 15,114 |
| Farming, fisheries and forestry occupations | 2,409 |
| Service | 5,415 |
| Sales and office | 16,779 |
| Construction, extraction, maintenance and repair | 7,115 |
| Production, transportation and material moving | 4,563 |

Table 43 - Occupations by Sector

Data Source: 2008-2012 ACS

Travel Time

| Travel Time | Number | Percentage |
|---------------------------|----------------------|--------------------|
| < 30 Minutes | 31,737 | 55% |
| 30-59 Minutes | 21,800 | 37% |
| 60 or More Minutes | 4,688 | 8% |
| <i>Total</i> | <i>58,225</i> | <i>100%</i> |

Table 44 - Travel Time

Data Source: 2008-2012 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

| Educational Attainment | In Labor Force | | |
|---|-------------------|------------|--------------------|
| | Civilian Employed | Unemployed | Not in Labor Force |
| Less than high school graduate | 5,750 | 1,069 | 3,265 |
| High school graduate (includes equivalency) | 13,018 | 1,240 | 4,185 |
| Some college or Associate's degree | 15,761 | 1,779 | 3,897 |
| Bachelor's degree or higher | 18,989 | 778 | 3,349 |

Table 45 - Educational Attainment by Employment Status

Data Source: 2008-2012 ACS

Educational Attainment by Age

| | Age | | | | |
|---|-----------|-----------|-----------|-----------|---------|
| | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade | 323 | 916 | 1,106 | 1,534 | 1,424 |
| 9th to 12th grade, no diploma | 2,107 | 2,197 | 1,480 | 2,873 | 2,042 |
| High school graduate, GED, or alternative | 3,282 | 3,765 | 4,948 | 9,730 | 5,149 |
| Some college, no degree | 4,243 | 3,377 | 4,167 | 7,800 | 2,881 |
| Associate's degree | 371 | 1,085 | 1,501 | 3,507 | 526 |
| Bachelor's degree | 467 | 3,111 | 6,494 | 7,458 | 1,743 |
| Graduate or professional degree | 37 | 896 | 2,099 | 3,070 | 877 |

Table 46 - Educational Attainment by Age

Data Source: 2008-2012 ACS

Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate | 19,887 |
| High school graduate (includes equivalency) | 30,891 |
| Some college or Associate's degree | 37,582 |
| Bachelor's degree | 52,830 |
| Graduate or professional degree | 64,402 |

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2008-2012 ACS

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

According to the data provided in the Business Activity chart, the top five major employment sectors Union County includes, Manufacturing (9,295 jobs), Retail Trade (5,085 jobs), Education and Health Care Services (3,837 jobs), Arts, Entertainment, Accommodations (3,544 jobs), and Construction (3,294-jobs).

These numbers are in agreement with the Comprehensive Economic Development Strategy (CEDS) “Prosperity for Greater Charlotte,” conducted by Centralina Council of Governments in 2012. According to the 2012 CEDS, Health Services was identified as the leading growth industry in the county, followed by Leisure & Hospitality and Government. Health Services grew 26% from 2006-2011, more than twice the US growth in the industry. This report revealed that Union County saw 2.9% job growth in 2001, with a 6% payroll growth and an annual unemployment rate of 10.7⁴

Describe the workforce and infrastructure needs of the business community:

Today’s communities must embrace the 21st Century reality that their unique identity and strengths in a globally competitive environment come from the combination of their workforce skills, technology and product knowledge, ability to produce and manufacture, and ability to market and deliver products to their consumers. Globally-oriented companies know they must do all of these things well; communities must now do the same under a highly coordinated and collaborative effort across organizations, workers, and industry clusters. Today’s challenge for communities is to build multiple competencies that spark new industries and products – to work not just to protect what you have, but to focus on the new products and markets that will create new jobs.

Employers frequently state that access to talent is their most important site selection factor. Having a skilled workforce can be a key factor in determining whether industries will thrive in a region or if they will migrate to other locations. Rapid changes in technology, scientific discovery, global economics, business strategy, and human demographics require regions to have an educational ecosystem in place that ensures worker availability and that skill sets keep pace with business needs. Having a world-class educational system is a critical requirement for growing jobs in all of Greater Charlotte Region’s target industries and workforce competencies.

⁴ 2012 Prosperity for Greater Charlotte Report

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

Union County is located seven miles southeast of Charlotte and adjacent to I-485, the County is home to as much diversity in one county as there is in the state of North Carolina. The Gateway region of the County, nearest to Charlotte, is a well-developed area, optimally suited for corporate offices and distribution locations. The central portion of the county has developed a strong base in advanced manufacturing, most notably in aerospace, and has the state's highest concentration of aerospace companies. Agriculture is concentrated on the eastern side of the county. These attributes, along with the County's strong workforce development pipeline make Union County the ideal location for business growth and expansion.

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

In March 2016 the NC Department of Commerce reported Union County to have a 4.6 percent unemployment rate. While low unemployment on face value appears to be a good quality for the local economy, it can also be a negative. What is being exhibited in the market is a huge mismatch of skills with the available workers in the labor pool. To combat this Union County's K-12 and post-secondary institutions have formed partnerships to retool curriculum to be more responsive to the workforce training and education needs of local growing industries.

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

South Piedmont Community College (SPCC) serves as the primary training center for the workforce in Union County. SPCC offers programs in adult basic skills, college credit programs, and short-term training. Key to supporting the needs of Union County's manufacturers are the Industrial Programs which include:

- Mechanical Engineering Technology
- Electrical Systems Technology
- Welding Technology
- Air Conditioning, Heating and Refrigeration

SPCC has several programs that help individuals gain the skills necessary to enter the workforce or re-enter the workforce for a new career pathway.

SPCC is dedicated to developing the highly-skilled workforce that Union County's growing aerospace and precision manufacturing communities require.

Further, SPCC also has the Workforce Readiness Program, which is frequently utilized by clients of the Union County Community Shelter. The Workforce Readiness program provides education and training for individual success in the workplace. Tuition is waived for unemployed, underemployed and dislocated workers. This program helps participants with learning how to develop a resume, set up email accounts, learn how to search jobs online and apply for them, and how to use basic Microsoft Office products. Additionally, they will take a course on career planning and assessment. Which is vital for many of the clients of the Homeless Shelter as many are homeless due to aging out of the construction industry and finding themselves unemployable due to limited skill sets.

Centralina Workforce Development Board operates an NCWorks Career Center in the County, located in the City of Monroe. The Career Center provides services for area residents from all backgrounds to help them maximize job searches, increase skill sets, and obtain meaningful employment. At the Career Center, job seekers have access to computers to search for job opportunities, along with access to job fairs and workshops that help connect them with employers. They can also earn their Career Readiness Certificate, a recognizable skills credentials that helps job seekers find and keep a job or advance in their career. Career Centers also have valuable labor market information available to help job seekers learn more about industries that interest them, what they pay, and how they can move up in those careers.

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

Yes, Union County is a member of the Centralina Economic Development Commission which develops and maintains the regions CEDS.

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

The 2012 Prosperity for Greater Charlotte CEDS report identified Aerospace as one of the fastest growing clusters in Union County. From 2007-2012 this industry cluster grew by over 189%. Recognizing this as a very valuable industry for the health of the County, the Monroe Union County Economic Development has Aerospace recruiting and expansion efforts as a strategic focus area. Additionally, they have worked with many partners including SPCC and the Centralina Workforce Development Board to ensure there is a qualified and available workforce to fill newly created jobs in this sector.

MA-50 Needs and Market Analysis Discussion

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

The majority of older owner-occupied homes reporting to have multiple housing deficiencies are typically scattered throughout the County in the more rural areas. Rental units with deficiencies seem to be more evenly scattered throughout the County, in both the rural and suburban areas. See Appendix C: Map 2 Owner Occupied Housing and Map 3 Renter Occupied Housing.

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

The very low, extremely low income elderly and minorities are somewhat concentrated in particular areas of each of the participating local governments, which tend to be more rural in nature. These tend to be areas where older neighborhoods and housing stock exists. See Appendix C: Map 4 Black/African American Population and Map 5 Hispanic Population.

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

Housing stock in these areas/neighborhoods are typically older and suffering from multiple housing problems, ranging from insufficient plumbing or kitchen facilities, overcrowding and cost burdened.

Are there any community assets in these areas/neighborhoods?

Many of these areas are in older parts of the particular municipalities (rural areas), and many are located near older parks and schools. These parks have the potential to become assets for these particular areas.

Are there other strategic opportunities in any of these areas?

All of the neighborhoods that contain target households are located in communities with local municipal authorities that support efforts to revitalize and uplift LMI households. Through the growth of the Union County CDBG program the County hopes to develop strategic opportunities with member governments to target these communities.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Union County's Consolidated Plan outlines goals and strategies that parallel the County's 2025 Comprehensive Plan. The 2025 Plan contains community goals, policies and strategies, that lay the foundation of principles that will allow for creating a more livable and vibrant community that will offer new employment opportunities, improved public facilities and services, more housing choices and ultimately higher quality of life for residents. This alignment of plans will ensure coordination of current and future municipal efforts and will allow for leveraging resources targeted towards growing Union County.

The Consolidated Plan outlines goals and strategies that will be pursued over the next five years with CDBG funds. All CDBG funded projects except for program administration and planning activities, must meet one of three HUD defined National Objectives:

- Benefit to low and moderate income (LMI) persons: Requires recipients to spend at least 70% of their CDBG funds to meet LMI national objective.
- Aid in the prevention or elimination of slums or blight
- Meet urgent needs to alleviate emergency conditions.

The goals in this plan represent both high and low priority needs for Union County and will serve as the basis for the strategic actions the County will implement over the five-year planning period to meet the needs of the community. High priorities are those identified by the community and municipal partners as the most important activities as they general have a larger more regional impact. These high priority goals will be supported with CDBG funding to the greatest extent possible. Low priorities are areas where the County and its partners recognize there are needs, however, current institutional delivery systems with dedicated resources currently exist, to fill these needs. Therefore, due to the limited CDBG funding, low priority goals, will only receive CDBG funds if excess funds are available. As Union County lays the foundation for the CDBG program, it is anticipated in future Consolidated Plans assistance may be available to support all of the goal areas outlined in the Plan.

High Priority Goals

Public Facilities and Infrastructure

- Provide and maintain accessible public utility systems (water/sewer) capable of accommodating and helping to direct future growth.
- Seek opportunities with neighboring jurisdictions to expand utility systems.
- Explore mechanisms to allocate and reserve water/sewer capacity for future economic development uses.
- Work to improve connectivity in existing neighborhoods by repairing or constructing sidewalks and require greater connectivity in new developments.
- Provide for new and improve existing community facilities and infrastructure. These may include, but are not limited to: parks and recreation facilities; fire equipment; community facilities; public streets, sidewalks, curbs, and rights-of-way.
- Periodically assess the need for and (when determined to be warranted) pursue Section 108 loans for large-scale public improvement and revitalization projects.

Low Priority Goals

Public Services

- Continue on going County support for community and supportive services, with special emphasis on code enforcement, services for the homeless, seniors, at-risk youth, the disabled, veterans and other persons with special needs.
- Participate on and support the Piedmont Regional Continuum of Care to assess the homeless needs and coordinate efforts to address homelessness in Union County.

Housing

- Comply with fair housing planning requirements (as identified in the Analysis of Impediments to Fair Housing Choice).
- Encourage development of a supply of housing that can accommodate diverse incomes and needs.
- Promote a range of housing opportunities to the County's workforce.
- Strengthen existing neighborhoods through the provision of public services, improved access, and compatible land use patterns.
- Encourage preservation of the natural features of neighborhood developments and minimize the visual impacts of the built infrastructure.
- Create incentives to help provide for infill development and develop locational criteria to identify appropriate locations for multi-family developments.

Well-Planned Growth / Economic Development

- Encourage and promote the development and expansion of new and existing businesses and industries by offering a progressive atmosphere for enterprises that will diversify the local economy, expand the tax base, and enhance the quality of life in Union County.
- Identify areas best suited for economic development and make land use and infrastructure decisions to encourage development in those identified areas.

Intergovernmental Coordination and Cooperation

- Identify areas of common interest and agreement among the County and its municipalities to develop and pursue community development initiatives.
- Coordinate planning efforts with municipalities to improve the appearance and image of urban and rural roadways.

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

Geographic Area

Union County is home to fourteen municipalities and of those six municipalities have chosen to participate in the CDBG program: Marshville, Monroe, Stallings, Waxhaw, Weddington, and Wingate. To the west are Waxhaw, Weddington, and Stallings. In the central and northern portions of the County are Monroe (the county seat), Wingate and Marshville are located in eastern Union County. See Map 1 Union County CDBG Program Area.

General Allocation Priorities: Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Union County has not established specific target areas to focus the investment of CDBG funds. In terms of specific geographic distribution of investments, infrastructure improvements and public facilities will be focused primarily in areas with concentrations of low-moderate income population.

Allocations will be made using the rating scale for projects that consider several criteria:

- The severity of the need
- The availability of other funds to ensure project viability
- How the project met national CDBG objectives and goals
- How well the project addressed local needs
- How large the impact will be for residents, i.e. number of beneficiaries

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

Priority Needs

| | | |
|---|------------------------------------|--|
| 1 | Priority Need Name | Public Facilities and Infrastructure |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Middle Large Families Families with Children Elderly Rural Individuals Families with Children |
| | Geographic Areas Affected | |
| | Associated Goals | Improve Public Facilities and Infrastructure Support Growth and Economic Development |
| | Description | <ul style="list-style-type: none"> • Provide and maintain accessible public utility systems capable of accommodating and helping to direct future growth. • Seek Opportunities with Neighboring Jurisdictions to Expand Utility Systems • Explore mechanisms to allocate and reserve water/sewer capacity for future economic development uses. • Work to improve connectivity in existing neighborhoods by repairing or constructing sidewalks and require greater connectivity in new developments. • Consider development of a County land banking system, which would help to coordinate County real estate purchases and reinforce the need for joint-use facilities that efficiently use public funds. • Provide for new and improve existing community facilities and infrastructure. These may include, but are not limited to: parks and recreation facilities; fire equipment; facilities prioritized on the City's ADA Transition Plan; community facilities; and public streets, sidewalks, curbs, rights-of-way. <p>Periodically assess the need for and (when determined to be warranted) pursue Section 108 loans for large-scale public improvement and revitalization projects.</p> |
| | Basis for Relative Priority | High priorities are those identified by the community and municipal partners as the most important activities as they general have a larger more regional impact. These high priority goals will be supported with CDBG funding to the greatest extent. |
| | Priority Need Name | Public Services |
| | Priority Level | Low |

| | | |
|---|------------------------------------|---|
| | Population | Extremely Low Low Moderate Middle Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Developmental Disabilities Victims of Domestic Violence |
| | Geographic Areas Affected | |
| | Associated Goals | Support Delivery of Public Services |
| | Description | <ul style="list-style-type: none"> Continue on going County support for community and supportive services, with special emphasis on code enforcement, services for the homeless, seniors, at-risk youth, the disabled, veterans and other persons with special needs. Participate on and support the Piedmont Regional Continuum of Care to assess the homeless needs and coordinate efforts to address homelessness in Union County. |
| | Basis for Relative Priority | Low priorities are areas where the County and its partners recognize there are needs, however, current institutional delivery systems with dedicated resources currently exist. Therefore, due to the limited CDBG funding, low priority goals, will only receive CDBG funds if excess funds are available. |
| 3 | Priority Need Name | Fair Housing |
| | Priority Level | Low |
| | Population | Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents |
| | Geographic | |

| | | |
|---|------------------------------------|---|
| | Areas Affected | |
| | Associated Goals | Promote Fair Housing |
| | Description | <ul style="list-style-type: none"> • Comply with fair housing planning requirements (as identified in the Analysis of Impediments to Fair Housing Choice). • Encourage development of a supply of housing that can accommodate diverse incomes and needs. • Promote a range of housing opportunities to the County’s workforce. • Strengthen existing neighborhoods through the provision of public services, improved access, and compatible land use patterns. • Encourage preservation of the natural features of neighborhood developments and minimize the visual impacts of the built infrastructure. • Create incentives to help provide for infill development and develop locational criteria to identify appropriate locations for multi-family developments. |
| | Basis for Relative Priority | Low priorities are areas where the County and its partners recognize there are needs, however, current institutional delivery systems with dedicated resources currently exist. Therefore, due to the limited CDBG funding, low priority goals, will only receive CDBG funds if excess funds are available. |
| 4 | Priority Need Name | Well-Planned Growth / Economic Development |
| | Priority Level | Low |
| | Population | Extremely Low Low Moderate Middle |
| | Geographic Areas Affected | |
| | Associated Goals | Support Growth and Economic Development |
| | Description | <ul style="list-style-type: none"> • Encourage and promote the development and expansion of new and existing businesses and industries by offering a progressive atmosphere for enterprises that will diversify the local economy, expand the tax base, and enhance the quality of life in Union County. • Identify areas best suited for economic development and make land use and infrastructure decisions to encourage development in those identified areas. |
| | Basis for Relative Priority | Low priorities are areas where the County and its partners recognize there are needs, however, current institutional delivery systems with dedicated resources currently exist. Therefore, due to the limited CDBG funding, low priority goals, will only receive CDBG funds if excess funds are available. |
| 5 | Priority Need Name | Intergovernmental Coordination and Cooperation |
| | Priority Level | Low |
| | Population | Extremely Low |

| | |
|------------------------------------|--|
| | Low Moderate Middle |
| Geographic Areas Affected | |
| Associated Goals | Promote and Lead Intergovernmental Coordination |
| Description | <ul style="list-style-type: none"> • Identify areas of common interest and agreement among the County and its municipalities to develop and pursue community development initiatives. • Coordinate planning efforts with municipalities to improve the appearance and image of urban and rural roadways. |
| Basis for Relative Priority | Low priorities are areas where the County and its partners recognize there are needs, however, current institutional delivery systems with dedicated resources currently exist. Therefore, due to the limited CDBG funding, low priority goals, will only receive CDBG funds if excess funds are available. |

Table 48 – Priority Needs Summary

Narrative (Optional)

In order to develop five- year priorities for the Consolidated Plan, Union County took several criteria into consideration:

- The severity of the need
- Meeting national CDBG objectives and goals
- How well the project addressed local needs
- Number of beneficiaries and at what income levels

Based on input obtained from the Consolidated Plan development participation process, priority needs for expenditure of CDBG funds have been assigned according to the following ranking:

- High Priority: Activities to address this need will be funded by the County using CDBG funds during the five-year period.
- Low Priority: If CDBG funds are available, activities to address this need may be funded by the County during this five-year period.

