



Mecklenburg County

CDBG Entitlement Program

2016 Annual Action Plan
Substantial Amendment # 1

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Amendment #1

The 2016 Annual Action Plan (2016AAP) will be amended to reflect changes that include the removal of two projects for Greater Matthews Habitat for Humanity (GMHFH). The organization has elected to terminate projects that were awarded CDBG funds under this action plan. Project #1 acquisition of residential lots for the construction of new affordable housing units (\$105,000); project #2 installation of water and sewer taps for newly constructed affordable housing (\$17,000).

Executive Summary

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

1. Introduction

Mecklenburg County's Annual Action Plan provides a narrative description of the projects and activities that are expected to be implemented and funded with entitlement funding that Mecklenburg County will receive from the United States Department of Housing and Urban Development (HUD) for the 2016 Program Year (Mecklenburg County's FY 2016-17). As an entitlement community, Mecklenburg County receives an annual share of federal Community Development Block Grant funds. In order to receive CDBG entitlement funding, the County must submit an Annual Action Plan to HUD. The 2016 Annual Action Plan includes the funding application for CDBG funds in the amount of \$744,608, as well as information on the proposed projects for the 2016 planning year.

The 2016 Annual Action Plan informs HUD of Mecklenburg County's intended use of federal and non-federal resources to meet the needs of the community. In Mecklenburg County's case, the primary funding source is HUD's Community Development Block Grant (CDBG). The 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 2016 Annual Action Plan strives to reflect the County's continued efforts and commitment to address affordable housing issues, public facility and infrastructure improvements for low to moderate income persons. Additionally, Mecklenburg County will continue to undertake specific actions in order to address the national objectives outlined by HUD by providing for increased activity involving resident initiatives, evaluation and reduction of lead-based paint hazards, increased employment opportunities, the further development of community based institutional facilities and the enhancement of coordination between public and private housing and human service agencies. All activities and funding priorities included in Mecklenburg County's Annual Action Plan will address three statutory goals set by HUD:

- Provide Decent Housing
- Provide A Suitable Living Environment
- Provide Expanded Economic Opportunities

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Mecklenburg County's Consolidated Plan (2015-2019) outlines community housing and economic development goals and objectives for this five-year period. This document identifies four basic goals against which HUD will evaluate the Consolidated Plan and the local jurisdictions' performance. Each of these goals must benefit primarily low and moderate-income persons.

These goals are to:

1. Retain affordable housing stock of existing housing in lower income neighborhoods
2. Improve the livability and safety of neighborhoods
3. Encourage the economic vitality of neighborhoods
4. Encourage economic development for neighborhoods and residents

Housing and Community Development Needs

The County has identified the following priority needs for its CDBG Program:

A. Housing Needs

- To improve the condition of existing affordable housing in residential neighborhoods,
- Retain the stock of affordable housing where possible,
- Increase the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, religion, gender, national origin, familial status, or disability, and
- Provide affordable housing that is accessible to job opportunities.

B. Non-Housing Community Development Needs

- To provide high quality public facilities, such as parks and community centers to low- and moderate-income persons and to provide adequate public improvements, such as ADA modifications, street lighting, streets, and sidewalks in low- and moderate-income neighborhoods,
- To promote economic development activities as a means to provide job opportunities and economic growth, and to reverse economic decline, especially for low- and moderate-income households, and
- To improve citizens' living environment, including security and safety.

In the area of non-housing priority needs, the County continually partners with public service organizations that provide services to meet the needs of specific populations in their communities. The County has undertaken public safety projects that have benefited the general population as well as special need residents.

The County is working to achieve the goals of the Consolidated Plan. It is a challenging process as the resources required to completely implement the Plan to its fullest extent surpass the resources available to the County. The Plan guides the County's efforts by defining the County's goals, leveraging the County's limited resources, and emphasizing policies and programs that most effectively assist the greatest number of residents in the targeted groups.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Mecklenburg County values CDBG funding and the positive impacts these funds have on LMI area residents with community development needs. This annual funding source provides for expanded services that would otherwise not be available.

The County's 2015-2019 Consolidated Plan met HUD's requirements to receive funding through the five-year planning period. Priorities were developed to be broad in nature to allow for a variety of projects to be funded.

