



**MECKLENBURG COUNTY**  
**CDBG ENTITLEMENT PROGRAM**  
**2024-2025 Annual Action Plan**

# Executive Summary

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

### 1. Introduction

Mecklenburg County has received annual Community Development Block Grant (CDBG) entitlement funds from the U.S. Department of Housing and Urban Development (HUD) since 2010. As an entitlement grantee, the County is required to prepare a Five-Year Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance Reports (CAPERs) to continue receiving funding for the CDBG program.

The PY 2024-2025 Annual Action Plan (AAP) is the fifth and final year of Mecklenburg County's 2020-2024 Consolidated Plan (Con Plan). The Con Plan outlines the County's objectives, priorities, and goals for the next five years and aims to support programs and projects that provide affordable, sustainable, safe, and decent housing, public services, and economic opportunities for low- and moderate-income individuals.

This Annual Action Plan details the projects and activities expected to be implemented and funded using entitlement funds of PY 2024-2025. Although Mecklenburg County has not yet received the proposed allocation amount for the 2024-2025 CDBG program year, the amount of \$969,808 from the last program year is being considered for the time being. All proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.

### 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 is a five-year strategic plan that lists long-term goals for the County to work towards. As a result, the following needs are identified to further Housing Urban Development's (HUD) program goals:

- Rehabilitation of Existing Housing Stock
- Public Facilities and Infrastructure Improvements
- Public Services
- Affordable Housing Development

There are three main community development goals for PY 2024-2025:

1. Increase and preserve affordable housing. The outcomes for this goal are affordable housing development through land and infrastructure development in a targeted neighborhood and critical home repair for income-eligible owner-occupied single-family homes.
2. Provide support for vulnerable populations and communities through public service activities.
3. Improve infrastructure (roads and sidewalks mainly) in low-moderate income neighborhoods. The outcome for this goal is to improve recreational opportunities and public facilities in qualified census tracts and block 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 its positive impacts on low-to-moderate-income residents with community and economic development needs. This annual funding source provides for expanded services that would otherwise not be available.

The County's 2020-2024 Consolidated Plan meets HUD's requirements to receive funding through the five-year planning period. Priorities were developed to be broad in nature, allowing various projects to be funded.

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

For more detailed information on past performance and detailed outcomes for past projects, the 2023 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.

The Citizen Participation Plan, a crucial document outlining the policies and procedures for citizen involvement in the pivotal planning issues and funding recommendations of the CDBG program, serves as a guiding light for the Citizen Participation process. The County actively

involves citizens, public, and non-profit agencies in consultation efforts throughout the program year, with these inputs forming an integral part of the County's Annual Action Plan.

Encouraging citizen participation and consulting with other public and private agencies are key aspects of the planning process. The County employed multiple methods to solicit citizen participation and consult with other entities, including public hearing notices, public hearings, and other outreach efforts. The 2024 Annual Action Plan stands as a testament to the collaborative effort of county citizens, non-profit organizations, faith-based organizations, county staff, and staff members from participating municipal jurisdictions.

Two public hearings were held during the planning and development of the PY 2024-2025 AAP.

The development timeline and process of the Annual Action Plan were thoroughly discussed at the annual CDBG Informational Session/Kick Off meeting held on Thursday, December 7, 2024. The County also provided a CDBG application round virtual workshop on Thursday, January 11, 2024, as a second meeting opportunity for discussions on the CDBG funding application and the program.

The CDBG application round opened on January 2, 2024, and closed on February 29, 2024. A CDBG Consortium meeting among local municipalities participating in the CDBG program through cooperative agreements was held on Thursday, March 4, 2024. Participants commented in preparation for the PY 2024-2025 AAP as a consultation/working group session. The CDBG Consortium, consisting of local municipal leaders, gathered on Tuesday, March 4, 2024, to review and evaluate all the eligible CDBG applications and provide the County with their recommendations for funding.

Per the County's Citizen Participation Plan, Mecklenburg County provides a thirty-day public commenting period, which began on March 30, 2024, and ended on April 30, 2023. The public notice was published in the Charlotte Observer, on the County's website at <https://www.mecknc.gov>, and Centralina's website at <https://centralina.org/insights/>. A public hearing was held on Tuesday, April 17, 2024, at 3:30 pm in the Charlotte Mecklenburg Government Building at 600 E 4th St, Charlotte, NC 28202, on the second floor in Room 278 to gather feedback from the public and adopt the PY 2024 AAP.