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

Influence of Market Conditions

| Affordable Housing Type | Market Characteristics that will influence the use of funds available for housing type |
|--|--|
| Tenant Based Rental Assistance (TBRA) | High rents and low vacancy rates. |
| TBRA for Non-Homeless Special Needs | High rents and low vacancy rates. |
| New Unit Production | Limited supply of affordable housing units. |
| Rehabilitation | Poor condition of limited affordable housing units. |
| Acquisition, including preservation | Limited supply of affordable housing units. |

Table 49 – Influence of Market Conditions

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

Introduction

CDBG funds can be used for a wide range of activities, including housing rehabilitation, economic development, public improvements, and social services, but are restricted in location to the unincorporated areas of Union County and participating Towns within the County. Anticipated resources have been determined through consultation with participating jurisdictions and area nonprofit organizations serving the program area. Only the first year of funding, which is detailed in the 2016 Annual Action Plan is currently committed to CDBG projects. Additional funding for the remainder of the five-year planning period is still subject to project approval and confirmation of matching funds.

Anticipated Resources

| Source | Funding Type | 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 | 759,810 | 0 | 0 | 759,810 | 3,039,240 | |
| City of Monroe | Public-local | Environmental Reviews | 2,500 | | | 2,500 | 12,500 | The City of Monroe will contribute funds for the cost associated with completing the Environmental |

| | | | | | | | | |
|---------------------------|----------------|-----------------------|-------|---|---|-------|--------|---|
| | | | | | | | | Review(s) for projects funded within the City. |
| Town of Marshville | public-local | Environmental Reviews | 0 | | | 0 | 5,000 | The Town of Marshville will contribute funding for the cost associated with completing the Environmental Review(s) for projects funded within the Town. |
| Town of Stallings | Public-local | Environmental Reviews | 0 | | | 0 | 5,000 | The Town of Stallings will contribute funding for the cost associated with completing the Environmental Review(s) for projects funded within the Town. |
| Town of Waxhaw | Public-local | Environmental Reviews | 2,500 | | | 2,500 | 12,500 | The Town of Waxhaw will contribute funding for the cost associated with completing the Environmental Review(s) for projects funded within the Town. |
| Town of Weddington | Public-local | Environmental Reviews | 0 | | | 0 | 5,000 | The Town of Weddington will contribute funding for the cost associated with completing the Environmental Review(s) for projects funded within the Town. |
| Wingate | public - local | Admin and Planning | 7,500 | 0 | 0 | 7,500 | 52,500 | The Town of Wingate will contribute funding for the cost associated with completing the Environmental Review(s) for projects funded within the Town. |

Table 50 - Anticipated Resources

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

Unlike some other federal grant programs, CDBG regulations do not require matching funds on behalf of the Grantee. While there are no federal match requirements for CDBG funds, Union County highly recommends that organizations provide matching funds if possible. Match fund sources include contributions derived from other eligible federal and nonfederal sources and the value of third party in-kind contributions, (i.e. volunteers, personnel, office space, materials, equipment, and supplies). However, while matching funds are not required, applications will receive favorable scoring based on leveraging funds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not Applicable.

Discussion

Union County's 2016 Action Plan covers the time period from July 1, 2016 to June 30 2017. The County's FY17 entitlement amount is \$759,810. While U.S. Department of Housing and Urban Development allocations are critical, they are not sufficient to overcome all barriers and address all needs that low income individuals and families face in attaining self-sufficiency. The County will continue to leverage additional resources and partnerships to successfully provide support and services to the populations in need.

SP-40 Institutional Delivery Structure – 91.215(k)

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

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|---------------------------|-------------------------|---|------------------------|
| UNION COUNTY | Government | Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services | Jurisdiction |
| Town of Waxhaw | Government | Economic Development Non-homeless special needs neighborhood improvements public facilities | Jurisdiction |
| Town of Weddington | Government | Economic Development Non-homeless special needs neighborhood improvements public facilities | Jurisdiction |
| Town of Wingate | Government | Economic Development Non-homeless special needs neighborhood improvements public facilities | Jurisdiction |
| City of Monroe | Government | Economic Development Non-homeless special needs neighborhood improvements public facilities | Jurisdiction |
| Town of Marshville | Government | | Jurisdiction |
| Town of Stallings | | Economic Development | Jurisdiction |

| | | | |
|---|--------------------------|--|--------------|
| | | Non-homeless special needs neighborhood improvements public facilities | |
| UNION COUNTY COMMUNITY SHELTER | Non-profit organizations | Homelessness | Jurisdiction |

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Union County manages the institutional delivery structure surrounding the acceptance and allocation of federal grant funds for Consolidated Plan programs. The goals and objectives of the Strategic Plan could not have been developed without residents’ informed assistance.

Implementation of CDBG funds is overseen by the Department Human Services. The participating jurisdictions and area non-profits will coordinate and assist in the implementation of approved projects, centered on delivering public improvements and facilities. The Union County Board of Commissioners approves projects and programs that meet the County’s goals.

Applications are received and reviewed annually which allows for internal administrative efficiencies, creates a visible public forum for the CDBG program, and provides a more coordinated and effective approach at addressing the County’s human service needs.

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

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|----------------------------|----------------------|-----------------------------|
| Homelessness Prevention Services | | | |
| Counseling/Advocacy | X | X | X |
| Legal Assistance | X | | |
| Mortgage Assistance | X | | |
| Rental Assistance | X | | |
| Utilities Assistance | X | | |
| Street Outreach Services | | | |
| Law Enforcement | X | X | |
| Mobile Clinics | | | |
| Other Street Outreach Services | | | |
| Supportive Services | | | |
| Alcohol & Drug Abuse | X | X | X |
| Child Care | X | X | |
| Education | X | X | |
| Employment and Employment Training | X | X | |
| Healthcare | X | X | |
| HIV/AIDS | X | | |
| Life Skills | X | | |
| Mental Health Counseling | X | X | |
| Transportation | X | X | X |
| Other | | | |
| | | | |

Table 52 - Homeless Prevention Services Summary

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

As part of the institutional delivery system, the County participates in the Piedmont Regional Continuum of Care, a multi-sector group of stakeholders dedicated to ending and preventing homelessness in the County. The PRCC’s primary responsibilities are to coordinate implementation of efforts to prevent and end homelessness. The PRCC is governed by the PRCC Board, which stands as the driving force committed to supporting and promoting a systems change approach to preventing and ending homelessness in the County.

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

As previously discussed in the Needs Assessment section, while services are available to Union County residents, the level of services available is not adequate to meet the needs.

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

Union County continues to participate in regional planning groups and forums to foster collaboration with other agencies and organizations, both private and public. Through collaboration, the County identifies common goals and strategies to avoid overlaps in services and programs and identify potential for leveraging resources to close the needs gap.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Goal Outcome Indicator |
|------------|--|------------|----------|-------------------------------------|-----------------|---|---|
| 1 | Improve Public Facilities and Infrastructure | 2016 | 2020 | Non-Housing Community Development | | Public Facilities and Infrastructure | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted |
| 2 | Support Delivery of Public Services | 2016 | 2020 | Homeless Non-Homeless Special Needs | | Public Services | Public service activities other than Low/Moderate Income Housing Benefit: 4000 Persons Assisted |
| 3 | Promote Fair Housing | 2016 | 2020 | Affordable Housing | | Fair Housing | |
| 4 | Support Growth and Economic Development | 2016 | 2020 | Non-Housing Community Development | | Public Facilities and Infrastructure Well-Planned Growth / Economic Development | |

| | | | | | | | |
|---|---|------|------|---|--|--|--|
| 5 | Promote and Lead Intergovernmental Coordination | 2016 | 2020 | Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development | | Intergovernmental Coordination and Cooperation | |
|---|---|------|------|---|--|--|--|

Table 53 – Goals Summary

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

It is very difficult to provide an exact number for how many beneficiaries will be in each income category. However, the CDBG program will seek to evenly distribute funding as much as possible, among the eligible income categories.

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

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

Not applicable.

Activities to Increase Resident Involvements

The Monroe Housing Authority offers a number of resident programs and supportive services designed to foster self-sufficiency and improve quality of life. The Monroe Housing Authority also partners with a number of community organizations that provide resources to further assist clients.

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

No.

Plan to remove the ‘troubled’ designation

Not applicable.

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

Barriers to Affordable Housing

The County's total housing stock according to the 2012 ACS was 51,271 units. Single-family detached houses account for 83 percent of that total. Real estate is more expensive in a few key areas of Union County than neighboring areas requiring a higher income level to purchase a home. The median price of all homes sold in Union County as of March 2016 \$119,600, according to Zillow.com. The median household income in Union County was \$63,912, which ranks fourth in the State for highest median household income among counties.⁵

The following barriers were identified in the 2012 Analysis to Fair Housing Impediments:

- Lack of knowledge of fair housing law and, specifically, Title VII information; i.e. what is covered, what is not, and what can be done to resolve issues.
- Limited staff and financial resources to conduct educational/outreach and Fair Housing forums. Local efforts are limited to complaint/inquiry response and making appropriate referrals.
- Lack of viable choices in rental and home ownership opportunities for LMI individuals and households.
- Lack of general public's knowledge/education regarding how they can make inquiries and/or complaints concerning possible housing discrimination to Union County.
- Deficiency of existing and new construction of affordable single-family and multi-family dwellings.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The demand to live in Union County increases the pressure on the county's housing market. One of the biggest challenges in the county is the huge disparity between housing costs and what people with low- and moderate-incomes can afford to pay. It is because of these factors that fostering and maintaining the existing supply of affordable housing continues to be a priority for the County. Union County will continue to develop policies that help foster the development of new affordable housing units. Additionally, Union County and its municipal partners will also continue to support the efforts of local non-profit housing providers who carry out strategies to retain and create affordable housing options throughout the region.

⁵ 2015 U.S. Census Small Area Poverty Estimates

SP-60 Homelessness Strategy – 91.215(d)

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

The County will continue to work with and support the Piedmont Regional Continuum of Care, to reach the local homeless populations and assess their needs and identify resources to support the need.

Addressing the emergency and transitional housing needs of homeless persons

Union County does not receive federal funding nor carry out shelter activities. Local non-profit organizations operate shelters and are working to find ways to obtain much needed resources to expand shelter space and homeless prevention programs.

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.

Homeless needs are addressed in the community through other organizations, including the Union County Community Shelter. Union County also has representation on the Piedmont Regional Continuum of Care.

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

The Union County Community Shelter and Community Link operate several programs that provide support to people who are homeless or at-risk of homelessness. Their work includes a focus on several special populations, such as veterans and people with a serious mental illness. The services provided through these programs include:

- Adult Emergency Shelter
- Emergency Family Shelter
- Soup Kitchen
- Hope Pantry
- Amazing Grace Program for Seniors
- Homeless to Rental Housing
- Travelers Aid for those recently released from jail

- Homeless to Housing for Veterans

- Homeownership Programs

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

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

Lead-based paint is most commonly found on windows, trim, doors, railings, columns, porches, and exterior walls, and can be found in buildings before lead-based paint was phased out of homes by 1978. The greatest risk is in homes built before 1950. Generally speaking, the older the home, the more likely it is to have lead-based paint. Based on the 2012 ACS, 71 percent of the housing stock in Union County was built before 1980, making lead-based paint a potential hazard for those living in these units.

The North Carolina Department of Health and Human Services, Division of Public Health, Health Hazards Control Unit administers two lead-based paint programs in North Carolina: The Lead-Based Paint Hazard Management Program for abatement activities (LHMP) and the Lead-Based Paint Hazard Management Program for Renovation, Repair and Painting. The LHMP requires a person who performs an inspection, risk assessment, abatement or abatement design work in a child-occupied facility (such as daycares, pre-schools, etc.) or target housing (built before 1978) to be certified and establishes the requirements for certification, including the oversight of required training. It also requires a person who conducts an abatement of a child-occupied facility or target housing to obtain a permit for the abatement. Beginning January 1, 2010 North Carolina law requires dust sampling technicians, firms, and individuals performing renovation, repair and painting projects for compensation who disturb lead-based paint in homes and child-occupied facilities built before 1978, be certified and follow specific work practices to prevent lead contamination. Child-occupied facilities include, but are not limited to child care facilities and schools with children under the age of 6 years of age that were built before 1978. The RRP program mandates that contractors, property managers and others working for compensation, in homes and child-occupied facilities built before 1978, be trained and use lead-safe work practices. They are also required to provide the lead pamphlet "Renovate Right; Important Lead Hazard Information for Families, Child Care Providers and Schools" to owners and occupants before starting renovation work.⁶

Actions

- Union County ensures the reduction of adverse health effects on area residents caused by rehabilitation of lead-based paint surfaces by providing educational materials to all housing contractors and citizens receiving housing rehabilitation assistance.
- The Union County Children's Environmental Health Childhood Lead Prevention Program protects and improves the health of children from the harmful effects of lead through

⁶ NC Department of Health and Human Services, Division of Public Health, Health Hazards Control Unit

the implementation of the North Carolina Rules Governing Lead Poisoning Prevention in Children, 15A NCAC 18A .3100. Union County Children's Environmental Health coordinates and assists in the environmental investigation of a child who has been lead poisoned.

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

The extent of lead-based paint hazards is discussed in MA-20. The County includes lead testing and abatement procedures in all applicable rehabilitation activities and requires an analysis of lead based paint if a project involves acquisition of pre-1978 multi-family projects. In addition, the County provides educational brochures published by the Environmental Protection Agency to residents on the health hazards of lead-based paint and encourages screening children for elevated blood-lead levels when the housing in which they reside was built prior to 1978.

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

Policies/procedures to ensure compliance include the following:

- Requiring Phase I environmental reports to include an analysis of lead based paint if a project involves acquisition of pre-1978 multi-family projects.
- Rehabilitation projects that involve identified issues with lead based paint are required to include mitigation activities in the work specification write-up.
- Educating the community on the dangers of lead poisoning (through distribution of brochures).

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

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

Union County is committed to reducing the number of households with incomes below the poverty level by supporting programs to motivate and assist them to move toward self-sufficiency. The County will continue to support the efforts of local agencies who are working with consumers who may be at the poverty level or below the poverty level. Jurisdictions work with various service providers and other units of local government to provide low-income citizens with supportive services.

The County provided \$11,933,114 in FY 2014-2015 to address human service needs in the community. These services and programs included children and family services, adult services, daycare, Medicaid, child support, food and nutrition services, Work First program and Program Integrity. These programs and services help to build a foundation upon which individuals and families can find a pathway to self-sufficiency.

As a means of reducing the number of persons with incomes below the poverty line, the County will continue to coordinate its efforts with those of other public and private organizations providing economic development and job training programs.

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

During fiscal year 2016-2017, the County will update the Analysis to Impediments for Fair Housing Choices. Using data garnered from this study, continued public input, and information from stakeholder groups, the County will continue to adjust the plan to address and reduce the number of persons living in poverty.

SP-80 Monitoring – 91.230

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

Monitoring is the responsibility of Union County. At times Union County may include monitoring as a responsibility of a service provider contracted to provide CDBG project administration. However, Union County is aware it is the County's responsibility to ensure monitoring meets or exceeds HUD requirements and grant regulations.

Subrecipient Projects: Monitoring of subrecipient projects has five major components:

- 1) **Grant Applications:** Request for funding applications are made on a standard form and are carefully reviewed and evaluated. Points are given for each criterion covering community need, program effectiveness, financial record, and capacity. Recommendations for funding are based on evaluation of the above criteria.
- 2) **Contractual Agreements:** Union County enters into a two-part contractual grant agreement with each subrecipient. Part I of the agreement describes the tasks to be performed (Scope of Services) with the grant funds, the results to be achieved, and other conditions specific to the project. Part II lists all federal standards that the agency must comply with. Each funded activity is assigned to the Compliance Project Manager. The Project Manager conducts pre-monitoring, desk monitoring, and on-site monitoring visits at least twice per program year.
- 3) **Monitoring Records:** For each subrecipient, the staff will maintain monitoring records that include the following:
 - a. Basic recipient information
 - b. Monitoring Plan- A risk assessment is carried out to determine the appropriate frequency of on-site visits, and the areas to be reviewed, including some or all of: financial management, client eligibility, program effectiveness, property, procurement, program income, fair housing, and equal opportunity information
 - c. Subrecipient training and/or technical assistance provided
 - d. Review of the agency's CPA audit (when applicable)
 - e. Quarterly financial reports and monthly draw requests from the subrecipient
 - f. Quarterly or monthly progress reports, whichever is required per the subrecipient agreement
 - g. On-site monitoring reports
 - h. Correspondence and notes of significant telephone conversations

On-Site Visits: Staff will perform on-site monitoring reviews at least quarterly, depending on the assessment of risk for non-compliance. Program operations are observed, subrecipient staff is interviewed, client eligibility confirmed, and financial and programmatic reports verified from original documentation.

Long-Term Compliance: Activities involving real property acquisitions or improvement require long-term compliance with the original purpose of the federal assistance. Union County will establish a method of inventorying all CDBG Real Property and will update this inventory annually, and confirm that such property is still being used for the intended purpose.

Staff will develop detailed guidelines for monitoring subrecipients to ensure more standardized and comprehensive reviews. Staff will monitor the federally funded projects that are implemented by the County through simple project tracking and management reporting systems. This process includes monthly progress reports, financial reports and meeting reports; and review of project expenditures on a monthly basis to ensure they are in line with the project budget.