Since Mecklenburg County began receiving CDBG funding in 2010, the priorities have remained consistent. Program performance has allowed the County to fund a variety of programs that target persons and families in need within the program area. County funded CDBG projects have provided public services for childcare, social services, installation of much needed public water lines, construction of roadways providing neighborhood access, housing rehabilitation and property acquisition for construction of new housing.

For more detailed information on past performance and detailed outcomes for past projects the 2014 Consolidated Annual Performance and Evaluation Report is available upon request.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

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 and to consult with other public and private entities, including public notices, public meetings, public hearings, and other outreach efforts. The 2016 Annual Action Plan was a collaborative effort of county citizens,

non-profit organizations, faith-based organizations, county staff as well as staff members from participating municipal jurisdictions. In December 2015, notices were sent to all municipalities in Mecklenburg County notifying them of the upcoming program and requesting their participation in the process. Three meetings, two public hearings, and a citizen participation forum were held in between January 2015 and April 2016 to inform members of the community and the County's partners about the Annual Action Plan planning process, the timeline for completion, and the 30-day comment period.

A copy of the County's Citizen Participation Plan can be obtained upon request by contacting Mecklenburg County.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No comments were received at either of the two public hearings or at the citizen participation forum.

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

N/A

7. Summary

Mecklenburg 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 2016 program year meet a priority, goal and objective identified in the 2015-2019 Consolidated Plan. Mecklenburg 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. Mecklenburg County will continue to affirmatively further fair housing through the projects selected for funding, and address the impediments outlined in the Analysis of Impediments to Fair Housing Choice.

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	MECKLENBURG COUNTY	
CDBG Administrator	MECKLENBURG COUNTY	County Manager's Office
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The City of Charlotte, Neighborhood & Business Services Department is the lead agency charged with preparing the Five-Year Consolidated Plan and reporting on federal program activities for the Charlotte-Mecklenburg HOME Consortium. Mecklenburg County is a member of the Charlotte-Mecklenburg HOME Consortium and is also an Entitlement recipient for Community Development Block Grant funds. As such, Mecklenburg County is the local CDBG Administrator for Mecklenburg County's annual CDBG Entitlement allocation. Mecklenburg County is charged with preparing the Annual Action Plans and Consolidated Annual Performance and Evaluation Report (CAPER), which outlines the intended uses of CDBG funds and report on program metrics. The Annual Action Plans are developed in alignment with the Charlotte-Mecklenburg HOME Consortium's Five-Year Consolidated Plan goals and objectives.

In this capacity the County works in cooperation with other key government agencies, non-profit agencies and for-profit agencies addressing affordable housing, and other community development issues. Collaborative partnerships with key stakeholders are indispensable to the community's success in addressing the needs of low and moderate-income residents and improving the quality of life for all the residents by ensuring that all residents, regardless of race, gender, age, income level or disability, have equal access to affordable housing, 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

While preparing the 2016 Annual Action Plan, Mecklenburg County staff consulted with the local housing authority, social service agencies, housing providers, neighborhood groups, and members of local governments. Informational meetings, public hearings, and a survey were used to develop the Annual Action Plan.

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)).

Mecklenburg County works with the following agencies to enhance coordination:

- Charlotte/Mecklenburg and community partners -have joined together as a continuum of care to apply for federal funds and coordinate activities to meet the housing and service needs of individuals and families who are experiencing homelessness
- Child Care Agencies – provided funds to improve services to low and moderate-income persons.
- Housing Providers – provided funds to rehabilitate and develop affordable housing and provide housing options for low and moderate-income households.
- Drug Treatment Agencies- funds to improve services for low income adults with substance abuse issues
- Community Social Service Agencies- partnered and provided funding for facility repairs and accessibility modifications to allow for sustainable facilities for continued service delivery to those in need

The County during the Citizen Participation Process asked local agencies and organizations to submit proposals for CDBG funds for eligible activities. These groups participated in the planning process by attending the public hearings, informational meetings, and completing survey forms.

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.

Mecklenburg County is a part of the Charlotte/Mecklenburg Continuum of Care, together with other community partners they coordinate to identify resources to support activities that meet the housing and service needs of individuals and families who are experiencing homelessness.

