

**NOTICE OF PUBLIC HEARING
UNION COUNTY, NORTH CAROLINA
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
SUBSTANTIAL AMENDMENT TO FY 2018, 2022 & 2023 PROGRAM YEARS**

Notice is hereby given by Union County, NC, that it will hold a public hearing on **July 25, 2024**, from 5:30 p.m. to 6:30 p.m., in the courtroom at the **Union County Government Center Board Room on the First Floor at 500 North Main Street, Monroe, NC 28112**. Union County Government Building is accessible to persons with physical disabilities. Anyone who requires special modifications to attend this meeting, has non-English-speaking needs and/or requires the information in an alternative format because of a disability, please contact Monica Culbreath at (704) 283-3580 or Monica.Culbreath@unioncountync.gov. We request at least 72 hours' notice prior to the meeting to make the appropriate arrangements.

The purpose of this public hearing is to present substantial amendments to Union County's FY 2018, 2022 & 2023 Annual Action Plans for the use of Community Development Block Grant (CDBG) funds.

Union County previously adopted its FY 2018, 2022 & 2023 Annual Action Plans and Budgets for the use of CDBG funds. In accordance with CDBG program regulations, the County is allowed to make substantial amendments to its Annual Action Plans and Budgets in accordance with the County's Citizen Participation Plan.

The County has determined that it is necessary to amend the CDBG program year budgets for the previously approved Annual Action Plans. The funds will remain the same but new scope will be added.

These are considered substantial amendments in accordance with the County's Citizen Participation Plan as the following applies: the scope of previously approved projects/activities are being changed.

The substantial amendments to the CDBG Annual Action Plans are proposed as follows:

FY 2018 Program Year

Infrastructure / Improvement from CDBG Jesse Helms Playground: The County is amending the project scope by changing it to the following: "Funds will be provided to the Public Service Projects to provide comprehensive support services to address the needs of low to moderate income individuals and their families and/or presumed benefit clientele. This is a multi-year activity." The line-item budget amount will not change.

FY 2022 Program Year

Infrastructure / Improvement from CDBG Union Anson Habitat East: The County is amending the project scope by changing it to the following: "Funds will be provided to the Affordable Housing Activities Program to be used for housing rehabilitation and/or, homeownership, rental housing, down payment assistance, and housing and shelter construction. This is a multi-year activity." The line-item budget amount will not change.

FY 2023 Program Year

Infrastructure / Improvement from Habitat for Humanity Housing Project: The County is amending the project scope by changing it to the following: “Funds will be provided to the Affordable Housing Activities Program to be used for housing rehabilitation and/or, homeownership, rental housing, down payment assistance, and housing and shelter construction. This is a multi-year activity.”

The Substantial Amendments are available for public review, and the public comment period is from **July 17, 2024, to August 16, 2024**. Copies of the document are available upon request. Requests should be submitted to Union County.

All interested residents are encouraged to attend this public hearing and they will be given the opportunity to present oral or written testimony concerning the Substantial Amendments for the FY 2018, 2022 & 2023 CDBG Programs. All letters and emails must be received by August 16, 2024, to be considered. There are three ways to participate:

- 1) Present your comments at the in person public hearing;
- 2) Send written comments via mail to:

500 North Main Street

Suite 300

Monroe, NC, 28112

Attn: Sara Scheirer, Local Disaster Recovery Manager

- 3) Send written comments via email to CDBG@unioncountync.gov and Monica.Culbreath@unioncountync.gov.



2023 Annual Action Plan

Substantial Amendment #1
July 17, 2024



Table of Contents

Executive Summary	2
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b).....	2
PR-05 Lead & Responsible Agencies – 91.200(b)	8
AP-10 Consultation – 91.100, 91.200(b), 91.215(l)	8
AP-12 Participation – 91.105, 91.200(c)	12
Expected Resources.....	16
AP-15 Expected Resources – 91.220(c)(1,2)	16
Annual Goals and Objectives	19
Projects	19
AP-35 Projects – 91.220(d).....	20
AP-38 Project Summary	21
AP-50 Geographic Distribution – 91.220(f)	25
Affordable Housing.....	25
AP-55 Affordable Housing – 91.220(g)	25
AP-60 Public Housing – 91.220(h)	27
AP-65 Homeless and Other Special Needs Activities – 91.220(i)	28
AP-75 Barriers to affordable housing – 91.220(j).....	31
AP-85 Other Actions – 91.220(k)	32
Program Specific Requirements.....	35

The 2018 Annual Action Plan is presented to you in a format that is prescribed by HUD. Data and narrative are entered into a federal database system called the Integrated Disbursement and Information System (IDIS) and the Annual Action Plan report is then downloaded into a Word format. The Annual Action Plan template in IDIS has a series of prescribed questions that align with the CDBG Consolidated Plan program regulations. The report you are reviewing is the result of that data entry process and is the prescribed and recommended format by HUD. If you have any questions about this format, please do not hesitate to contact Monica Culbreath at Monica.Culbreath@unioncountync.gov. Thank you for your interest and time spent reviewing this report.

2023 Annual Action Plan Amendment #1

The 2023 Annual Action Plan (2023AAP) is proposed to be amended to reflect the change to include the relocation of FY2023 of Public Facilities and Infrastructure funds (\$248,000.00) to Affordable Housing Activities funds in FY2023. The funds will be allocated to Affordable Housing Activities funding FY2023 (increase to \$331,500.00).

Executive Summary

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

1. Introduction

The Consolidated Plan is a required planning document that all jurisdictions that receive U.S. Department of Housing and Urban Development (HUD) federal funds are required to produce. The Consolidated Plan provides an assessment of community needs, a market analysis, and engages the public to establish goals, prioritize needs, and then establish strategies to address community needs. It also lists the proposed activities to be undertaken to assist low- and moderate-income residents of Union County, the City of Monroe, and the Towns of Marshville, Waxhaw, Weddington, Wingate, Stallings, Fairview, Indian Trail, Mineral Springs, and Wesley Chapel under the County's CDBG program. This document is the third Annual Action Plan that is tied to the 2021-2025 Union County Consolidated Plan, and it provides details on how the County intends to allocate CDBG funds for the upcoming fiscal year (FY23-24).

This Annual Action Plan covers the time period beginning July 1, 2023, and ending June 30, 2024. Union County will receive \$1,092,632 for this upcoming program year.

2. Summarize the objectives and outcomes identified in the Plan

The current Consolidated Plan, had set forth the following priorities as program goals:

- Improve public facilities and infrastructure
- Support delivery of public services
- Promote affordable housing
- Support growth in economic development

There are three main community development goals for FY 2023-2024:

1. Provide support for vulnerable populations and communities through public service activities. The outcomes for this goal are providing services mainly for presumed benefit population through educational and supportive programs.
2. Increase and preserve affordable housing. The outcomes for this goal are affordable housing development through land and infrastructure development in a targeted neighborhood, and septic system repair and replacement for income eligible owner-occupied single-family homes.
3. Improve public facilities. The outcome for this goal to improve recreational opportunities, and public facilities in a qualified census tract.

3. Evaluation of past performance

Union County is continuously evaluating past performance to guide in the process of setting goals

or determining which projects to fund with limited CDBG resources. Through the Consolidated Annual Performance Evaluation Report (CAPER), which is submitted at the end of each program year, the County evaluates the progress, performance and accomplishments regarding projects that were funded with CDBG funds.

During Program Year 2022 the following projects/activities were completed and met their required goals:

Planning and Administration:

- Several CDBG Fair Housing trainings through Legal Aid of North Carolina
- Maintenance of the CDBG Subrecipient Manual
- CDBG Subrecipient oversight and project management
- “Engage Union County” - a new county wide electronic citizen participation system.

Completed Programs/Activities:

- Senior Nutrition Program: The program provides meals to food insecure seniors living in Union County. (CDBG and CDBG-CV)
- Union Council on Aging - Home Assistance for Seniors Program: providing In-Home Services, that are offered at no cost to clients, which enables economically disadvantaged seniors an opportunity to receive assistance with tasks that are essential to remain living independently in their homes.
- Common Heart – Economic Empowerment and Development Program: providing access to food and crisis assistance, while connecting families to Economic Empowerment programs to build stability and self-sufficiency to those in poverty, and encourage relationships, connections, and social capital among individuals of all economic classes.
- Turning Point Inc. – Domestic Violence Program - providing a 24/7 crisis line, safe shelter, victim/court advocacy, case management, children’s programs, parenting classes, individual and group counseling, and financial & relocation assistance for victims who cannot remain in our community due to safety concerns.

4. Summary of Citizen Participation Process and consultation process

The Citizen Participation Plan sets the policies and procedures for involving low-mod income residents in critical planning issues and funding recommendations related to the CDBG program. The plan outlines the process through which the public can access information, make recommendations, request and receive technical assistance, and receive timely responses to questions raised.

The County understands the importance of citizen consultation in order to set its long-term goals and priorities under the Consolidated Plan, and short-term goals under the Annual Action Plan. The County also engages citizens and other public and non-profit agencies in consultation efforts throughout the program year and those efforts are incorporated into the County's Annual Action Plan. It offers multiple opportunities for participation during the drafting of the Annual Action Plan

(AAP) and Consolidated Plan, as well as the Request for Proposal (RFP) Process. These opportunities include public hearings, public notices, website postings, social media posts, and emails to Union County local municipalities and non-profit service providers.

During the first stage of the Annual Acton Plan for FY 2023-2024, Union County held a FY 2023-2024 CDBG Kick Off Meeting/Information Session on Thursday, December 15th, 2022. All participating jurisdictions and local service providers were invited via email.

The second stage of the Annual Action Plan was the release of the Notice of Funding Availability (NOFA) and the CDBG application for the FY 2023-2024 application round on Wednesday, January 4th, 2023. The NOFA and the CDBG application were also published on the County's CDBG webpage (www.unioncountync.gov/CDBG). Email follow ups were sent to all participating jurisdictions and service providers with the attached pdf version of the power point presentation of the FY 2023-2024 CDBG Kick Off Meeting/Information Session.

Technical assistance was offered to potential CDBG applicants in the form of a virtual workshop on Wednesday, January 18th, 2023, along with one-on-one meetings being provided upon request.

The third stage of the Annual Action Plan included the Union County Annual Action Plan FY 2023-2024 CDBG Working Group Meeting in the form of a consultation, which was conducted on Tuesday, February 7th, 2023. Invitation for consultation included public and private agencies and organizations, elected and appointed government officials and neighborhood organizations.

As the last stage of the public participation opportunity regarding this Annual Action Plan, citizens were provided an opportunity to submit comments during the 30-day public comment period, which began March 15th, 2023, and ended on April 17th, 2023.

The primary purposes of these public forums/hearings were to assess community needs and problems in an effort to determine the most critical needs to be addressed by the CDBG program, and to present for public comment and review the program activities, which have been selected by Union County to resolve the identified needs.

5. Summary of public comments

Union County makes it a priority to engage citizens and other public and non-profit agencies in consultation efforts throughout the program year. The following comments were received during the public hearing:

- Edwin Elam, PhD, CEO of Operation Valentine, a non-profit entity, provided a booklet of information about the organization. Operation Valentine provides business development services at its satellite office in the City of Monroe and seeks to partner with Union County's 14 municipalities, strategic alliances and stakeholders to assist small, minority and women-owned businesses with marketing and technical assistance that will foster, improve and develop stronger economic development initiatives in the region, more jobs, home-based businesses, and providing more relationship opportunities that will help Union County.

- Brent Lammers, Executive Director of HealthQuest of Union County, a non-profit entity that seeks out and helps the low-income residents in need of care in Union County. HealthQuest of Union County provides approximately 15,000 free prescriptions to the uninsured, low-income residents living in Union County and has been serving Union County and surrounding counties for over 24 years.

“I am thankful that the CDBG program has assisted so many residents through the funds being put to good use in prior years. I support all the Consolidated Plan goals priorities, especially the support of delivery of public services. This goal allows for many non-profits to be a part of the solution and potential funding. HealthQuest works closely with the other non-profits in sharing our services to some of the same families and we refer to each other in a coordinated way. HealthQuest sends and receives mutual clients from agencies such as Common Heart, Union County Community Shelter, The Council on Aging, Turning Point, and many others. Non-profits in Union County provide free services that allow families to keep expenses down to be used for housing and housing expenses. For example, HealthQuest of Union County may not provide direct housing financial assistance, but by providing many needed prescription medications and insulin each month to a low-income, uninsured family, we are saving them well over \$600-\$900 each month that can be used for food, utilities, and other housing expenses. On average, our clients receive 4.83 prescriptions each month and if they had to pay out of pocket at retail pharmacies, this would deplete much of their monthly income. HealthQuest helps the uninsured residents who have incomes up to 300% of the Federal Poverty Level. I am glad to see a note about the need for prescription medication assistance services in the Project Summary #2 on page 21 of the Action Plan. I appreciate the time and effort among the Union County Administration and the Centralina Regional Council to support thousands in need in Union County. I have attended each of the meetings over the last 6 months and have seen the great progress made.”

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

All comments were accepted by the jurisdiction.

7. Summary

CDBG projects were evaluated carefully in order to meet priority goals and objectives identified in the 2021-2025 Consolidated Plan and recommended for funding for the 2023 program year. The 2023-2024 Annual Action Plan is a collection of community feedback, community stakeholder involvement, consideration of countywide goals and policies, and County staff coordination and communication with community entities and resources. The Annual Action Plan used each element to design the most effective approach to the allocation of CDBG funds for the upcoming program year.

CDBG funds will be spent on public service programs benefiting low-, mod-income residents, infrastructure and public facility improvements, affordable housing related activity.

Union County will continue to address the identified barriers to affirmatively further fair housing, as listed in the 2022-2026 Analysis of Impediments to Fair Housing Choice document, through the projects selected for funding as well as other means.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	Union County	County Manager's Office

Table 1 – Responsible Agencies

Narrative (optional)

Union County as an entitlement community under the federal Community Development Block Grant (CDBG) Program is required to submit a Five-Year consolidated Plan and an Annual Action Plan. The Board of County Commissioners is responsible for authorizing the submission to the U.S Department of Housing and Urban Development (HUD). The County Manager’s Office is the lead entity charged with preparing the Consolidated Plan, the Annual Action Plan (AAP) 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. These partnerships help to ensure 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.

Consolidated Plan Public Contact Information

Clayton Voignier at clayton.voignier@unioncountync.gov, Director, Strategy & Innovation, Union County, 500 N Main St, Monroe, NC 28112.

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

1. Introduction

In preparing the Annual Action Plan, the County consulted with and gathered information from a variety of community agencies. The goal of the consultation process was to gather data in order to help determine any updates in the priority needs of county residents. Furthermore, the goal was to find ways to better coordinate with service providers and local municipalities in the county in order to improve the availability of and access to services, housing and quality of life for community members.

During the planning process for this Annual Action Plan, the County organized public and

individual meetings with the community. 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. Great emphasis was placed on consulting with social service agencies that serve low-income individuals and families with housing and other basic needs.

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))

In an effort to obtain the views and input of local residents and groups in order to solicit ideas and suggestions for the potential uses of the County's FY2023 CDBG allocation, the County invited local service providers and local municipality leaders for a meeting that took place on Tuesday, February 7th, 2023, at 2:00 pm. Invitations were emailed directly to local non-profit organizations and municipal leaders. The outreach list that the County compiled 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 program providers;
- Public service agencies;
- Economic development organizations;
- Government staff of participating jurisdictions; and
- Community and neighborhood groups.