Expected Resources

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

Introduction

CDBG funds can be used for a wide range of activities, including housing rehabilitation, economic development, public improvements and social services, but are restricted in location to the unincorporated areas of Union County and participating Towns within the County. Anticipated resources have been determined through consultation with participating jurisdictions and area nonprofit organizations serving the program area. Only the first year of funding, which is detailed in the 2016 Annual Action Plan is currently committed to CDBG projects. Additional funding for the remainder of the five-year planning period is still subject to project approval and confirmation of matching funds.

Anticipated Resources

| Source | Funding Type | 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 | 759,810 | 0 | 0 | 759,810 | 3,039,240 | |

| | | Public Services | | | | | | |
|---------------------------|--------------|-----------------------|-------|--|--|-------|--------|---|
| City of Monroe | Public-local | Environmental Reviews | 2,500 | | | 2,500 | 12,500 | The City of Monroe will contribute funds for the cost associated with completing the Environmental Review(s) for projects funded within the City. |
| Town of Marshville | public-local | Environmental Reviews | 0 | | | 0 | 5,000 | The Town of Marshville will contribute funding for the cost associated with completing the Environmental Review(s) for projects funded within the Town. |
| Town of Stallings | Public-local | Environmental Reviews | 0 | | | 0 | 5,000 | The Town of Stallings will contribute funding for the cost associated with completing the Environmental Review(s) for projects funded within the Town. |
| Town of Waxhaw | Public-local | Environmental Reviews | 2,500 | | | 2,500 | 12,500 | The Town of Waxhaw will contribute funding for the cost associated with completing the Environmental Review(s) for projects funded within the Town. |

| | | | | | | | | |
|---------------------------|--------------|-----------------------|-------|---|---|-------|--------|---|
| Town of Weddington | Public-local | Environmental Reviews | 0 | | | 0 | 5,000 | The Town of Weddington will contribute funding for the cost associated with completing the Environmental Review(s) for projects funded within the Town. |
| Wingate | public-local | Admin and Planning | 7,500 | 0 | 0 | 7,500 | 52,500 | The Town of Wingate will contribute funding for the cost associated with completing the Environmental Review(s) for projects funded within the Town. |

Table 54 - 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

Unlike some other federal grant programs, CDBG regulations do not require matching funds on behalf of the Grantee. While there are no federal match requirements for CDBG funds, Union County highly recommends that organizations provide matching funds, if possible. Match fund sources include contributions derived from other eligible federal and nonfederal sources and the value of third party in-kind contributions, (i.e. volunteers, personnel, office space, materials, equipment, and supplies). However, while matching funds are not required, applications will receive favorable scoring based on leveraging funds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable.

Discussion

Union County's 2016 Action Plan covers the time period from July 1, 2016 to June 30 2017. The County's FY17 entitlement amount is \$759,810. While HUD's CDBG allocations are critical, they are not sufficient to overcome all barriers and address all needs that low income individuals and families face in attaining self-sufficiency. The County will continue to leverage additional resources and partnerships to successfully provide support and services to the populations in need.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|-------------------------------------|-----------------|--------------------------------------|---------|--|
| 1 | Improve Public Facilities and Infrastructure | 2016 | 2020 | Non-Housing Community Development | | | | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted |
| 2 | Support Delivery of Public Services | 2016 | 2020 | Homeless Non-Homeless Special Needs | | Public Facilities and Infrastructure | | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4000 Persons Assisted |

Table 55 – Goals Summary

Projects

AP-35 Projects – 91.220(d)

Introduction

The 2016 Annual Action Plan describes how Union County will use formula funds from the U.S. Department of Housing and Urban Development (HUD) to meet the County's affordable housing and community development needs in the first year covered by the 2016-2020 Consolidated Plan. It provides a summary of specific actions, activities, and programs that will take place during the upcoming program year to address the priority needs and goals identified in the Consolidated Plan. The Action Plan also includes annual allocations and budgets. Union County's Department of Human Service is responsible for developing and implementing the 2016 - 2020 Consolidated Plan, including its Annual Action Plans, in conjunction with partner municipalities.

Projects

| # | Project Name |
|---|--|
| 1 | Monroe: Lomax Street- Small Area Project |
| 2 | Waxhaw: Howie Mine Road Sidewalk Improvement |
| 3 | Wingate: Evans Street Water Project |
| 4 | Wingate: E. Wilson Street Sidewalk Project |
| 5 | Wingate: Old Hwy 74 Waterline Project |
| 6 | Wingate: Faculty-Jeffery Street Water Line Project |
| 7 | Union County Community Shelter: Allen Street Clearance Project |
| 8 | 2016 Administration & Planning |

Table 56 – Project Information

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

Union County has made allocations for 2016AAP based upon the priorities of the 2016-2020 Consolidated Plan and citizen and community input.

Additional factors that contributed to targeting funds to specific activities are:

- The stated needs, analysis, and objectives in the 2016-2020 Consolidated Plan
- Compliance with HUD entitlement grants (CDBG) rules and regulations

AP-38 Project Summary

Project Summary Information

| | | |
|---|--|---|
| 1 | Project Name | Monroe: Concord Avenue Sidewalk Project |
| | Target Area | |
| | Goals Supported | Improve Public Facilities and Infrastructure |
| | Needs Addressed | Public Facilities and Infrastructure |
| | Funding | CDBG: \$270,000 City of Monroe: \$2,500 |
| | Description | In October of 2015 the City of Monroe Adopted the Concord Avenue Area Master Plan with the purpose and intent to improve the safety, appeal of the Concord Avenue corridor through revitalization efforts. A valuable component of this plan is to provide safer pedestrian corridors and access. This project will provide new sidewalk at Concord Avenue from Engleside Street to Lomax Street (1,880 linear feet). |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | For the project area 65% of households are LMI. |
| | Location Description | Engleside to Lomax Street in Monroe. |
| | Planned Activities | Construction of 1,880 feet of new sidewalk. |
| 2 | Project Name | Waxhaw: Howie Mine Road Sidewalk Improvement |
| | Target Area | |
| | Goals Supported | Improve Public Facilities and Infrastructure |
| | Needs Addressed | Public Facilities and Infrastructure |
| | Funding | CDBG: \$35,000 |

| | |
|--|---|
| | Town of Waxhaw: \$2,500 |
| Description | The Town Council of Waxhaw has identified Howie Mine Road as an area of need and has focused on the neighborhood for community development projects. This project consists of the replacement of 2,265 ft. of aging sidewalk in Waxhaw. |
| Target Date | 12/1/2017 |
| Estimate the number and type of families that will benefit from the proposed activities | Approximately 20 households would benefit from the project. |
| Location Description | Howie Mine Road in Waxhaw. |
| Planned Activities | Replace 2,265 feet of aging sidewalks in Waxhaw. |
| 3 Project Name | Wingate: Evans Street Water Project |
| Target Area | |
| Goals Supported | Improve Public Facilities and Infrastructure |
| Needs Addressed | Public Facilities and Infrastructure |
| Funding | CDBG: \$60,000 Town of Wingate: \$2,500 |
| Description | The Town of Wingate has identified areas of their utility system that contain aging galvanized water pipe. The Evans Street portion of the project calls for the replacement of existing pipe with 2" PVC. The new water line will serve four homes. The USDA has provided funding for the Marsh St. and South Camden Street portions of the project. |
| Target Date | 12/1/2017 |
| Estimate the number and type of families that will benefit from the proposed activities | Approximately four households will directly benefit from this project. |
| Location Description | Evans Street in Wingate. |

| | | |
|---|--|---|
| | Planned Activities | Replace aging galvanized water lines along Evans Street. |
| 4 | Project Name | Wingate: E. Wilson Street Sidewalk Project |
| | Target Area | |
| | Goals Supported | Improve Public Facilities and Infrastructure |
| | Needs Addressed | Public Facilities and Infrastructure |
| | Funding | CDBG: \$17,000 Town of Weddington: \$1,250 |
| | Description | The E. Wilson Street project consists of the construction of 1,600 linear feet of sidewalk that would connect the Town of Wingate's existing sidewalk system to the town's greenway system. |
| | Target Date | 1/10/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | A & E services leading to the eventual construction of new sidewalks connecting existing sidewalks to the Town's greenway system. |
| | Location Description | E. Wilson Street in Wingate |
| | Planned Activities | Design and construct 1,600 linear feet of sidewalk. |
| 5 | Project Name | Wingate: Old Hwy 74 Waterline Project |
| | Target Area | |
| | Goals Supported | Improve Public Facilities and Infrastructure |
| | Needs Addressed | Public Facilities and Infrastructure |
| | Funding | CDBG: \$35,000 |
| | Description | The Town of Wingate has identified this project as a high priority to replace approximately 550 feet of aging 2" galvanized utility line with 2" PVC pipe. |
| | Target Date | 6/30/2017 |

| | | |
|------------------------|--|---|
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately ten households will benefit from this project. |
| | Location Description | Along Old Hwy 74 in the Town of Wingate. |
| | Planned Activities | Replace approximately 550 feet of aging 2" galvanized utility line with 2" PVC pipe. |
| 6 | Project Name | Wingate: Faculty-Jeffery Street Water Line Project |
| | Target Area | |
| | Goals Supported | Improve Public Facilities and Infrastructure |
| | Needs Addressed | Public Facilities and Infrastructure |
| | Funding | CDBG: \$71,000 Town of Waxhaw: \$2,500 |
| | Description | The Town of Wingate has identified this project as a high priority to replace approximately 800 feet of asbestos concrete utility piping with 6" PVC pipe. This line serves as a major transmission line within the Town of Wingate utility system. |
| | Target Date | 6/30/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | As this project involves repair of a major transmission line within the utility system, the impact is Town wide. Potentially impacting more than 1000 residents. |
| | Location Description | Project will take from Faculty Street to Jeffery Street within the Town of Wingate |
| | Planned Activities | Replace approximately 800 feet of asbestos concrete utility piping with 6" PVC pipe. This line serves as a major transmission line within the Town of Wingate utility system. |
| | 7 | Project Name |
| Target Area | | |
| Goals Supported | | Improve Public Facilities and Infrastructure |

| | | |
|---|--|---|
| | Needs Addressed | Public Facilities and Infrastructure |
| | Funding | CDBG: \$15,200 |
| | Description | The Union County Community Shelter is currently fundraising to construct a new homeless shelter in Union County to be located on Skyway Drive in Monroe, NC. The Community Shelter is currently housed within an aging 7,000 sq. ft. facility with limited ability to meet the growing demand for services. The new 20,000 sq. ft. facility should more than double their capacities to meet the need in Union County and will also provide opportunities to expand the level of services currently offered. The Union County Community Shelter has already been granted a 4.3-acre site from the City of Monroe. |
| | Target Date | 12/31/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | This project would lead to the eventual construction of a new homeless shelter that would serve up to 4,000 area residents annually. |
| | Location Description | Off Skyway Drive in Monroe. |
| | Planned Activities | CDBG funds would be used for clearance activities. |
| 8 | Project Name | 2016 Administration & Planning |
| | Target Area | |
| | Goals Supported | |
| | Needs Addressed | |
| | Funding | CDBG: \$151,962 |
| | Description | General program administration and planning activities. |
| | Target Date | 6/30/2017 |

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

Union County is home to fourteen municipalities and of those six municipalities have chosen to participate in the CDBG program: Marshville, Monroe, Stallings, Waxhaw, Weddington, and Wingate. To the west are Waxhaw, Weddington, and Stallings. In the central and northern portions of the County are Monroe (the county seat), Wingate and Marshville are located in eastern Union County. See Appendix C: Map 1 Union County CDBG Project Area.

Union County has not established specific target areas to focus the investment of CDBG funds. In terms of specific geographic distribution of investments, infrastructure improvements and public facilities will be focused primarily in areas with concentrations of low-moderate income population.

Allocations will be made using the rating scale for projects that consider several criteria:

- The severity of the need
- The availability of other funds to ensure project viability
- How the project met national CDBG objectives and goals
- How well the project addressed local needs
- How large the impact will be for residents, i.e. number of beneficiaries

Geographic Distribution: Rationale for the priorities for allocating investments geographically

Geography was not used to determine funding allocation priorities for the county. There are no blighted areas in specific geographical areas that have disproportionate needs. Allocations and use of funds is determined through a competitive application process open to all eligible organizations.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Union County has identified affordable housing as a low priority for the CDBG program, and recognizes that gaps do exist within the affordable housing realm. However, given the limited funds made available, projects with housing benefits will center on providing updated and new infrastructure and facilities to serve housing units across the County. Current institutional delivery systems with dedicated resources currently exist that provide for increasing and sustaining affordable housing units in Union County. Therefore, due to the limited CDBG funding, low priority goals, will only receive CDBG funds if excess funds are available. As Union County lays the foundation for the CDBG program, it is anticipated in future Consolidated Plans, assistance may be available to support affordable housing initiatives.

| One Year Goals for the Number of Households to be Supported | |
|---|----|
| Homeless | 0 |
| Non-Homeless | 50 |
| Special-Needs | 0 |
| Total | 0 |

Table 57 - One Year Goals for Affordable Housing by Support Requirement

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

Table 58 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

Union County does not maintain nor support any public housing, the Monroe Housing Authority is the local entity with the sole responsibility for management and maintenance of public housing.

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

Not applicable.

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

The Monroe Housing Authority offers a number of resident programs and supportive services designed to foster self-sufficiency and improve quality of life. The Monroe Housing Authority also partners with a number of community organizations that provide resources to assist clients.

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

Not applicable.

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

Introduction

Homeless prevention resources are available in Union County, however are concentrated within the City of Monroe. The resources available fall short of providing adequate services to meet the growing needs of both the emerging homeless population and residents who are at risk of becoming homeless. While gaps do exist there are strong non-profit organizations working in coordination to ensure this population is served.

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 County will continue to work with and support the Piedmont Regional Continuum of Care, to reach the local homeless populations and assess their needs and identify resources to support the need.

Addressing the emergency shelter and transitional housing needs of homeless persons

Union County does not receive federal funding nor carry out shelter activities. Local non-profit organizations operate shelters and are working to find ways to obtain much needed resources to expand shelter space and homeless prevention programs.

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.

Homeless needs are addressed in the community through other organizations, including but not limited to the Union County Community Shelter. Union County also has representation on the Piedmont Regional Continuum of Care.

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 Union County Community Shelter and Community Link operate several programs that provide support to people who are homeless or at-risk of homelessness. Their work includes a focus on several special populations, such as veterans and people with a serious mental illness. The services provided through these programs include:

- Adult Emergency Shelter
- Emergency Family Shelter
- Soup Kitchen
- Hope Pantry
- Amazing Grace Program for Seniors
- Case Management
- Homeless to Rental Housing
- Travelers Aid for those recently released from jail
- Homeless to Housing for Veterans
- Homeownership Programs

Discussion

The Piedmont Regional Continuum of Care has developed a Regional Committee Plan that details a systematic approach for providing referrals to support resources to ensure clients are connected to community services that will assist them in addressing their current housing needs. This includes stabilizing housing for persons with developmental disabilities and providing transportation.

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

Introduction:

The County's total housing stock according to the 2012 ACS five-year estimates was 51,271 units. Single-family detached houses account for 83 percent of that total. Real estate is more expensive in a few key areas of Union County than neighboring areas requiring a higher income level to purchase a home. The median price of all homes sold in Union County as of March 2016 \$119,600, according to Zillow.com. The median household income in Union County was \$63,912, which ranks fourth in the State for highest median household income among counties (2015 U.S. Census Small Area Poverty Estimates).

The following barriers were identified in the 2012 Analysis to Fair Housing Impediments:

- Lack of knowledge of fair housing law and, specifically, Title VII information; i.e. what is covered, what is not, and what can be done to resolve issues.
- Limited staff and financial resources to conduct educational/outreach and Fair Housing forums. Local efforts are limited to complaint/inquiry response and making appropriate referrals.
- Lack of viable choices in rental and home ownership opportunities for LMI individuals and households.
- Lack of general public's knowledge/education regarding how they can make inquiries and/or complaints concerning possible housing discrimination to Union County.
- Deficiency of existing and new construction of affordable single-family and multi-family dwellings.

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 demand to live in Union County increases the pressure on the county's housing market. One of the biggest challenges in the county is the huge disparity between housing costs and what people with low and moderate incomes can afford to pay. It is because of these factors that fostering and maintaining the existing supply of affordable housing continues to be a priority for the County. Union County will continue to develop policies that help foster the development of new affordable housing units. Additionally, Union County and its municipal partners will also continue to support the efforts of local housing providers who carry out strategies to retain and create affordable housing options throughout the region.

AP-85 Other Actions – 91.220(k)

Introduction:

This section discusses the Union County's and area non-profit's efforts in addressing the underserved needs, expanding and preserving affordable housing, reducing lead-based paint hazards, and developing institutional structure for delivering housing and community development activities.

Actions planned to address obstacles to meeting underserved needs

The County will continue to work with area agencies, the Piedmont Regional Continuum of Care agency, and other public and governmental agencies to find solutions that leverage the resources available and to efficiently and effectively meet program goals.

Whenever possible, the County will work to leverage CDBG funds and continue to work to identify additional opportunities.

Actions planned to foster and maintain affordable housing

The demand to live in Union County increases the pressure on the county's housing market. One of the biggest challenges in the county is the huge disparity between housing costs and what people with low- and moderate-incomes can afford to pay. It is because of these factors that fostering and maintaining the existing supply of affordable housing continues to be a priority for the County. Union County will continue to develop policies that help foster the development of new affordable housing units. Additionally, Union County and its municipal partners will also continue to support the efforts of local non-profit housing providers who carry out strategies to retain and create affordable housing options throughout the region.

Actions planned to reduce lead-based paint hazards

Union County ensures the reduction of adverse health effects on area residents caused by rehabilitation of lead-based paint surfaces by providing educational materials to all housing contractors and citizens receiving housing rehabilitation assistance. The Union County Children's Environmental Health Childhood Lead Prevention Program protects and improves the health of children from the harmful effects of lead through the implementation of the North Carolina Rules Governing Lead Poisoning Prevention in Children, 15A NCAC 18A .3100. Union County Children's Environmental Health coordinates and assists in the environmental investigation of a child who has been lead poisoned.

