



# UNION COUNTY

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

**Substantial Amendment #2**

**August 18, 2019**

A decorative graphic on the left side of the page features two green leaves with white outlines, curving upwards. Below the leaves is a blue wavy shape that resembles a banner or a stylized wave. The text "2016 Annual Action Plan" is written in white on this blue banner. In the bottom right corner of the blue banner, there are several white circles of varying sizes, some with light blue shadows, arranged in a cluster.

**2016 Annual Action Plan**

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## 2016 Annual Action Plan Substantial Amendment # 2

The 2016 Annual Action Plan (2016AAP) is proposed to be amended to reflect several changes that include the reallocation of funds that remained unencumbered funds will be reallocated across four projects included in the 2016 AAP.

- Town of Wingate: Evans Street Waterline Project increase of \$26,000
- Town of Wingate: East Wilson Street Sidewalk Project increase of \$23,000
- Town of Wingate: Old Hwy 74 Waterline Project increase of \$31,000
- Town of Wingate: Faculty- Jeffrey Waterline Project increase of \$31,747

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# Executive Summary

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

### **1. Introduction**

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

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

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

As an entitlement community, Union County will receive an annual share of federal CDBG funds. In order to receive its CDBG entitlement funding, the County must also submit an Annual Action Plan to HUD. The Annual Action Plan describes the funding levels and activities to be undertaken during the individual upcoming program year for the CDBG program to address the priority needs and objectives as outlined in the Consolidated Plan. The 2016 Annual Action Plan (2016AAP) (Union County's FY 2016-17) is the funding application for CDBG funds in the amount of \$759,810 and includes information on the projects approved by Union County, to be implemented in the 2016 program year.

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

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

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

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

### **Goal 1: Public Facilities and Infrastructure**

- Provide and maintain accessible public utility systems (specifically water and sewer) capable of accommodating and helping to direct future growth.
- Provide for new and improve existing community facilities and infrastructure. These may include but are not limited to parks and recreation facilities; fire equipment; community facilities; public streets, sidewalks, curbs, and rights-of-way.

- Work to improve connectivity in existing neighborhoods by repairing or constructing sidewalks and require greater connectivity in new developments.
- Explore mechanisms to allocate and reserve water/sewer capacity for future economic development uses.
- Seek opportunities with neighboring jurisdictions to expand utility systems.
- Periodically assess the need for and (when determined to be warranted) pursue Section 108 loans for large-scale public improvement and revitalization projects.

**Goal 2: Public Services**

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

**Goal 3: Housing**

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

#### **Goal 4: Well-Planned Growth / Economic Development**

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

#### **Goal 5: Intergovernmental Coordination and Cooperation**

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

### **3. Evaluation of past performance**

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

### **4. Summary of citizen participation process and consultation process**

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

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

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

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

## **5. Summary of public comments**

Comments from March 31, 2016 Public Hearing

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

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

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

All comments and views were accepted.

## **7. Summary**

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



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

### Introduction

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

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition	759,810	0	0	759,810	3,039,240	
		Admin and Planning						
		Economic Development						
		Housing						
Other	public - local	Public Improvements					40,000	The Town of Wingate will contribute funding for the cost associated with completing the Environmental Review(s)
		Public Services						
		Admin and Planning	5,000	0	0	5,000		

							for projects funded within the Town.	
Other	public - local	Other	2,500	0	0	2,500	12,500	The City of Monroe will contribute funds for the cost associated with completing the Environmental Review(s) for projects funded within the City.

Table 1 - Expected Resources – Priority Table

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

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

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

Not applicable.

# 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	Monroe Wingate Waxhaw	Public Facilities and Infrastructure	CDBG: \$503,200 City of Monroe: \$2,500 Town of Waxhaw: \$5,000 Town of Wingate: \$3,750	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted

Table 2 – Goals Summary

## Goal Descriptions

Goal Name	Improve Public Facilities and Infrastructure
Goal Description	<ul style="list-style-type: none"><li>• Provide and maintain accessible public utility systems (water/sewer) capable of accommodating and helping to direct future growth.</li><li>• Work to improve connectivity in existing neighborhoods by repairing or constructing sidewalks and require greater connectivity in new developments.</li></ul>

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## AP-35 Projects – 91.220(d)

### Introduction

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

### Projects

#	Project Name
1	Monroe: Concord Avenue Sidewalk Project
3	Wingate: Evans Street Water Project
4	Wingate: E. Wilson Street Sidewalk Project
5	Wingate: Old Hwy 74 Waterline Project
6	Wingate: Faculty-Jeffery Street Water Line Project
8	2016 Administration & Planning

Table 3 - Project Information

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

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

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

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

# AP-38 Project Summary

## Project Summary Information

<b>1</b>	<b>Project Name</b>	<b>2016 Monroe: Concord Avenue Sidewalk Project</b>
	<b>Target Area</b>	Monroe
	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$334,000 City of Monroe: \$2,500
	<b>Description</b>	The City of Monroe will install approximately 3980 linear feet of adequate pedestrian facilities (infrastructure, sidewalk) that are ADA accessible. Phase I activities include design and engineering as well as right-of-way and easement mapping and acquisition and recording of construction easements. These activities will use 2016 and 2017 funding. Any balance will be forwarded to Phase II construction activities which will utilize funding from the 2018 allocation pool.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project is located within two qualifying census tract/block groups and will benefit approximately 2,450 LMI area residents.
	<b>Location Description</b>	The project is located within the City of Monroe along Concord Avenue from Lomax to Engleside Streets.
	<b>Planned Activities</b>	Construction of 1,880 feet of new sidewalk.
<b>2</b>	<b>Project Name</b>	2016 Wingate: Evans Street Water Project
	<b>Target Area</b>	Wingate
	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure