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 to gather information and data on the County's Continuum of Care efforts.

The Community Shelter of Union County is the only homelessness services provider in Union County and serves all demographics, including single adult men, women, and family units. They are the only full-service emergency shelter and soup kitchen providing three meals daily in Union County and provide mobile food pantry services to all people in Union County. The target

population includes people experiencing homelessness or at imminent threat of homelessness and people experiencing food insecurity.

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

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 jurisdiction’s consultations with housing, social service agencies and other entities.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Monroe
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This member government was consulted regarding the full spectrum of community development needs within their jurisdiction.
2	Agency/Group/Organization	Union County Community Shelter
	Agency/Group/Organization Type	Non-profit organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted regarding homelessness, transitional housing, affordable housing needs and other related community development needs within the county.

3	Agency/Group/Organization	Town of Fairview
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This member government was consulted regarding the full spectrum of community development needs within their jurisdiction.
4	Agency/Group/Organization	Common Heart, Inc.
	Agency/Group/Organization Type	Non-profit organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted regarding homelessness, transitional housing, affordable housing needs and other related community development needs within the county.
5	Agency/Group/Organization	Union Anson Habitat for Humanity, Inc.
	Agency/Group/Organization Type	Non-profit organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted regarding homelessness, transitional housing, affordable housing needs and other related community development needs within the county.

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

Union County made a conscious effort to include all relevant organizations, agencies, and local municipalities in the consultation process. There were no specific agency types that were purposely not consulted during the development of the Annual Action Plan. Union County will be continuing to outreach to agencies within the program year as the Annual Action Plan is implemented.

Other local/regional/state/federal planning efforts considered when preparing the Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Union County Community Shelter	Assist persons who are homeless or at risk of homelessness.
2022-2026 Analysis of Impediments to Fair Housing Choice	Union County	Affirmatively further fair housing.
2021-2025 Consolidated Plan	Union County	Long term strategies for community development activities.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

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

The FY 2023-2024 CDBG Application Kick Off Meeting was held on Thursday, December 15th, 2022 at 11:00 am via Zoom. The meeting was published on the Union County’s CDBG webpage, and direct emails were sent to past, current, and potential subrecipients, and all local municipalities.

Union County offered a CDBG Application Workshop to anyone interested in applying for CDBG funds for the upcoming program year, which took place on Wednesday, January 18th, 2023, at 11:00 am virtually. Along with the workshop, the County provided one-on-one meetings for anyone interested in applying for the CDBG program.

A draft 2023 Annual Action Plan was released to the public on Tuesday, March 14th, 2023, for a 30-day public comment period, which started on Wednesday, March 15th, 2023, and ended on Monday, April 17th, 2023. Union County held an in person meeting on Thursday, April 13th, 2023, to engage citizens about county wide community development needs and priorities. The public hearing notice was published in the local newspaper, Enquirer Journal, on March 14th, 2023. The meeting notice was also posted on the Union County and Centralina Regional Council websites. During the public meeting, a presentation included an overview of the CDBG Entitlement Program, purpose of the Annual Action Plan, anticipated funding allocation, priorities of the five-year Consolidated Plan, and list of projects that had been funded in the past.

In order to encourage and increase citizen participation among county residents, Union County is in the process of launching a new county wide electronic citizen participation system that allows residents to get instant notification about community development related activities, planning documents, such as the Consolidated Plan, Citizen Participation Plan, Annual Action Plan and Analysis of Impediments to Fair Housing Document, scheduled public hearings all related exclusively to the Community Development Block Grant Program. Residents will have the opportunity to submit comments about the program and priorities throughout the entire year. Traditionally, there have been several ways for individuals to submit their public comments, including public hearings, emails, and phone calls. Now, Union County is adding another way for residents to participate and offer their feedback and input – **Engage Union County**. Engage Union County is a community engagement platform that provides capacity and support for focused participation in a safe, information-rich environment through an integrated range of online community engagement feedback tools. This platform allows Union County CBDG to broaden and enhance our citizen participation through greater, more diverse and more flexible opportunities to provide input and feedback, which will ultimately lead to greater inclusion and transparency for our residents. The program will be launched on or about March 15, 2023.

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
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1	FY23-24 CDBG Kick Off Meeting/Informational Session – Website/Email	Non-targeted/broad community/Other past and current subrecipients	The virtual meeting was held on Thursday, December 15 th , 2022, to kick off the FY 23-24 CDBG program and application process.	None	None
	Website/Email	Non-targeted/broad community/Other: past and current subrecipients	An information about the meeting was advertised on the Union County website. Also, mass email was sent out to service providers, past and current subrecipients, and all local municipalities.	N/A	N/A
2	FY23-24 CDBG Application Workshop	Non-targeted/broad community/Other: past and current subrecipients	A CDBG workshop was held on Wednesday, January 18 th , 2023 for potential program applicants.	None	None
	Website/Email/NOFA	Non-targeted/broad community/Other: past and current subrecipients	Individuals attending the workshop had an opportunity to discuss their programs/projects and ask questions about the new CDBG application.	N/A	N/A

3	Public Meeting	Non-targeted/broad community	A virtual public hearing was held on Thursday, April 13 th , 2023, to gain input from residents on the development of the 2023 AAP.
	Newspaper Ad	Non-targeted/broad community	A notice was placed in the local newspaper, Tuesday March 14 th , 2023 notifying local residents of an upcoming public hearing and the availability of the draft 2023 AAP for a 30-day comment period (March 15- April 17).	N/A	N/A

Expected Resources

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

Introduction

Union County will be receiving \$1,092,632 in CDBG funding for FY 2023-2024. Union County does not collect any program income through its HUD funded projects. The 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. There is an opportunity for additional funding for the County through a federal initiative related to the ARPA program. Union County will start the 2022 program year, and year two of the Consolidated Plan with continuation to focus on its key priorities program areas listed in its five-year strategic plan, which include:

- Improve Public Facilities and Infrastructure (high priority)
- Support Delivery of Public Services (high priority)
- Promote Affordable Housing (high priority)
- Support Growth and Economic Development (low priority)

The funds outlined in the priority table reflect actual dollar amounts provided to Union County from HUD. The expected amount “Available Remainder of ConPlan” shows a projected dollar amount for the remaining year three to five of the Consolidated Plan based on FY 2023 estimated dollar amount.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and	\$1,092,632	\$0	\$2,016,626	\$3,109,258	\$2,185,264	The \$2,185,264 includes the estimated amount for year

		Planning Economic Development Housing Public Improvements Public Services	4-5 of the Consolidated Plan based on the estimates dollar amount of annual allocation shown for FY 23- 24.
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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. Leveraging is a way to increase project efficiencies which often come with combining sources of funding. Union County will continue encouraging subrecipients to use matching funds in order to stretch CDBG dollars.

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

It does not apply.

Discussion

Union County's FY 2023-2024 Annual Action Plan covers the time period from July 1, 2023, to June 30, 2024. The County's FY 23-24 entitlement amount is \$1,092,632. 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	2021	2025	Non-Housing Community Development	Unincorporated Union County Monroe	Public Facilities and Infrastructure	CDBG: \$1,568,651.05	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4,865 Persons Assisted 27 Households Assisted

2	Support Delivery of Public Services	2021	2025	Homeless Non-Homeless Special Needs Elderly	Marshville Mineral Springs Wesley Chapel Indian Trails Monroe Stallings Weddington Waxhaw Fairview Union County ETJ	Public Services	CDBG: \$816,746.95	Public service activities other than Low/Moderate Income Housing Benefit: 6484 Persons Assisted
3	Promote Affordable and Fair Housing	2021	2025	Affordable Housing	Union County	Fair Housing Affordable Housing	CDBG: CDBG: 173,500	Low/Moderate income Housing Benefit: 27 households

Table 6 – Goals Summary

Goal Descriptions

2023-2024 Annual Action Plan Goals		
1	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	Upgrade road infrastructure and park facilities county wide.
2	Goal Name	Support Delivery of Public Services
	Goal Description	Continue ongoing County support for community and supportive services, with special emphasis on services for the homeless, seniors, at-risk youth, the disabled, veterans and other persons with special needs.
3	Goal Name	Promote Affordable Fair Housing
	Goal Description	Increased learning opportunities and coordination about fair housing issues with member governments, and other local organizations within service area or potential service area.
4	Goal Name	Promote Sustainable Affordable Housing Initiatives
	Goal Description	Support affordable housing initiatives and activities.

Projects

AP-35 Projects – 91.220(d)

Introduction

Below you will find the list of proposed projects for the upcoming CDBG fiscal year. Some projects have one activity, and others will consist of various activities. The information below shows the expected funding amounts and uses.

#	Project Name
1	CDBG Administration
2	CDBG Public Services
3	CDBG Housing Activities
4	CDBG Public Facilities and Infrastructure Improvements

Table 7 - Project Information

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

The Five-Year Consolidated Plan provides the framework for implementing a vision for creating a sustainable community and is designed to guide the County’s affordable housing, homelessness, community and economic development policies and programs over the County FY 2021- 2025 period. Projects funded through the Community Development Block Grant Fund (CDBG), work towards meeting the goals of the Consolidated Plan and to further Union County’s community vision. Funding priorities outlined in the Consolidated Plan remain unchanged. Each year the County issues a Notice of Funding Availability to request proposal for CDBG funded activities.

Factors that contributed to targeting funds for specific activities are:

- Stated needs, analysis, and objectives in the 2021-2025 Consolidated Plan;
- The severity of the need;
- The availability of other funds to ensure project viability;
- Experience in working with federal funds and other government grants;
- 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;
- Project readiness in qualified census tracts with low- and moderate-income households.

The selected projects’ primary objectives are to strengthen neighborhoods, improve quality of life and provide needed public services to low- and moderate-income individuals, the elderly, and persons experiencing domestic violence and homelessness.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Administration
	Target Area	Countywide
	Goals Supported	Improve public facilities and infrastructure. Support delivery of public services Reduce barriers to affordable housing
	Needs Addressed	Public Facilities and Infrastructure, Public Services Fair Housing
	Funding	CDBG: \$218,500
	Description	Up to 20% of entitlement funds will be used for general program administration and planning.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Countywide
	Planned Activities	General CDBG administration and planning.
2	Project Name	CDBG Public Services
	Target Area	Countywide
	Goals Supported	Support for vulnerable populations and communities
	Needs Addressed	Support vulnerable populations and communities
	Funding	CDBG: \$163,000
	Description	Public Services funds will be used for services provided mainly for presumed benefit population, such as elderly, domestic violence victims, economic and housing stabilization programs for vulnerable population, emergency shelter support services, emergency-related equipment, along with prescription medication services for low-mod income individuals.

3	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: Estimated number: 4,012 persons. Proposed activities will benefit low-moderate income families.
	Location description	Countywide
	Planned activities	Shelter operations and supportive services, domestic violence and sexual assault victims counseling, affordable prescription medication services, supportive programs/services for the elderly, economic empowerment programs along with economic and housing stabilization.
	Project Name	FY23 Affordable Housing Activities
	Target Area	County wide, based on location of need.
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$248,000.00
	Description	Union County will provide assistance to income eligible low/mod income residents with home repair needs.
Target Date	6/30/2024	
Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 25 households. Proposed activities will benefit low-moderate income families.	
Location description	Countywide	
Planned activities	Acquisition and Site Improvements	

3	Project Name	CDBG Affordable Housing Activities
	Target Area	Union County
	Goals Supported	Increase and preserve affordable housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$83,500
	Description	Funds will be used for the purpose of creating and preserving affordable housing through various CDBG eligible activities such as acquisition, and site improvements.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 25 households. Proposed activities will benefit low-moderate income families.
Location description	Countywide	
Planned activities	Acquisition and Site Improvements	
4	Project Name	CDBG Public Facilities and Infrastructure Improvements
	Target Area	Countywide
	Goals Supported	Support for vulnerable populations and communities
	Needs Addressed	Support for vulnerable populations and communities
	Funding	CDBG \$600,000
	Description	Funds will be used for the acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	4,865 individuals
Location description	Countywide	

Planned activities

May include community revitalization, public facility activities, infrastructure work and/or emergency services equipment.



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. Ten municipalities have chosen to participate in the CDBG program: Marshville, Monroe, Stallings, Waxhaw, Weddington, Wingate, Fairview, Indian Trail, Mineral Springs, and Wesley Chapel along with unincorporated areas in the county.

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-to-moderate income population.

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 are determined through a competitive application process open to all eligible organizations.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Union County’s CDBG Grant Program area consists of Marshville, Monroe, Stallings, Waxhaw, Weddington, Wingate, Fairview, Indian Trail, Mineral Springs, and Wesley Chapel and unincorporated areas. In accordance with the Housing and Community Development Act of 1974, as amended, each entitlement community must “affirmatively further fair housing”. The County has identified gaps and improvements in its 2022-2026 Analysis of Impediments to Fair Housing process in order to take a more focused plan of actions to identify and overcome any barriers to fair/affordable housing choice for protected classes.

Finding safe and affordable housing is a complex challenge many communities face throughout the nation. Single family home prices and the price of rent has also skyrocketed throughout the State of

North Carolina, and it seems to be getting worse in this new post-COVID era. Union County recognizes that gaps do exist within the affordable housing realm and the challenges the community faces. In past years, the main focus was mainly on updating existing, and creating new infrastructure and public facilities to serve housing units across the County. In the last two program years, the focus began moderately shifting to help the community with affordable housing needs. Current institutional delivery systems with dedicated resources currently exist that provide for increasing and sustaining affordable housing units in Union County. However, these existing resources are not sufficient to address the affordable housing needs across the county and a more unified and holistic approach will need to be sought out in the future.

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

Table 1 - 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 2 - One Year Goals for Affordable Housing by Support Type

Discussion

According to the Union County 2022-2026 Analysis of Impediments to Fair Housing document, the population in Union County has increased by twelve percent between 2015 and 2020, and by eighteen percent over the last decade. The population is projected to continue growing in the next three decades by another sixty percent. The demand to live in the county increases the pressure on the local housing, and one of the biggest challenges is the huge disparity between housing costs and what individuals with low- and moderate-incomes can afford to pay.

Almost half of the residents currently renting have rent costs that are 35 percent or more of their total household income. The median rent has increased by eighteen percent from 2015 to 2019, and it is at \$1,030 a month, while median home value increased by twenty-two percent, and it is currently at \$241,400 within the same time period.

Fostering and maintaining the existing supply of affordable housing continues to be of importance for the County, who will continue to develop policies that help foster the development of new affordable housing units. Additionally, Union County and its municipal partners will 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.

There are 16 low-income housing apartment communities offering 619 affordable apartments for rent in Union County, which are broken down into three categories:

1. Income Based Apartments: 559 apartments. Tenants typically pay no more than 30% of their income towards rent and utilities.
2. Low Rent Apartments: 60 apartments that do not provide direct rental assistance but remain affordable to low-income households in Union County.
3. Housing Choice Vouchers: On average, Section 8 Housing Choice vouchers pay Union County landlords \$700 per month towards rent. The average voucher holder contributes \$400 towards rent in Union County.