The primary purpose of these public forums/hearings was to assess community needs and problems and determine the most critical needs to be addressed by the CDBG program.

## **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.

TBD

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

TBD

**7. Summary**

Mecklenburg County will continue to receive annual CDBG allocations to benefit the community's low- and moderate-income residents. CDBG projects recommended for funding for the 2024 program year meet a priority, goal, and objective identified in the 2020-2024 Consolidated Plan. Mecklenburg County will evaluate past performance and adjust future projects to serve the community's needs best. Residents and providers will continue to be informed and invited to participate in the CDBG process to ensure projects meet the community's 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.

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**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	County Manager's Office
CDBG Administrator	Mecklenburg County	County Manager's Office
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative**

The Mecklenburg County Board of County Commissioners is the County's governing body, with the County Manager or its designee authorized to act on behalf of the Board in matters pertaining to the CDBG program.

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.

Mecklenburg County is the lead agency for preparing the Consolidated Plans, Annual Action Plans, and CAPERs. The Annual Action Plans are developed in alignment with Mecklenburg County's Five-Year Consolidated Plan's goals and objectives. In this capacity, the county works in cooperation with other key government agencies, non-profit agencies, and for-profit agencies to address 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**

The Action Plan is a one-year planning document that describes eligible programs, projects, and activities to be undertaken with CDBG funds expected during FY 2024-2025 and their relationship to the priority housing and community development needs outlined in the 2020-2024 Consolidated Plan. Mecklenburg County recognizes the importance of reaching out to social service agencies, housing providers, neighborhood groups, and members of local governments while preparing the Annual Action Plan. As a result, the County consulted with many different stakeholders. Informational meetings and public hearings were also used to develop the Annual Action Plan.

During the planning process for this Annual Action Plan, the County organized public and individual meetings with the community. County staff and the County's consultants invited service providers, community groups, nonprofit agencies, and municipalities that have chosen to participate in the CDBG program to discuss and gather input on the community development needs identified in the County. Great emphasis was placed on consulting with social service agencies that serve low-income individuals and families with housing and other basic needs.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

Throughout the Citizen Participation process, the County required eligible and local agencies/organizations to submit proposal applications for CDBG funding for eligible activities or projects. These groups participated in the planning process by attending public hearings and informational, pre-application meetings. 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;
- Local childcare agencies that improve and increase services to low- and moderate-income persons;
- Housing professionals that rehabilitate and develop affordable housing options for low- and moderate-income households.
- Public agencies;
- Government staff of participating jurisdictions;



**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 member of the Charlotte/Mecklenburg Continuum of Care. They partner with other community organizations to identify and provide resources that address the housing and service needs of individuals and families who are currently homeless. This collaborative effort aims to support them by connecting them with vital resources and services.

**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.**

The County does not have entitlement status for the Emergency Solutions Grant (ESG) and does not directly receive ESG funds. However, the City of Charlotte is a recipient. These funds are utilized by the Charlotte-Mecklenburg Continuum of Care, of which Mecklenburg County is a partner. ESG funds provide homeless people with emergency shelter and essential support services. ESG funds also provide homelessness prevention and repaid re-housing activities, which include 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), 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	<b>Agency/Group/Organization</b>	Habitat for Humanity of the Charlotte Region
	<b>Agency/Group/Organization Type</b>	Housing Non-profit organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Capacity building among housing service providers
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CDBG program participants were consulted through meetings where they were asked several questions relating to the CDBG program and the County’s identified priorities. Affordable housing takes the highest priority regarding all the goals set in eh Con Plan. There is a need for emergency home repair in the County, but capacity is lacking.
2	<b>Agency/Group/Organization</b>	Greater Matthews Habitat for Humanity, Inc.
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CDBG program participants were consulted through meetings where they were asked several questions relating to the CDBG program and the County’s identified priorities. GMHH identified the same needs and priorities at HHCR. There are still supply/supply chain issues and also limited number available certified contractors available in the region.
3	<b>Agency/Group/Organization</b>	Rebuilding Together, Inc.
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CDBG program participants were consulted through meetings where they were asked several questions relating to the CDBG program and the County's identified priorities. GMHH identified the same needs and priorities at HHCR. There are still supply/supply chain issues and also limited number available certified contractors available in the region.
4	<b>Agency/Group/Organization</b>	Town of Matthews
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Lack of affordable housing was the main topic this year.
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CDBG program participants were consulted through meetings where they were asked several questions relating to the CDBG program and the County's identified priorities. Affordable housing issue affects all local municipalities across the board.
5	<b>Agency/Group/Organization</b>	Town of Huntersville
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy Affordable housing crisis