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

Mecklenburg County is not a recipient of Emergency Shelter Grant (ESG) funds. However, the City of Charlotte is a recipient of ESG funds. These funds are utilized by the Charlotte-Mecklenburg Continuum of Care, of which Mecklenburg County is a partner. ESG funds are used to provide homeless persons with emergency shelter and essential support services. ESG funds also provided homelessness prevention and repaid re-housing activities which includes short and medium-term rental assistance to homeless individuals or individuals at imminent risk of becoming homeless. ESG funds will also be utilized to subsidize the cost of implementing the Homeless Management Information System (HMIS), in order to meet reporting requirements for the grant program.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Habitat for Humanity Matthews
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted regarding funding need for housing within the Matthews area.
2	Agency/Group/Organization	Ada Jenkins Family Center
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Social Service Type Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted to discuss non-housing needs in the North Mecklenburg area.

3	Agency/Group/Organization	Our Towns N. Mecklenburg S. Iredell Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted to discuss housing needs in the North Mecklenburg.
4	Agency/Group/Organization	Town of Davidson
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
5	Agency/Group/Organization	Town of Cornelius
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
6	Agency/Group/Organization	Town of Pineville
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
7	Agency/Group/Organization	TOWN OF HUNTERSVILLE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

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

All know agencies that were potential participants for the Mecklenburg County CDBG program were contacted during the planning process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Charlotte	The goals of this plan are focused on providing increased opportunities for low income residents and aligns with efforts of the CoC.

Table 3 - Other local / regional / federal planning efforts

Narrative

This section was optional and left blank intentionally.

AP-12 Participation - 91.401, 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

Mecklenburg County recognizes that the preparation of the Consolidated Plan requires discussion and consultation with many diverse groups, organizations, and agencies. During the planning process for the CDBG Consolidated Plan, the County encouraged citizen participation. Two public hearings and a public forum were held in order to gather public input and answer any questions the general public had regarding the process and community development needs. In the course of preparing this document, the County's consultants met with service providers, community groups, nonprofit agencies, faith-based agencies, and local member governments to discuss and gather input on the community development needs identified in the program area.

Key agencies and organizations included:

- City of Charlotte- Neighborhood & Business Services
- Greater Matthews Habitat for Humanity
- Mecklenburg County- County Manager's Office
- Our Towns Habitat for Humanity
- Town of Cornelius
- Town of Davidson
- Town of Huntersville
- Town of Matthews
- Town of Pineville

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	General Public	Mecklenburg County held several citizen engagement meetings and one public hearing prior to the development of the Annual Action Plan. Approximately 15 residents and area agencies attended the meetings.	N/A	N/A
2	Public Hearing	CDBG Advisory Committee	On March 14, 2016 participating jurisdictions and several additional advisers from Mecklenburg County Real Estate Asset Management Staff attended a meeting to review how to best allocate the 2016AAP allocation among the qualified requests that were submitted. All participating town were present except for the Town of Cornelius, how sent their recommendations for funding prior to the meeting.	Comments were centered around funding levels for requests and are reflected in the project summary section, denoting the projects funded and their respective allocations.	N/A
3	Public Hearing	General Public	On April ??, 2016 Mecklenburg County held a public hearing to receive comments on the 2016 Annual Action Plan.		

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.420(b), 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 Mecklenburg 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. Projects listed in this plan outline the uses only for the 2016 program year’s allocation. 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 Admin and Planning Economic Development Housing Public Improvements Public Services	744,608	4,401	0	749,009	2,100,000	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	private	Public Improvements	111,400	0	0	111,400	0	Ada Jenkins will secure gap funding via fundraising efforts.
Other	private	Public Services	115,000	0	0	115,000	345,000	The Davidson Cornelius Child Development Center will utilize fundraising efforts in order to support the scholarship fund for LMI working parents seeking childcare at the facility.
Other	public - local	Admin and Planning Public Improvements	29,000	0	0	29,000	325,000	The Town of Matthews will provide additional funding to cover the cost of environmental reviews and match funding for future infrastructure related projects.