As previously stated, there are 619 public, safe, and affordable rental units available for eligible low-income families and individuals. There was an estimated total of 61,177 families in Union County in 2019, with an approximate 3,354 families living below the poverty level. There are significantly more families living below the poverty level than the 619 safe, affordable rental units available in the County. (Source: ACS 2019 5-Year Estimates)

AP-60 Public Housing – 91.220(h)

Introduction

Union County does not maintain nor support any public housing. The Monroe Housing Authority (MHA) is the local entity with the sole responsibility for management and maintenance of public housing. MHA was established under the State of North Carolina General Statute 157 (Housing Authority Law) through a cooperation agreement with the City of Monroe, North Carolina on June 28, 1966. MHA administers the Public Housing (PH) and Section 8/Housing Choice Voucher (HCV) Programs funded through the U.S. Department of Housing and Urban Development for the City of Monroe and Union County.

Its goal is to provide quality housing for community members and rental housing program participants.

Public housing was established to provide decent and safe rental housing for eligible low-income families and individuals with a total number of 173 units. Monroe Housing Authority (MHA) has four Public Housing communities:

- Serenity Place - 44 units (Elderly and Disabled Site)
- Grace Gardens - 83 units (Family Site)

- Willow Oaks - 46 units (Family Site)

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

Not applicable.

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

The Monroe Housing Authority (MHA) 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 several community organizations that provide resources to assist clients.

The MHA's Resident Opportunities and Self-Sufficiency (ROSS) Program offers supportive services to its Public Housing residents to increase their income, enhance their life goals, or overall become self-sufficient. Through ongoing one-on-one case management, the ROSS Coordinator assists ROSS Program participants in assessing barriers that may hinder self-sufficiency and helping them create goals to achieve success in career advancement, furthering education, or basic life skills.

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

Not applicable.

Discussion

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

Introduction

Homeless prevention resources are available in Union County. However, these services 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. The Community Shelter of Union County is the only homelessness services provider in Union County. They provide onsite emergency shelter to meet the shelter needs of people experiencing homelessness in the community, case management, education, and employment services. The organization helps people experiencing homelessness obtain new housing with rapid rehousing services.

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. Union County also partners with the Community Shelter of Union County to reach homeless persons across the County.

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.

The County works with the Community Shelter of Union County on addressing the emergency shelter and transitional housing needs of homeless people. In their emergency shelter program, the organization embraces national best practices and HUD required low barrier and housing first strategies. They operate on a 60-day stay, with participants engaging in housing plans within the first week of shelter stay working with shelter, housing, and economic mobility case managers. The emergency shelter team includes client services director, six case managers, and sixteen shelter coordinators.

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. The Community Shelter's continuum of care includes emergency shelter, food, rehousing, economic mobility, and post-housing services.

Through the Community Shelter of Union County, shelter participants are referred to the shelter's housing stability team to begin housing search and placement activities within one week of entry. The shelter budgets with the participants income to determine affordability for

long term success and help with upfront costs (deposits, short term rent and utility assistance) to help re-establish independence. The housing stability team includes two rapid rehousing case managers. The evidence based rapid rehousing strategies help clients maintain permanent housing long term. The shelter has great integrity with their eligibility elements and data collection to generate reliable statistical data using a statewide HMIS data collection tool and adopting best practices on policy, strategy, and activity.

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

Shelter participants are also encouraged to enroll in the economic mobility program which provides programming to increase earning potential and access to local employment opportunities to program participants.

In the soup kitchen, the shelter partners with over 150 community groups to help provide and serve meals to its participants. There are seven nutrition staff employed to oversee over 1,000 meal service opportunities per year and to receive pantry donations seven days a week. The food service manager and onsite operations director schedule mobile food pantry activities including procuring food for food insecure community households. The shelter's strategy is to provide 1 - 2 weeks of

groceries at a time to mobile pantry participants, and to offer three meals daily to any citizen expressing food insecurity in our soup kitchen.

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.

Union County is planning on continuing the partnership with the Shelter if Union County to provide continuous support for the homeless population.

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

Introduction:

Union County faces similar barriers to affordable housing that many other neighboring countries face in the region. The County is committed to removing or reducing barriers to affordable housing whenever possible and working together on the government level, and community level with other partners. The County continues to assess and address outcomes and recommendations of the 2022 Analysis of Impediments to Fair Housing.

Providing affordable housing is a very complex issue to overcome. There are several current barriers to increasing the affordable housing stock in the County. The list below highlights some of the current affordable housing issues:

- Land costs have been driven up by developers and speculators;
- Rising construction costs are a factor in the development of affordable housing;
- Scarce supply of construction and housing rehabilitation workforce;
- Lack of partnerships and support between public and private partners to efficiently leverage resources to build affordable housing or create mixed-income communities;
- Inadequate public transportation options that match appropriately priced housing options in specific communities.

Continued labor shortages and increased materials and construction costs add additional expense to affordable housing projects. This reduces available funds for developers to build cost-effectively and in turn reduces affordability.

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 Union County 2022-2026 Analysis of Impediments to Fair Housing document lists resources and ideas on affordable housing projects, and initiatives that are worth researching further to address the affordable housing shortage countywide. The County also recognizes the importance of educating county residents about fair housing issues and is committed to providing fair housing training on a regular basis with the help of Legal Aid of North Carolina.

Union County started a septic tank repair program in FY22-23 using CDBG funds and started fostering a partnership with Anson County Habitat for Humanity.

AP-85 Other Actions – 91.220(k)

Introduction:

Providing affordable housing options and/or creating socioeconomically integrated communities are very complex tasks to work towards and achieve. In neighborhoods with pockets of racial and ethnic poverty the affordable housing stock is made up of mostly older units, that are more likely to be substandard and the cost of improvements is usually beyond the homeowners' means. There is a lack of transportation options between areas offering affordable housing and available jobs, along with a lack of services in these areas. Local governments face the option of either looking into ways of transforming racially or ethnically concentrated areas of poverty into resource-rich areas or trying to create integrated mixed-income communities.

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.

Union County will also ensure that marketing materials for County-funded programs are available in languages specific to the populations seeking information.

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

Union County is lacking in the development of new affordable housing. The County will begin by initiating partnerships with public and private housing developers and advocating for the development of affordable and mixed-income housing. Union County has started a septic system repair PILOT program with a goal of assisting up to fifteen homes in the county in program year 2022-2023 as a way of help maintaining affordable housing units in the community. The goal is to work towards building up a robust county-wide critical home repair

program, using CDBG funds, and other available grant funds over the upcoming years. The County also plans on actively seeking out potential partnerships with existing local Community Housing Development Organizations to partner with. Additionally, Union County will continue being involved in discussions about local and regional public transportation initiatives.

Actions planned to reduce lead-based paint hazards

The County will complete an in-house review form to ensure compliance with all Federal statutes concerning lead-based paint in any Federally assisted capital project. 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 lead poisoning.

Actions planned to reduce the number of poverty-level families

Union County is dedicated to working with local agencies and units of local government to aid in reducing the number of poverty level families in the county. This will be done by educating and assisting impoverished families in becoming self-sufficient. There are various local organizations who provide essential support services for families living in poverty. CDBG funding will be allocated to support these local organizations to help achieve their public service goals.

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.

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

The County continues to have conversations with local housing service and program providers, housing developers, various local non-profit agencies and local municipalities on how to coordinate resources and build stronger partnership among local public and private housing and social service agencies within the county.

- Union County has been tasked with creating a Fair Housing Advisory Council. The role of the Council will be to research affordable and fair housing methods, concepts and ideas that have the potential of being implemented in the future.

- Initiating conversation with Affordable Housing Developers.
- The County will continue working with the State of North Carolina and regional and local transportation organizations to overcome transportation related barriers.

Discussion

Even though CDBG funding is limited, the County will continue working with local agencies, units of government, and other local partners. The goal of Union County's CDBG program is to continue the conversation on how to increase the quality of life of residents, especially those who live in poverty. The County will continuously look for opportunities to improve existing programs or create new ones.

Program Specific Requirements

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

Introduction:

The following provides details on program specific requirements for the Community Development Block Grant.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0

<p>2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan</p>	<p>100</p>
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2022 Annual Action Plan

Substantial Amendment #2
July 17, 2024



Table of Contents

Executive Summary	<u>2</u>
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	<u>2</u>
PR-05 Lead & Responsible Agencies – 91.200(b)	<u>6</u>
AP-10 Consultation – 91.100, 91.200(b), 91.215(l)	<u>6</u>
AP-12 Participation – 91.105, 91.200(c)	<u>10</u>
Expected Resources	<u>13</u>
AP-15 Expected Resources – 91.220(c) (1,2).....	<u>13</u>
Annual Goals and Objectives	<u>16</u>
AP-20 Annual Goals and Objectives.....	<u>16</u>
Projects	<u>18</u>
AP-35 Projects	<u>18</u>
AP-38 Project Summary	<u>20</u>
AP-50 Geographic Distribution – 91.220(f).....	<u>23</u>
Affordable Housing.....	<u>23</u>
AP-55 Affordable Housing – 91.220(g)	<u>23</u>
AP-60 Public Housing – 91.220(h).....	<u>25</u>
AP-65 Homeless and Other Special Needs Activities – 91.220(i)	<u>26</u>
AP-75 Barriers to affordable housing – 91.220(j).....	<u>27</u>
AP-85 Other Actions – 91.220(k)	<u>28</u>
Program Specific Requirements.....	<u>31</u>
AP-90 Program Specific Requirements – 91.220(l) (1,2,4).....	<u>31</u>

The 2022 Annual Action Plan is presented to you in a format that is prescribed by HUD. Data and narrative are entered into a federal database system called the Integrated Disbursement and Information System (IDIS) and the Annual Action Plan report is then downloaded into a Word format. The Annual Action Plan template in IDIS has a series of prescribed questions that align with the CDBG Consolidated Plan program regulations. The report you are reviewing is the result of that data entry process and is the prescribed and recommended format by HUD. If you have any questions about this format, please do not hesitate to contact Monica Culbreath at Monica.Culbreath@unioncountync.gov. Thank you for your interest and time spent reviewing this report.

2022 Annual Action Plan Amendment #1

The FY22-23 Annual Action Plan (2022AAP) will be amended to reflect changes that include reallocating prior year funds to the FY22-23 Union County Jesse Helms Park project. These prior year funds include FY18-19 funds in the amount of \$59,320.83, FY20-21 funds in the amount of \$5,679.17, and FY21-22 funds in the amount of \$215,000.

2022 Annual Action Plan Amendment #2

The 2022 Annual Action Plan (2022AAP) is proposed to be amended to reflect the change to include the relocation of FY2022 of Public Facilities and Infrastructure funds - CDBG Union Anson Habitat East (\$90,000.00) to Public Facilities and Infrastructure funds in FY2024. The funds will be allocated to Affordable Housing Activities FY2024 (increase of \$90,000.00).

Executive Summary

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

1. Introduction

Union County became an Entitlement Grantee in 2016 and began receiving an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). In accordance with federal regulations of HUD, Union County must prepare an Annual Action Plan (AAP) for the proposed use of CDBG funds and must ensure that activities and projects funded with these federal funds meet one of the three statutory objectives:

1. Benefit low/moderate income residents/areas;
2. Prevent or eliminate slum and blight either on an area or spot basis; and
3. Meet an urgent need (for example, in the case of a natural disaster).

Additionally, as part of being a CDBG recipient, the County is required to prepare a five-year long term strategic plan, the Consolidated Plan, which describes community needs, resources, priorities, and proposed activities to be undertaken to assist low- and moderate-income residents of Union County, the City of Monroe, and the Towns of Marshville, Waxhaw, Weddington, Wingate, Stallings, Fairview, Indian Trail, Mineral Springs, and Wesley Chapel under the County's CDBG program. The most current Consolidated Plan was submitted in 2021 and this Annual Action Plan represents year two covering the time period beginning July 1, 2022, and ending June 30, 2023.

This plan describes the funding levels and activities to be undertaken during program year (PY) 2022-2023 (PY 22-23) for the CDBG program to address the priority needs and objectives as outlined in the Consolidated Plan. Union County will receive \$1,115,096 for this upcoming program year.

2. Summarize the objectives and outcomes identified in the Plan

This year's goals are reflected through projects listed below that are planned to be funded with CDBG dollars:

- FY23 Turning Point Domestic Violence & Sexual Assault Program
- FY23 Union County Crisis Ministries Housing Stability Project
- FY 23 Council on Aging In-Home Assistance for Seniors to Remain Independent
- FY 23 Common Heart Economic Empowerment & Development Program
- FY23 Union Anson Habitat for Humanity East Village Scattered Site Paving and Street Infrastructure

Installation Project

- FY23 Housing Support - Septic Tank Repair Program
- FY23 Jesse Helms Park Project

3. Evaluation of past performance

Union County is continuously evaluating past performance to guide in the process of setting goals or determining which projects to fund with limited CDBG resources. At the end of each program year, the County submits a Consolidated Annual Performance Evaluation Report (CAPER), which helps evaluate the County's progress, performance and accomplishments regarding projects that were funded with CDBG funds, and goals established in the Consolidated Plan.

During Program Year 2021 the following projects/activities were completed and met their required goals:

Planning and Administration:

- Development of the 2021-2025 Analysis of Impediments to Fair Housing document
- Several CDBG Fair Housing trainings through Legal Aid of North Carolina
- Maintenance of the CDBG Subrecipient Manual
- CDBG Subrecipient oversight and project management

Projects

- Concord Avenue Sidewalk Improvement Project Phase II: the project consisted of constructing 3,890 linear feet of pedestrian sidewalk that are ADA accessible. (CDBG)
- Senior Nutrition Program: The program provides meals to food insecure seniors living in Union County. (CDBG and CDBG-CV)
- Heart for Monroe: The program provides food and supplies on a regular basis to more than 29,000 adults, children, and seniors in our community. During COVID there was an increased demand of food requests. CDBG-CV funds allowed the agency to keep up with the demand. The H4M Rapid Response team continued to provide food, supplies and resources and modified the drive-thru events during the summer and fall. The agency also continued services in the summer which continued into the fall called Project 704. (CDBG-CV)
- Loaves and Fishes: Loaves and Fishes of Union County is a 501(c)3 non-profit community pantry organization that provides food, at no charge, for a weeks' worth of nutritional meals for each Union County household having been screened and referred by social service agencies as having a crisis situation. (CDBG-CV)
- Human Services Crisis Assessment: The program assists adult only households with rental assistance during the COVID pandemic. (CDBG-CV)
- Crisis Assistance Ministries: the agency used CDBG_CV funds to help fund its existing Crisis Intervention Program to benefit low- and moderate-income individuals impacted by COVID-19. Funds requested are for eviction/foreclosure prevention, staffing, technology, emergency food and protective equipment. (CDBG-CV)
- Council on Aging Union County Coronavirus Relief Project: The agency provided supplies and equipment to older adults and appropriate personal protective equipment for staff and volunteers to prevent the spread of the COVID-19 virus. (CDBG-CV)
- Turning Point Domestic Violence Program: The agency purchased personal protective equipment and

contracted a professional cleaning service to sanitize the Domestic Violence Shelter to prevent the spread of the COVID-19 virus. (CDBG-CV)

- Union County Xmas Bureau Food Drive Program: The organization provided food to school aged children, who are typically on free or reduced meals at school, during the school closures due to the COVID pandemic. The organization also provided food to more than 300 seniors throughout Union County who are on a fixed income).

Past performance and limited CDBG funds have emphasized the need to leverage additional funding and initiatives to have the largest impact on the community.