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CDBG program participants were consulted through meetings where they were asked several questions relating to the CDBG program, and the County identified priorities. The Town of Huntersville described affordable housing to be a critical need. Specifically, urgent or emergency home repairs are top priorities. Additionally, the Town of Huntersville identified capacity gaps and wishes to collaborate with other organizations and CDBG program participants to bridge those gaps.
6	<b>Agency/Group/Organization</b>	Town of Cornelius
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy Affordable housing crisis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CDBG program participants were consulted through meetings where they were asked several questions relating to the CDBG program and the County's identified priorities. The Town of Cornelius identified infrastructure and emergency home repair as priorities in their jurisdiction. Infrastructure was identified to increase mobility in Mecklenburg County. They have agreed to continue collaboration with other CDBG program participants to combat capacity shortcomings.
7	<b>Agency/Group/Organization</b>	Ada Jenkins Family Center
	<b>Agency/Group/Organization Type</b>	Services-Education Non-profit organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Anti-poverty Strategy Affordable housing crisis was the lead of the conversation
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CDBG program participants were consulted through meetings where they were asked several questions relating to the CDBG program and the County's identified priorities. Affordable housing issue seems to be the main theme across the board.
8	<b>Agency/Group/Organization</b>	Caterpillar Ministries
	<b>Agency/Group/Organization Type</b>	Non-profit organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy Affordable housing crisis was the lead of the conversation
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CDBG program participants were consulted through meetings where they were asked several questions relating to the CDBG program and the County's identified priorities. The Town of Cornelius identified infrastructure and emergency home repair as priorities in their jurisdiction. Infrastructure was identified to increase mobility in Mecklenburg County. They have agreed to continue collaboration with other CDBG program participants to combat capacity shortcomings.

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

All known 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 the efforts of the CoC.
2019-2023 Analysis of Impediments	City of Charlotte	The goals of this plan align with those of the AI and strive to promote and create fair housing for Mecklenburg County residents.
2020-2024 Consolidated Plan	Mecklenburg County	The Mecklenburg County FY 2023-2024 Annual Action Plan is a component of this document and as such all subject matter is in alignment.

**Table 3 - Other local / regional / federal planning efforts**

**Narrative**

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## **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 preparing 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 to gather public input and answer any questions the public had regarding the process and community development needs. While preparing this document, the County's staff 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:

- Greater Matthews Habitat for Humanity
- Habitat for Humanity of the Charlotte Region
- Rebuilding Together, Inc.
- Town of Davidson
- Town of Huntersville
- Town of Matthews
- Town of Pineville
- Town of Cornelius
- ADA Jenkins Community Center
- Caterpillar Ministries

The FY 2024-2025 CDBG Application Kick-Off Meeting was held in person at Centralina offices on Thursday, December 7, 2024. Direct emails were sent to past, current, and potential subrecipients and all local municipalities. The Notice Of Funding Availability (NOFA)

along with the FY 2024-2025 CDBG funding round applications were published on Mecklenburg County's website and also on the Centralina Regional Council's website. The application rounds began on January 2, 2024, and ended on February 29, 2024.

Mecklenburg County offered a CDBG application workshop to anyone interested in applying for CDBG funds for the upcoming program year. The workshop was held in person at Centralina offices on Thursday, January 11, 2024. Additionally, the CDBG program administrator offered one-on-one meetings for anyone interested in applying for the CDBG program.