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, Mecklenburg County highly recommends that organizations provide leverage funds. Leverage funding 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

N/A

Discussion

This section was left blank intentionally.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Retain affordable housing stock	2015	2019	Affordable Housing	Mecklenburg County CDBG Program Area	Increase Affordable Housing Units Rehabilitation of Existing Housing Stock	CDBG: \$262,000	Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Encourage econ mobility for residents/neighborhood	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	Mecklenburg County CDBG Program Area	Public Facilities and Infrastructure Improvements Public Services	CDBG: \$192,087 Ada Jenkins Family Center: \$111,400 Davidson Cornelius Child Development Center: \$115,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4200 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 360 Persons Assisted
3	Improve livability and safety of neighborhoods	2015	2019	Non-Housing Community Development	Mecklenburg County CDBG Program Area	Public Facilities and Infrastructure Improvements	Town of Matthews: \$35,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 390 Persons Assisted

Table 6 - Goals Summary

Goal Descriptions

1	Goal Name	Retain affordable housing stock
	Goal Description	<ul style="list-style-type: none"> • Preserve and expand the supply of affordable housing • Provide assistance to low income homeowners to rehabilitate and/or provide emergency repairs for their homes • Expand supply of affordable housing
2	Goal Name	Encourage econ mobility for residents/neighborhood
	Goal Description	<ul style="list-style-type: none"> • Promote neighborhood sustainability and stabilization • Continue support for provision of services to those individuals and groups with special needs, such as the elderly and the disabled
3	Goal Name	Improve livability and safety of neighborhoods
	Goal Description	<ul style="list-style-type: none"> • Ensure residents have access to sanitary water and sewer services • Ensure high level of quality of life with good access to local schools, shops, and parks • Help homeless populations and persons in danger of becoming homeless find shelter • Ensure that neighborhood shopping for basic needs is available

Table 7 – Goal Descriptions

AP-35 Projects - 91.420, 91.220(d)

Introduction

The 2016 Annual Action Plan (2016AAP) describes how Mecklenburg 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 2015-2019 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. Mecklenburg County's Manager's Office is responsible for developing and implementing the 2015 - 2019 Consolidated Plan, including its Annual Action Plans, in conjunction with partner municipalities.

#	Project Name
1	FY17 DCCDC: Childcare Scholarship Project
2	FY 17 Anuvia's Gateway Project
3	FY17 Ada Jenkins: Bathroom Renovations
4	FY17 Davidson: Critical Home Repair
5	FY 17 Huntersville: Critical Home Repair
6	FY17 Crestdale Trail Acquisition II
7	FY17 Crestdale Trail Construction
8	FY17 Administration/Planning

Table 8 – Project Information

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

Mecklenburg County has made allocations for the 2016AAP based upon the priorities of the 2015-2019 Consolidated Plan, citizen and community input, qualified responses to Request for Proposals, and an analysis of prior years' budget and expenditures.

AP-38 Project Summary

Project Summary Information

1	Project Name	FY17 DCCDC: Childcare Scholarship Project
	Target Area	Mecklenburg County CDBG Program Area
	Goals Supported	Encourage econ mobility for residents/neighborhood
	Needs Addressed	Public Services
	Funding	CDBG: \$71,000 Davidson Cornelius Child Development Center: \$115,000
	Description	Provide scholarships for needy families to cover up to 80% of the costs for childcare.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	36 Children/144 persons at < 30% AMI 30 children/120 persons at 31-50% AMI 12 children/48 persons at 51-80% AMI
	Location Description	DCCDC is located in the Town of Davidson and the scholarship program is open to all qualifying applicants.
Planned Activities	<div>Provide scholarships for children of low, very low and extremely low income families based on Mecklenburg County HUD income categories/limits (sliding scale) in order to give families</div><div>opportunities to access affordable early child education and care while they pursue employment, education, and training, thus expanding their economic opportunities.</div>	
2	Project Name	FY 17 Anuvia's Gateway Project
	Target Area	Mecklenburg County CDBG Program Area
	Goals Supported	Encourage econ mobility for residents/neighborhood

	Needs Addressed	Public Services
	Funding	CDBG: \$40,000
	Description	Connecting low-income people In North and South Mecklenburg County with substance abuse treatment at Anuvia Prevention & Recovery Center.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 48 persons will be served under this program with an estimated 60% of program participants falling at < 30% AMI and 40% of participants falling in the 31-50% AMI category.
	Location Description	The assessment activities will take place in North and South Mecklenburg (Davidson and Matthews) and treatment will take place at Anuvia's treatment center located in the City of Charlotte.
	Planned Activities	<div>Offering low-cost, convenient substance abuse assessments once a month In Matthews or Pineville and once a month in Davidson. Transportation assistance will be provided to Anuvia's main campus in Charlotte, and treatment assistance will be provided for the people who need it greatly and don't have the resources to access this help.
3	Project Name	FY17 Ada Jenkins: Bathroom Renovations
	Target Area	Mecklenburg County CDBG Program Area
	Goals Supported	Encourage econ mobility for residents/neighborhood
	Needs Addressed	Public Facilities and Infrastructure Improvements
	Funding	CDBG: \$101,087 Ada Jenkins Family Center: \$111,400
	Description	Renovate restrooms in the oldest building on campus in order to enlarge and convert to ADA compliant and to bring plumbing and electrical to current code to protect the safety of clients and the sustainability of the building.