4. Summary of Citizen Participation Process and consultation process

The County understands the importance of citizen consultation in order to set its long-term goals and priorities under the Consolidated Plan, and short-term goals under the Annual Action Plan. The Citizen Participation Plan, which describes the policies and procedures for involving citizens in the critical planning issues and funding recommendations related to the CDBG program, was created as a guide to help with this process. The County also engages citizens and other public and non-profit agencies in consultation efforts throughout the program year and those efforts are incorporated into the County's Annual Action Plan.

Based on the Citizen Participation Plan, outreach included a public meeting for consultation with public and private agencies and organizations to gain public input. Furthermore, private consultation included elected and appointed government officials and neighborhood organizations. Three public meetings were held during the planning and development of the 2022 AAP. The first meeting was a FY 22-23 CDBG Kick Off event to talk about the CDBG program, the application process and revisit the priorities of the 2021-2025 Consolidated Plan. The second meeting was held on April 25, 2022 at 6 pm to receive comments in preparation of the plan. In addition, the Union County CDBG Coordinator along with Centralina Regional Council staff were spearheading the County's Analysis of Impediment to Fair Housing process which has included consultation with a six-person Fair Housing Advisory Committee, a nine-person focus group composed of four local non-profit housing providers, four organizations working with the disabled population and the United Way of Central Carolinas. The process also included two public engagement events with the community from July 2021 to February 2022, along with a community survey. The third public event took place on May 25, 2022, at 6 pm, prior to the submission of the 2022 AAP to HUD for CDBG Entitlement funding. The primary purposes of these public forums/hearings were to assess community needs and problems in an effort to determine the most critical needs to be addressed by the CDBG program, and to present for public comment and review the program activities, which have been selected by Union County to resolve the identified needs.

5. Summary of public comments

Union County makes it a priority to engage citizens and other public and non-profit agencies in consultation efforts throughout the program year. These efforts are reported in the Annual Action Plan. The first public hearing was advertised and held on April 25, 2022, to receive comments in preparation of this plan. The following comments were received during the public hearing:

- Infrastructure projects must continue to be prioritized. Current infrastructure is failing in certain parts of the County (especially on the east side). CDBG is instrumental in helping with infrastructure improvements. The eastern part of the County does not have the tax base and resources.
- More focus on North Carolina Opportunity Zones regarding economic development and housing is

necessary. Street improvements in qualified census tracts (QCT) should be prioritized.

- Housing needs to be a priority, especially overcoming impediments to fair and affordable housing in the County.
- More affordable rental properties for Union County residents are imperative. The east side of the County does not have the resources, and it is lacking support.
- The lack of affordable housing and adequate transportation are major issues in the County. The roads need to be improved as well.
- Seniors are being displaced at an alarming rate. Solutions need to be found for rental opportunities for seniors. The elderly population is the fastest growing segment of the community in homeless services.
- There is a need for voucher system for seniors, affordable tax credits, and creation of inclusionary zones in the County.
- Affordable dental care benefits for low-income residents is needed.
- Businesses need to invest in their employees and shift their mind set. Minimum wage must be raised.

During the 30-day public comment period, which began on May 13, 2022, and ended on June 14, 2022, the following comment was received in writing from Teresa Campo, City of Monroe, Planning and Development Department, Community Development Division:

“The Union County Community Development Block Grant Consortium of Cities provides an organizational structure to promote interaction and communication among local governments for the benefit of the organizations and their residents. The City of Monroe is a member of the consortium since its beginning. As a member of the inter-jurisdictional body, our legislative officials make funding decisions that allow public service agencies and other community development programs possible for our citizen’s here in Monroe and have an impact on countywide projects. The City of Monroe considers the awards and applications for Community Development Block Grant funds through the County as a factor in the awards made through our outside agency funding process and may make decisions to support various service applications directly to the County. We look forward to continuing our partnership with Union County and our sister cities as we work together to make Union County a destination place with an emphasis on community.”

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

All received comments were accepted by Union County.

7. Summary

Union County appreciates the opportunity to be able to receive CDBG allocations on an annual basis to benefit the low- and moderate-income residents in the community. CDBG projects were evaluated carefully in order to meet priority goals and objectives identified in the 2021-2025 Consolidated Plan and recommended for funding for the 2022 program year. Input from County residents and service providers were considered, and the public will continue to be informed and invited to participate in the CDBG process to ensure projects meet the community needs. Union County submitted the 2022-2026 Analysis of Impediments to Fair Housing Choice document in May 2022 and will continue to address the identified barriers to affirmatively further fair housing through the projects selected for funding as well as other means.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	UNION COUNTY	County Manager's Office

Table 1 – Responsible Agencies

Narrative (optional)

Union County as an entitlement community under the federal Community Development Block Grant (CDBG) Program is required to submit a Five-Year consolidated Plan and an Annual Action Plan. The Board of County Commissioners is responsible for authorizing the submission to the U.S Department of Housing and Urban Development (HUD). The County Manager’s Office is the lead entity charged with preparing the Consolidated Plan, the Annual Action Plan (AAP) 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. These partnerships help to ensure 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.

Consolidated Plan Public Contact Information

Clayton Voignier at clayton.voignier@unioncountync.gov, Director, Strategy & Innovation, Union County, 500 N Main St, Monroe, NC 28112.

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

1. Introduction

Union County recognizes the importance of community input when it comes to preparing the Annual Action Plan. Discussions and consultations with many diverse groups, organizations, and agencies are essential for Union County to make sure the right projects will be funded to reflect community needs. While it is difficult to consult with every organization within the community, considerable efforts were made to be as inclusive as possible and obtain input from a cross section of the community. During the planning process for this Annual Action Plan, the County organized public and individual meetings with the community. 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. A significant focus of consultation efforts included social service agencies that serve low-income individuals and families with housing and other basic needs. Consultation is carried out throughout the program year. Additionally, significant consultation was completed during the 2021 Program Year through the Analysis

of Impediments to Fair Housing Choice Study.

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(l))

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.

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 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

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 jurisdiction’s consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Monroe
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This member government was consulted regarding the full spectrum of community development needs within their jurisdiction.
2	Agency/Group/Organization	Town of Mineral Springs
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This member government was consulted regarding the full spectrum of community development needs within their jurisdiction.
3	Agency/Group/Organization	Town of Stallings
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This member government was consulted regarding the full spectrum of community development needs within their jurisdiction.
4	Agency/Group/Organization	Town of Fairview
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This member government was consulted regarding the full spectrum of community development needs within

		their jurisdiction.
5	Agency/Group/Organization	Town of Wesley Chapel
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This member government was consulted regarding the full spectrum of community development needs within their jurisdiction.
6	Agency/Group/Organization	Town of Indian Trail
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This member government was consulted regarding the full spectrum of community development needs within their jurisdiction.

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

The Annual Action Plan process provided an opportunity and invited participation and comments from all relevant organizations and agencies. There were no specific agency types that were purposely not consulted during the development of the Annual Action Plan; however, it is difficult to consult with every agency within a community. Union County will be continuing to outreach to agencies within the program year as the Annual Action Plan is implemented.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Union County Community Shelter	Assist persons who are homeless or at risk of homelessness.
Analysis of Impediments to Fair Housing Choice	Union County	Affirmatively further fair housing.

Table 3 – Other local / regional / federal planning efforts

Narrative

Union County has completed its 2022-2026 Analysis of Impediments to Fair Housing document, which was submitted to HUD in May 2022. During the outreach process, the County had great success in reaching out and consulting with a wide variety of stakeholders and community agencies/organizations to discuss fair housing barriers and community development needs and priorities of the community. The County is committed to continue building on the momentum and fostering community outreach to gain input on how to better serve the needs of the low- and moderate-income community.

AP-12 Participation – 91.105, 91.200(c)

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

In order to be sensitive to COVID-19 protocols and social distancing, Union County conducted a virtual public meeting on April 25, 2022, to solicit input from local citizens on community development needs. The public hearing notice was published in the local newspaper, Enquirer Journal, on April 12, 2022, thirteen days preceding the public meeting. The meeting notice was also posted on the Union County and Centralina Regional Council

websites. At the virtual public meeting, a presentation including an overview of the CDBG Entitlement Program, purpose of the Annual Action Plan, anticipated funding allocation amount was conducted for meeting attendees.

A draft 2022 Annual Action Plan was released to the public on May 12, 2022, for a 30-day public comment period, which started on May 13, 2022, and ended on June 14, 2022. The second public meeting took place on May 25, 2022 to give residents and service providers an opportunity to comment on the list of proposed CDBG funded programs selected by the County.

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	CDBG Kick Off Public Meeting	Non-targeted/broad community/Other: previous and current subrecipients	The virtual meeting was held on March 31, 2022 as the result of the NOFA and to kick off the FY 22-23 CDBG program and application process.	None.	N/A
2	Newspaper Ad	Non-targeted/broad community	A notice was placed in the local newspaper on April 12, 2022 notifying residents of the upcoming public hearing to discuss the development of the 2022 AAP.	N/A	N/A
3	Public Meeting	Non-targeted/broad community	A virtual public hearing was held on April 25, 2022 to gain input from residents on the development of the 2022 AAP.	<ul style="list-style-type: none"> • Infrastructure • NC Opportunity Zones • Elderly • Fair and affordable housing • Health services for the poor (especially dental) • Minimum wage increase • Inclusionary zone, voucher system for seniors, affordable tax credits, transportation 	N/A

4	Newspaper Ad	Non-targeted/broad community	A notice was placed in the local newspaper, on May 12, 2022 notifying local residents of an upcoming public hearing and the availability of the draft 2022 AAP for a 30-day comment period (May 13-June 14).	See comment under: AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) section 5. Summary of public comments	N/A
5	Public Meeting	Non-targeted/broad community	A virtual public hearing was held on May 25, 2022 to allow members of the community to provide comments on the 2022 AAP.	N/A	N/A

Expected Resources

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

Introduction

Union County will be receiving \$1,115,362 in CDBG funding for FY 2022-2023. These 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. There is an opportunity for additional funding for the County through a federal initiative related to the ARPA program. Union County will start the 2022 program year, and year two of the Consolidated Plan with continuation to focus on its key priorities program areas listed in its five-year strategic plan, which include:

- Improve Public Facilities and Infrastructure (high priority)
- Support Delivery of Public Services (high priority)
- Promote Affordable Housing (high priority)
- Support Growth and Economic Development (low priority)

The following table outlines the expected resources from the HUD Community Development Block Grant (CDBG) program, that Union County is planning on having available for PY 22. The expected amount “Available Remainder of ConPlan” shows a projected dollar amount for the remaining year three to five of the ConPlan based on PY22 estimated dollar amount.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing	1,115,096	0	135,638.42	1,223,905.69	3,600,000	The \$3,600,000 includes the estimated amount for year 3-5 of the Consolidated Plan based on the estimates dollar amount of annual allocation shown for PY 22.

		Public Improvements Public Services							
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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. Leveraging is a way to increase project efficiencies which often come with combining sources of funding. Union County will continue encouraging subrecipients to use matching funds in order to stretch CDBG dollars.

If appropriate, describe publicly 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 2022 Action Plan covers the time period from July 1, 2022, to June 30, 2023. The County's FY22 entitlement amount is \$1,115,096. 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	2021	2025	Non-Housing Community Development	Unincorporated Union County Monroe	Public Facilities and Infrastructure	CDBG: \$968,651.05	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4,865 Persons Assisted 2 Households Assisted
2	Support Delivery of Public Services	2021	2025	Homeless Non-Homeless Special Needs Elderly	Marshville Mineral Springs Wesley Chapel Indian Trails Monroe Stallings Weddington Waxhaw Fairview Union County ETJ	Public Services	CDBG: \$653,746.95	Public service activities other than Low/Moderate Income Housing Benefit: 2,472 Persons Assisted
3	Promote Affordable Fair Housing	2021	2025	Affordable Housing	Union County	Fair Housing		Two fair housing trainings were held by Legal Aid of NC. The County will continue with the training opportunities. Creation of a Union County Fair Housing Council.

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	Provide and maintain accessible public utility systems (water/sewer) capable of accommodating and helping to direct future growth.
2	Goal Name	Support Delivery of Public Services
	Goal Description	Continue ongoing 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.
3	Goal Name	Promote Affordable Fair Housing
	Goal Description	Increased learning opportunities and coordination about fair housing issues with member governments, and other local organizations within service area or potential service area.

Projects

AP-35 Projects – 91.220(d)

Introduction

Union County utilizes CDBG funds to support a variety of county wide projects and programs aimed to benefit low- and moderate-income individuals. These activities are consistent with the 2021-2025 Consolidated Plan priorities. The 2022 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 community development needs in the second year covered by the Consolidated Plan. Public service, housing and infrastructure projects were considered for selection after soliciting proposals from local non-profit agencies and local municipalities. The following table provides an outline of the projects being selected for PY 22-23.

Projects

#	Project Name
1	FY23 Administration
2	FY23 Turning Point Domestic Violence & Sexual Assault Program
3	FY23 Union County Crisis Ministries Housing Stability Project
4	FY 23 Council on Aging In-Home Assistance for Seniors to Remain Independent
5	FY 23 Common Heart Economic Empowerment & Development Program
6	FY23 Union Anson Habitat for Humanity East Village Scattered Site Paving and Street Infrastructure Installation Project
7	FY23 Septic Tank Repair Program
8	FY23 Jesse Helms Park Project

Table 7 - Project Information

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

The selected projects’ primary objectives are to strengthen neighborhoods, improve quality of life and provide needed public services to low- and moderate-income individuals.

Factors that contributed to targeting funds for specific activities are:

- Stated needs, analysis, and objectives in the 2021-2025 Consolidated Plan;
- The severity of the need;
- The availability of other funds to ensure project viability;
- Experience in working with federal funds;
- 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;
- Project readiness in qualified census tracts with low- and moderate-income households.

1. All Projects – Project is an eligible activity under CDBG
2. All Projects – Project meets Consolidated Plan goals and priorities (projects meeting higher priority areas receive greater consideration)
3. Public Services – Project meets an increasingly underserved need in the community, which was likely exacerbated by the pandemic
4. Public Services – Project or Grantee has a high-performing track record with utilization and administration of CDBG funds
5. Public Services – Project or Grantee does NOT receive funding from more than ONE (1) source of Union County funding
6. Non-Public Services – Project or Grantee did NOT receive CDBG funding last year

AP-38 Project Summary

Project Summary Information

1	Project Name	FY23 Administration
	Target Area	County wide
	Goals Supported	Improve Public Facilities and Infrastructure Support Delivery of Public Services
	Needs Addressed	Public Facilities and Infrastructure Public Services Fair Housing
	Funding	CDBG: \$223,019
	Description	General program administration and planning.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	General administration and planning.
2	Project Name	FY23 Turning Point Domestic Violence & Sexual Assault Program
	Target Area	Union County
	Goals Supported	Support Delivery of Public Services
	Needs Addressed	Public Service
	Funding	CDBG: \$44,000 Other: \$45,440
	Description	Turning Point is a domestic violence shelter that provides support services for victims of domestic violence and/or sexual assault. They will serve approximately 90 LMI persons.
	Target Date	6/30/2023

3	Project Name	FY23 Union County Crisis Ministries Housing Stability Project
	Target Area	Union County
	Goals Supported	Support Delivery of Public Services
	Needs Addressed	Public Service
	Funding	CDBG: \$38,264 Other: \$386,736
	Description	CDBG funds will be used to provide financial assistance to cost-burdened Union County residents who face unexpected hardships that place them at risk of becoming homeless. CDBG funding will aid in supporting case management services and financial assistance.
	Target Date	6/30/2023
4	Project Name	FY23 Council on Aging In-Home Assistance for Seniors to Remain Independent
	Target Area	Union County
	Goals Supported	Support Delivery of Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$60,000 Other: \$568,466
	Description	Council on Aging will provide additional in-home assistance services for approximately 230 LMI seniors in Union County.
	Target Date	6/30/2023
5	Project Name	FY23 Common Heart Economic Empowerment & Development Program
	Target Area	Union County
	Goals Supported	Support Delivery of Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000 Other: \$165,196
	Description	The Common Heart Economic Empowerment Program will utilize CDBG funds to allow for increased services to low to moderate income residents. The program provides clients with the tools they need to build economic stability and self-sufficiency.

