



# UNION COUNTY

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

DRAFT



2018 Annual Action Plan



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*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 Michael James at [michael.james@unioncountync.gov](mailto:michael.james@unioncountync.gov). Thank you for your interest and time spent reviewing this report.*

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# 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. 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 2018 Annual Action Plan (2018AAP) (Union County's FY 2018-2019) is the funding application for CDBG funds in the amount of \$759,810 (this figure is an estimate and is subject to change depending on final certified allocations release by HUD) 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 has 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 sufficient number of 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 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 feed 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 December 2018.

### **4. Summary of Citizen Participation Process and consultation process**

Based on Citizen Participation Plan, outreach included a public forum for the general 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 held 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 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 was 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 the 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 make adjustments 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.

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**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(l)**

### **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. In the course of preparing this document, County staff and the County's consultants met with service providers, community groups, nonprofit agencies, and municipalities within the County that have chosen to participate in the CDBG program, to discuss and gather input on the community development needs identified in the County.

#### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(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, in order to gather information and data on the County's Continuum of Care efforts.



**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards 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.

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**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**

|  |   |
|--|---|
| <b>1 Agency/Group/Organization</b>   | <b>UNION COUNTY COMMUNITY SHELTER</b>   |
| <b>Agency/Group/Organization Type</b>  | Services-homeless   |
| <b>What section of the Plan was addressed by Consultation?</b>   | Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth |
| <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency.  |
| <b>2 Agency/Group/Organization</b>   | Town of Marshville  |
| <b>Agency/Group/Organization Type</b>  | Other government - Local  |
| <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Public Housing Needs<br>Non-Homeless Special Needs<br>Economic Development<br>Anti-poverty Strategy<br>Lead-based Paint Strategy   |
| <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | This member government was consulted regarding the full spectrum of community development needs within their jurisdiction.                                    |
| <b>3 Agency/Group/Organization</b>   | City of Monroe  |
| <b>Agency/Group/Organization Type</b>  | Other government - Local  |

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

|  |  |
|--|--|
|  | Non-Homeless Special Needs<br>Market Analysis<br>Economic Development<br>Anti-poverty Strategy<br>Lead-based Paint Strategy                            |
| <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | This member government was consulted regarding the full spectrum of community development needs within their jurisdiction.                             |
| <b>6 Agency/Group/Organization</b>   | Town of Weddington   |
| <b>Agency/Group/Organization Type</b>  | Other government - Local   |
| <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Non-Homeless Special Needs<br>Market Analysis<br>Economic Development<br>Anti-poverty Strategy<br>Lead-based Paint Strategy |
| <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | 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? |
|---|--------------------------------|--|
| <b>Continuum of Care</b>                              | Union County Community Shelter | Assist persons who are homeless or at risk of homelessness.                  |
| <b>Analysis of Impediments to Fair Housing Choice</b> | Union County                   | Affirmatively further fair housing.  |
| <b>Public Housing Strategy</b>                        | 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**

| Sort Order | Mode of Outreach | Target of Outreach           | Summary of response/attendance   | Summary of comments received | Summary of comments not accepted and reasons |
|------------|------------------|------------------------------|--|------------------------------|--|
| 1          | Newspaper Ad     | Non-targeted/broad community | 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.  | None.                        | N/A  |
| 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 opportunity to comment on the plan and to attend a public hearing. | N/A                          | N/A  |

**Table 4 – Citizen Participation Outreach**

## 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

| 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: \$ |   |  |
| <b>CDBG</b> | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 759,810                          | 0                  | 82,547                   | 842,357   | 1,519,620   | CDBG funds will be used in conjunction with local match monies provide by participating member jurisdictions and nonprofit organizations. These funds will contribute to achieving the goals set forth in the five-year consolidated plan. |

|       |                |       |       |   |   |       |   |   |
|-------|----------------|-------|-------|---|---|-------|---|---|
| Other | public - local | Other | 5,000 | 0 | 0 | 5,000 | 0 | Marshville will contribute towards the cost of completing the environmental review. |
|-------|----------------|-------|-------|---|---|-------|---|---|

Table 5 - 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.



## 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 | Marshville<br>Monroe  | Public Facilities and Infrastructure | CDBG: \$690,395 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted |
| 2          | Promote Fair Housing                         | 2016       | 2020     | Affordable Housing                | Marshville<br>Monroe<br>Union<br>County ETJ<br>Stallings<br>Weddington<br>Wingate<br>Waxhaw | Fair Housing                         | CDBG: \$1,000   | Other: 1 Other   |

Table 6 – Goals Summary

## Goal Descriptions

| 2018 Annual Action Plan Goals |                         |   |
|-------------------------------|-------------------------|---|
| 1                             | <b>Goal Name</b>        | Improve Public Facilities and Infrastructure  |
|                               | <b>Goal Description</b> | <ul style="list-style-type: none"> <li>• Provide and maintain accessible public utility systems 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> |
| 2                             | <b>Goal Name</b>        | Promote Fair Housing  |
|                               | <b>Goal Description</b> | 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 | E. Marshville Outfall Sanitary System Improvements |
| 3 | 2018 Administration/Planning                       |