	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 4200 clients will benefit from this project.
	Location Description	Ada Jenkins is located in the Town of Davidson, but serves all Mecklenburg County residents.
	Planned Activities	Renovate existing bathrooms.
4	Project Name	FY17 Davidson: Critical Home Repair
	Target Area	Mecklenburg County CDBG Program Area
	Goals Supported	Retain affordable housing stock
	Needs Addressed	Rehabilitation of Existing Housing Stock
	Funding	CDBG: \$40,000
	Description	Our Towns Habitat for Humanity will provide housing rehabilitative services for approximately six homeowners in the Town of Davidson.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately eight extremely low to low income homeowners will be served by this program.
	Location Description	The homes will be within the Town of Davidson limits.
	Planned Activities	Provide critical home repairs
5	Project Name	FY 17 Huntersville: Critical Home Repair
	Target Area	Mecklenburg County CDBG Program Area

	Goals Supported	Retain affordable housing stock
	Needs Addressed	Rehabilitation of Existing Housing Stock
	Funding	CDBG: \$80,000
	Description	Our Towns Habitat for Humanity will provide housing rehabilitative services for approximately twelve homeowners in the Town of Huntersville.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately twelve households will be served of varying income levels, ranging from extremely low to low income households.
	Location Description	The homes will be located within the Town of Huntersville's limits.
	Planned Activities	Provide critical home repairs.
6	Project Name	FY17 Crestdale Trail Acquisition II
	Target Area	Mecklenburg County CDBG Program Area
	Goals Supported	Improve livability and safety of neighborhoods
	Needs Addressed	Public Facilities and Infrastructure Improvements
	Funding	CDBG: \$30,000 Town of Matthews: \$2,500
	Description	Final land acquisition for the Crestdale Trail project.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 390 persons will benefit from this project.

	Location Description	In the Town of Matthews.
	Planned Activities	Property acquisition.
7	Project Name	FY17 Crestdale Trail Construction
	Target Area	Mecklenburg County CDBG Program Area
	Goals Supported	Improve livability and safety of neighborhoods
	Needs Addressed	Public Facilities and Infrastructure Improvements
	Funding	CDBG: \$116,000 Town of Matthews: \$29,000
	Description	Construction of the Crestdale Trail
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 390 persons will benefit.
	Location Description	Town of Matthews.
	Planned Activities	Construction of a walking trail with historic plaques detailing the history of the neighborhood.
8	Project Name	FY17 Administration/Planning
	Target Area	Mecklenburg County CDBG Program Area
	Goals Supported	Retain affordable housing stock Improve livability and safety of neighborhoods Encourage econ mobility for residents/neighborhood
	Needs Addressed	Public Facilities and Infrastructure Improvements Emergency Housing Repair Increase Affordable Housing Units

	Rehabilitation of Existing Housing Stock Public Services
Funding	CDBG: \$148,922
Description	Administration and Planning.
Target Date	6/30/2017
Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	N/A
Planned Activities	N/A

AP-50 Geographic Distribution - 91.420, 91.220(f)

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

Approximately 200,000 residents live in the CDBG program area which encompasses low income areas in unincorporated Mecklenburg County and low income neighborhoods in Davidson, Cornelius, Huntersville, Matthews and Pineville.

Mecklenburg County

Characteristics of the CDBG program area:

- Income levels that are low/mod
- An older population than the County as a whole
- A higher percentage of minorities
- Lower educational achievement
- Average to slightly smaller households; and
- Higher than average homeownership rate.