	Target Date	6/30/2023
6	Project Name	FY23 Union Anson Habitat East Village Scattered Site Paving and Street Infrastructure Installation Project
	Target Area	East Village
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Infrastructure
	Funding	CDBG: \$90,000 Other: \$360,000
	Description	Installation of sidewalk, driveways and curbing that is required by the City of Monroe in order to construct infill housing units. Two low/mod income households have been selected.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	2 low/mod income households will benefit from the project.
	Location Description	Project is in the NC Opportunity Zone area.
	Planned Activities	Installation of sidewalk, driveways and curbing.
7	Project Name	FY23 Union County Septic Repair Program
	Target Area	Union County
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$270,000
	Description	Union County will provide assistance to income eligible low/mod income residents with septic repair needs.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	7 low/mod income households will benefit from the Septic Repair Program.
	Location Description	County-wide
	Planned Activities	Union County's Septic Repair Program will be available for income eligible households within the county.
8	Project Name	FY23 Jesse Helms Parks Project

Target Area	Monroe
Goals Supported	Improve Public Facilities and Infrastructure
Needs Addressed	Public Facilities and Infrastructure
Funding	CDBG: \$364,813 (FY22-23 CDBG funds) \$5,809.90 (FY17-18 CDBG funds – unallocated) \$103,086.52 (FY20-21 CDBG funds – unallocated) \$26,742.00 (FY21-22 CDBG funds – unallocated) \$59,320.83 – reallocated FY18-19 funds \$5,679.17 – reallocated FY20-21 funds \$215,000 – reallocated FY21-22 funds
Description	Union County Parks and Receptions will develop and improve the Jesse Helms Park in the City of Monroe. The park improvements will serve approximately 3966 persons.
Target Date	6/30/2023

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. Ten municipalities have chosen to participate in the CDBG program: Marshville, Monroe, Stallings, Waxhaw, Weddington, Wingate, Fairview, Indian Trail, Mineral Springs, and Wesley Chapel along with unincorporated areas in the county.

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-to-moderate income population.

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's CDBG Grant Program area consists of Marshville, Monroe, Stallings, Waxhaw, Weddington, Wingate, Fairview, Indian Trail, Mineral Springs, and Wesley Chapel and unincorporated areas. In accordance with the Housing and Community Development Act of 1974, as amended, each entitlement community must "affirmatively further fair housing". The County has just completed its 2022-2026 Analysis of Impediments to Fair Housing process to identify any barriers to fair/affordable housing choice for protected classes and to develop recommendations Union County can implement to address barriers that exist for affordable and fair housing choice for residents.

In the 2021-2025 Consolidated Plan affordable housing has been identified as a high priority for the CDBG program and the County recognizes that gaps do exist within the affordable housing realm. In the past, the main focus was placed on updating existing, and creating new infrastructure and public facilities to serve housing units across the County. In this program year, the focus will begin shifting to help the community with affordable housing needs. Current institutional delivery systems with dedicated resources currently exist that provide for increasing and sustaining affordable housing units in Union County. However, these existing resources are not sufficient to address the affordable housing needs across the county and a more unified and holistic approach will need to be sought out in the future.

Discussion

The population in Union County has increased by twelve percent between 2015 and 2020, and by eighteen percent over the last decade. The population is projected to continue growing in the next three decades by another sixty percent. The demand to live in the county increases the pressure on the local housing, and one of the biggest challenges is the huge disparity between housing costs and what individuals with low- and moderate-incomes can afford to pay.

Almost half of the residents currently renting have rent costs that are 35 percent or more of their total household income. The median rent has increased by eighteen percent from 2015 to 2019, and it is at \$1,030 a month, while median home value increased by twenty-two percent, and it is currently at \$241,400 within the same time period.

Fostering and maintaining the existing supply of affordable housing continues to be of importance for the County, who will continue to develop policies that help foster the development of new affordable housing units. Additionally, Union County and its municipal partners will 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.

There are 16 low-income housing apartment communities offering 619 affordable apartments for rent in Union County, which are broken down into three categories:

1. Income Based Apartments: 559 apartments. Tenants typically pay no more than 30% of their income towards rent and utilities.
2. Low Rent Apartments: 60 apartments that do not provide direct rental assistance but remain affordable to low-income households in Union County.
3. Housing Choice Vouchers: On average, Section 8 Housing Choice vouchers pay Union County landlords \$700 per month towards rent. The average voucher holder contributes \$400 towards rent in Union County.

As previously stated, there are 619 public, safe, and affordable rental units available for eligible low-income families and individuals. There was an estimated total of 61,177 families in Union County in 2019, with an approximate 3,354 families living below the poverty level. There are significantly more families living below the poverty level than the 619 safe, affordable rental units available in the County. (Source: ACS 2019 5-Year Estimates)

AP-60 Public Housing – 91.220(h)

Introduction

Union County does not maintain nor support any public housing. The Monroe Housing Authority (MHA) is the local entity with the sole responsibility for management and maintenance of public housing. MHA was established under the State of North Carolina General Statute 157 (Housing Authority Law) through a cooperation agreement with the City of Monroe, North Carolina on June 28, 1966. MHA administers the Public Housing (PH) and Section 8/Housing Choice Voucher (HCV) Programs funded through the U.S. Department of Housing and Urban Development for the City of Monroe and Union County.

Public housing was established to provide decent and safe rental housing for eligible low-income families and individuals with a total number of 206 units. Monroe Housing Authority (MHA) has four Public Housing communities:

- West Ridge - 33 units (Family Site)
- Serenity Place - 44 units (Elderly and Disabled Site)
- Grace Gardens - 83 units (Family Site)
- Willow Oaks - 46 units (Family Site)

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

Not applicable.

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

The Monroe Housing Authority (MHA) 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 several community organizations that provide resources to assist clients.

The MHA's Resident Opportunities and Self-Sufficiency (ROSS) Program offers supportive services to its Public Housing residents to increase their income, enhance their life goals, or overall become self-sufficient. Through ongoing one-on-one case management, the ROSS Coordinator assists ROSS Program participants in assessing barriers that may hinder self-sufficiency and helping them create goals to achieve success in career advancement, furthering education, or basic life skills.

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, these services 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. Union County also partners with the Community Shelter of Union County to reach homeless persons across the County.

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. The Community Shelter's continuum of care includes emergency shelter, food, rehousing, economic mobility, and post-housing services.

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:

Providing affordable housing is a very complex issue to solve not just in Union County but nationwide as well. There are several current barriers to increasing the affordable housing stock in the County. The list below highlights some of the current affordable housing issues:

- Land costs have been driven up by developers and speculators;
- Rising construction costs are a factor in the development of affordable housing;
- Scarce supply of construction and housing rehabilitation workforce;
- Lack of partnerships and support between public and private partners to efficiently leverage resources to build affordable housing or create mixed-income communities;
- Inadequate public transportation options that match appropriately priced housing options in specific communities.

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 County has just completed its 2022-2026 Analysis of Impediments to Fair Housing document and looking at new ways to address the affordable housing shortage countywide. The County also recognizes the importance of educating county residents about fair housing issues and is committed to providing fair housing trainings on a regular basis with the help of Legal Aid of North Carolina.

Union County will be using CDBG funds in FY 22-23 to start a septic tank repair program and will also start fostering a partnership with Anson County Habitat for Humanity in a hope to lay the foundation of a robust county-wide critical home repair program.

AP-85 Other Actions – 91.220(k)

Introduction:

Providing affordable housing options and/or creating socioeconomically integrated communities are very complex tasks to work towards and achieve. In neighborhoods with pockets of racial and ethnic poverty the affordable housing stock is made up of mostly older units, that are more likely to be substandard and the cost of improvements is usually beyond the homeowners' means. There is a lack of transportation options between areas offering affordable housing and available jobs, along with a lack of services in these areas. Local governments face the option of either looking into ways of transforming racially or ethnically concentrated areas of poverty into resource-rich areas or trying to create integrated mixed-income communities mainly through inclusionary zoning.

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

Union County is lacking in the development of new affordable housing. The County will begin by initiating partnerships with public and private housing developers and advocating for the development affordable and mixed-income housing. Union County is also looking into starting a septic tank repair program with a goal of assisting between ten and fifteen homes in the county in program year 2022-2023 as a way of help maintaining affordable housing units in the community. The goal is to work towards building up a robust county-wide critical home repair program, using CDBG funds, and other available grant funds over the upcoming years. The County also plans on actively seeking out potential partnerships with existing local Community Housing Development Organizations to partner with. Additionally, Union County will continue being involved in discussions about local and regional public transportation initiatives.

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 lead poisoning.

Actions planned to reduce the number of poverty-level families

Union County is dedicated to working with local agencies and units of local government to aid in reducing the number of poverty level families in the county. This will be done by educating and assisting impoverished families in becoming self-sufficient. There are various local organizations who provide essential support services for families living in poverty. CDBG funding will be allocated to support these local organizations to help achieve their public service goals.

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.

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

As part of the 2022-2026 Analysis of Impediments to Fair Housing process, the county reached out to various numbers of local non-profit agencies and local municipalities to discuss current housing and community development issues in the community and start a dialogue on how to coordinate resources and build a more robust partnership among local public and private housing and social service agencies within the county.

- Union County is in the beginning phase of creating a Fair Housing Advisory Council. The role of the Council will be to research affordable and fair housing methods, concepts and ideas that have the potential of being implemented in the future.
- Creating a virtual platform as a one stop shop for housing tools and resources for both residents and service providers.
- Initiating conversation with Affordable Housing Developers.
- The County will continue working with the State of North Carolina and regional and local transportation organizations to overcome transportation related barriers.

Discussion

Even though CDBG funding is limited, the County will continue working with local agencies, units of government, and other local partners. The goal of Union County's CDBG program is to continue the

conversation on how to increase the quality of life of residents, especially those who live in poverty. The County will continuously look for opportunities to improve existing programs or create new ones.

Program Specific Requirements

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

Introduction:

The following provides details on program specific requirements for the Community Development Block Grant.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan	100

Executive Summary

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

1. Introduction

Union County became an Entitlement Grantee in 2016 and began receiving an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). In accordance with federal regulations of HUD, Union County must prepare an Annual Action Plan (AAP) for the proposed use of CDBG funds and must ensure that activities and projects funded with these federal funds meet one of the three statutory objectives:

1. Benefit low/moderate income residents/areas;
2. Prevent or eliminate slum and blight either on an area or spot basis; and
3. Meet an urgent need (for example, in the case of a natural disaster).

Additionally, as part of being a CDBG recipient, the County is required to prepare a five-year long term strategic plan, the Consolidated Plan, which describes community needs, resources, priorities, and proposed activities to be undertaken to assist low- and moderate-income residents of Union County, the City of Monroe, and the Towns of Marshville, Waxhaw, Weddington, Wingate, Stallings, Fairview, Indian Trail, Mineral Springs, and Wesley Chapel under the County's CDBG program. The most current Consolidated Plan was submitted in 2021 and this Annual Action Plan represents year two covering the time period beginning July 1, 2022, and ending June 30, 2023.

This plan describes the funding levels and activities to be undertaken during program year (PY) 2022-2023 (PY 22-23) for the CDBG program to address the priority needs and objectives as outlined in the Consolidated Plan. Union County will receive \$1,115,096 for this upcoming program year.

2. Summarize the objectives and outcomes identified in the Plan

This year's goals are reflected through projects listed below that are planned to be funded with CDBG dollars:

- FY23 Turning Point Domestic Violence & Sexual Assault Program
- FY23 Union County Crisis Ministries Housing Stability Project
- FY 23 Council on Aging In-Home Assistance for Seniors to Remain Independent
- FY 23 Common Heart Economic Empowerment & Development Program
- FY23 Union Anson Habitat for Humanity East Village Scattered Site Paving and Street Infrastructure Installation Project
- FY23 Housing Support - Septic Tank Repair Program
- FY23 Jesse Helms Park Project

3. Evaluation of past performance

Union County is continuously evaluating past performance to guide in the process of setting goals or determining which projects to fund with limited CDBG resources. At the end of each program year, the County submits a Consolidated Annual Performance Evaluation Report (CAPER), which helps evaluate the County's progress, performance and accomplishments regarding projects that were funded with CDBG funds, and

goals established in the Consolidated Plan.

During Program Year 2021 the following projects/activities were completed and met their required goals:

Planning and Administration:

- Development of the 2021-2025 Analysis of Impediments to Fair Housing document
- Several CDBG Fair Housing trainings through Legal Aid of North Carolina
- Maintenance of the CDBG Subrecipient Manual
- CDBG Subrecipient oversight and project management

Projects

- Concord Avenue Sidewalk Improvement Project Phase II: the project consisted of constructing 3,890 linear feet of pedestrian sidewalk that are ADA accessible. (CDBG)
- Senior Nutrition Program: The program provides meals to food insecure seniors living in Union County. (CDBG and CDBG-CV)
- Heart for Monroe: The program provides food and supplies on a regular basis to more than 29,000 adults, children, and seniors in our community. During COVID there was an increased demand of food requests. CDBG-CV funds allowed the agency to keep up with the demand. The H4M Rapid Response team continued to provide food, supplies and resources and modified the drive-thru events during the summer and fall. The agency also continued services in the summer which continued into the fall called Project 704. (CDBG-CV)
- Loaves and Fishes: Loaves and Fishes of Union County is a 501(c)3 non-profit community pantry organization that provides food, at no charge, for a weeks' worth of nutritional meals for each Union County household having been screened and referred by social service agencies as having a crisis situation. (CDBG-CV)
- Human Services Crisis Assessment: The program assists adult only households with rental assistance during the COVID pandemic. (CDBG-CV)
- Crisis Assistance Ministries: the agency used CDBG_CV funds to help fund its existing Crisis Intervention Program to benefit low- and moderate-income individuals impacted by COVID-19. Funds requested are for eviction/foreclosure prevention, staffing, technology, emergency food and protective equipment. (CDBG-CV)
- Council on Aging Union County Coronavirus Relief Project: The agency provided supplies and equipment to older adults and appropriate personal protective equipment for staff and volunteers to prevent the spread of the COVID-19 virus. (CDBG-CV)
- Turning Point Domestic Violence Program: The agency purchased personal protective equipment and contracted a professional cleaning service to sanitize the Domestic Violence Shelter to prevent the spread of the COVID-19 virus. (CDBG-CV)
- Union County Xmas Bureau Food Drive Program: The organization provided food to school aged children, who are typically on free or reduced meals at school, during the school closures due to the COVID pandemic. The organization also provided food to more than 300 seniors throughout Union County who are on a fixed income).