Table 7 - Project Information

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

Union County has made allocations for 2018AAP 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 | <b>Project Name</b>  | Concord Avenue Sidewalk Improvements Phase II   |
|   | <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: \$520,000   |
|   | <b>Description</b>   | 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. |
|   | <b>Target Date</b>   | 6/30/2019   |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 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.   |
|   | <b>Location Description</b>  | The activity will take place within the City of Monroe on Concord Avenue.   |
|   | <b>Planned Activities</b>  | Funding will allow for construction of the sidewalk.  |
| 2 | <b>Project Name</b>  | E. Marshville Outfall Sanitary System Improvements  |
|   | <b>Target Area</b>   | Marshville  |

|                                     |   |
|-------------------------------------|---|
| <b>Goals Supported</b>              | Improve Public Facilities and Infrastructure  |
| <b>Needs Addressed</b>              | Public Facilities and Infrastructure  |
| <b>Funding</b>                      | CDBG: \$170,395<br>Town of Marshville: \$5,000  |
| <b>Description</b>                  | <p>The project includes: installation of 1400 ft. of 8-inch PVC sewer line, 600 ft. of new 10-inch PVC sewer line, 300 ft. of 8-inch sewer line and 200 ft. of 16-inch steel casings, and 18 4-inch diameter manholes.</p> <p>The Northeast area of the Town of Marshville has a large percentage of decayed sewer lines including terra cotta pipes. These measures would lessen Inflow &amp; Infiltration of ground water into Marshville’s Sanitary Sewer System. This would assist in obtaining and maintaining as low a cost for the treatment of our sewer water as possible.</p> <p>This cost savings would assist Marshville in serving sewer customers in the most cost-efficient manner possible. Sewer customers in that area are low to moderate income and are very budget sensitive. It will also lessen the chance of a sewer spill in that area, thus lessening the chance of the health risk.</p> <p>This line has been targeted for replacement due to its age, material, and susceptibility to groundwater infiltration. Inflow and infiltration results in excessive treatment cost, added wear on pumping systems, and an increased likelihood of pollution due to sanitary sewer overflows (SSOs). Clay sewer mains are especially susceptible to groundwater infiltration due to poor joints. The lines to be replaced serve an estimated 520 people, and its replacement will reduce groundwater infiltration, provide a more sustainable system, reduce maintenance and treatment cost, ensure reliable service to existing customers, and improve the surrounding environment by reducing the likelihood of SSOs.</p> |
| <b>Target Date</b>                  | 6/30/2019   |
| <b>Estimate the number and type</b> | This project qualifies as an area-wide benefit, per block group census data. The total beneficiary  |

|          |  |   |
|----------|--|---|
|          | <b>of families that will benefit from the proposed activities</b>                              | population is 945 area residents with 520 (55.03%) fall at or below 80% area median income.   |
|          | <b>Location Description</b>  | The project is located in northeast area of Marshville.   |
|          | <b>Planned Activities</b>  | During this program year funds will allow for the design and engineering portion of the project and procurement of construction services. |
| <b>3</b> | <b>Project Name</b>  | 2018 Administration/Planning  |
|          | <b>Target Area</b>   | Marshville<br>Monroe<br>Union County ETJ<br>Stallings<br>Weddington<br>Wingate<br>Waxhaw  |
|          | <b>Goals Supported</b>   | Improve Public Facilities and Infrastructure<br>Promote Fair Housing  |
|          | <b>Needs Addressed</b>   | Public Facilities and Infrastructure<br>Fair Housing  |
|          | <b>Funding</b>   | CDBG: \$151,962   |
|          | <b>Description</b>   | General administration and planning activities.   |
|          | <b>Target Date</b>   | 6/30/2019   |
|          | <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>  | General administrative and planning activities.   |

## 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 located 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

### Geographic Distribution

| Target Area      | Percentage of Funds |
|------------------|---------------------|
| Marshville       | 24%                 |
| Monroe           | 7%                  |
| Union County ETJ | 15%                 |
| Stallings        | 0%                  |
| Weddington       | 0%                  |
| Wingate          | 9%                  |
| Waxhaw           | 28%                 |

Table 8 - Geographic Distribution Con Plan to Date

### **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.

### **Discussion**

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

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# 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.

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

Table 9 - 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 10 - One Year Goals for Affordable Housing by Support Type

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

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

Not applicable.

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

### **Introduction**

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

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

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

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

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

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

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

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

## **employment, education, or youth needs.**

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

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

## **Discussion**

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

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

### **Introduction:**

The County's total housing stock according to the 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 a 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 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.

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

### **Introduction:**

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

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

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

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

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

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

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

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

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

Union County is committed to reducing the number of households with incomes below the poverty level by supporting programs to motivate and assist them to move toward self-sufficiency. The County will

continue to support the efforts of local agencies who are working with consumers who may be at the poverty level or below the poverty level. Jurisdictions work with various service providers and other units of local government to provide low-income citizens with supportive services.

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

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

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

- Encourage agencies to work together to apply for CDBG funds to leverage resources to the fullest extent.
- As requests align with the Consolidated Plan goals, provide CDBG funds to eligible projects for housing and social services.
- Continue working with the Piedmont Regional Continuum of Care (PRCC) to address issues of poverty and homelessness.



- Inform agencies about the benefits of participating in the PRCC for providers and clients.
- Offer referrals to organizations that would benefit from the leadership, programs, services, or collaboration with other organizations.

**Discussion:**

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

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## 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        |
| <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. | 80.00% |

Union County will receive an estimated allocation of \$759, 810 in CDBG funds for the third year of the 2016-2020 Consolidated Plan. 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 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.