A draft 2024 Annual Action Plan was released to the public on Friday, March 29, 2024, for a thirty-day public comment period, which started on Saturday, March 30, 2024, and ended on Sunday, April 27, 2024. Mecklenburg County held a hybrid (in-person and virtual) meeting on Tuesday, April 17, 2024, at 3:30 pm at the Charlotte Mecklenburg Government Center as a community engagement effort to determine community development needs and priorities. This meeting also serves as an opportunity for Mecklenburg County to receive public comments that inform the upcoming program year CDBG program decisions. The local



newspaper, Charlotte Observer, published the public hearing notice on March 29, 2024. The meeting notice was also posted on the websites of Mecklenburg County and Centralina Regional Council. During the public meeting, a presentation included an overview of the CDBG Entitlement Program, the purpose of the Annual Action Plan, anticipated funding allocation, priorities of the five-year Consolidated Plan, and a list of projects that had been funded in the past.

**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	URL (If applicable)
1	Newspaper Ad/Website	Non-targeted/broad community  Past and current subrecipients	The virtual kick-off meeting was held on Thursday, December 7, 2023, to kick off the FY 24-25 CDBG program and application process. Information about the meeting was advertised in the Charlotte Observer and on the Mecklenburg County website. Also, mass email was sent out to service providers, past and current subrecipients, and all local municipalities.	None	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Website/Email	Non-targeted/broad community	A CDBG workshop was held on Thursday, January 11, 2024, for potential program applicants. meeting and a public hearing to learn about the annual action plan process and funding availability and eligibility. Individuals attending the workshop had an opportunity to discuss their programs/projects and ask questions about the new CDBG application.	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad/Website	Non-targeted/broad community	A hybrid (in person and virtual) public hearing was held on April 17, 2024 at 3:30 pm, to gain input from residents on the development of the 2024 AAP. A notice was placed in the Charlotte Observer, on March 29, 2024, notifying local residents of an upcoming public hearing and the availability of the draft 2024 AAP for a 30-day comment period (March 30 -April 30).	TBD	TBD	

Table 4 – Citizen Participation Outreach

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

Although Mecklenburg County has not yet received the proposed allocation amount for the 2024-2025 CDBG program year, the amount of \$969,808 from the last program year is being considered for the time being. All proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts. CDBG funds can be used for a wide range of activities, including housing rehabilitation, economic development, public improvements and social services. However, use of funds is restricted to geographic locations with include the unincorporated areas of Mecklenburg County and within the jurisdictions of the Towns of Cornelius, Davidson, Huntersville, Matthews, Pineville and Mint Hill. 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 2024 program year's allocation.

#### 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: \$		

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**

HUD's CDBG rules and regulations do not require matching funds on behalf of the Grantee. However, these limited funds are quickly

exhausted. Therefore, Mecklenburg County highly recommends that organizations provide in-kind or matching funds regarding their projects/programs. Matching funds 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). While matching funds are not required, applications will receive favorable scoring based on the ability to leverage additional funding sources for projects. Leveraging is a way to increase project efficiencies, which often come with combining funding sources. Mecklenburg County will continue encouraging subrecipients to use matching funds to stretch CDBG dollars.

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

Not applicable.

**Discussion**

The County intends to utilize Community Development Block Grant (CDBG) funds in collaboration with subrecipients, combining match contributions and in-kind resources, to enhance private and local funding efforts to achieve the Consolidated Plan's long-term objectives over the five years. Grants to subrecipients for public services are anticipated to leverage other funding sources. Moreover, the County remains committed to forging supplementary partnerships and leveraging resources to effectively deliver support and services to vulnerable populations.

## 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	Critical Housing Rehabilitation	2020	2024	Affordable Housing	Countywide	Sustain and Improve Existing Affordable Housing	Total CDBG: \$225,000	Homeowner Housing Rehabilitated: Household Housing Unit
2	Public Facilities	2020	2024	Non-Housing Community Development	Countywide	Public Infrastructure	Total CDBG: \$406,808	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: Persons Assisted
3	Support Access to Public Services	2020	2024	Non-Housing Community Development	Countywide	Public Services	Total CDBG: \$145,000	Public service activities other than Low/Moderate Income Housing Benefit: children and their families

**Table 6 – Goals Summary**

#### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	<b>Critical Housing Repairs</b>
	<b>Goal Description</b>	Given the age of the existing affordable housing supply, owner occupied housing requires the CDBG program to support low and moderate-income homeowners to maintain housing that is in standard condition to ensure high quality of life for residents. Given the increased demand for rental housing within the CDBG program area, existing older rental housing units need to be maintained in standard condition, while maintaining affordability.