Actions planned to reduce the number of poverty-level families

Union County is committed to reducing the number of households with incomes below the poverty level by supporting programs to motivate and assist them to move toward self-sufficiency. The County will continue to support the efforts of local agencies who are working with consumers who may be at the poverty level or below the poverty level. Jurisdictions work with various service providers and other units of local government to provide low-income citizens with supportive services.

The County provided \$11,933,114 in FY 2014-2015 to address human service needs in the community. These services and programs included children and family services, adult services, daycare, Medicaid, child support, food and nutrition services, Work First program and Program Integrity. These programs and services help to build a foundation upon which individuals and families can find a pathway to self-sufficiency.

As a means of reducing the number of persons with incomes below the poverty line, the County will continue to coordinate efforts with other public and private organizations providing economic development and job training programs.

Actions planned to develop institutional structure

Union County manages the institutional delivery structure surrounding the acceptance and allocation of federal grant funds for Consolidated Plan programs. The goals and objectives of the Strategic Plan could not have been developed without residents' informed assistance.

Implementation of CDBG funds is overseen by the Department Human Services. The participating jurisdictions and area non-profits will coordinate and assist in the implementation of approved projects, centered on delivering public improvements and facilities. The Union County Board of Commissioners approves projects and programs that meet the County's goals.

As the program matures during the course of the five year planning period Union County will work to expand the departments and area non-profit agencies involved in the institutional delivery system for the CDBG program.

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

Coordination between providers is essential to improve the conditions and address gaps in services for Union County residents. Actions planned to enhance coordination between public and private housing and social service agencies include:

- Encourage agencies to work together to apply for CDBG funds to leverage resources to the fullest extent.
- As requests align with the Consolidated Plan goals, provide CDBG funds to eligible projects for housing and social services.
- Continue working with the Piedmont Regional Continuum of Care (PRCC) to address issues of poverty and homelessness.
- Inform agencies about the benefits of participating in the PRCC for providers and clients.
- Offer referrals to organizations that would benefit from the leadership, programs, services, or collaboration with other organizations.

Discussion:

Union County will be working to continually develop a more robust Consolidated Plan over the first few years as an entitlement community. This is the first year as an entitlement community for Union County. The County has few internal resources and limited funding, however the County will continue to work with identified local partners to expand existing opportunities and develop new programs that address the needs of our low and moderate income residents.

Program Specific Requirements

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

Introduction:

**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

Discussion:

Union County will receive \$759, 810 in CDBG funds for the first year of the Consolidated Plan (2016). Project administration and planning (20 percent of the total allocation) are excluded from the LMI benefit calculation. The remaining \$607,848 will be allocated for program activities for the 2016 program year. It is estimated that 100% of the funds will be used to benefit persons of low and moderate income during the 2016 Action Plan performance period.

Appendix A: Survey of Needs

1. Do you live or work in Union County?

- Yes
- No
- Don't Know

2. What is your home ZIP code?

3. What is your work ZIP code?

4. What neighborhood do you live in?

(If you do not live in Union, but work within the County please list the neighborhood in which you work)

Thinking about your neighborhood, and the facilities and services currently available, please rate the level of need for improvements in the areas below.

(Choose a number between 1 and 5 for each area below. A rating of 1 indicates very little need, while a rating of 5 indicates a critical, top priority need. A rating of “?” indicates you “do not know.”)

5. Overall Needs

| | 1 | 2 | 3 | 4 | 5 | ? |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Improve City Facilities Providing Public Services (such as Parks, Libraries, Fire Stations) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Improve Non-profit Facilities Providing Community Services (such as Senior Centers, Youth Centers, Food Banks) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Create More Affordable Housing Available to Low Income Residents | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Create More Jobs Available to Low Income Residents | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Other (please specify) | <input type="text"/> | | | | | |

6. Public Facilities

| | 1 | 2 | 3 | 4 | 5 | ? |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Senior Centers | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Youth Centers | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Centers for the Disabled | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Homeless Facilities (Transitional Housing & Emergency Shelters) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Facilities for Persons with HIV/AIDS | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Health Care Facilities | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Mental Health Care Facilities | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Fire Stations | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Libraries | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Parks and Recreational Facilities | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Educational Facilities | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Police Stations | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Child Care Centers | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Facilities for Abused, Abandoned and Neglected Children | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Other (please specify)

7. Infrastructure and Neighborhood Improvements

| | 1 | 2 | 3 | 4 | 5 | ? |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Water/Sewer Improvements | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Street Improvements | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Stormwater and Drainage Improvements | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| ADA Accessibility to Public Facilities | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Sidewalk Improvements | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Lighting Improvements | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Neighborhood Signage | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| New or Renovated Playgrounds | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Cleanup up of Contaminated Sites | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Other (please specify)

8. Public Services

| | 1 | 2 | 3 | 4 | 5 | ? |
|--------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Senior Services | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Disability Services | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Legal Services | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Youth Services | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Transportation Services | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Substance Abuse Services | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Battered and Abused Spouses Services | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Homeless Services | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Food Banks | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Services for Persons with HIV/AIDS | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Tenant/Landlord Counseling Services | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Child Care Servicer | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Mental Health Service | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Lead Based Paint/Lead Hazard Screens | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Housing Counseling | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Other (please specify)

9. Economic Development: Job Creation in Low Income Neighborhoods

| | 1 | 2 | 3 | 4 | 5 | ? |
|---|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Financial Assistance for Low Income Residents for Business Expansion and Job Creation | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Public Improvements to Commercial/Industrial Sites | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Financial Assistance for Low Income Individuals to Create a Small Business | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Microenterprise Assistance for Business Expansion (5 or few employees) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Store Front Improvements in Low Income Neighborhoods | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Other (please specify)

10. Housing

| | 1 | 2 | 3 | 4 | 5 | ? |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Owner-Occupied Housing Rehabilitation | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Homeownership Assistance | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Increase Affordable Rental Housing Inventory | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Rental Assistance (Tenant Based Rental Assistance) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Code Enforcement Activities in Low Income Neighborhoods | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Housing for Other Special Needs (such as elder and person with disabilities) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Rental Housing Rehabilitation | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Fair Housing Outreach and Testing | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Housing Accessibility Improvements | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Energy Efficiency and Sustainability Improvements | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Permanent Housing for Homeless | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Other (please specify)

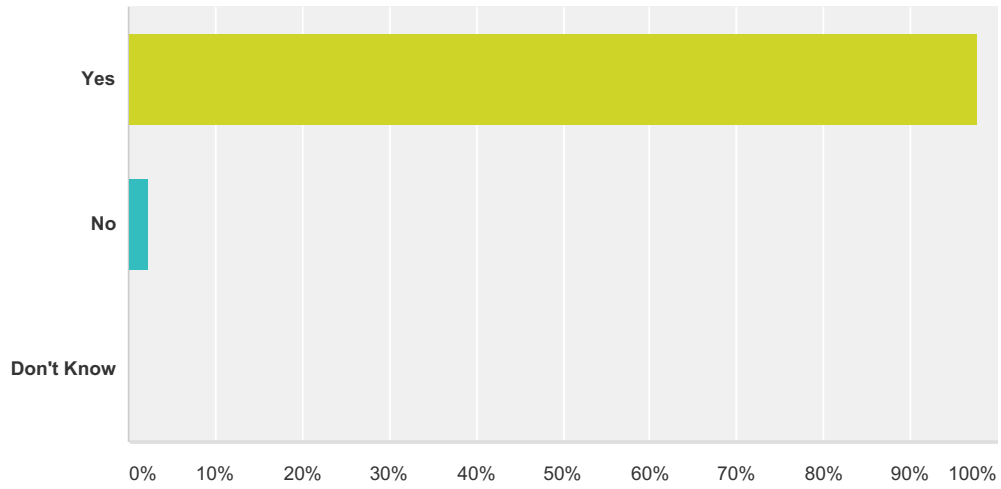
11. Optional: What is your email address?

(If you provide your email address you will be included on the Community Development Block Grant distribution list, which includes updated on funded projects, public meetings, and the Consolidated Plan process)

THANK YOU for completing the survey. If you preferred to complete a hard copy please return the completed survey to Victoria Rittenhouse, Centralina Council of Governments, 525 N. Tryon Street, Charlotte, NC 28202, or Fax (704-347-4710) or, email to vriddenhouse@centralina.org

Q1 Do you live or work in Union County?

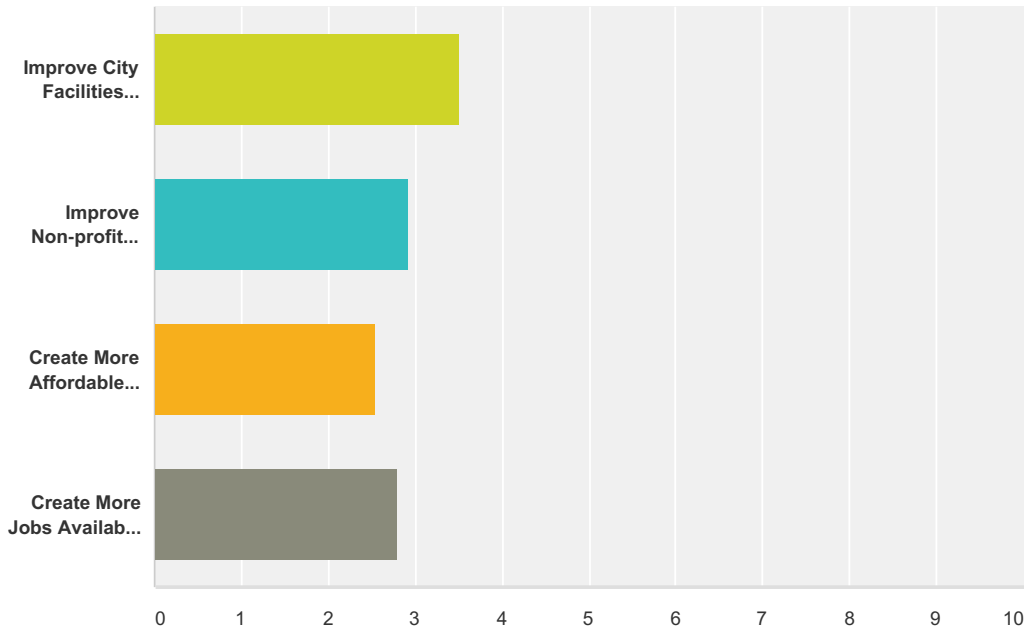
Answered: 45 Skipped: 1



| Answer Choices | Responses | |
|----------------|-----------|-----------|
| Yes | 97.78% | 44 |
| No | 2.22% | 1 |
| Don't Know | 0.00% | 0 |
| Total | | 45 |

Q5 Overall Needs

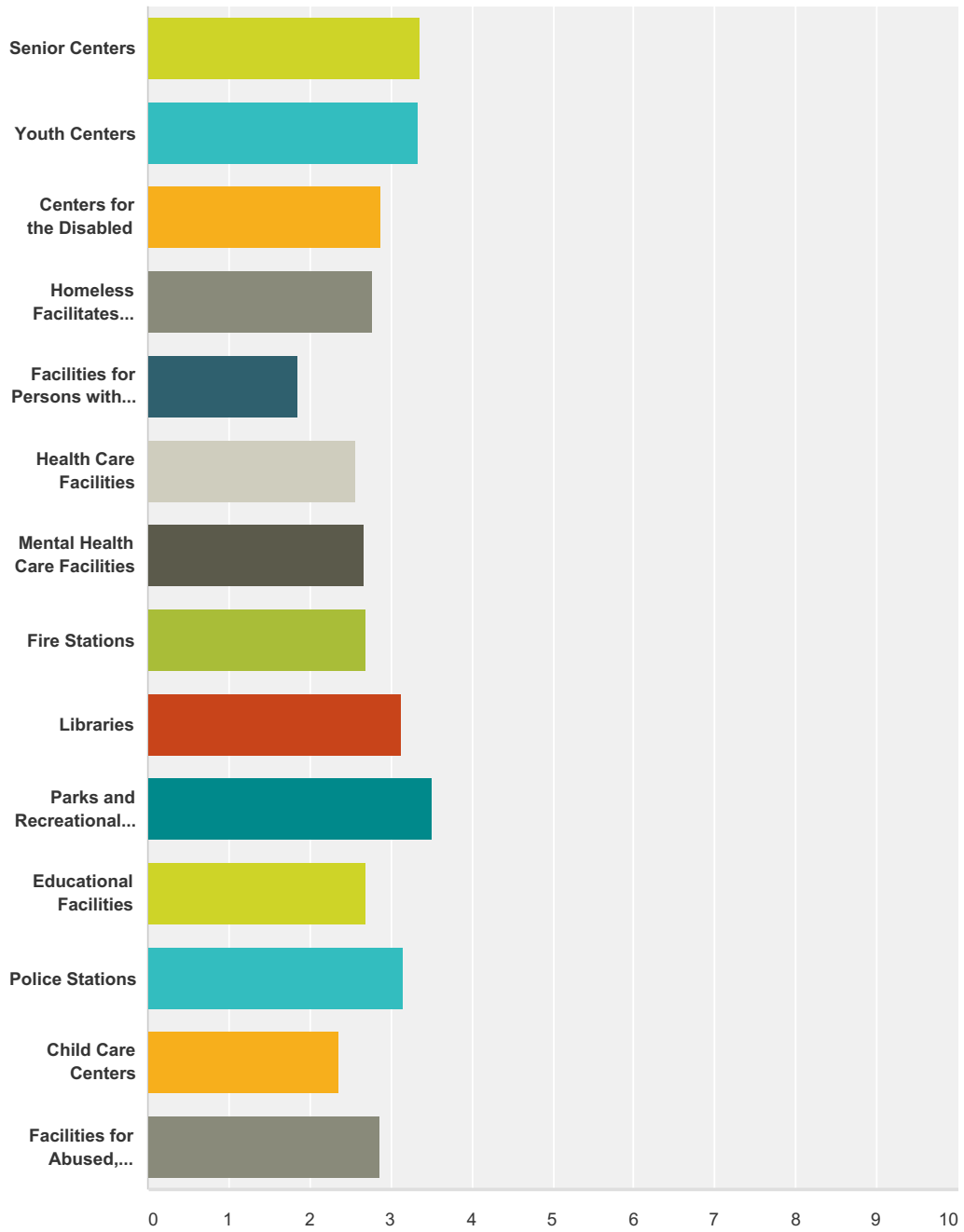
Answered: 44 Skipped: 2



| | 1 | 2 | 3 | 4 | 5 | ? | Total | Weighted Average |
|--|--------------|-------------|--------------|--------------|--------------|-------------|-------|------------------|
| Improve City Facilities Providing PublicServices (such as Parks, Libraries, FireStations) | 11.36% 5 | 13.64% 6 | 15.91% 7 | 20.45% 9 | 36.36% 16 | 2.27% 1 | 44 | 3.50 |
| Improve Non-profit Facilities ProvidingCommunity Services (such as SeniorCenters, Youth Centers, Food Banks) | 11.36% 5 | 4.55% 2 | 18.18% 8 | 31.82% 14 | 18.18% 8 | 15.91% 7 | 44 | 2.93 |
| Create More Affordable HousingAvailable to Low Income Residents | 31.82% 14 | 4.55% 2 | 27.27% 12 | 15.91% 7 | 13.64% 6 | 6.82% 3 | 44 | 2.55 |
| Create More Jobs Available to LowIncome Residents | 22.73% 10 | 11.36% 5 | 22.73% 10 | 15.91% 7 | 20.45% 9 | 6.82% 3 | 44 | 2.80 |

Q6 Public Facilities

Answered: 37 Skipped: 9



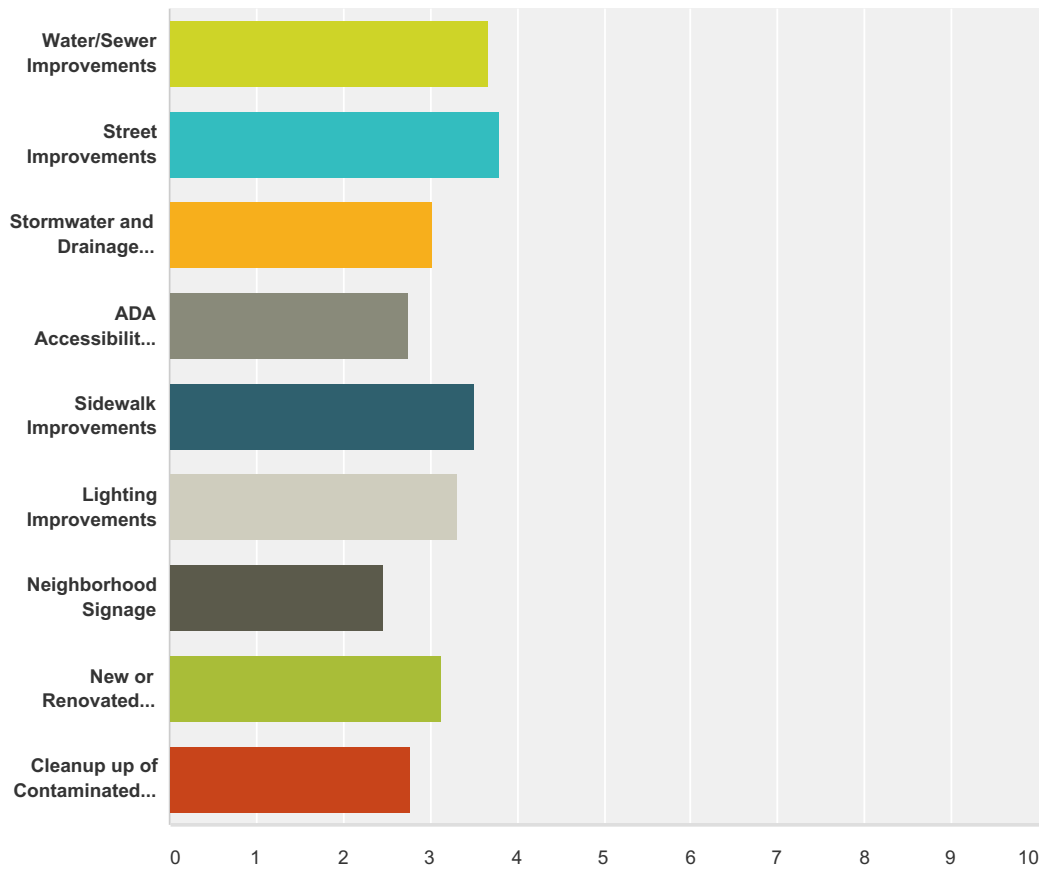
| | 1 | 2 | 3 | 4 | 5 | ? | Total | Weighted Average |
|--------------------------|-------------|-------------|-------------|--------------|--------------|-------------|-------|------------------|
| Senior Centers | 11.11% 4 | 8.33% 3 | 13.89% 5 | 25.00% 9 | 33.33% 12 | 8.33% 3 | 36 | 3.36 |
| Youth Centers | 10.81% 4 | 13.51% 5 | 10.81% 4 | 32.43% 12 | 27.03% 10 | 5.41% 2 | 37 | 3.35 |
| Centers for the Disabled | 8.11% 3 | 16.22% 6 | 18.92% 7 | 24.32% 9 | 18.92% 7 | 13.51% 5 | 37 | 2.89 |