	<b>Funding</b>	CDBG: \$86,000 Town of Wingate: \$2,500
	<b>Description</b>	The Town of Wingate has identified areas of their utility system that contain aging galvanized water pipe. The Evans Street portion of the project calls for the replacement of existing pipe with 2" PVC. The new water line will serve four homes. The USDA has provided funding for the Marsh St. and South Camden Street portions of the project.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project is located within a qualifying census tract and will benefit approximately 1,100 LMI area residents.
	<b>Location Description</b>	The project is located within the Town of Wingate on Evans Street.
	<b>Planned Activities</b>	Replace aging galvanized water lines along Evans Street.
<b>3</b>	<b>Project Name</b>	2016 Wingate: E. Wilson Street Sidewalk Project Phase I
	<b>Target Area</b>	Wingate
	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$40,000 Town of Wingate: \$1,250
	<b>Description</b>	The E. Wilson Street project consists of the construction of 1,600 linear feet of sidewalk that would connect the Town of Wingate's existing sidewalk system to the town's greenway system.
	<b>Target Date</b>	11/29/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project is located within a qualifying census tract and will benefit approximately 1,520 LMI area residents.

	<b>Location Description</b>	This project is located within the Town of Wingate and along East Wilson street.
	<b>Planned Activities</b>	Engineering and design of 1,600 linear feet of sidewalk.
4	<b>Project Name</b>	2016 Wingate: Old Hwy 74 Waterline Project
	<b>Target Area</b>	Wingate
	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$66,000
	<b>Description</b>	The Town of Wingate has identified this project as a high priority to replace approximately 550 feet of aging 2" galvanized utility line with 2" PVC pipe.
	<b>Target Date</b>	8/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project is located within two qualifying census tract/block groups and will benefit approximately 2,620 LMI area residents.
	<b>Location Description</b>	The project is located on Old Highway 74 in Wingate.
	<b>Planned Activities</b>	Replace approximately 550 feet of aging 2" galvanized utility line with 2 "PVC pipe.
	5	<b>Project Name</b>
<b>Target Area</b>		Wingate
<b>Goals Supported</b>		Improve Public Facilities and Infrastructure
<b>Needs Addressed</b>		Public Facilities and Infrastructure
<b>Funding</b>		CDBG: \$136,747 Town of Waxhaw: \$2,500
<b>Description</b>		The Town of Wingate has identified this project as a high priority to replace approximately 800 feet of asbestos concrete utility piping with 6" PVC pipe. This line serves as a major transmission line within the



	Town of Wingate utility system.
<b>Target Date</b>	8/30/2019
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project is located within a qualifying census tract and will benefit approximately 1,520 LMI area residents.
<b>Location Description</b>	The project is located within the Town of Wingate a long Faculty and Jeffry Street.
<b>Planned Activities</b>	Replace approximately 800 feet of asbestos concrete utility piping with 6" PVC pipe. This line serves as a major transmission line within the Town of Wingate utility system.
<b>6</b>	
<b>Project Name</b>	2016 Administration & Planning
<b>Target Area</b>	CDBG Program Area
<b>Goals Supported</b>	N/A
<b>Needs Addressed</b>	N/A
<b>Funding</b>	CDBG: \$97,062
<b>Description</b>	General program administration and planning activities.
<b>Target Date</b>	06/30/2017
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
<b>Location Description</b>	N/A
<b>Planned Activities</b>	N/A

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

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

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

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

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

### **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.

## **AP-55 Affordable Housing – 91.220(g)**

### **Introduction**

Union County has identified affordable housing as a low priority for the CDBG program and recognizes that gaps do exist within the affordable housing realm. However, given the limited funds made available, projects with housing benefits will center on providing updated and new infrastructure and facilities to serve housing units across the County. Current institutional

delivery systems with dedicated resources currently exist that provide for increasing and sustaining affordable housing units in Union County. Therefore, due to the limited CDBG funding, low priority goals, will only receive CDBG funds if excess funds are available. As Union County lays the foundation for the CDBG program, it is anticipated in future Consolidated Plans, assistance may be available to support affordable housing initiatives.

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

**Table 4 - One-Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
Total	0

**Table 5 - One-Year Goals for Affordable Housing by Support Type**

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

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

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

Not applicable.

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

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

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

Not applicable.

### **Discussion**

See discussion above.

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

### **Introduction**

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

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including. Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

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

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

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

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

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

the Piedmont Regional Continuum of Care.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

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

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

## **Discussion**

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

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

### **Introduction:**

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

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

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

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

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

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

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

### **Actions planned to address obstacles to meeting underserved needs**

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

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

### **Actions planned to foster and maintain affordable housing**

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

### **Actions planned to reduce lead-based paint hazards**

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

### **Actions planned to reduce the number of poverty-level families**

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

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

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

### **Actions planned to develop institutional structure**

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

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

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

**Discussion:**

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

## Program Specific Requirements

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

#### Introduction:

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.

#### 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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

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

**Discussion:**

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

DRAFT