2	<b>Goal Name</b>	Public Facilities and Improvements
	<b>Goal Description</b>	A critical need exists to provide accessibility to public infrastructure for low-to-moderate income neighborhoods. This can include ADA compliant sidewalks, new sidewalks, street lighting, water, and sewer availability.
3	<b>Goal Name</b>	Support Access to Public Services
	<b>Goal Description</b>	Services can include support for non-profit agencies that that provide basic needs services, services for seniors and/or disabled persons, childcare services, eldercare services, homeless shelter support and transportation services.

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## AP-35 Projects - 91.420, 91.220(d)

### Introduction

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

Table 7 – Project Information

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

The Five-Year Consolidated Plan provides the framework for implementing a vision for creating a sustainable community. It is designed to guide the County's affordable housing, homelessness, community and economic development policies and programs over the County FY 2020- 2024 period. Projects funded through the Community Development Block Grant Fund (CDBG), work towards meeting the goals of the Consolidated Plan and to further Mecklenburg County's community vision. Funding priorities outlined in the Consolidated Plan remain unchanged.

Each year the County issues a Notice of Funding Availability to request proposals for CDBG funded activities.

Mecklenburg County has made allocations for the 2024-2025 AAP based upon the priorities of the 2020-2024 Consolidated Plan, which are listed below, along with the 2019-2023 Charlotte-Mecklenburg Analysis of Impediments, citizens and community input, qualified responses to Request for Proposals, and an analysis of prior years' budgets and expenditures.

- Housing: Rehab of owner-occupied low-to-moderate-income residents' homes to address code, life safety issues, and prevent displacement.
- Public services: including assistance to daycare facilities, which provide sliding-scale childcare tuition for low-income working families to reduce household costs for full-time childcare.
- Public improvements: to help communities create livable and walkable communities through activities that improve connectivity and quality of place for neighborhoods. The County will continue to use CDBG funding to make improvements to facilities that serve the public and infrastructure, including but not limited to improved street lighting, sidewalks, and parks to revitalize challenged neighborhoods and strengthen the community.



Allocating funding is made after careful consideration of the community's needs, input from the citizen participation process, and input from the Mecklenburg County CDBG Consortium.

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## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	<b>CDBG Administration</b>
	<b>Target Area</b>	Mecklenburg County CDBG Program Area
	<b>Goals Supported</b>	Improve public facilities and infrastructure. Support delivery of public services Reduce barriers to affordable housing
	<b>Needs Addressed</b>	Public Facilities and Infrastructure Public Services Affordable Housing
	<b>Funding</b>	CDBG: \$193,000
	<b>Description</b>	General program administration and planning activities.
	<b>Target Date</b>	6/30/2025
	<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 administration and planning.
	<b>2</b>	<b>Project Name</b>
	<b>Target Area</b>	Mecklenburg County CDBG Program Area
	<b>Goals Supported</b>	Support for low-mod and vulnerable population and communities
	<b>Needs Addressed</b>	Support for low-mod and vulnerable population and communities
	<b>Funding</b>	FY24-25 CDBG: \$145,000
	<b>Description</b>	Public Services funds will be used for services provided mainly for low-moderate income population and/or presumed benefit population.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated number: Estimated number: approx. up to 500 individuals. Proposed activities will benefit low-moderate income families.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Supportive programs/services for low-moderate income families/households, and individuals.
<b>3</b>	<b>Project Name</b>	<b>CDBG Housing Activities</b>
	<b>Target Area</b>	Mecklenburg County CDBG Program Area
	<b>Goals Supported</b>	Increase and preserve affordable housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	FY24-25 CDBG: \$225,000
	<b>Description</b>	Funds will be used for the purpose of creating affordable housing through various CDBG eligible activities such as acquisition, site improvements, and owner-occupied single-family housing rehab.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated number: up to 25 households/housing units. Proposed activities will benefit low-moderate income families.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Acquisition, site improvements, and existing housing rehabilitation
<b>4</b>	<b>Project Name</b>	<b>CDBG Public Facilities and Infrastructure Projects</b>
	<b>Target Area</b>	Mecklenburg County CDBG Program Area
	<b>Goals Supported</b>	Support for vulnerable populations and communities
	<b>Needs Addressed</b>	Support for vulnerable populations and communities
	<b>Funding</b>	FY 24-25 CDBG: \$406,808
	<b>Description</b>	Funds will be used for the acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements.
	<b>Target Date</b>	6/30/2025