Past performance and limited CDBG funds have emphasized the need to leverage additional funding and initiatives to have the largest impact on the community.

4. Summary of Citizen Participation Process and consultation process

The County understands the importance of citizen consultation in order to set its long-term goals and priorities under the Consolidated Plan, and short-term goals under the Annual Action Plan. The Citizen Participation Plan, which describes the policies and procedures for involving citizens in the critical planning issues and funding recommendations related to the CDBG program, was created as a guide to help with this process. The County also engages citizens and other public and non-profit agencies in consultation efforts throughout the program year and those efforts are incorporated into the County's Annual Action Plan.

Based on the Citizen Participation Plan, outreach included a public meeting for consultation with public and private agencies and organizations to gain public input. Furthermore, private consultation included elected and appointed government officials and neighborhood organizations. Three public meetings were held during the planning and development of the 2022 AAP. The first meeting was a FY 22-23 CDBG Kick Off event to talk about the CDBG program, the application process and revisit the priorities of the 2021-2025 Consolidated Plan. The second meeting was held on April 25, 2022 at 6 pm to receive comments in preparation of the plan. In addition, the Union County CDBG Coordinator along with Centralina Regional Council staff were spearheading the County's Analysis of Impediment to Fair Housing process which has included consultation with a six-person Fair Housing Advisory Committee, a nine-person focus group composed of four local non-profit housing providers, four organizations working with the disabled population and the United Way of Central Carolinas. The process also included two public engagement events with the community from July 2021 to February 2022, along with a community survey. The third public event took place on May 25, 2022, at 6 pm, prior to the submission of the 2022 AAP to HUD for CDBG Entitlement funding. The primary purposes of these public forums/hearings were to assess community needs and problems in an effort to determine the most critical needs to be addressed by the CDBG program, and to present for public comment and review the program activities, which have been selected by Union County to resolve the identified needs.

5. Summary of public comments

Union County makes it a priority to engage citizens and other public and non-profit agencies in consultation efforts throughout the program year. These efforts are reported in the Annual Action Plan. The first public hearing was advertised and held on April 25, 2022, to receive comments in preparation of this plan. The following comments were received during the public hearing:

- Infrastructure projects must continue to be prioritized. Current infrastructure is failing in certain parts of the County (especially on the east side). CDBG is instrumental in helping with infrastructure improvements. The eastern part of the County does not have the tax base and resources.
- More focus on North Carolina Opportunity Zones regarding economic development and housing is necessary. Street improvements in qualified census tracts (QCT) should be prioritized.
- Housing needs to be a priority, especially overcoming impediments to fair and affordable housing in the County.
- More affordable rental properties for Union County residents are imperative. The east side of the County does not have the resources, and it is lacking support.
- The lack of affordable housing and adequate transportation are major issues in the County. The roads need to be improved as well.
- Seniors are being displaced at an alarming rate. Solutions need to be found for rental opportunities for seniors. The elderly population is the fastest growing segment of the community in homeless services.

- There is a need for voucher system for seniors, affordable tax credits, and creation of inclusionary zones in the County.
- Affordable dental care benefits for low-income residents is needed.
- Businesses need to invest in their employees and shift their mind set. Minimum wage must be raised.

During the 30-day public comment period, which began on May 13, 2022, and ended on June 14, 2022, the following comment was received in writing from Teresa Campo, City of Monroe, Planning and Development Department, Community Development Division:

“The Union County Community Development Block Grant Consortium of Cities provides an organizational structure to promote interaction and communication among local governments for the benefit of the organizations and their residents. The City of Monroe is a member of the consortium since its beginning. As a member of the inter-jurisdictional body, our legislative officials make funding decisions that allow public service agencies and other community development programs possible for our citizen’s here in Monroe and have an impact on countywide projects. The City of Monroe considers the awards and applications for Community Development Block Grant funds through the County as a factor in the awards made through our outside agency funding process and may make decisions to support various service applications directly to the County. We look forward to continuing our partnership with Union County and our sister cities as we work together to make Union County a destination place with an emphasis on community.”

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

All received comments were accepted by Union County.

7. Summary

Union County appreciates the opportunity to be able to receive CDBG allocations on an annual basis to benefit the low- and moderate-income residents in the community. CDBG projects were evaluated carefully in order to meet priority goals and objectives identified in the 2021-2025 Consolidated Plan and recommended for funding for the 2022 program year. Input from County residents and service providers were considered, and the public will continue to be informed and invited to participate in the CDBG process to ensure projects meet the community needs. Union County submitted the 2022-2026 Analysis of Impediments to Fair Housing Choice document in May 2022 and will continue to address the identified barriers to affirmatively further fair housing through the projects selected for funding as well as other means.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	UNION COUNTY	County Manager's Office

Table 1 – Responsible Agencies

Narrative (optional)

Union County as an entitlement community under the federal Community Development Block Grant (CDBG) Program is required to submit a Five-Year consolidated Plan and an Annual Action Plan. The Board of County Commissioners is responsible for authorizing the submission to the U.S Department of Housing and Urban Development (HUD). The County Manager’s Office is the lead entity charged with preparing the Consolidated Plan, the Annual Action Plan (AAP) 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. These partnerships help to ensure 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.

Consolidated Plan Public Contact Information

Clayton Voignier at clayton.voignier@unioncountync.gov, Director, Strategy & Innovation, Union County, 500 N Main St, Monroe, NC 28112.

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

1. Introduction

Union County recognizes the importance of community input when it comes to preparing the Annual Action Plan. Discussions and consultations with many diverse groups, organizations, and agencies are essential for Union County to make sure the right projects will be funded to reflect community needs. While it is difficult to consult with every organization within the community, considerable efforts were made to be as inclusive as possible and obtain input from a cross section of the community. During the planning process for this Annual Action Plan, the County organized public and individual meetings with the community. 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. A significant focus of consultation efforts included social service agencies that serve low-income individuals and families with housing and other basic needs. Consultation is carried out throughout the program year. Additionally, significant consultation was completed during the 2021 Program Year through the Analysis

of Impediments to Fair Housing Choice Study.

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(l))

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.

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 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

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 jurisdiction’s consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Monroe
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This member government was consulted regarding the full spectrum of community development needs within their jurisdiction.
2	Agency/Group/Organization	Town of Mineral Springs
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This member government was consulted regarding the full spectrum of community development needs within their jurisdiction.
3	Agency/Group/Organization	Town of Stallings
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This member government was consulted regarding the full spectrum of community development needs within their jurisdiction.
4	Agency/Group/Organization	Town of Fairview
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This member government was consulted regarding the full spectrum of community development needs within

		their jurisdiction.
5	Agency/Group/Organization	Town of Wesley Chapel
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This member government was consulted regarding the full spectrum of community development needs within their jurisdiction.
6	Agency/Group/Organization	Town of Indian Trail
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This member government was consulted regarding the full spectrum of community development needs within their jurisdiction.

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

The Annual Action Plan process provided an opportunity and invited participation and comments from all relevant organizations and agencies. There were no specific agency types that were purposely not consulted during the development of the Annual Action Plan; however, it is difficult to consult with every agency within a community. Union County will be continuing to outreach to agencies within the program year as the Annual Action Plan is implemented.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Union County Community Shelter	Assist persons who are homeless or at risk of homelessness.
Analysis of Impediments to Fair Housing Choice	Union County	Affirmatively further fair housing.

Table 3 – Other local / regional / federal planning efforts

Narrative

Union County has completed its 2022-2026 Analysis of Impediments to Fair Housing document, which was submitted to HUD in May 2022. During the outreach process, the County had great success in reaching out and consulting with a wide variety of stakeholders and community agencies/organizations to discuss fair housing barriers and community development needs and priorities of the community. The County is committed to continue building on the momentum and fostering community outreach to gain input on how to better serve the needs of the low- and moderate-income community.

AP-12 Participation – 91.105, 91.200(c)

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

In order to be sensitive to COVID-19 protocols and social distancing, Union County conducted a virtual public meeting on April 25, 2022, to solicit input from local citizens on community development needs. The public hearing notice was published in the local newspaper, Enquirer Journal, on April 12, 2022, thirteen days preceding the public meeting. The meeting notice was also posted on the Union County and Centralina Regional Council

websites. At the virtual public meeting, a presentation including an overview of the CDBG Entitlement Program, purpose of the Annual Action Plan, anticipated funding allocation amount was conducted for meeting attendees.

A draft 2022 Annual Action Plan was released to the public on May 12, 2022, for a 30-day public comment period, which started on May 13, 2022, and ended on June 14, 2022. The second public meeting took place on May 25, 2022 to give residents and service providers an opportunity to comment on the list of proposed CDBG funded programs selected by the County.

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	CDBG Kick Off Public Meeting	Non-targeted/broad community/Other: previous and current subrecipients	The virtual meeting was held on March 31, 2022 as the result of the NOFA and to kick off the FY 22-23 CDBG program and application process.	None.	N/A
2	Newspaper Ad	Non-targeted/broad community	A notice was placed in the local newspaper on April 12, 2022 notifying residents of the upcoming public hearing to discuss the development of the 2022 AAP.	N/A	N/A
3	Public Meeting	Non-targeted/broad community	A virtual public hearing was held on April 25, 2022 to gain input from residents on the development of the 2022 AAP.	<ul style="list-style-type: none"> • Infrastructure • NC Opportunity Zones • Elderly • Fair and affordable housing • Health services for the poor (especially dental) • Minimum wage increase • Inclusionary zone, voucher system for seniors, affordable tax credits, transportation 	N/A

4	Newspaper Ad	Non-targeted/broad community	A notice was placed in the local newspaper, on May 12, 2022 notifying local residents of an upcoming public hearing and the availability of the draft 2022 AAP for a 30-day comment period (May 13-June 14).	See comment under: AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) section 5. Summary of public comments	N/A
5	Public Meeting	Non-targeted/broad community	A virtual public hearing was held on May 25, 2022 to allow members of the community to provide comments on the 2022 AAP.	N/A	N/A

Expected Resources

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

Introduction

Union County will be receiving \$1,115,362 in CDBG funding for FY 2022-2023. These 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. There is an opportunity for additional funding for the County through a federal initiative related to the ARPA program. Union County will start the 2022 program year, and year two of the Consolidated Plan with continuation to focus on its key priorities program areas listed in its five-year strategic plan, which include:

- Improve Public Facilities and Infrastructure (high priority)
- Support Delivery of Public Services (high priority)
- Promote Affordable Housing (high priority)
- Support Growth and Economic Development (low priority)

The following table outlines the expected resources from the HUD Community Development Block Grant (CDBG) program, that Union County is planning on having available for PY 22. The expected amount “Available Remainder of ConPlan” shows a projected dollar amount for the remaining year three to five of the ConPlan based on PY22 estimated dollar amount.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing	1,115,096	0	135,638.42	1,223,905.69	3,600,000	The \$3,600,000 includes the estimated amount for year 3-5 of the Consolidated Plan based on the estimates dollar amount of annual allocation shown for PY 22.

		Public Improvements Public Services							
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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. Leveraging is a way to increase project efficiencies which often come with combining sources of funding. Union County will continue encouraging subrecipients to use matching funds in order to stretch CDBG dollars.

If appropriate, describe publicly 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 2022 Action Plan covers the time period from July 1, 2022, to June 30, 2023. The County's FY22 entitlement amount is \$1,115,096. 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	2021	2025	Non-Housing Community Development	Unincorporated Union County Monroe	Public Facilities and Infrastructure	CDBG: \$968,651.05	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4,865 Persons Assisted 2 Households Assisted
2	Support Delivery of Public Services	2021	2025	Homeless Non-Homeless Special Needs Elderly	Marshville Mineral Springs Wesley Chapel Indian Trails Monroe Stallings Weddington Waxhaw Fairview Union County ETJ	Public Services	CDBG: \$653,746.95	Public service activities other than Low/Moderate Income Housing Benefit: 2,472 Persons Assisted
3	Promote Affordable Fair Housing	2021	2025	Affordable Housing	Union County	Fair Housing		Two fair housing trainings were held by Legal Aid of NC. The County will continue with the training opportunities. Creation of a Union County Fair Housing Council.

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	Provide and maintain accessible public utility systems (water/sewer) capable of accommodating and helping to direct future growth.
2	Goal Name	Support Delivery of Public Services
	Goal Description	Continue ongoing 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.
3	Goal Name	Promote Affordable Fair Housing
	Goal Description	Increased learning opportunities and coordination about fair housing issues with member governments, and other local organizations within service area or potential service area.

Projects

AP-35 Projects – 91.220(d)

Introduction

Union County utilizes CDBG funds to support a variety of county wide projects and programs aimed to benefit low- and moderate-income individuals. These activities are consistent with the 2021-2025 Consolidated Plan priorities. The 2022 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 community development needs in the second year covered by the Consolidated Plan. Public service, housing and infrastructure projects were considered for selection after soliciting proposals from local non-profit agencies and local municipalities. The following table provides an outline of the projects being selected for PY 22-23.

Projects

#	Project Name
1	FY23 Administration
2	FY23 Turning Point Domestic Violence & Sexual Assault Program
3	FY23 Union County Crisis Ministries Housing Stability Project
4	FY 23 Council on Aging In-Home Assistance for Seniors to Remain Independent
5	FY 23 Common Heart Economic Empowerment & Development Program
6	FY23 Union Anson Habitat for Humanity East Village Scattered Site Paving and Street Infrastructure Installation Project
7	FY23 Septic Tank Repair Program
8	FY23 Jesse Helms Park Project
9	FY24 Affordable Housing Activities

Table 7 - Project Information

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

The selected projects’ primary objectives are to strengthen neighborhoods, improve quality of life and provide needed public services to low- and moderate-income individuals.

Factors that contributed to targeting funds for specific activities are:

- Stated needs, analysis, and objectives in the 2021-2025 Consolidated Plan;
- The severity of the need;
- The availability of other funds to ensure project viability;
- Experience in working with federal funds;
- 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;
- Project readiness in qualified census tracts with low- and moderate-income households.

1. All Projects – Project is an eligible activity under CDBG
2. All Projects – Project meets Consolidated Plan goals and priorities (projects meeting higher priority areas receive greater consideration)
3. Public Services – Project meets an increasingly underserved need in the community, which was likely exacerbated by the pandemic
4. Public Services – Project or Grantee has a high-performing track record with utilization and administration of CDBG funds
5. Public Services – Project or Grantee does NOT receive funding from more than ONE (1) source of Union County funding
6. Non-Public Services – Project or Grantee did NOT receive CDBG funding last year

AP-38 Project Summary

Project Summary Information

1	Project Name	FY23 Administration
	Target Area	County wide
	Goals Supported	Improve Public Facilities and Infrastructure Support Delivery of Public Services
	Needs Addressed	Public Facilities and Infrastructure Public Services Fair Housing
	Funding	CDBG: \$223,019
	Description	General program administration and planning.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	General administration and planning.
2	Project Name	FY23 Turning Point Domestic Violence & Sexual Assault Program
	Target Area	Union County
	Goals Supported	Support Delivery of Public Services
	Needs Addressed	Public Service
	Funding	CDBG: \$44,000 Other: \$45,440
	Description	Turning Point is a domestic violence shelter that provides support services for victims of domestic violence and/or sexual assault. They will serve approximately 90 LMI persons.
	Target Date	6/30/2023

3	Project Name	FY23 Union County Crisis Ministries Housing Stability Project
	Target Area	Union County
	Goals Supported	Support Delivery of Public Services
	Needs Addressed	Public Service
	Funding	CDBG: \$38,264 Other: \$386,736
	Description	CDBG funds will be used to provide financial assistance to cost-burdened Union County residents who face unexpected hardships that place them at risk of becoming homeless. CDBG funding will aid in supporting case management services and financial assistance.
	Target Date	6/30/2023
4	Project Name	FY23 Council on Aging In-Home Assistance for Seniors to Remain Independent
	Target Area	Union County
	Goals Supported	Support Delivery of Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$60,000 Other: \$568,466
	Description	Council on Aging will provide additional in-home assistance services for approximately 230 LMI seniors in Union County.
	Target Date	6/30/2023
5	Project Name	FY23 Common Heart Economic Empowerment & Development Program
	Target Area	Union County
	Goals Supported	Support Delivery of Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000 Other: \$165,196
	Description	The Common Heart Economic Empowerment Program will utilize CDBG funds to allow for increased services to low to moderate income residents. The program provides clients with the tools they need to build economic stability and self-sufficiency.