Union County CDBG Survey of Needs- Residents

| | | | | | | | | |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|--------------------|----|------|
| Homeless Facilities (Transitional Housing & Emergency Shelters) | 24.32% 9 | 8.11% 3 | 16.22% 6 | 13.51% 5 | 27.03% 10 | 10.81% 4 | 37 | 2.78 |
| Facilities for Persons with HIV/AIDS | 27.03% 10 | 21.62% 8 | 18.92% 7 | 8.11% 3 | 5.41% 2 | 18.92% 7 | 37 | 1.86 |
| Health Care Facilities | 21.62% 8 | 18.92% 7 | 18.92% 7 | 21.62% 8 | 10.81% 4 | 8.11% 3 | 37 | 2.57 |
| Mental Health Care Facilities | 16.22% 6 | 16.22% 6 | 13.51% 5 | 24.32% 9 | 16.22% 6 | 13.51% 5 | 37 | 2.68 |
| Fire Stations | 16.22% 6 | 21.62% 8 | 18.92% 7 | 21.62% 8 | 13.51% 5 | 8.11% 3 | 37 | 2.70 |
| Libraries | 16.22% 6 | 8.11% 3 | 35.14% 13 | 13.51% 5 | 24.32% 9 | 2.70% 1 | 37 | 3.14 |
| Parks and Recreational Facilities | 10.81% 4 | 8.11% 3 | 16.22% 6 | 35.14% 13 | 27.03% 10 | 2.70% 1 | 37 | 3.51 |
| Educational Facilities | 14.29% 5 | 11.43% 4 | 20.00% 7 | 28.57% 10 | 11.43% 4 | 14.29% 5 | 35 | 2.69 |
| Police Stations | 13.51% 5 | 13.51% 5 | 21.62% 8 | 18.92% 7 | 27.03% 10 | 5.41% 2 | 37 | 3.16 |
| Child Care Centers | 10.81% 4 | 29.73% 11 | 24.32% 9 | 16.22% 6 | 5.41% 2 | 13.51% 5 | 37 | 2.35 |
| Facilities for Abused, Abandoned and Neglected Children | 11.11% 4 | 16.67% 6 | 16.67% 6 | 16.67% 6 | 25.00% 9 | 13.89% 5 | 36 | 2.86 |

Q7 Infrastructure and Neighborhood Improvements

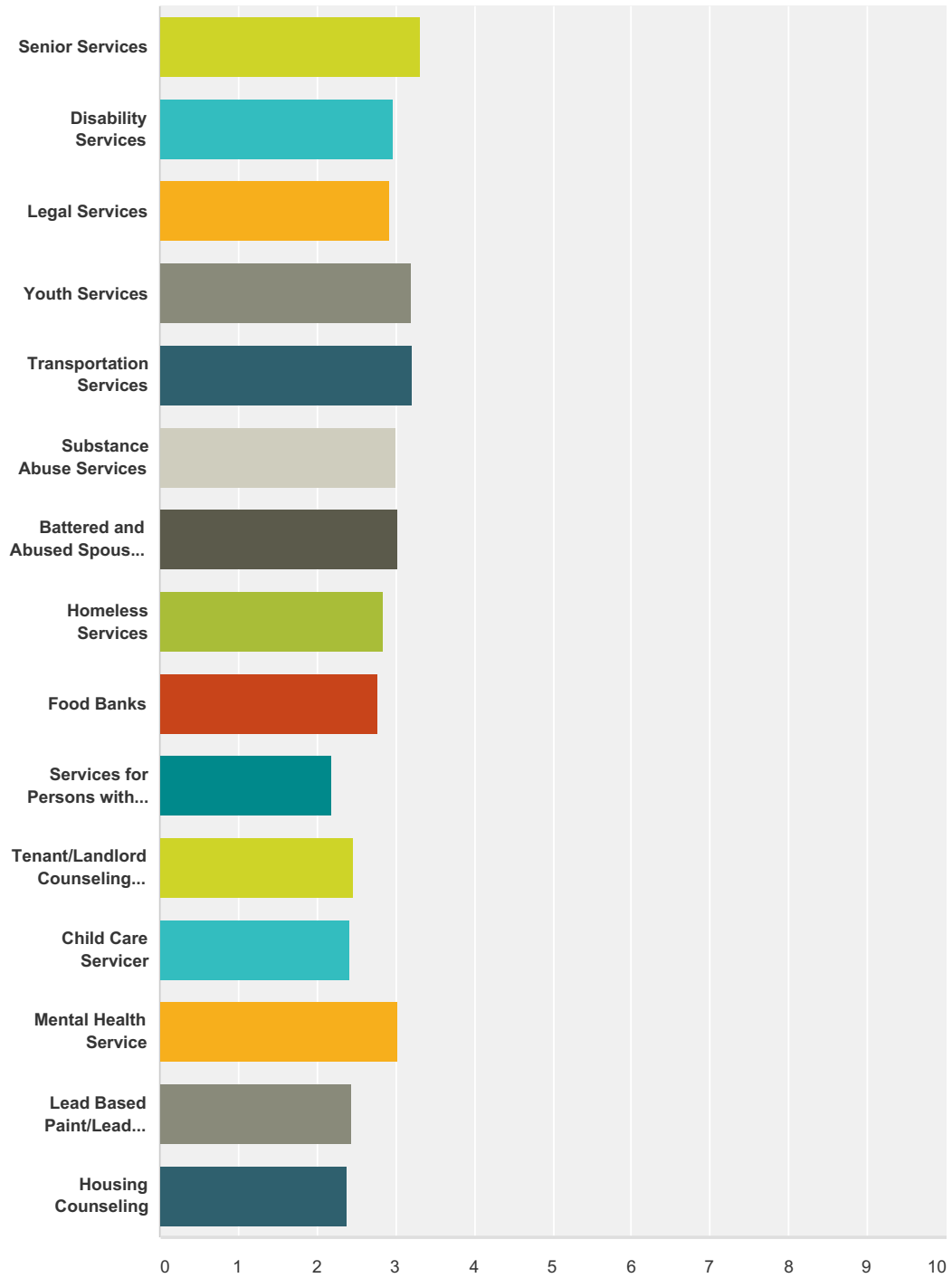
Answered: 37 Skipped: 9



| | 1 | 2 | 3 | 4 | 5 | ? | Total | Weighted Average |
|--|--------------|-------------|--------------|--------------|--------------|-------------|-------|------------------|
| Water/Sewer Improvements | 2.78% 1 | 13.89% 5 | 19.44% 7 | 13.89% 5 | 44.44% 16 | 5.56% 2 | 36 | 3.67 |
| Street Improvements | 5.41% 2 | 8.11% 3 | 18.92% 7 | 21.62% 8 | 43.24% 16 | 2.70% 1 | 37 | 3.81 |
| Stormwater and Drainage Improvements | 8.33% 3 | 16.67% 6 | 16.67% 6 | 25.00% 9 | 22.22% 8 | 11.11% 4 | 36 | 3.03 |
| ADA Accessibility to Public Facilities | 16.67% 6 | 22.22% 8 | 19.44% 7 | 11.11% 4 | 22.22% 8 | 8.33% 3 | 36 | 2.75 |
| Sidewalk Improvements | 8.33% 3 | 16.67% 6 | 25.00% 9 | 16.67% 6 | 33.33% 12 | 0.00% 0 | 36 | 3.50 |
| Lighting Improvements | 8.33% 3 | 22.22% 8 | 13.89% 5 | 27.78% 10 | 25.00% 9 | 2.78% 1 | 36 | 3.31 |
| Neighborhood Signage | 31.43% 11 | 20.00% 7 | 20.00% 7 | 14.29% 5 | 11.43% 4 | 2.86% 1 | 35 | 2.46 |
| New or Renovated Playgrounds | 13.89% 5 | 13.89% 5 | 30.56% 11 | 13.89% 5 | 25.00% 9 | 2.78% 1 | 36 | 3.14 |
| Cleanup up of Contaminated Sites | 13.89% 5 | 2.78% 1 | 5.56% 2 | 22.22% 8 | 30.56% 11 | 25.00% 9 | 36 | 2.78 |

Q8 Public Services

Answered: 36 Skipped: 10



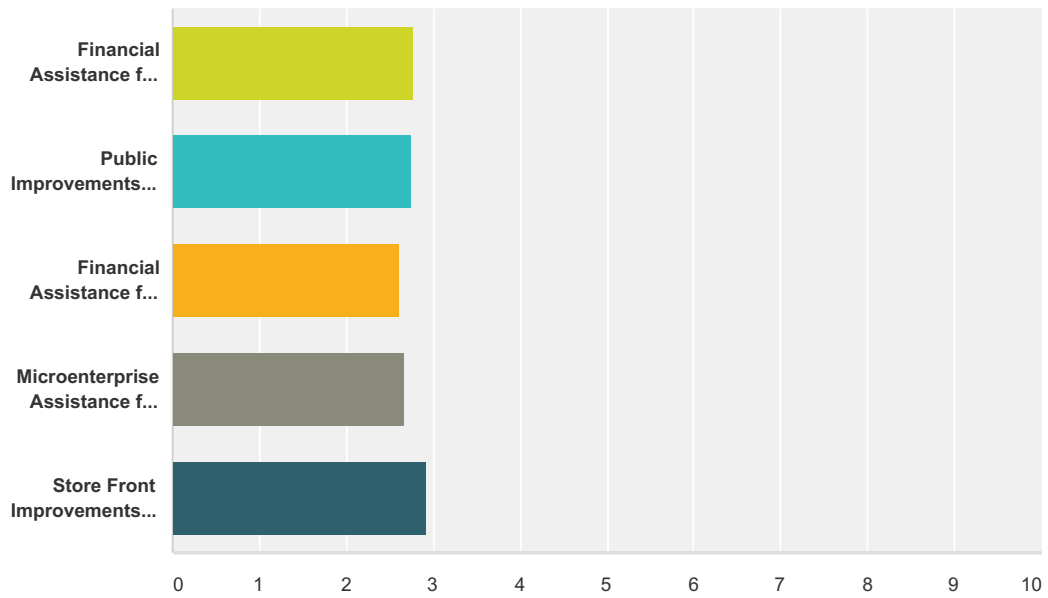
| | 1 | 2 | 3 | 4 | 5 | ? | Total | Weighted Average |
|---------------------|-------------|-------------|-------------|--------------|--------------|-------------|-------|------------------|
| Senior Services | 8.33% 3 | 13.89% 5 | 5.56% 2 | 27.78% 10 | 33.33% 12 | 11.11% 4 | 36 | 3.31 |
| Disability Services | 11.11% 4 | 16.67% 6 | 16.67% 6 | 19.44% 7 | 25.00% 9 | 11.11% 4 | 36 | 2.97 |

Union County CDBG Survey of Needs- Residents

| | | | | | | | | |
|--------------------------------------|--------------------|--------------------|--------------------|---------------------|---------------------|--------------------|----|------|
| Legal Services | 13.89% 5 | 11.11% 4 | 22.22% 8 | 19.44% 7 | 22.22% 8 | 11.11% 4 | 36 | 2.92 |
| Youth Services | 8.33% 3 | 16.67% 6 | 11.11% 4 | 33.33% 12 | 22.22% 8 | 8.33% 3 | 36 | 3.19 |
| Transportation Services | 8.33% 3 | 13.89% 5 | 19.44% 7 | 22.22% 8 | 27.78% 10 | 8.33% 3 | 36 | 3.22 |
| Substance Abuse Services | 16.67% 6 | 8.33% 3 | 25.00% 9 | 16.67% 6 | 25.00% 9 | 8.33% 3 | 36 | 3.00 |
| Battered and Abused Spouses Services | 13.89% 5 | 5.56% 2 | 19.44% 7 | 30.56% 11 | 19.44% 7 | 11.11% 4 | 36 | 3.03 |
| Homeless Services | 16.67% 6 | 19.44% 7 | 16.67% 6 | 16.67% 6 | 22.22% 8 | 8.33% 3 | 36 | 2.83 |
| Food Banks | 13.89% 5 | 13.89% 5 | 16.67% 6 | 36.11% 13 | 8.33% 3 | 11.11% 4 | 36 | 2.78 |
| Services for Persons with HIV/AIDS | 19.44% 7 | 25.00% 9 | 11.11% 4 | 22.22% 8 | 5.56% 2 | 16.67% 6 | 36 | 2.19 |
| Tenant/Landlord Counseling Services | 22.22% 8 | 19.44% 7 | 13.89% 5 | 22.22% 8 | 11.11% 4 | 11.11% 4 | 36 | 2.47 |
| Child Care Servicer | 13.89% 5 | 22.22% 8 | 22.22% 8 | 22.22% 8 | 5.56% 2 | 13.89% 5 | 36 | 2.42 |
| Mental Health Service | 11.11% 4 | 22.22% 8 | 13.89% 5 | 16.67% 6 | 27.78% 10 | 8.33% 3 | 36 | 3.03 |
| Lead Based Paint/Lead Hazard Screens | 25.00% 9 | 16.67% 6 | 16.67% 6 | 16.67% 6 | 13.89% 5 | 11.11% 4 | 36 | 2.44 |
| Housing Counseling | 25.00% 9 | 22.22% 8 | 8.33% 3 | 22.22% 8 | 11.11% 4 | 11.11% 4 | 36 | 2.39 |

Q9 Economic Development: Job Creation in Low Income Neighborhoods

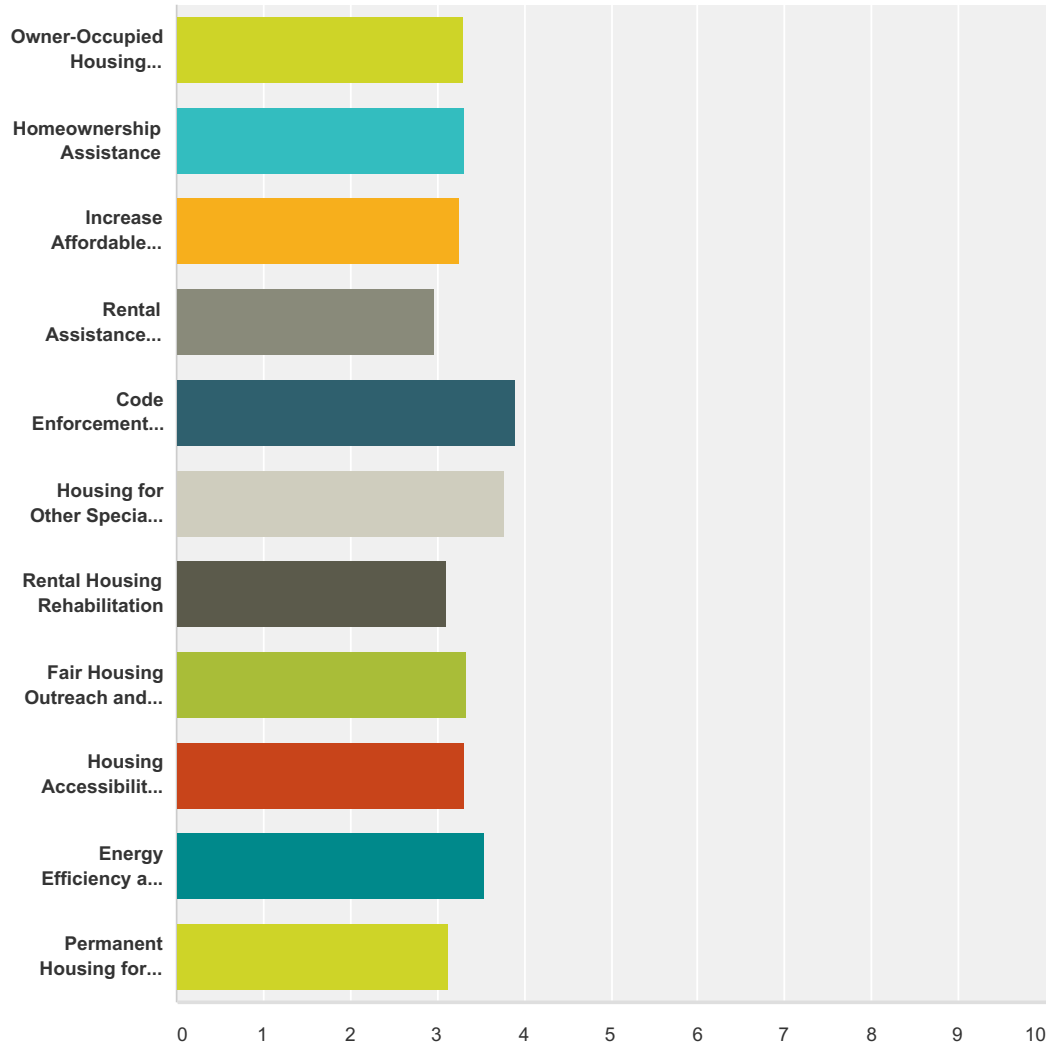
Answered: 36 Skipped: 10



| | 1 | 2 | 3 | 4 | 5 | ? | Total | Weighted Average |
|---|-------------|--------------|--------------|-------------|-------------|-------------|-------|------------------|
| Financial Assistance for Low Income Residents for Business Expansion and Job Creation | 22.22% 8 | 16.67% 6 | 11.11% 4 | 19.44% 7 | 22.22% 8 | 8.33% 3 | 36 | 2.78 |
| Public Improvements to Commercial/Industrial Sites | 13.89% 5 | 19.44% 7 | 25.00% 9 | 19.44% 7 | 13.89% 5 | 8.33% 3 | 36 | 2.75 |
| Financial Assistance for Low Income Individuals to Create a Small Business | 22.22% 8 | 13.89% 5 | 27.78% 10 | 11.11% 4 | 16.67% 6 | 8.33% 3 | 36 | 2.61 |
| Microenterprise Assistance for Business Expansion (5 or few employees) | 13.89% 5 | 16.67% 6 | 27.78% 10 | 16.67% 6 | 13.89% 5 | 11.11% 4 | 36 | 2.67 |
| Store Front Improvements in Low Income Neighborhoods | 13.89% 5 | 30.56% 11 | 16.67% 6 | 13.89% 5 | 22.22% 8 | 2.78% 1 | 36 | 2.92 |