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Up to 5,000 individuals (up to low mod individuals 74%)
<b>Location Description</b>	Countywide
<b>Planned Activities</b>	May include community revitalization, public facility activities and infrastructure work regarding streets and sidewalk depending upon the needs of the qualified neighborhoods nominated.

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## 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

All projects and activities will occur within the County limits. Area benefit projects will be confined to areas identified by the 2019 Census as LMI Census Tracts and/or block groups. Housing rehabilitation efforts can occur anywhere in the county excluding flood zones as long as the household is LMI. Public Services benefit LMI individuals that are county residents. Public Facilities and Neighborhood Infrastructure improvements will occur in LMI areas and/or will only be applied to projects that serve presumed benefit categories, or 45.54% or more of the LMI population.

Mecklenburg County’s (CDBG) Consortium members consist of the Towns of Cornelius, Matthews, Davidson, Huntersville, Pineville, and Mint Hill, and all other extraterritorial jurisdictions (ETJs). However, currently, neither Mecklenburg County nor any of the municipal partners have defined any specific target areas for focused revitalization efforts. Because there are no geographically defined target areas for investments, Mecklenburg County will have County-wide geographic distribution of CDBG funds based on the location of approved activities.

### Geographic Distribution

Target Area	Percentage of Funds
Town of Matthews	
Town of Huntersville	
Town of Cornelius	
Town of Davidson	
Town of Pineville	
ETJ Area	

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The 2024-2025 Annual Action Plan will not allocate investments solely based on geographic location, instead investments will be allocated by priority needs identified in approved applications for funding. Allocation primarily hinges on the location of beneficiaries who meet specified

income criteria. Secondary consideration is given to projects situated within the CDBG Eligible Block Groups within the CDBG program area.

**Discussion**

The County did not use geography as a factor to decide on funding allocation priorities. Instead, they used a competitive application process that was accessible to all eligible organizations. The County decided that the best way to distribute funds was to limit the programs to residents who were defined as low- to moderate-income households and census block groups that fell at or below 51% AMI, or the current exception threshold for Mecklenburg County, which is 45.54% AMI.

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## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

Mecklenburg County's CDBG program area consists of Davidson, Cornelius, Huntersville, Pineville, Matthews, Mint Hill, and unincorporated areas. Securing safe and affordable housing presents a multifaceted challenge faced by numerous communities nationwide. The escalation of single-family home prices and rental costs has been particularly pronounced throughout North Carolina, exacerbated by the ongoing ramifications of the COVID-19 pandemic. The endeavor to develop and offer affordable housing constitutes a complex issue affecting myriad jurisdictions throughout the United States.

Mecklenburg County acknowledges the existing gaps in affordable housing and recognizes the community's daunting challenges. The principal goal of Mecklenburg County's Community Development Block Grant (CDBG) program is to foster the creation of sustainable urban communities by facilitating the provision of habitable, secure, and cost-effective housing while expanding economic prospects primarily for individuals of low and moderate incomes. The County is committed to addressing the diverse community, social, and economic development needs of low-income individuals and their neighborhoods. Regrettably, various barriers and obstacles impede the development and execution of vital programs intended to assist those most in need.