	Target Date	6/30/2023
6	Project Name	FY23 Union Anson Habitat East Village Scattered Site Paving and Street Infrastructure Installation Project
	Target Area	East Village
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Infrastructure
	Funding	CDBG: \$90,000 Other: \$360,000
	Description	Installation of sidewalk, driveways and curbing that is required by the City of Monroe in order to construct infill housing units. Two low/mod income households have been selected.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	2 low/mod income households will benefit from the project.
	Location Description	Project is in the NC Opportunity Zone area.
	Planned Activities	Installation of sidewalk, driveways and curbing.
7	Project Name	FY23 Union County Septic Repair Program
	Target Area	Union County
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$270,000
	Description	Union County will provide assistance to income eligible low/mod income residents with septic repair needs.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	7 low/mod income households will benefit from the Septic Repair Program.
	Location Description	County-wide
	Planned Activities	Union County's Septic Repair Program will be available for income eligible households within the county.
8	Project Name	FY23 Jesse Helms Parks Project

Target Area	Monroe
Goals Supported	Improve Public Facilities and Infrastructure
Needs Addressed	Public Facilities and Infrastructure
Funding	CDBG: \$364,813 (FY22-23 CDBG funds) \$5,809.90 (FY17-18 CDBG funds – unallocated) \$103,086.52 (FY20-21 CDBG funds – unallocated) \$26,742.00 (FY21-22 CDBG funds – unallocated) \$59,320.83 – reallocated FY18-19 funds \$5,679.17 – reallocated FY20-21 funds \$215,000 – reallocated FY21-22 funds
Description	Union County Parks and Receptions will develop and improve the Jesse Helms Park in the City of Monroe. The park improvements will serve approximately 3966 persons.
Target Date	6/30/2023
Project Name	FY24 Affordable Housing Activities
Target Area	County wide, based on location of need.
Goals Supported	Housing Rehabilitation
Needs Addressed	Affordable Housing
Funding	CDBG: \$90,000
Description	Funds will be used for the purpose of creating and preserving affordable housing through various CDBG eligible activities such as acquisition, and site improvements. Union County will also provide assistance to income eligible low/mod income residents with home repair needs.
Target Date	6/30/2025
Estimate the number and type of families that will benefit from the proposed activities	Estimated number: 5 households. Proposed activities will benefit low-moderate income families.
Location description	Countywide
Planned activities	Acquisition and Site Improvements

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. Ten municipalities have chosen to participate in the CDBG program: Marshville, Monroe, Stallings, Waxhaw, Weddington, Wingate, Fairview, Indian Trail, Mineral Springs, and Wesley Chapel along with unincorporated areas in the county.

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-to-moderate income population.

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's CDBG Grant Program area consists of Marshville, Monroe, Stallings, Waxhaw, Weddington, Wingate, Fairview, Indian Trail, Mineral Springs, and Wesley Chapel and unincorporated areas. In accordance with the Housing and Community Development Act of 1974, as amended, each entitlement community must "affirmatively further fair housing". The County has just completed its 2022-2026 Analysis of Impediments to Fair Housing process to identify any barriers to fair/affordable housing choice for protected classes and to develop recommendations Union County can implement to address barriers that exist for affordable and fair housing choice for residents.

In the 2021-2025 Consolidated Plan affordable housing has been identified as a high priority for the CDBG program and the County recognizes that gaps do exist within the affordable housing realm. In the past, the main focus was placed on updating existing, and creating new infrastructure and public facilities to serve housing units across the County. In this program year, the focus will begin shifting to help the community with affordable housing needs. Current institutional delivery systems with dedicated resources currently exist that provide for increasing and sustaining affordable housing units in Union County. However, these existing resources are not sufficient to address the affordable housing needs across the county and a more unified and holistic approach will need to be sought out in the future.

Discussion

The population in Union County has increased by twelve percent between 2015 and 2020, and by eighteen percent over the last decade. The population is projected to continue growing in the next three decades by another sixty percent. The demand to live in the county increases the pressure on the local housing, and one

of the biggest challenges is the huge disparity between housing costs and what individuals with low- and moderate-incomes can afford to pay.

Almost half of the residents currently renting have rent costs that are 35 percent or more of their total household income. The median rent has increased by eighteen percent from 2015 to 2019, and it is at \$1,030 a month, while median home value increased by twenty-two percent, and it is currently at \$241,400 within the same time period.

Fostering and maintaining the existing supply of affordable housing continues to be of importance for the County, who will continue to develop policies that help foster the development of new affordable housing units. Additionally, Union County and its municipal partners will 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.

There are 16 low-income housing apartment communities offering 619 affordable apartments for rent in Union County, which are broken down into three categories:

1. Income Based Apartments: 559 apartments. Tenants typically pay no more than 30% of their income towards rent and utilities.
2. Low Rent Apartments: 60 apartments that do not provide direct rental assistance but remain affordable to low-income households in Union County.
3. Housing Choice Vouchers: On average, Section 8 Housing Choice vouchers pay Union County landlords \$700 per month towards rent. The average voucher holder contributes \$400 towards rent in Union County.

As previously stated, there are 619 public, safe, and affordable rental units available for eligible low-income families and individuals. There was an estimated total of 61,177 families in Union County in 2019, with an approximate 3,354 families living below the poverty level. There are significantly more families living below the poverty level than the 619 safe, affordable rental units available in the County. (Source: ACS 2019 5-Year Estimates)

AP-60 Public Housing – 91.220(h)

Introduction

Union County does not maintain nor support any public housing. The Monroe Housing Authority (MHA) is the local entity with the sole responsibility for management and maintenance of public housing. MHA was established under the State of North Carolina General Statute 157 (Housing Authority Law) through a cooperation agreement with the City of Monroe, North Carolina on June 28, 1966. MHA administers the Public Housing (PH) and Section 8/Housing Choice Voucher (HCV) Programs funded through the U.S. Department of Housing and Urban Development for the City of Monroe and Union County.

Public housing was established to provide decent and safe rental housing for eligible low-income families and individuals with a total number of 206 units. Monroe Housing Authority (MHA) has four Public Housing communities:

- West Ridge - 33 units (Family Site)
- Serenity Place - 44 units (Elderly and Disabled Site)

- Grace Gardens - 83 units (Family Site)
- Willow Oaks - 46 units (Family Site)

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

Not applicable.

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

The Monroe Housing Authority (MHA) 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 several community organizations that provide resources to assist clients.

The MHA’s Resident Opportunities and Self-Sufficiency (ROSS) Program offers supportive services to its Public Housing residents to increase their income, enhance their life goals, or overall become self-sufficient. Through ongoing one-on-one case management, the ROSS Coordinator assists ROSS Program participants in assessing barriers that may hinder self-sufficiency and helping them create goals to achieve success in career advancement, furthering education, or basic life skills.

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, these services 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. Union County also partners with the Community Shelter of Union County to reach homeless persons across the County.

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. The Community Shelter's continuum of care includes emergency shelter, food, rehousing, economic mobility, and post-housing services.

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:

Providing affordable housing is a very complex issue to solve not just in Union County but nationwide as well. There are several current barriers to increasing the affordable housing stock in the County. The list below highlights some of the current affordable housing issues:

- Land costs have been driven up by developers and speculators;
- Rising construction costs are a factor in the development of affordable housing;
- Scarce supply of construction and housing rehabilitation workforce;
- Lack of partnerships and support between public and private partners to efficiently leverage resources to build affordable housing or create mixed-income communities;
- Inadequate public transportation options that match appropriately priced housing options in specific communities.

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 County has just completed its 2022-2026 Analysis of Impediments to Fair Housing document and looking at new ways to address the affordable housing shortage countywide. The County also recognizes the importance of educating county residents about fair housing issues and is committed to providing fair housing trainings on a regular basis with the help of Legal Aid of North Carolina.

Union County will be using CDBG funds in FY 22-23 to start a septic tank repair program and will also start fostering a partnership with Anson County Habitat for Humanity in a hope to lay the foundation of a robust county-wide critical home repair program.

AP-85 Other Actions – 91.220(k)

Introduction:

Providing affordable housing options and/or creating socioeconomically integrated communities are very complex tasks to work towards and achieve. In neighborhoods with pockets of racial and ethnic poverty the affordable housing stock is made up of mostly older units, that are more likely to be substandard and the cost of improvements is usually beyond the homeowners' means. There is a lack of transportation options between areas offering affordable housing and available jobs, along with a lack of services in these areas. Local governments face the option of either looking into ways of transforming racially or ethnically concentrated areas of poverty into resource-rich areas or trying to create integrated mixed-income communities mainly through inclusionary zoning.

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

Union County is lacking in the development of new affordable housing. The County will begin by initiating partnerships with public and private housing developers and advocating for the development affordable and mixed-income housing. Union County is also looking into starting a septic tank repair program with a goal of assisting between ten and fifteen homes in the county in program year 2022-2023 as a way of help maintaining affordable housing units in the community. The goal is to work towards building up a robust county-wide critical home repair program, using CDBG funds, and other available grant funds over the upcoming years. The County also plans on actively seeking out potential partnerships with existing local Community Housing Development Organizations to partner with. Additionally, Union County will continue being involved in discussions about local and regional public transportation initiatives.

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 lead poisoning.

Actions planned to reduce the number of poverty-level families

Union County is dedicated to working with local agencies and units of local government to aid in reducing the number of poverty level families in the county. This will be done by educating and assisting impoverished families in becoming self-sufficient. There are various local organizations who provide essential support services for families living in poverty. CDBG funding will be allocated to support these local organizations to help achieve their public service goals.

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.

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

As part of the 2022-2026 Analysis of Impediments to Fair Housing process, the county reached out to various numbers of local non-profit agencies and local municipalities to discuss current housing and community development issues in the community and start a dialogue on how to coordinate resources and build a more robust partnership among local public and private housing and social service agencies within the county.

- Union County is in the beginning phase of creating a Fair Housing Advisory Council. The role of the Council will be to research affordable and fair housing methods, concepts and ideas that have the potential of being implemented in the future.
- Creating a virtual platform as a one stop shop for housing tools and resources for both residents and service providers.
- Initiating conversation with Affordable Housing Developers.
- The County will continue working with the State of North Carolina and regional and local transportation organizations to overcome transportation related barriers.

Discussion

Even though CDBG funding is limited, the County will continue working with local agencies, units of government, and other local partners. The goal of Union County's CDBG program is to continue the conversation on how to increase the quality of life of residents, especially those who live in poverty. The County will continuously look for opportunities to improve existing programs or create new ones.

Program Specific Requirements

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

Introduction:

The following provides details on program specific requirements for the Community Development Block Grant.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan	100



2018 Annual Action Plan

Substantial Amendment #6
July 17, 2024



Table of Contents

Executive Summary	2
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b).....	2
PR-05 Lead & Responsible Agencies – 91.200(b)	6
AP-10 Consultation – 91.100, 91.200(b), 91.215(l)	7
AP-12 Participation – 91.105, 91.200(c)	12
Expected Resources.....	13
AP-15 Expected Resources – 91.220(c)(1,2)	13
Annual Goals and Objectives	15
Projects	17
AP-35 Projects – 91.220(d).....	17
AP-38 Project Summary	18
AP-50 Geographic Distribution – 91.220(f)	21
Affordable Housing.....	22
AP-55 Affordable Housing – 91.220(g)	22
AP-60 Public Housing – 91.220(h)	23
AP-65 Homeless and Other Special Needs Activities – 91.220(i)	24
AP-75 Barriers to affordable housing – 91.220(j).....	26
AP-85 Other Actions – 91.220(k)	28
Program Specific Requirements.....	31

The 2018 Annual Action Plan is presented to you in a format that is prescribed by HUD. Data and narrative are entered into a federal database system called the Integrated Disbursement and Information System (IDIS) and the Annual Action Plan report is then downloaded into a Word format. The Annual Action Plan template in IDIS has a series of prescribed questions that align with the CDBG Consolidated Plan program regulations. The report you are reviewing is the result of that data entry process and is the prescribed and recommended format by HUD. If you have any questions about this format, please do not hesitate to contact Monica.Culbreath@unioncountync.gov. Thank you for your interest and time spent reviewing this report.

2018 Annual Action Plan Substantial Amendment #1

The 2018 Annual Action Plan (2018AAP) is proposed to be amended to reflect several changes that include the removal of one project and the reallocation of the project's funds across existing projects. The Town of Marshville's East Marshville Outfall Sanitary Sewer System Improvements Project (\$170,395) has been cancelled due to the complicated nature of the project. The funds will be allocated to the existing Town of Wingate's 2016 East Wilson Street Sidewalk Project (increase of \$98,955.55) and to partially fund the 2019 Union County Highway 218 Water Main Extension Project (\$60,013.31). The remaining funds will be allocated to cover costs associated with Construction Management Services for open construction projects (\$11,426.14).

2018 Annual Action Plan Substantial Amendment #2

The 2018 Annual Action Plan (2018AAP) is proposed to be amended to reflect several changes that includes the reallocation of funding from projects that completed activities under budget. Approximately \$83,000 will be allocated to local Volunteer Fire Departments located within low and moderate census block groups for acquisition of fire protection equipment that may include emergency vehicles, fire fighters' protective clothing, self-contained breathing apparatuses and other life-saving equipment that is integral to the fire protection facility.

2018 Annual Action Plan Substantial Amendment #3

The 2018 Annual Action Plan (2018AAP) will be amended to reflect changes that include decreasing the Volunteer Fire Department Support budget by \$55,000. Funding will be transferred to future and/or ongoing projects. Also, the Monroe Concord Avenue Sidewalk Improvements Phase II project will receive an additional \$350,000 in funding to cover the increase in construction costs.

2018 Annual Action Plan Amendment #4

The 2018 Annual Action Plan (2018AAP) will be amended to reflect changes that include allocating \$59,320.83 unallocated funds to the FY21-22 Town of Marshville Wastewater Street Level System Infiltration Reduction Project and the FY21-22 Town of Wingate Wastewater Street Level System Infiltration Reduction Project.