Q10 Housing

Answered: 35 Skipped: 11



| | 1 | 2 | 3 | 4 | 5 | ? | Total | Weighted Average |
|--|-------------|-------------|--------------|--------------|--------------|-------------|-------|------------------|
| Owner-Occupied Housing Rehabilitation | 14.29% 5 | 22.86% 8 | 22.86% 8 | 11.43% 4 | 17.14% 6 | 11.43% 4 | 35 | 3.29 |
| Homeownership Assistance | 14.29% 5 | 20.00% 7 | 22.86% 8 | 14.29% 5 | 20.00% 7 | 8.57% 3 | 35 | 3.31 |
| Increase Affordable Rental Housing Inventory | 17.14% 6 | 25.71% 9 | 11.43% 4 | 11.43% 4 | 28.57% 10 | 5.71% 2 | 35 | 3.26 |
| Rental Assistance (Tenant Based Rental Assistance) | 20.00% 7 | 20.00% 7 | 28.57% 10 | 11.43% 4 | 14.29% 5 | 5.71% 2 | 35 | 2.97 |
| Code Enforcement Activities in Low Income Neighborhoods | 5.71% 2 | 5.71% 2 | 25.71% 9 | 28.57% 10 | 22.86% 8 | 11.43% 4 | 35 | 3.91 |
| Housing for Other Special Needs (such as elder and person with disabilities) | 11.43% 4 | 8.57% 3 | 14.29% 5 | 31.43% 11 | 25.71% 9 | 8.57% 3 | 35 | 3.77 |

Union County CDBG Survey of Needs- Residents

| | | | | | | | | |
|---|--------------------|--------------------|---------------------|--------------------|---------------------|--------------------|----|------|
| Rental Housing Rehabilitation | 17.14% 6 | 17.14% 6 | 34.29% 12 | 8.57% 3 | 14.29% 5 | 8.57% 3 | 35 | 3.11 |
| Fair Housing Outreach and Testing | 17.14% 6 | 17.14% 6 | 25.71% 9 | 8.57% 3 | 17.14% 6 | 14.29% 5 | 35 | 3.34 |
| Housing Accessibility Improvements | 20.59% 7 | 11.76% 4 | 26.47% 9 | 8.82% 3 | 20.59% 7 | 11.76% 4 | 34 | 3.32 |
| Energy Efficiency and Sustainability Improvements | 11.43% 4 | 8.57% 3 | 31.43% 11 | 14.29% 5 | 31.43% 11 | 2.86% 1 | 35 | 3.54 |
| Permanent Housing for Homeless | 20.00% 7 | 17.14% 6 | 25.71% 9 | 11.43% 4 | 17.14% 6 | 8.57% 3 | 35 | 3.14 |

Appendix B: Citizen Participation Plan

Citizen Participation Plan



Union County
Community Development Block Grant Program
June 2016



**UNION COUNTY
CITIZEN PARTICIPATION PLAN
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

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SECTION 1. INTRODUCTION

Union County has designed this community-wide Citizen Participation Plan to provide for and encourage citizen participation in the Community Development Block Grant (CDBG) program. This Plan is an essential element of Union County's present and future community development process and has been developed to comply with the regulations and requirements of the CDBG program as administered by the Department of Housing and Urban Development (HUD). This Plan supersedes all other Citizen Participation Plans which may have been adopted by the Union County.

The primary goal of this Citizen Participation Plan is to provide all citizens of the community with adequate opportunity to participate in an advisory role in the planning, implementation, and assessment of the Union County CDBG program. The Plan sets forth policies and procedures for citizen participation, which are designed to maximize the opportunity for citizen participation in the community development process. Special emphasis has been placed on encouraging participation by persons of low and moderate incomes, residents of blighted neighborhoods, and residents of areas where community development funds are utilized.

Citizens are encouraged to participate in all phases of the CDBG program(s) and will be provided full access to program information. However, final responsibility and authority for the development and implementation of CDBG program will lie with Union County.

SECTION 2. SCOPE OF PARTICIPATION

Union County will make reasonable efforts to provide for citizen participation during the community development process and throughout the planning, implementation and assessment of all CDBG funded projects undertaken by Union County. Local officials will make every effort to involve citizens in all phases of the development, implementation and assessment of community development programs including, but not limited to, the following phases:

- a. identification and assessment of housing and community development needs; determination of CDBG project(s) and documentation;
- b. development of the Five-year Consolidated Plan and the Annual Action Plan (AAP), which serves as the application for funding submitted to HUD annually;
- c. changes and/or amendments to approved CDBG projects; and,
- d. assessment of CDBG program performance.

All phases of the community development process will be conducted by local officials in an open manner. Citizens of Union County are encouraged to participate at all levels and will be given access to program information during each phase of any CDBG program as outlined herein.

SECTION 3. CITIZEN PARTICIPATION CONTACT PERSON

Michael James, Assistant to the County Manager, has been designated as the Citizen Participation Coordinator by the County Manager and will serve as the contact person for all matters concerning citizen participation activities. This person shall be responsible for overseeing citizen participation throughout the community development process and the implementation of all citizen participation activities and functions, except those which may be specifically delegated to other parties by this Plan.

The specific duties and responsibilities of the Citizen Participation Coordinator shall include, but not necessarily be limited to: disseminating information concerning proposed projects and the status of current project activities; coordinating various groups which may be participating in the community development process; receiving written comments; serving as a vehicle by which ideas, comments, and proposals from local residents may be transmitted to local officials and/or program staff; and, monitoring the citizen participation process and proposing such amendments to the Citizen Participation Plan as may be necessary.

The Citizen Participation Coordinator may be contacted at 500 North Main Street, Monroe, NC 28112 or (704) 283-5300, during regular business hours. All questions concerning citizen participation in the community development process should be addressed to the Citizen Participation Coordinator.

SECTION 4. TECHNICAL ASSISTANCE

Union County staff shall provide technical assistance to individual citizens and citizen groups, especially those groups representative of persons of low or moderate income, as may be required to adequately provide for citizen participation in the planning, implementation and assessment of CDBG program(s).

Such technical assistance is intended to increase citizen participation in the community development decision making process and to ensure that such participation is meaningful. Technical assistance shall also be utilized to foster public understanding of CDBG program requirements.

Technical assistance shall be provided on request and may include, but not necessarily be limited to: interpreting the CDBG program and its rules, regulations, procedures and/or

requirements; providing information and/or materials concerning the CDBG program; and, assisting low and moderate income citizens, and residents of blighted neighborhoods to develop statements of views, identify their needs, and to develop activities and proposals for projects which, when implemented, will resolve those needs.

Technical assistance may be obtained by contacting the Citizen Participation Coordinator.

SECTION 5. PUBLIC HEARINGS

Citizen participation in the community development process will be conducted on a community-wide basis and will actively involve the views and proposals of all citizens, especially low and moderate income persons and residents of areas where CDBG activities are proposed or on-going.

Public hearings will be held during all phases of the community development process, as outlined herein, to allow citizens to voice opinions and offer proposals concerning the development and performance of CDBG programs. Local officials will respond to questions and proposals from citizens at each public hearing. Any questions that citizens may have concerning a program will be answered and their comments, suggestions, and/or proposals will be received. Citizens may also express comments and views concerning the community development process or any specific CDBG project to the governing body at any regularly scheduled meeting.

5.1 Public Hearing Times and Locations

All public hearings will be held at times and locations which will be accessible to all citizens, especially persons of low and moderate incomes, and residents of blighted neighborhoods and CDBG project areas.

Public hearings will be scheduled for convenient times as determined by Union County. Public hearings may be held at any site which, in the opinion of Union County, provides adequate access for citizen participation.

Hearings will normally be held at the Union County Government Center. This site is centrally located and generally accessible to all citizens. This building is also accessible to persons with disabilities. Hearings may, however, at the option of Union County, be held at an alternate location to be specified in the public hearing notice(s).

5.2 Annual Action Plan Public Hearing

At least one public hearing shall be held during any CDBG program fiscal year prior to the submission of the AAP to HUD for CDBG Entitlement funding. The primary purposes of the public hearing shall be to assess community needs and problems in an effort to determine the most critical needs to be addressed by the CDBG program; and also to present for public comment and review the program activities which have been selected by Union County to resolve the identified needs.

An AAP public hearing will be held during the initial stage of program development to discuss items regarding community development and housing needs, the CDBG program, and the application process. The objective of citizen participation at this stage is to provide meaningful, community-wide citizen input into the decision-making process during the assessment of community needs and the consideration of priorities and options associated with the development and submission of a CDBG application. Local officials will also entertain proposals and comments from citizens concerning community development activities at this hearing. This hearing will normally serve to discuss and review the information appropriate for all applications submitted during any fiscal year.

Citizens will be provided with information concerning the CDBG program at this public hearing. Such information shall include, but not necessarily be limited to: the goals and objectives of the CDBG program; the total amount of CDBG funds available; the role of citizens in program planning, implementation, and assessment; the range of activities which may be undertaken; the process to be followed in developing a CDBG application; the application timetable(s); the application rating process; the schedule of meetings and hearings; activities previously funded in Union County through the CDBG program; and, an identification of projects which could result in the relocation of area residences or businesses; and the actions that would be undertaken if such relocation were necessary. Furthermore, the effectiveness of the Citizen Participation Plan in allowing citizen participation in the community development process and potential changes and/or amendments to the Plan will also be discussed at this meeting.

A second objective of citizen participation during this stage is to inform citizens of the proposed project activities to be included in AAP and to solicit comments from citizens concerning these activities.

Citizens attending this hearing will be provided with information concerning the CDBG project(s) proposed including, but not necessarily limited to: specific project activities to be included; the location of the project activities; the approximate cost estimate for the proposed

activities; the estimate of local match; the impact of the project on low and moderate income persons; and, the approximate application submittal date.

5.3 Amendment Public Hearings

Union County will assure the opportunity for citizen participation during the implementation of the CDBG program when changes to the project are under consideration by Union County. Citizen participation shall be obtained and considered in amendments to a CDBG project which involves changes in program beneficiaries, changes in the location of approved activities, addition to or deletion of project activities, and major budget shifts between approved activities (+/- 10% of the total budget).

To ensure adequate opportunity for citizen participation during program years, Union County shall hold a public hearing on all formal amendments which require HUD approval. For "local" amendments (as defined by Union County) and changes for which HUD approval is not required, input from citizens concerning changes or amendments will be received at regularly scheduled Union County meetings where such changes or amendments are considered.

5.4 Assessment of Performance

Citizens of Union County will be provided with the opportunity to comment on the performance of local officials, Union County staff, consultants, engineers, and contractors, and the actual use of CDBG funds during the implementation of the CDBG program. CDBG Grantees report on accomplishment and progress towards the Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER) each year.

Prior to submitting the Consolidated Annual Performance Evaluation Report (CAPER) to HUD, the report shall be made available to interested parties for a comment period no less than 15 days. This comment period will be between 30 and 45 days prior to submission.

Citizens will be notified of the CAPER's availability through newspaper notification and email to interested parties for whom CDBG staff has an email address. The notification will be published the day the comment period begins for the CAPER.

During this comment period the CAPER will be available on the Union County website at www.co.union.nc.us and hard copies of the CAPER may be requested and sent by mail to interested parties. Comments from citizens or groups received in writing will be considered. A summary of all citizen or group comments along with a summary of those accepted and those not accepted and the corresponding explanations will be included in the final CAPER.

5.5 Additional Hearings

Other public hearings may be held as deemed necessary by Union County in order to inform citizens of community development project(s) and activities, and to solicit citizen opinions and comments. All additional hearings shall comply with the requirements set forth in this Plan.

5.6 Limited English Proficiency Residents

Local officials will undertake all reasonable actions necessary to allow such persons to participate in the community development process. Such actions may include the provision of an interpreter and/or the provision of materials in the appropriate language or format for persons with Limited English Proficiency.

5.7 Public Hearing Notice

Notice of public hearings will be published in a local newspaper at least seven (7) days prior to the hearing date. Union County may waive hearing notice requirements in cases where unusual circumstances justify alternative means of notifying the general public. In such situations, shorter notice may be given, and public notices posted in public places may be used in place of a notice published in the newspaper. Each notice of a hearing shall include the time, date, place, and topics and procedures to be discussed. Notices for public hearings may be run or posted, separately or together, as may be deemed necessary by the County Manager.

5.8 Accessibility to Low and Moderate Income Persons

The public hearing procedures outlined herein are designed to promote participation by low and moderate income citizens, as well as residents of blighted neighborhoods and CDBG project areas in any public hearing(s). Local officials may take additional steps to further promote participation by such groups, or to target program information to these persons should officials feel that such persons may otherwise be excluded or should additional action be deemed necessary. Activities to promote additional participation may include: posting of notices in blighted neighborhoods and in places frequented by low and moderate income persons, and holding public hearings in low and moderate income neighborhoods or areas of existing or proposed CDBG project activities.

5.9 Accessibility to Persons with Disabilities

The locations of all public hearings as described herein shall be made accessible to persons with disabilities. Union County shall provide a sign language interpreter whenever the Citizen Participation Coordinator is notified in advance that one or more hearing impaired

persons will be in attendance. Union County shall provide a qualified reader whenever the Citizen Participation Coordinator is notified in advance that one or more visually impaired persons will be in attendance. Additionally, Union County shall provide reasonable accommodations whenever the Citizen Participation Coordinator is notified in advance that one or more persons with mobility or developmental disabilities will be in attendance.

SECTION 6. PROGRAM INFORMATION

Citizens will be provided full access to CDBG program information during all phases of a CDBG project. Local officials of Union County shall make reasonable effort to assure that CDBG program information is available to all citizens, especially those of low and moderate incomes and those residing in blighted or Limited English Proficiency neighborhoods and/or CDBG project areas.

To facilitate citizen access to CDBG program information, the Citizen Participation Coordinator will keep all documents related to a CDBG program on file at the Union County Government Center. Information from the project files shall be made available for examination and duplication, on request, during regular business hours. CDBG program information and materials, concerning specific CDBG projects will be available and distributed to the public at the regularly scheduled public hearings as outlined in this Plan. Furthermore, information concerning any CDBG project will be available at regularly scheduled council meetings where the program is discussed.

Materials to be made available shall include, but are not necessarily limited to: the Citizen Participation Plan; records of public hearing; mailings and promotional materials; prior CDBG AAP; letters of approval; grant agreements; the environmental review record; financial and procurement records; project design and construction specifications; labor standards materials; performance and evaluation reports; other reports required by HUD; proposed and approved CDBG AAP for the current year; written comments or complaints received concerning the community development program, and written responses from Union County; and, copies of the applicable Federal and State rules, regulations, policies, requirements and procedures governing the CDBG program.

In no case shall Union County disclose any information concerning the financial status of any program participant(s) which may be required to document program eligibility or benefit. Furthermore, Union County shall not disclose any information which may, in the opinion of the County Manager, be deemed of a confidential nature.

SECTION 7. PROCEDURES FOR COMMENTS, OBJECTIONS AND COMPLAINTS

The public hearings scheduled, as described in this Citizen Participation Plan, are designed to facilitate public participation in all phases of the community development process. Citizens are encouraged to submit their views and proposals on all aspects of a community development program at the public hearings. However, to ensure that citizens are given the opportunity to assess and comment on all aspects of the community development program on a continuous basis, citizens may, at any time, submit written comments or complaints to Union County.

Any citizen or citizen's group desiring to comment or object to any phase of the planning, development or approval of the AAP, or to the implementation of any CDBG project, should submit such comments or objections in writing to the Citizen Participation Coordinator. Should, after a reasonable period, a party believe that his/her comment or complaint has not been properly addressed or considered, then the aggrieved may appeal his/her case to Union County.

Local officials shall make every effort to provide written responses to citizen proposals or complaints within fifteen (15) working days of the receipt of such comments or complaints where practicable.

Citizens may, at any time, contact HUD directly to register comments, objections or complaints concerning Union County's AAP and/or CDBG projects. Citizens are encouraged, however, to attempt to resolve any complaints at the local level as outlined above prior to contacting HUD.

All comments or complaints submitted to HUD shall be addressed in writing to:

U.S. Department of Housing and Urban Development
Attn: Community Planning and Development Division
Asheville Building
1500 Pinemcroe Road, Suite 401
Greensboro, NC 27407

Records of all comments, objections and/or complaints by citizens concerning Union County's CDBG program and subsequent action taken in response to those comments shall be maintained on file at the Union County Government Center and shall be made available for public inspection upon request.