Mecklenburg County utilized the 2019-2024 Charlotte-Mecklenburg Analysis of Impediments to Fair Housing Choice and other local affordable housing plans to inform the strategies for ameliorating identified barriers. Identified barriers to fair and affordable housing include:

- Presence of Segregation
- Disparities in Access to Opportunity
- Disproportionate Housing Needs
- Insufficient Access to Affordable Housing for Individuals with Disabilities
- Insufficient Fair Housing Enforcement and Outreach
- Additional Barriers:
  - Insufficient income to purchase or rent a safe and decent housing unit;
  - Cost of safe, decent housing may not be affordable;

- Housing that is affordable may require significant rehabilitation;

During the CDBG Community Working Group Meeting held on Tuesday, March 5, 2024, there was a discussion about the need to improve the capacity of local housing service providers. While funding is available to cover the construction costs of housing rehabilitation projects, there is a lack of additional state and federal funding to offset administrative expenses and support organizational capacity growth. By expanding the staff capacity of local housing service providers, they will be able to make a significant impact in housing preservation programs and other housing-related initiatives.

**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**

Over the five-year consolidated planning period the City of Charlotte, Mecklenburg County, and housing partners will pursue the following actions to address barriers to affordable housing.

- Continue testing and enforcement activities and document the outcomes of enforcement actions.
- Promote fair housing education through annual or biennial workshops.
- Promote outreach and education related to credit for prospective homebuyers.
- Enhance testing and enforcement activities and document the outcomes of enforcement actions.
- Conduct outreach and education to the public related to fair housing.
- Review additional criteria to assisted housing locations and other investment decisions.
- Review zoning and other ordinances for potential barriers to fair housing choice.
- Review opportunities to increase funding sources for the development of additional affordable housing sites for low-income residents in high opportunity areas.
- Review development standards for accessible housing and inclusionary policies for accessible housing units.

The 2019-2024 Charlotte-Mecklenburg Analysis of Impediments to Fair Housing document is scheduled to be updated during FY 23-24, and will



consider a lens addressing fair and affordable housing in the post-pandemic era using the new 2023 American Community Survey data.

### **Discussion**

Mecklenburg County, along with its partners in the Community Development Block Grant (CDBG) program, is committed to promoting and providing housing choices for all residents in the county. The County will work to combat the identified barriers to fair and affordable housing by focusing on the actions outlined in the plan and the AP-75 section. Mecklenburg County will continue to advocate for the development of fair and affordable housing by prioritizing state and local funding sources, encouraging local best practices and advocating for alignment of federal programs.

There is a great need for affordable housing innovation and preservation initiatives in the County and the region. To make an impact, the County understands that it needs to prioritize increasing partnerships with other municipalities and local agencies/organizations, finding ways to expand the capacity for local housing service providers, and attracting state-certified contractors since the current pool is limited.

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

### **Introduction**

Mecklenburg County recognizes that HUD's Community Development Block Grant (CDBG) funds have limitations in addressing community, housing, and economic development needs. To bridge this gap, the county has established Community Development programs that aim to fulfill underserved requirements, establish and sustain affordable housing, alleviate poverty among families, and improve collaboration among public and private housing and social service agencies.

For the upcoming program year of 2024-2025, Mecklenburg County is committed to directing federal funds toward projects and programs that address the community's most pressing needs. The county will also seek additional funding sources that can be combined with CDBG funds to better serve the community. These initiatives may include the rehabilitation of affordable housing, expansion of affordable housing units, enhancement of public facilities, and provision of public services.

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

The primary challenge confronting the County in meeting underserved needs persists in the form of limited funding available from federal, state, and local sources. Consequently, the County relies heavily on community partners and supplementary funding streams to endeavor to address the needs of low to moderate-income residents in the most effective manner possible.

The County continues to commit to fostering the economic vitality of neighborhoods. To this end, Mecklenburg County will continue to allocate CDBG funds toward enhancing infrastructure in Low to Moderate Income (LMI) neighborhoods, thereby enhancing the quality of services and accessibility to opportunities. Additionally, the County will support the enhancement of facilities offering supportive services to LMI and special populations, with the aim of promoting economic mobility for residents in the area. Lastly, Mecklenburg County is unwavering in its support of working families, striving to create an environment conducive to enhanced economic opportunities.

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

Mecklenburg County is committed to providing affordable housing solutions for its low to moderate-income residents, with a specific focus on the critical home repair program. This program allocates CDBG funds to local non-profit organizations to help maintain the existing housing stock for extremely low- and very low-income homeowners within the program area.

In order to enhance the community's effectiveness and reach of housing services, Mecklenburg County is aware of the importance of building the capacity of housing service providers at the grassroots level. Ongoing discussions are being held on this matter and the County is committed to furthering this

dialogue with local partners to find collaborative solutions.