The Town of Cornelius

The Town of Cornelius was established in 1905 and originated as a mill and farm community. As such there are many older workforce mill type housing units occupied by LMI households. According to 2007-11 ACS Five-year estimates, the Town of Cornelius has 10,041 households and 23,969 residents. The Town has a lower percentage of minorities than the County, with 87.6% of residents reported as Caucasian. Data also reflects a poverty rate for families of 4.5%. Slightly over 71% of all housing units are owner-occupied and 28.5% are renter-occupied. The Town of Cornelius has a slightly higher percentage of residents over 65 (10.9%) than the County (8.7%).

The Town of Davidson

The Town of Davidson has 10,544 residents, according to 2007-11 ACS Five-year estimates. The Town of Davidson has a low minority makeup (12.6%) compared to 89% white residents. The Town has a higher home-ownership rate than the County, 71.5% vs. 61.8%. Only 10% of the Town's housing units were built prior 1979. Just over 32% of households with a mortgage were paying 30% or more of their monthly income to housing costs. The Town has a slightly higher percentage of residents over 65 (10.9%) than the County (8.7%).

The Town of Huntersville

According to 2007-11 ACS Five-year estimates, the Town of Huntersville has 16,950 households, 17,847 housing units and 45,001 residents. The Town has a lower percentage of minorities than the County,

with 85.7% of residents reported as Caucasian. Data also reflects a poverty rate for families of 3.9%. Seventy-six percent of all housing units are owner-occupied and 24% are renter-occupied. Just over 21.8% of households with a mortgage were paying 30% or more of their monthly income for housing costs. The Town of Huntersville has a slightly higher percentage of residents over 65 (10.9%) than the County (8.7%).

The Town of Matthews

According to 2009-13 ACS Five-year estimates, the Town of Matthews has 11,035 housing units and 28,079 residents. The Town has a lower percentage of minorities than the County, with 85.8% of residents reported as Caucasian. Data also reflects a poverty rate for families of 6.1%. Just over 24.9% of households with a mortgage were paying 30% or more of their monthly income for housing costs. The Town of Matthews has a slightly higher percentage of residents over 65 (14.4%) than the County (8.7%).

Town of Pineville

Pineville, incorporated in 1873, was named for the large and abundant pines that cast their shadows over the community. Today Pineville is a growing and thriving town, a great place to start a family or retire, enjoy quiet living or get involved in numerous activities, but most of all, it's a great place to call home.

Geographic Distribution

Target Area	Percentage of Funds
Mecklenburg County CDBG Program Area	100

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

With the historic high rate of growth in the program area and the slow economy, affordability of housing is premium. The rate of owner-occupied housing is higher in the program area. The areas have a higher portion of elderly and disabled people who live on fixed income and are unable to afford needed repairs/renovations to their houses to increase energy efficiency (to save money) or make the dwellings more accessible (allowing the residents to remain in their homes).

The geographic areas of the County included in the program area are low income neighborhoods of unincorporated Mecklenburg County that includes the Towns of Cornelius, Davidson, and Huntersville.

Overall, there are 200,000 residents and approximately 57,984 households in the program area. Data for the Mecklenburg CDBG program area is derived from a subsample created by HUD using the 2007-

2011 American Community Survey Five Year Estimate.

Overall, the target areas have:

- Income levels that are low/mod;
- An older population than the County as a whole;
- A higher percentage of minorities;
- Lower educational achievement;
- Average to slightly smaller households; and
- Higher than average homeownership rate.

Discussion

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AP-75 Barriers to Affordable Housing - 91.420, 91.220(j)

Introduction

All communities have barriers to affordable housing. Mecklenburg County utilizes the 2011 Charlotte-Mecklenburg Analysis of Impediments to Fair Housing Choice and other local affordable housing plans to inform the strategies for ameliorating identified barriers.

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:

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Over the five-year consolidated planning period Mecklenburg County and its CDBG partners will pursue the following actions to address barriers to affordable housing.

1. NIMBY (Not in My Backyard) Opposition to Affordable Housing: NIMBY coupled with the limited availability of developable land, affordable housing projects are subject to opposition from neighboring property owners expressing concern over negative impact of affordable housing developments on property values. Mecklenburg County will participate in the Charlotte-Mecklenburg HOME Consortium to complete an analysis and revise its current affordable housing locational policy to facilitate the location of affordable housing development in the community. Outreach and education to dispel myths about low-income housing and education about Fair Housing rights will also help

to address NIMBY. Community opposition (NIMBY) is one of the greatest barriers to affordable housing in Charlotte-Mecklenburg.