SECTION 8. AMENDMENTS

Union County may, from time to time, modify the provisions outlined herein through amendment to this Citizen Participation Plan. It shall be the policy of Union County to periodically review and discuss the effectiveness of this Citizen Participation Plan in allowing citizen participation in the community development process and in helping to meet the community development needs and goals identified by the citizens of Union County. To this end, the effectiveness of the Plan will be discussed at public hearings held in conjunction with the community development program as discussed herein, and potential amendments to the Plan will be reviewed at this time.

Amendments to the Plan will be made as necessary. All amendments shall be approved by resolution of the Union County Board of Commissioners and shall be incorporated into this Plan.

SECTION 9. AUTHORITY

No portion of this Citizen Participation Plan shall be construed to restrict the responsibility and authority of the elected officials of Union County in the development, implementation and execution of the Community Development Block Grant program.

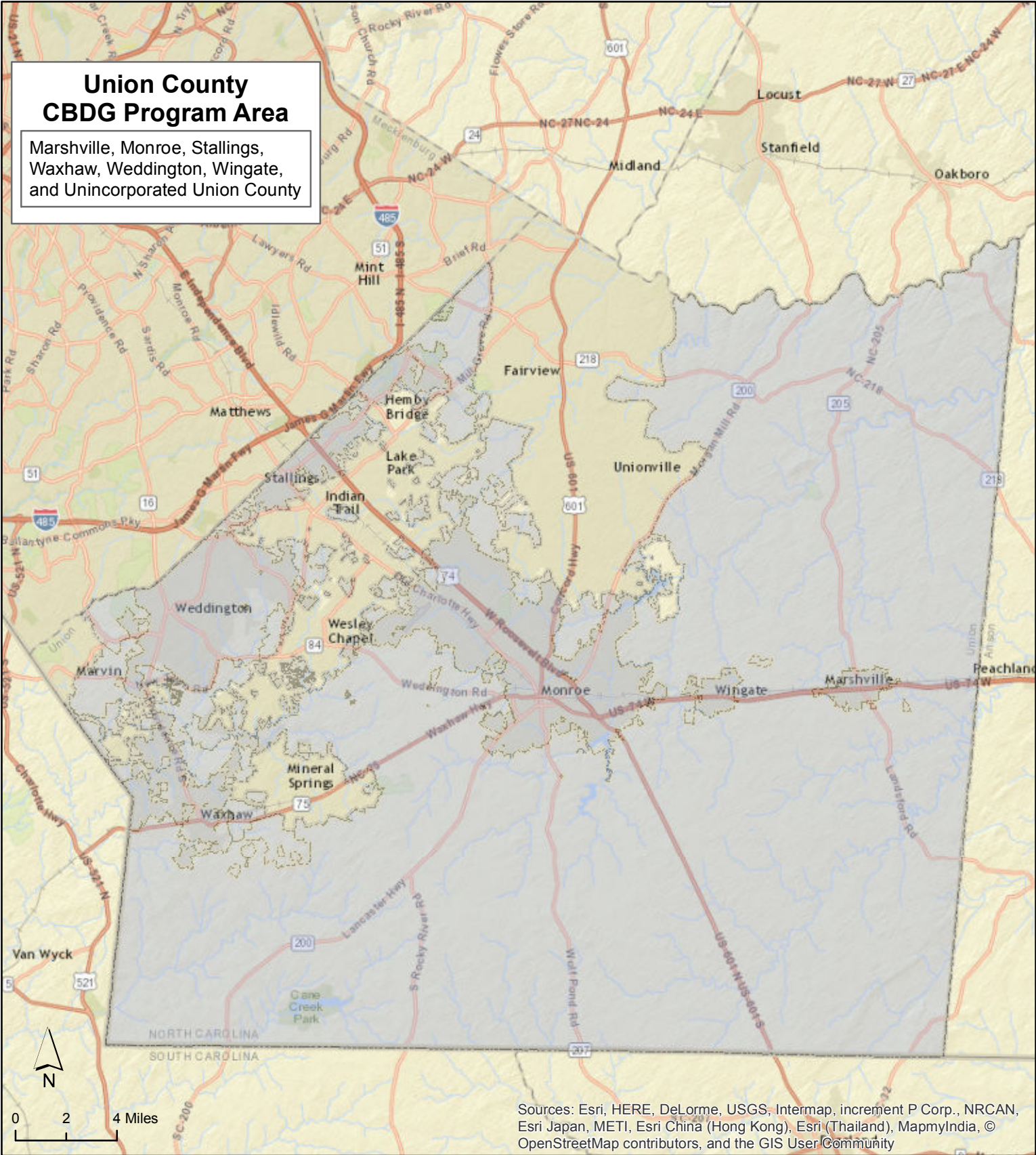
APPROVED this, the _____ day of _____, 20__.

(Chief Official)

Appendix C: Maps

Map 1 Union County CDBG Program Area

Prepared by Union County GIS



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Map 2 Union County CBDG Program Area Owner-occupied Housing

Source:
1. US Bureau of the Census, American Community Survey 2011-2014

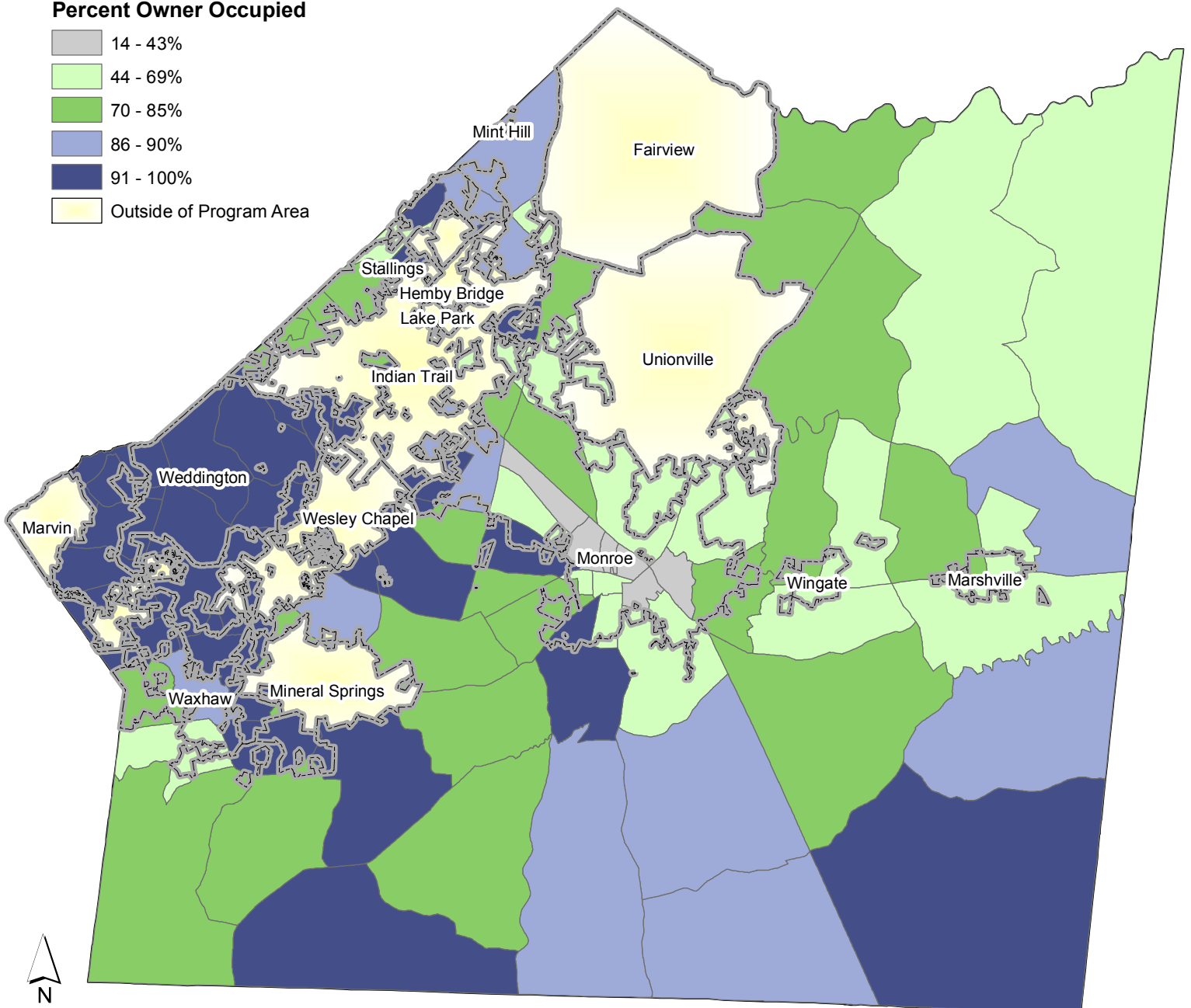
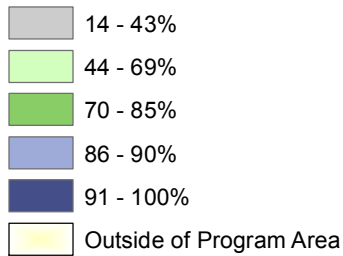
Prepared by Union County GIS

Union County CBDG Program Area

Marshville, Monroe, Stallings,
Waxhaw, Weddington, Wingate,
and Unincorporated Union County

Legend

Percent Owner Occupied



0 2 4 Miles

Data is provided at the census block group level of geography.

Map 3 Union County CBDG Program Area Renter Occupied Housing

Source:
1. US Bureau of the Census, American Community Survey 2011-2014

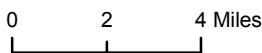
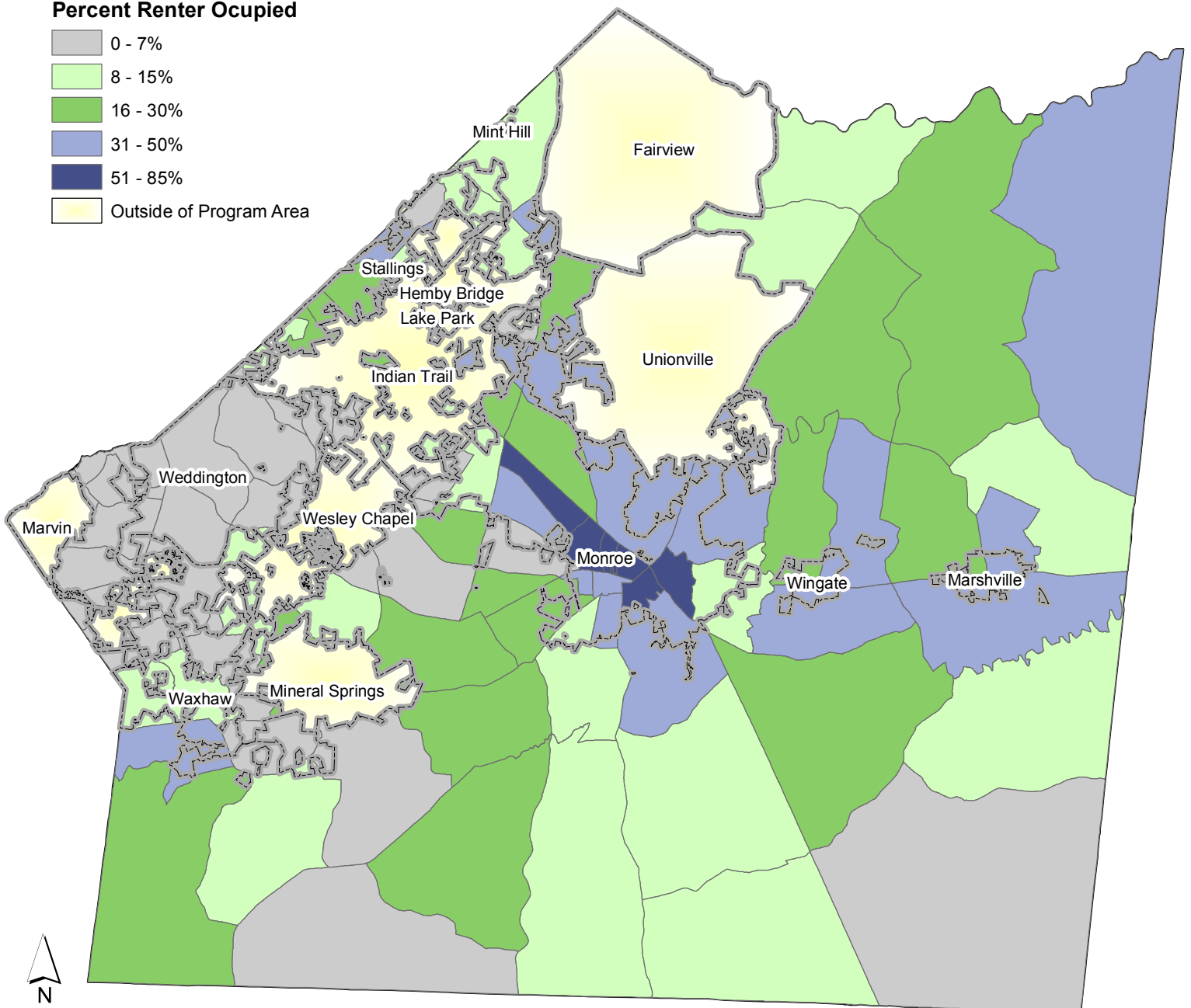
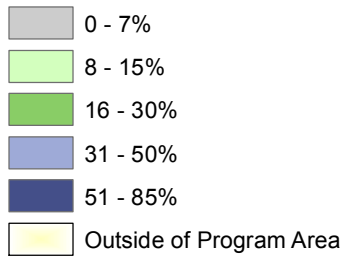
Prepared by Union County GIS

Union County CBDG Program Area

Marshville, Monroe, Stallings,
Waxhaw, Weddington, Wingate,
and Unincorporated Union County

Legend

Percent Renter Occupied



Data is provided at the census block group level of geography.

Map 4 Union County CBDG Program Area Black/African American Population

Source:
1. US Bureau of the Census, American Community Survey 2011-2014

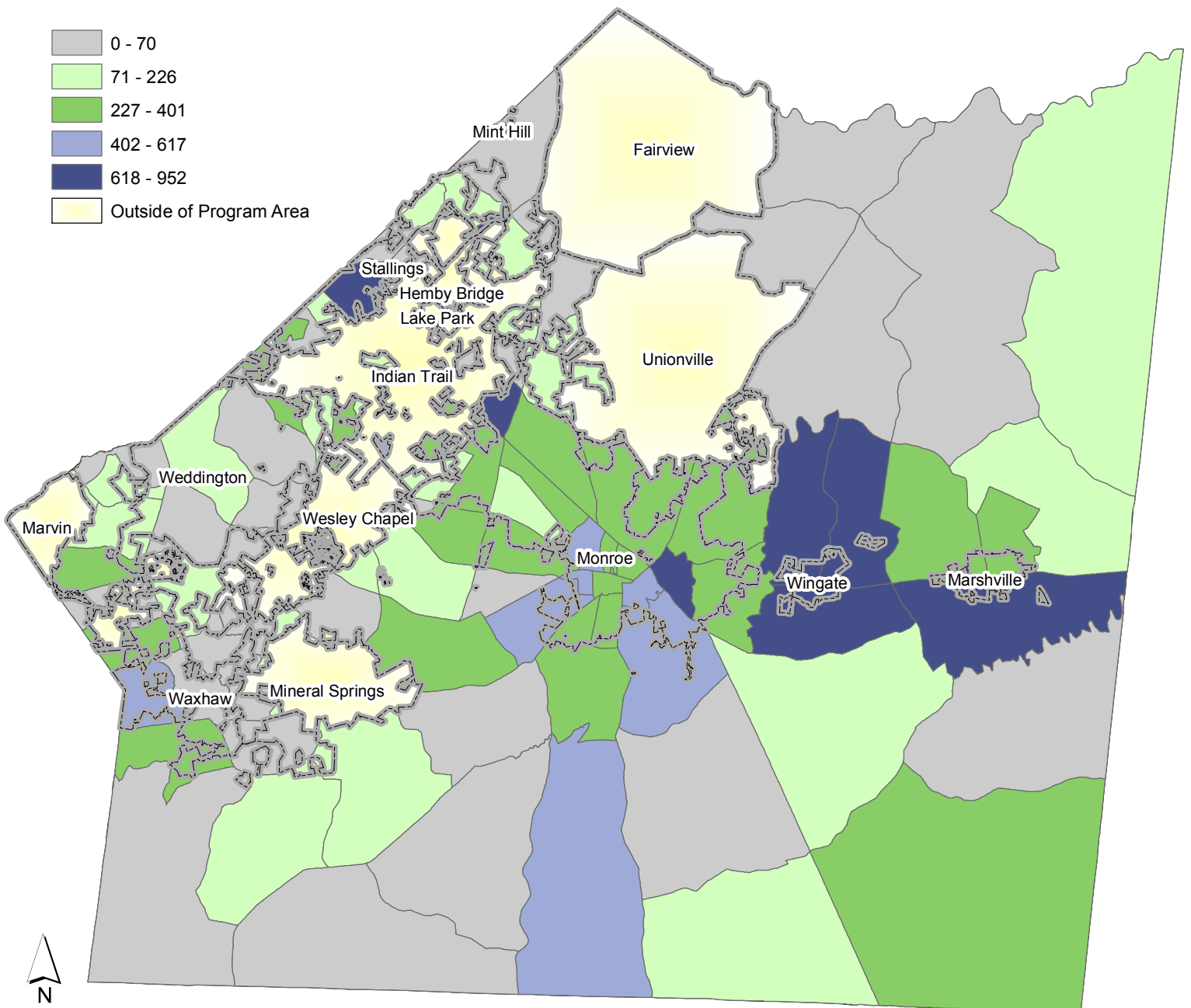
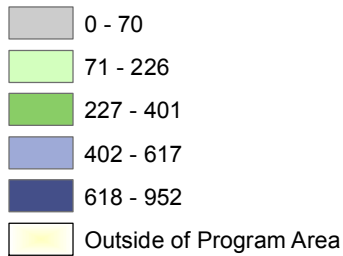
Prepared by Union County GIS

Union County CBDG Program Area

Marshville, Monroe, Stallings,
Waxhaw, Weddington, Wingate,
and Unincorporated Union County

Legend

Number Black/African American



Data is provided at the census block group level of geography.