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

Mecklenburg County will continue to implement the City of Charlotte's LeadSafe Charlotte Program. The County has been integrating 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 focuses 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 of Charlotte 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.

<https://www.mecknc.gov/HealthDepartment/EnvironmentalHealth/LeadPoisoning/Pages/Default.aspx>

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

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

Mecklenburg County is dedicated to enhancing its processes and programs through active participation in HUD-sponsored training and other relevant activities. These efforts are geared towards bolstering the County's capacity to deliver exceptional services to low- and moderate-income residents. Additionally, the County is steadfast in building its capacity by forging partnerships with housing and service providers, ensuring that the diverse needs of the community are effectively addressed.

Transparency and open communication with the community remain paramount priorities for all projects funded by CDBG. Participating member governments collaborate closely with the County to maintain a robust institutional framework for addressing affordable housing and non-housing community development needs within the program area. These member entities encompass the Towns of Cornelius, Davidson, Huntersville, Matthews, Pineville, and Mint Hill.

In addition to governmental partners, member agencies such as non-profit developers and housing

providers play integral roles in supporting the County's initiatives. Notable organizations include Habitat for Humanity of the Charlotte Region, Greater Matthews Habitat for Humanity, Davidson Cornelius Child Development Center, and the Ada Jenkins Center. Mecklenburg County is continually proactive in seeking out new partnerships with both private and nonprofit entities to broaden the program's impact and reach.

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

Mecklenburg County remains committed to directing significant CDBG resources toward its housing partners to facilitate the construction of affordable housing, rehabilitating existing units, and repairing owner-occupied homes. The County will persist in collaborating with its partners to promote the development of affordable housing options.

Furthermore, Mecklenburg County continues to endorse and actively participate in the Charlotte-Mecklenburg Housing Partnership, Inc. (a.k.a. The Housing Partnership). The Housing Partnership is dedicated to expanding the availability of affordable and well-maintained housing within stable neighborhoods for low- and moderate-income families in the City of Charlotte and Mecklenburg County. It empowers occupants to engage more fully in the economic mainstream.

Mecklenburg County will also pursue public-private partnerships to foster ongoing discussions regarding affordable housing ideas and solutions. Additionally, the County is leading in several federally funded housing and support service programs administered through the Charlotte-Mecklenburg HOME Consortium. These programs serve low-income individuals and families throughout the Charlotte-Mecklenburg region.

The institutional framework for delivering housing and support services to low- and very-low-income households in Charlotte-Mecklenburg involves collaboration among public, private, and nonprofit entities at the local, state, and federal levels. This multifaceted approach ensures comprehensive support for individuals and families in need of affordable housing solutions.

1. Inlivan (formerly Charlotte Housing Authority) 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. DreamKey Partners (formerly Charlotte-Mecklenburg Housing Partnership) is a nonprofit housing developer that administers a bank loan pool for single- and multi-family mortgage financing and develops and owns multi-family mortgage financing. DreamKey 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 nonprofit developers of low-income housing working in the community.

4. The private sector 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.

### **Discussion**

Mecklenburg County remains steadfast in its commitment to collaborating with identified local partners to both enhance existing opportunities and cultivate new programs tailored to address the housing needs of low- to moderate-income residents.

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# Program Specific Requirements

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

### Introduction

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

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

Mecklenburg County is planning on using 100% percent of CDBG funds for activities that benefit persons of low- and moderate-income persons. The CDBG regulations require that at least 70% of CDBG funds benefit low-moderate income persons and during prior program years, the County has far exceeded this percentage. Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table.

#### 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. | 70.00% |

## Discussion

Mecklenburg County is committed to using the available Community Development Block Grant (CDBG) funds to benefit as many low- and moderate-income individuals living in the county as possible. For the upcoming program year, the County plans to dedicate 20% of the annual allocation for planning and administration of the CDBG program, and 15% for public service activities that will serve low- and moderate-income individuals and families. The remaining funds will be allocated for housing, economic development, public facilities, and improvement projects that will directly benefit low- and moderate-income citizens. At least 70% of the funds are intended to be used to assist people with low to moderate incomes during the program year 2024-2025.

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