2018 Annual Action Plan Amendment #5

The 2018 Annual Action Plan (2018AAP) will be amended to reflect changes that include reallocating \$59,320.83 funds that were originally allocated to the FY21-22 Town of Marshville Wastewater Street Level System Infiltration Reduction Project and the FY21-22 Town of Wingate Wastewater Street Level System Infiltration Reduction Project. These funds will be reallocated to the FY22-23 Union County Jesse Helms Park Project.

2018 Annual Action Plan Substantial Amendment #6

The 2018 Annual Action Plan (2018AAP) is proposed to be amended to reflect the change to include the relocation of FY2018 Public Facilities and Infrastructure funds (\$59,320.83) to Public Services funds in FY 2024. The funds will be allocated to Public Service funding FY 2024 (increase of \$59,320.83).

Annual Action Plan
2018

Executive Summary

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

1. Introduction

Union County became an Entitlement Grantee in 2016 and began receiving an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) August 3, 2016. As a recipient of CDBG funds, the County is required to prepare a five-year strategic plan, the "Consolidated Plan. The 2015-2020 Consolidated Plan describes community needs and determines local priorities for using public resources to assist low- and moderate-income residents of Union County, the City of Monroe, and the Towns of Waxhaw, Weddington, Wingate and Stallings. The success of the plan depends on the participation of numerous agencies and local governments in the collaborative implementation of the strategies. The Union County Manager's Office is the Lead Agency responsible for plan coordination and reporting.

As an entitlement community, Union County will receive an annual share of federal CDBG funds. 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 2018 Annual Action Plan (2018AAP) (Union County's FY 2018- 2019) is the funding application for CDBG funds in the amount of \$873,769 and includes information on the projects approved by Union County, to be implemented in the 2018 program year.

2. Summarize the objectives and outcomes identified in the Plan

The goals and outcomes identified in this Action Plan are taken from the Consolidated Plan's Strategic Plan which describes how federal funds and other resources will be deployed and what other actions will be taken to address community development and affordable housing needs over the next five years. This year, the following goals are being carried out through projects to be funded:

- Monroe: Sidewalk improvement project
- Marshville: Sewer improvements project engineering and design

3. Evaluation of past performance

The funding agreement for the 2017 program year was not received and executed by Union County until October 9, 2017. This delay in receipt of the agreement and the availability of CDBG funding, created scheduling delays for the initiation of all projects funded under the 2017 Annual Action Plan. However, even with these delays Union County's subrecipients were able to make progress during the program year. Year 2 activities were as follows:

Planning and Administration:

- Development of the Analysis of Impediments to Fair Housing
- CDBG Subrecipient Conflict of Interest and Procurement Training
- Update and maintenance of the CDBG Subrecipient Manual
- CDBG Subrecipient oversight and project management

Projects

Town of Wingate

- In the 2016 and 2017 program years the Town received funding for four separate infrastructure projects. During the recent program year, the Town completed environmental assessments and received the Authority to Use Grant Funds for all projects. Town staff began the procurement process for Architectural and Engineering and Construction Management services for the projects late 2017. Unfortunately, the Town did not receive enough responses to be able to award a contract. The Town has published the RFP three times, all times resulting in an insufficient number of responses. The Town will publish a fourth RFP for A&E and Construction Management services in April 2018. The Town expects to be able to complete design and procurement for the construction phase for at least two of the projects by Fall 2018. With the two remaining projects' design and procurement for the construction phase to be completed by early Winter 2019.

Town of Waxhaw

- Waxhaw-Marvin Road Sidewalk Project: this project will provide approximately 1742 linear feet of new sidewalk along Waxhaw Marvin Road, from Eutaw Drive to Fallondale Road. The Town completed the Environmental Assessment during the 2017 program year and received the Authority to Use Grant Funds December 2017. The Town began the procurement process for Architectural and Engineering services early 2018 and selected a qualified firm and contracted for services in February 2018. Design and engineering work began in March and will conclude late spring to early summer, with the construction phase beginning by Fall 2018.

Town of Marshville

- Carelock Drive/Elizabeth Avenue Sewer Improvements: this project will replace approximately 1,250 linear feet of aging waterline. The Town has realized additional delays with project startup, due to the loss of the Public Works Director and Town Manager that were the initial leads for the CDBG project. Under the direction of the new Town Manager the environmental assessment is currently in the final stages as of March 2018. Once completed and the Authority to Use Grant Funds has been received the Town will begin the A&E procurement phase. It is estimated this project will be 100% complete by Winter 2019.

Union County Public Works Department

- Clark Street Waterline Replacement Project: will replace 1,695 linear feet of aging 4-inch waterline with new 6-inch PVC or DIP and provide three fire hydrants to allow for improved fire protection. The environmental assessment is currently underway and should be complete in early Spring 2018. The Union County Public Works staff is completing the design and engineering portion of the project, and it is estimated that construction will begin last Summer 2018.

Town of Monroe

- Concord Avenue Infrastructure Improvement Project Phase I & II: formerly named the Concord Avenue Sidewalk Improvement project, this project has two phases the design and engineering phase, which is currently underway and the construction phase. The project consists of constructing 3,890 linear feet of pedestrian sidewalk that are ADA accessible. As noted, the project is currently in the design and engineering phase, and it is estimated that construction will begin in December 2018.

4. Summary of Citizen Participation Process and consultation process

Based on Citizen Participation Plan, outreach included a public forum for the public and consultation with public and private agencies and organizations to capture public input. Public and private consultation included elected and appointed government officials, neighborhood organizations. Two public forums were held during the planning and development of the 2018AAP. One was held on January 10, 2018, during the initial stage of program development to discuss items regarding community development and housing needs, the CDBG program, and the application process. The second was held on April 17, 2018, prior to the submission of the 2018AAP to HUD for CDBG Entitlement funding. The primary purposes of this public forum/hearing were 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.

5. Summary of public comments

During January 10, 2018, public hearing comments were received from a City of Monroe representative, inquiring about the use of CDBG funds for code enforcement/removal of slum and blight. The comment was accepted by Union County who said the governing body would review the request and discuss the possibility of adding removal of slum and blight to eligible activities for the Union County CDBG program.

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

All comments received were accepted.

7. Summary

Union County will continue to receive annual CDBG allocations to benefit the low- and moderate-income residents in the community. CDBG projects recommended for funding for the 2018 program year meet a priority goal and objective identified in the 2015-2020 Consolidated Plan. Union County will evaluate past performance and adjust in the future to better serve the needs of the community.

Residents and providers will continue to be informed and invited to participate in the CDBG process to ensure projects meet the community needs. Union County will continue to affirmatively further fair housing through the projects selected for funding, and address the impediments outlined in the Analysis of Impediments to Fair Housing Choice.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	UNION COUNTY	County Manager's Office

Table 1 – Responsible Agencies

Narrative (optional)

The County Manager’s Office 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. These partnerships help to ensure 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.

Consolidated Plan Public Contact Information

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

1. Introduction

Union County recognized that the preparation of the Annual Action Plan requires discussion and consultation with many diverse groups, organizations, and agencies. During the planning process for the Annual Action Plan, the County encouraged citizen participation. While 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.

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, 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

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 jurisdiction’s consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Town of Marshville
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This member government was consulted regarding the full spectrum of community development needs within their jurisdiction.
2	Agency/Group/Organization	City of Monroe
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-Poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This member government was consulted regarding the full spectrum of community development needs within their jurisdiction.

3	Agency/Group/Organization	Town of Waxhaw
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-Poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This member government was consulted regarding the full spectrum of community development needs within their jurisdiction.
4	Agency/Group/Organization	Town of Wingate
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This member government was consulted regarding the full spectrum of community development needs within their jurisdiction.
5	Agency/Group/Organization	Town of Weddington
	Agency/Group/Organization Type	Other government - Local

What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This member government was consulted regarding the full spectrum of community development needs within their jurisdiction.

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

The Annual Action 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?
Continuum of Care	Union County Community Shelter	Assist persons who are homeless or at risk of homelessness.
Analysis of Impediments to Fair Housing Choice	Union County	Affirmatively further fair housing.
Public Housing Strategy	Monroe Housing Authority	Public housing and affordable rental needs.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

All relevant housing and supportive service providers in Union County were invited to participate in the planning 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.

AP-12 Participation – 91.105, 91.200(c)

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

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 available upon request.

Citizen Participation Outreach

Table 4 – Citizen Participation Outreach

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	N/A Notice was published on December 20 & 27 notifying the public of the AAP public hearing.	None.	N/A
2 Public Hearing	Non-targeted/ broad community	County staff were in attendance and one representative from the City of Monroe.	City of Monroe asked questions about allowing for code enforcement projects to allow for removal of slum and blight.	All comments received were accepted.
3 Newspaper Ad	Non-targeted/ broad community	Notice was published on March 29 and April 5, 2018 notifying the public of the availability of the draft 2018AAP, the	N/A	N/A
4 Public Hearing	Non-targeted/ broad community	County staff were in attendance, no one from the public attended.	None	N/A

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 second year of funding, which is detailed in the 2018 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

Table 5 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	873,769	0	82,547	956,316	1,519,620	CDBG funds will be used in conjunction with local match monies provided by participating member jurisdictions and nonprofit organizations. These funds will contribute to achieving the goals set forth in the five- year consolidated plan.

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 publicly 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 2018 Action Plan covers the time from July 1, 2018, to June 30, 2019. The County's FY18 entitlement amount is \$873,769. 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 Facilities and Infrastructure	CDBG: \$758,769	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
2	Promote Fair Housing	2016	2020	Affordable Housing	Marshville Monroe Union County ETJ Stallings Weddington Wingate Waxhaw	Fair Housing	CDBG: \$1,000	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

2018 Annual Action Plan Goals		
1	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	<ul style="list-style-type: none"> • Provide and maintain accessible public utility systems capable of accommodating and helping to direct future growth. • Work to improve connectivity in existing neighborhoods by repairing or constructing sidewalks and require greater connectivity in new developments.
2	Goal Name	Promote Fair Housing
	Goal Description	Union County will make information available for the public providing guidance on what fair housing is and how to seek assistance if a resident feels their housing rights have been violated.

Projects

AP-35 Projects – 91.220(d)

Introduction

The 2018 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 community development needs in the second 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. The County Manager’s Office 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	Concord Avenue Sidewalk Improvements Phase II
2	2018 Administration/Planning
3	Volunteer Fire Department Support
4	Public Service Activity / 2024

Table 7 - Project Information

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

Union County has made allocations for 2018 AAP 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	Concord Avenue Sidewalk Improvements Phase II
	Target Area	Monroe
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$870,000
	Description	The City of Monroe will install approximately 2,100 linear feet of adequate pedestrian facilities (infrastructure, sidewalks) that will be ADA accessible within an eligible Census Tract/Block, 204042. The 'Concord Avenue Charlotte Engleside St. Infrastructure Project' (further known as Concord Avenue Phase II Infrastructure Project) that is adjacent to a revitalization area under the 'Concord Avenue Area Master Plan' dated August 2015. The Concord Avenue Phase II Infrastructure Project will provide continuity in the neighborhood with an existing CDBG infrastructure project previously awarded by Union County. The sidewalks will begin from the existing project end at Charlotte Avenue.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project qualifies as an area-wide benefit with a total population of 1,670 residents with 1,085 of those at 80% or below the area median income for a 64.97% benefit for the project area.
	Location Description	The activity will take place within the City of Monroe on Concord Avenue.
	Planned Activities	Funding will allow for construction of the sidewalk.
2	Project Name	2018 Administration/Planning

Target Area	Marshvi Ile Monroe Union County ETJ Stallings Weddington Wingate Waxhaw
Goals Supported	Improve Public Facilities and Infrastructure Promote Fair Housing
Needs Addressed	Public Facilities and Infrastructure Fair Housing
Funding	CDBG: \$115,000
Description	General administration and planning activities.
Target Date	6/30/2019
Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	N/A
Planned Activities	General administrative and planning activities.
3 Project Name	Volunteer Fire Department Support
Target Area	County wide, based on location of need.
Goals Supported	Improve Public Facilities and Infrastructure
Needs Addressed	Based on need and qualifying census block group
Funding	\$45,000

Description	Acquisition of fire protection equipment that may include emergency vehicles, fire fighters' protective clothing, self-contained breathing apparatuses and other life-saving equipment that is integral to the fire protection facility.
Target Date	06/31/2021
Estimate the number and type of families that will benefit from the proposed activities	Approximately 500 LMI residents within qualifying census block groups
Location Description	County wide, based on location of need.
Planned Activities	Purchase of safety equipment for volunteer fire departments
4 Program Name	Public Service Activity / 2024
Target Area	County wide, based on location of need.
Goals Supported	Assisting at risk individuals and their families.
Needs Addressed	Support vulnerable populations and communities
Funding	\$59,320.83
Description	Public Services funds will be used for services provided mainly for presumed benefit population, such as elderly, domestic violence victims, economic and housing stabilization programs for vulnerable population, emergency shelter support services, emergency-related equipment, along with prescription medication services for low-mod income individuals.
Target Date	06/30/2025
Estimate the number and type of families that will benefit from the proposed activities	100 persons Proposed activities will benefit low-moderate income families and/or those who are a presume benefit clientele.

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, 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 in eastern Union County.

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

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 are determined through a competitive application process open to all eligible organizations.

Discussion

The County determined the best method to distribute funds was to limit programs to clients defined as very low-, low-, or moderate-income.

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, affordable housing projects 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.

Discussion

The demand to live in Union County increases the pressure on the local housing market. One of the biggest challenges in the County is the huge disparity between housing costs and what individuals 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 of importance for the County. Union County will continue to develop policies that will help foster the development of new affordable housing units. Additionally, Union County and its municipal partners will 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.

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 several resident programs and supportive services designed to foster self-sufficiency and improve quality of life. The Monroe Housing Authority also partners with a few 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 2013 ACS five-year estimates was 51,271 units. Single-family detached houses account for 84 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. According to recent data from Zillow.com the median home value in Union County is \$233,100. Which is 10.5% over the past year and Zillow predicts they will rise 3.6% within the next year. The median list price per square foot in Union County is \$130, which is higher than the Charlotte Metro average of \$126. The median price of homes currently listed in Union County is \$364,990, while the median price of homes that sold is \$285,400. The median rent price in Union County is \$1,612, which is higher than the Charlotte Metro median of \$1,405. The median household income in Union County was \$72,548, which ranks #2 in the State for highest median household income among counties (2016 U.S. Census Small Area Poverty Estimates). Union County has become an attractive area for new housing developments, increasing the median sales price and income for the County. While this growth is positive for the County, it can have negative consequences for LMI individuals seeking to become first time homeowners. New housing prices are well above their means and existing housing stock is aging and may have multiple deficiencies.

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 inquires 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 will 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 will 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 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 continues to provide programs 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, Program Integrity and many others. 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 County Manager's Office. 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 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 leadership, programs, services, or collaboration with other organizations.

Discussion:

Union County is continually working to develop a more robust program as it becomes a more seasoned entitlement recipient. 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 low and moderate-income residents.

Program Specific Requirements

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

Introduction:

The following provides details on program specific requirements for the Community Development Block Grant.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

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

Union County will receive an estimated allocation of \$873,769 in CDBG funds for the third year of the 2016-2020 Consolidated Plan. Project administration and planning (13 percent of the total allocation) are excluded from the LMI benefit calculation. The remaining \$758,769 will be allocated for program activities outlined in the 2018 AAP. It is estimated that 100% of those funds will be used to benefit persons of low and moderate income during the 2018 AAP performance period.