Map 5 Union County CBDG Program Area Hispanic Population

Source:
1. US Bureau of the Census, American Community Survey 2011-2014

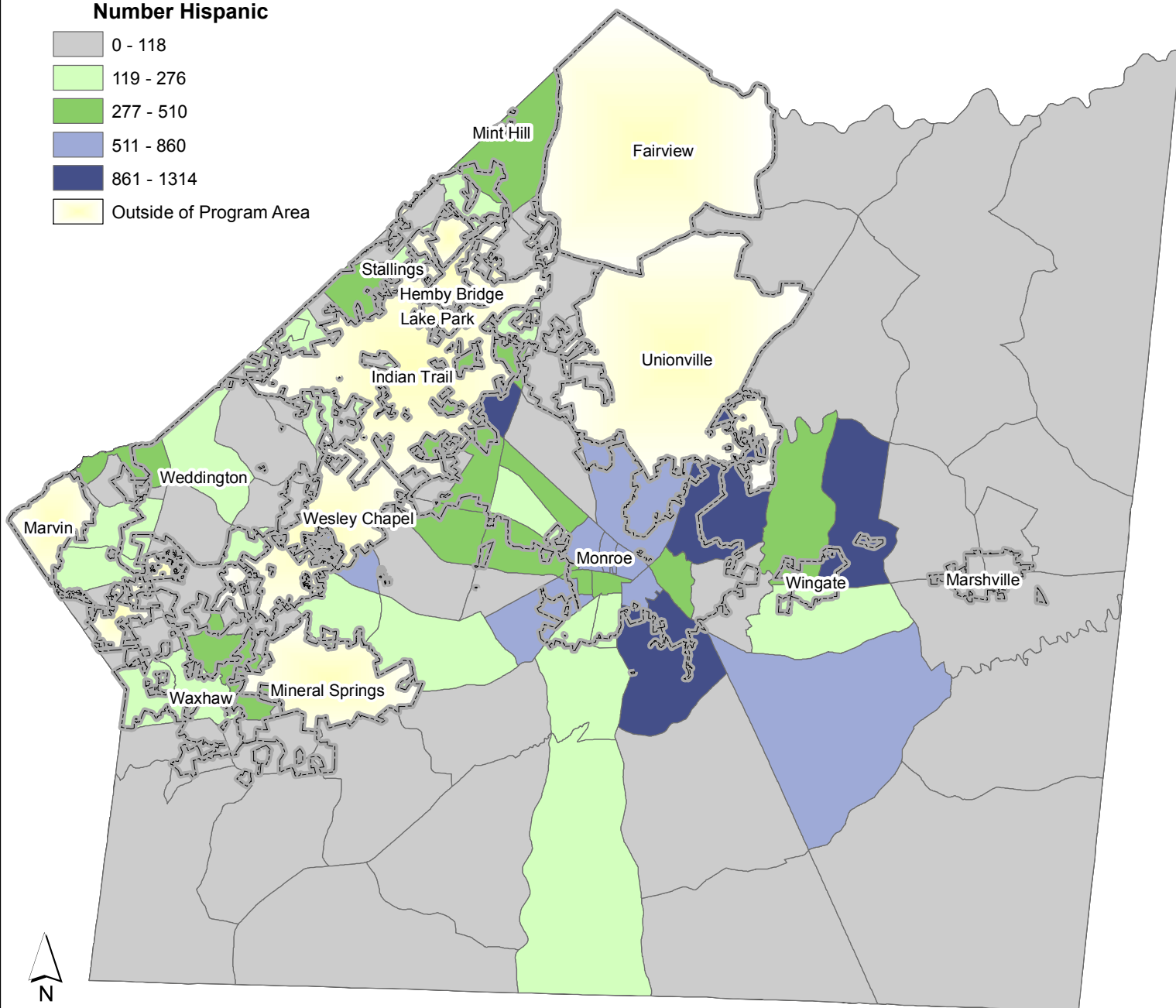
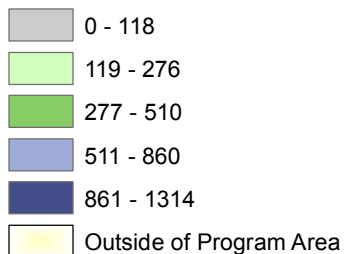
Prepared by Union County GIS

Union County CBDG Program Area

Marshville, Monroe, Stallings,
Waxhaw, Weddington, Wingate,
and Unincorporated Union County

Legend

Number Hispanic



0 2 4 Miles

Data is provided at the census block group level of geography.

Map 6 Median Household Income

Source:
1. US Bureau of the Census, American Community Survey 2011-2014

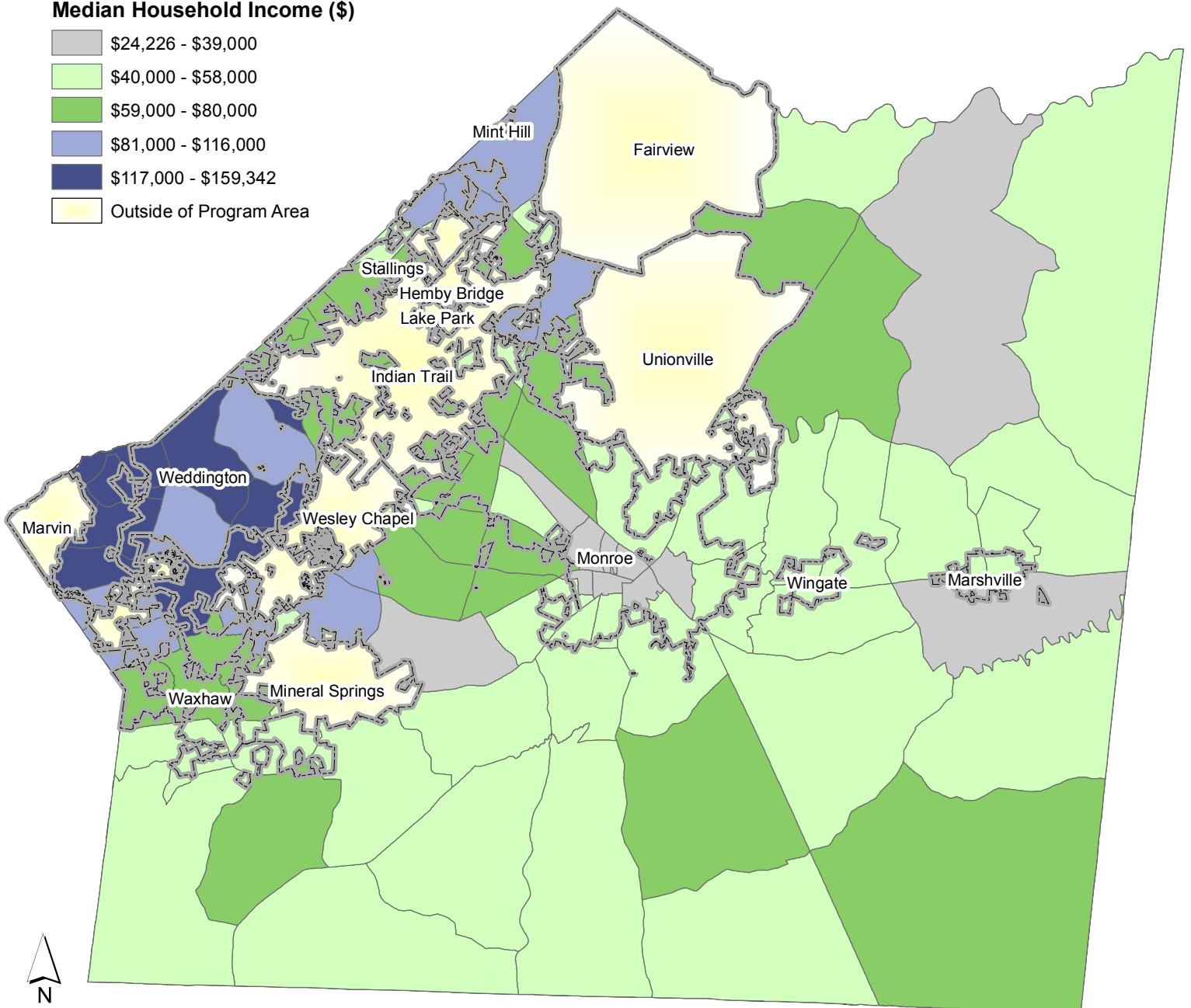
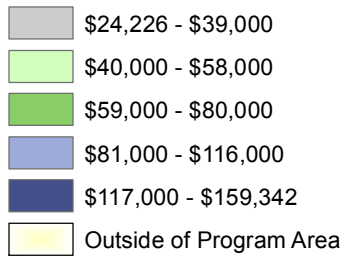
Prepared by Union County GIS

Union County CBDG Program Area

Marshville, Monroe, Stallings,
Waxhaw, Weddington, Wingate,
and Unincorporated Union County

Legend

Median Household Income (\$)



Data is provided at the census block group
level of geography.

Map 7

Households Below Poverty Last 12 Months

Source:
1. US Bureau of the Census, American Community Survey 2011-2014

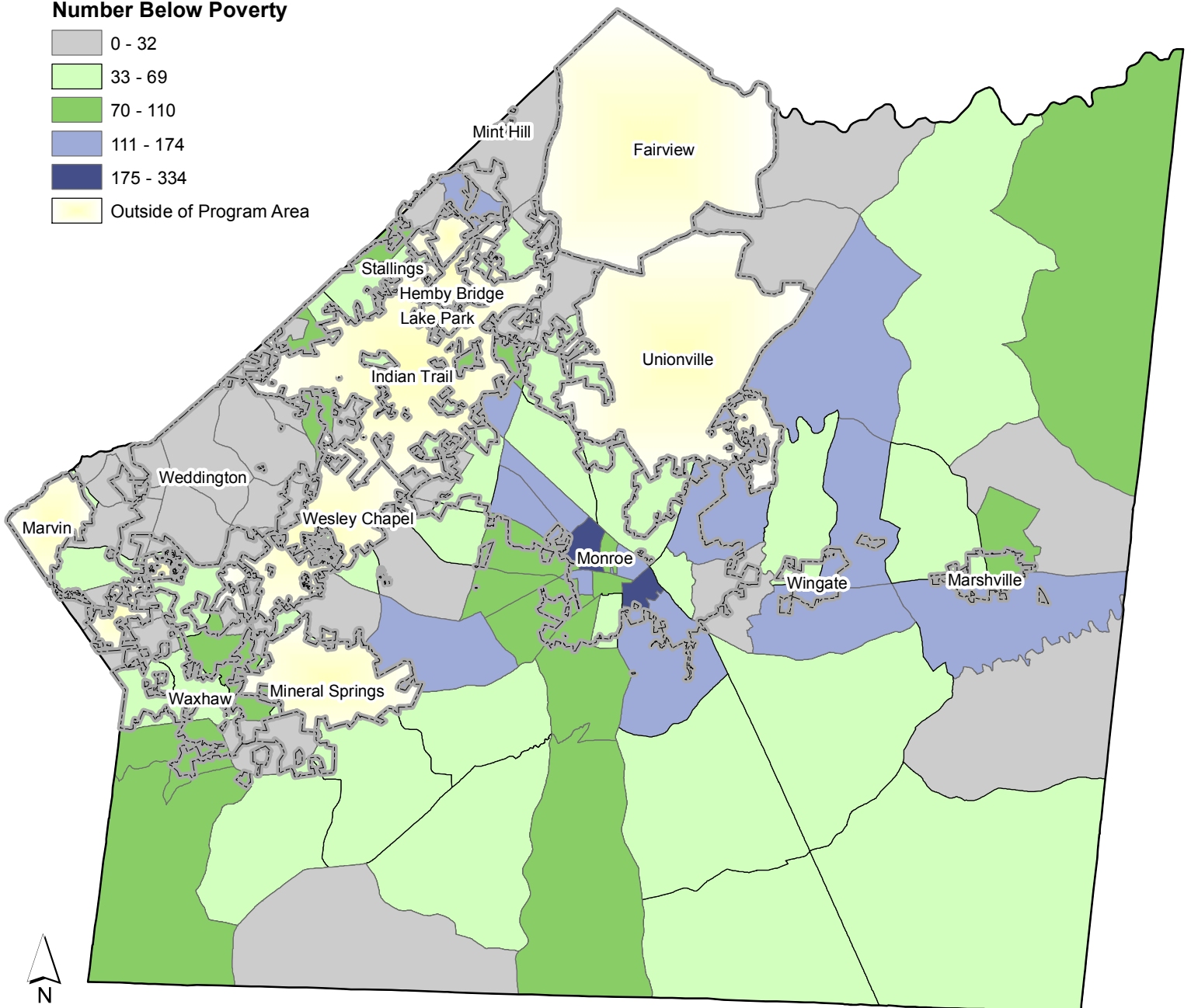
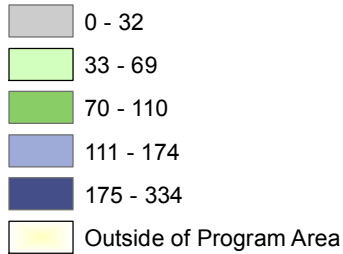
Prepared by Union County GIS

Union County CBDG Program Area

Marshville, Monroe, Stallings,
Waxhaw, Weddington, Wingate,
and Unincorporated Union County

Legend

Number Below Poverty



0 2 4 Miles

Data is provided at the census block group level of geography.

Map 8 Tenure - Vacant

Source:
1. US Bureau of the Census, American Community Survey 2011-2014

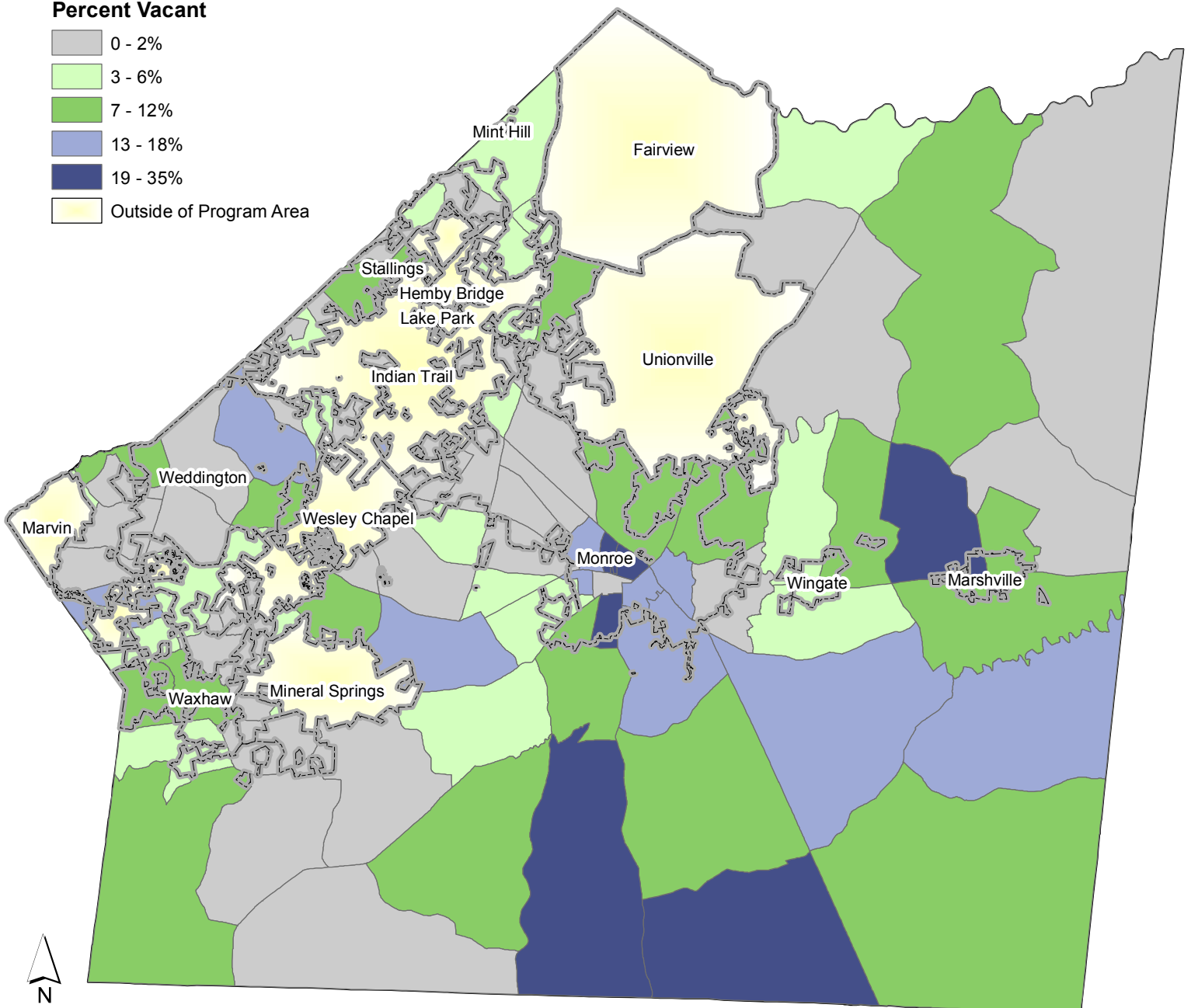
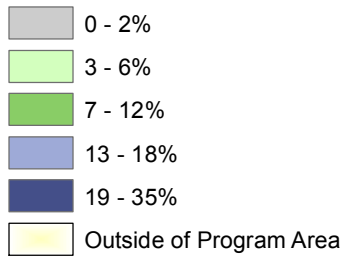
Prepared by Union County GIS

Union County CBDG Program Area

Marshville, Monroe, Stallings,
Waxhaw, Weddington, Wingate,
and Unincorporated Union County

Legend

Percent Vacant



Data is provided at the census block group
level of geography.