2. **Lack of Funding for Affordable Housing:** A lack of funding available for affordable housing continues to be a barrier to affordable housing development within the city. Local governments continue to struggle to balance budgets with decreasing revenue streams. Funds for community development and affordable housing have been reduced. The lack of resources will continue to be an issue for the foreseeable future. Mecklenburg County will actively seek out public/private partnerships in an effort to close the funding gaps for affordable housing.
3. **Lack of Supportive Services Matched with Housing:** Mecklenburg County will work with the Homeless Services Network and others to develop a plan of action to create new sources of funds and leveraging of existing funds across governmental entities to match supportive services dollars with housing dollars. With implementation of the Ten Year Plan to End and Prevent Homelessness as a top priority, the County recognizes the need to engage the City and others in efforts to coordinate and collaborate with services and housing. Matching case management and other services with housing is one of the greatest challenges to increasing access to supportive housing in the Charlotte-Mecklenburg region.
4. **Impacts from Changes in Economy:** The credit crisis and significant job losses in Charlotte-Mecklenburg continue to affect housing in the community. The crisis has resulted in both an increase in foreclosures and a tightening of underwriting standards for new loans impacting both current owners and potential homebuyers. Mecklenburg County will continue to monitor the changes in the mortgage industry and will create opportunities for connecting homeowners, particularly priority need owners, with available resources, counseling and assistance.

Discussion

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AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The Urban County continues to invest federal funds for the 2016 program year in projects and programs meeting the priority needs of the community. The priority needs include the need for rehabilitation affordable housing, an increase in affordable housing units, public facility improvements and public services.

Actions planned to address obstacles to meeting underserved needs

Lack of funding for housing and supportive services is the greatest obstacle to addressing the unmet need of non-homeless special needs populations. Neighborhood resistance to creating housing for certain special needs populations is a significant obstacle. Mecklenburg County will actively seek out public/private partnerships in an effort to close the funding gaps for affordable housing.

Actions planned to foster and maintain affordable housing

Over the next year, Mecklenburg County will focus affordable housing resources on the following objectives for non-homeless priority needs individuals and families. Mecklenburg County will provide CDBG funds to local non-profits to preserve existing housing stock for extremely low and very low income homeowners in the program area. The targeted one-year outcome is to provide housing repairs to ensure safe and decent housing for approximately 20 households.

Actions planned to reduce lead-based paint hazards

Mecklenburg County will continue to implement the City of Charlotte's LeadSafe Charlotte Program. The County will further integrate lead safe work practices to all County rehabilitation programs, by providing information on training offered by the City of Charlotte for all contractors on the Housing bidder's lists regarding lead safe work practices and encourage Code Enforcement Officials to make referrals to LeadSafe Charlotte and enforce code requirements regarding the elimination of deteriorated paint.

LeadSafe Charlotte will also focus on increasing collaboration with the Mecklenburg County Health Department to do outreach and testing of children in vulnerable neighborhoods, including an increasing number of Hispanic/Latino children. The City prioritizes units enrolled in the lead program through direct referrals from the Mecklenburg County Health Department for children with elevated levels at 10 ug/l or above.

In addition, the County will continue to: 1) promote the Lead Hazard Reduction Coalition, established by the City's LeadSafe Charlotte Program that brings various community leaders and interest groups together to pool resources and ideas; 2) further integrate lead-safe work practices in all County

rehabilitation programs and provide lead remediation training to all contractors on the County's Housing Bidder's list; and 3) continue to encourage Code Enforcement officials to make referrals to LeadSafe Charlotte and enforce code requirements relating to the elimination of deteriorated paint.

Actions planned to reduce the number of poverty-level families

Within the scope of Mecklenburg County's Five-Year Plan, the most effective ways to fight poverty will be to:

- Promote economic development, especially workforce readiness, including basic adult literacy, for those populations experiencing the greatest need. Education is the key to breaking the cycle of poverty. Often individuals with extremely low incomes do not have the basic skills or accreditation to increase their incomes. Literacy education, improvement of employment skills, and financial management are key tools in assisting these individuals obtain a higher quality of life.
- Make affordable housing options equitably available to low income households. Construction of affordable housing and down payment assistance are excellent ways to counteract the often unaffordable housing market for the low and moderate income populations. Such actions will help individuals that may not have the resources to purchase a home by making affordable housing available and providing down payment and closing cost assistance. Removing these gaps will directly assist low and moderate income families in becoming homeowners.
- Providing rehabilitation assistance to low and moderate income homeowners clearly has a substantial effect on improving a family's quality of life. Not only does the rehabilitation provide a safe living environment and extend the life of the house, but it also provides the owner with immediate equity on the home.
- Zoning ordinances play a major role in the development of affordable housing, because developers often feel that zoning requirements for affordable housing are too stringent and not cost effective. Providing incentives to developers and adopting less stringent zoning requirements for affordable housing are ways to help overcome some of the housing barriers to low and moderate income persons. A good example is the Town of Davidson's inclusionary zoning ordinance which requires that all new residential development contain at least twelve and one half (12.5%) percent affordable housing units and benefit low and moderate income individuals. This ordinance increases and maintains the production of affordable housing, and ensures its continuation. This in turn, will provide new opportunities for low and moderate income persons to increase their wealth.
- Ensure that low-income youth have access to quality after-school and summer programs to receive tutoring and other support in a healthy and safe environment.

Actions planned to develop institutional structure

The institutional structure for the delivery of CDBG programs and services to low and very-low income

families and individuals in the Mecklenburg CDBG program area involves public, private and non-profit participation at the local and federal levels. Participating member governments for the CDBG program partner with the County to maintain a strong institutional structure for affordable housing needs and non-housing community development needs in the program area. These local government entities include the Towns of Cornelius, Davidson, Huntersville, Matthews and Pineville. Mecklenburg County also works closely with the Charlotte-Mecklenburg Utilities to provide public infrastructure services (water/sewer) to underserved areas. Non-profits play a key role in promoting and finding permanent solutions to the housing crisis and increase access to services through collaboration and cooperation between service providers. Member agencies include non-profit developers, housing providers and supportive services; which includes the Davidson Housing Coalition, Our Towns Habitat for Humanity, and Greater Matthews Habitat for Humanity, and Ada Jenkins. As the CDBG program matures, new partnerships with private and nonprofit agencies will be developed in order to further the reach of the program.

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

Mecklenburg County will actively seek out public/private partnerships in an effort to close the funding gaps for affordable housing. Mecklenburg County leads and participated in several additional federally funded housing and support service programs carried out through the Charlotte-Mecklenburg HOME Consortium for low income persons in the Charlotte-Mecklenburg region. The institutional structure for the delivery of housing and support services to low and very-low income families and individuals in Charlotte-Mecklenburg involves public, private and non-profit participation at the local, state and federal levels.

1. Charlotte Housing Authority, which owns and manages conventional public housing, develops mixed-income housing, provides City-financed public housing and transitional housing, and administers the Section 8 program.
2. Mecklenburg County's Code Enforcement Department, enforces the County's housing, nuisance and zoning codes.
3. Charlotte-Mecklenburg Housing Partnership (CMHP), a non-profit housing developer, administers a bank loan pool for single and multi-family mortgage financing and develops and owns multi-family mortgage financing. CMHP also develops and owns multi-family housing, produces homes for sale to low-income families, provides support services for renters and homeowners and offers homeownership counseling. Habitat for Humanity and Builders of Hope are other non-profit developers of low-income housing working in the community.
4. The private sector, which includes private developers, rental property managers, the banking community, local businesses and others with resources and/or technical expertise to commit to affordable housing development and management.

5. Housing support service providers including United Way agencies, Crisis Assistance Ministry, City of Charlotte, Mecklenburg County and Community Link that provide emergency housing, human services and housing counseling to the ELI and LMI families and individuals.

Discussion

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Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

All projects to be completed during the 2016 program year meet HUD's national objective of benefitting low- and moderate-income residents. Projects also address a local priority, goal and objective in the 2015-2019 Consolidated Plan. All CDBG funds are anticipated to directly benefit Mecklenburg County's vulnerable population eligible for CDBG programs.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

Discussion

Mecklenburg County has allocated \$148,922 for planning and administration for the CDBG Program, which is at the 20% of administrative cap. The County has allocated \$111,000 to public service activities, which is at the 15% public service cap. The County has allocated \$600,087 for low and moderate-income benefit.