

## **Executive Summary**

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

#### **1. Introduction**

Union County, North Carolina, is an entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. Since 2016, the County has received annual CDBG entitlement funds from HUD, requiring compliance with program mandates, including the preparation of a Five-Year Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance Reports (CAPERs) to ensure continued funding.

The 2025 Annual Action Plan sets forth Union County's goals for the upcoming year, detailing initiatives to address local needs and priorities. The plan focuses on the rehabilitation and construction of safe, sanitary, and affordable housing, creating a suitable living environment, eliminating slums and blighting conditions, enhancing public services, expanding economic opportunities, and benefiting low- and moderate-income individuals.

This strategic plan guides the implementation of federal housing, community, and economic development programs within Union County and the towns of Marshville, Waxhaw, Weddington, Wingate, Stallings, Fairview, Indian Trail, Mineral Springs, and Wesley Chapel under the County's CDBG program.

Covering the period from July 1, 2025, to June 30, 2026, the plan supports Union County's allocation of \$801,241.05 for the upcoming program year.

#### **2. Summarize the objectives and outcomes identified in the Plan**

As part of Union County's Five-Year Consolidated Plan (PY 2020–2025), key goals and objectives have been established to guide the use of Community Development Block Grant (CDBG) funds. These priorities reflect the County's commitment to addressing needs identified through the housing and homeless needs assessment, housing market analysis, and broader strategic planning efforts.

Union County's Consolidated Plan 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:

- Public Facilities and Infrastructure Improvements
- Public Services
- Affordable Housing
- Economic Development

## Public Facilities and Infrastructure Improvements

Union County is committed to enhancing the overall quality of life in its neighborhoods by investing in critical improvements to public facilities and infrastructure. Through the targeted use of Community Development Block Grant (CDBG) funds, the County aims to create safer, healthier, and more livable environments—particularly in underserved and low- to moderate-income communities. Planned upgrades include the installation of energy-efficient street lighting, repair and expansion of sidewalks to improve pedestrian safety, and improvements to water and sewer systems to ensure reliable access to essential utilities. Public parks will also be renovated or developed to provide accessible recreational spaces that promote community wellness and engagement. A key goal of this strategy is to improve both the physical conditions of neighborhoods and the social environment for residents. Union County will work in partnership with neighborhood-based organizations and municipal staff, offering technical assistance and support to advance local revitalization efforts. These efforts are designed not only to address immediate infrastructure needs but also to foster long-term community stability, encourage reinvestment, and support the economic and social health of Union County’s most vulnerable areas.

## Public Services

Union County prioritizes the expansion and support of community services, with a focus on vulnerable groups such as individuals experiencing homelessness, seniors, at-risk youth, veterans, and people with disabilities or special needs. The County will fund operations and supportive services for organizations that assist individuals and families who are homeless or at risk of homelessness. This includes support for transitional and shelter housing programs. Broader public service initiatives will focus on housing assistance, job training, educational programming, nutrition services, and advocacy for low- and moderate-income residents. Additional support will be directed toward populations with special needs, including the elderly, developmentally delayed, persons with disabilities, and those living with HIV/AIDS, with the goal of improving access to services and enhancing overall well-being.

## Affordable Housing

Promoting and preserving affordable housing is a central focus of Union County’s long-term community development strategy. To achieve this, the County will continue to invest in housing initiatives that support low- and moderate-income residents. A key component of this effort is the Home Repair Program, which provides financial assistance for the rehabilitation and emergency repair of owner-occupied homes. This program addresses critical health and safety issues (such as roofing, heating, and other improvements) to ensure that residents can remain in safe, decent, and sanitary living conditions. In addition to emergency repairs, the County will support housing activities that encourage the development of a diverse housing stock capable of meeting the needs of various income levels and family types. These initiatives are designed not only to improve the quality and longevity of existing housing but also to preserve the character and natural features of Union County neighborhoods. The

goal is to improve, conserve, and increase the supply of affordable housing, reduce housing instability, and foster stronger, more resilient communities.

## Economic Development

Although identified as a lower priority within the Con Plan, Union County recognizes the importance of promoting economic development and supporting a diverse, resilient local economy. Efforts will focus on creating job training and workforce development opportunities, as well as supporting the expansion of new and existing businesses. These initiatives aim to improve employment prospects for low- and moderate-income residents and to foster an environment where entrepreneurship and innovation can thrive.

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

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

Union County has a good performance record with HUD. The County regularly meets the performance standards established by HUD. Each year the County prepares its Consolidated Annual Performance and Evaluation Report (CAPER). This report is submitted within ninety (90) days after the start of the new program year. Copies of the CAPER and the Five-Year Consolidated Plan are available for review on-line at the County's website.

The PY 2023 CAPER, which was the fourth CAPER for the PY 2020-2025 Five-Year Consolidated Plan. The City met all statutory spending and ratio requirements for CDBG funds. During Program Year 2023 the follow projects/activities were completed and met their required goals:

- Common Heart – Economic Empowerment and Development Program: providing access to food and crisis assistance, while connecting families to Economic Empowerment programs to build stability and self-sufficiency to those in poverty, and encourage relationships, connections, and social capital among individuals of all economic classes.
- Common Heart – Pantry Network providing approximately a week's worth of groceries through our legacy Common Cupboard relational delivery pantry, five traditional pantries, and our mobile on-the-go pantries
- Community Shelter - The Community Shelter of Union County provides Emergency Shelter, Food, and Rehousing. Their low-barrier services support equitable opportunities for safe, affordable housing and food security.

- Turning Point Inc. – Domestic Violence Program - providing a 24/7 crisis line, safe shelter, victim/court advocacy, case management, children’s programs, parenting classes, individual and group counseling, and financial & relocation assistance for victims who cannot remain in our community due to safety concerns.
- Union County on Aging – providing essential in-home management tasks such as vacuuming, mopping, changing bed linens, washing personal laundry and personal care assistance including help with bathing, dressing, and personal grooming
- Union Crisis - providing assistance and advocacy for people in financial crisis, helping them move toward self-sufficiency through: Emergency Financial Assistance, Free Store, Free Appliances, and Financial Empowerment.

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

Summary from citizen participation section of plan.

The County understands the importance of citizen consultation to set its long-term goals and priorities under the Consolidated Plan, and short-term goals under the Annual Action Plan. The County also engages citizens and other public and non-profit agencies in consultation efforts throughout the program year, and those efforts are incorporated into the County's Annual Action Plan. It offers multiple opportunities for participation during the drafting of the Annual Action Plan (AAP) and Consolidated Plan, as well as the Request for Proposal (RFP) Process. These opportunities include public hearings, public notices, website postings, social media posts, and emails to Union County local municipalities and non-profit service providers.

Technical assistance was offered to potential CDBG applicants in the form of a virtual workshop on Wednesday, February 26, 2025, along with one-on-one meetings being provided upon request. The draft 2025 Annual Action Plan will be made available for a 30-day public review and comment period from June 7- July 8, 2025; and a public hearing will be held on June 18, 2025. The participation process provides residents, agencies and organizations, and our elected body the opportunity to discuss the County's CDBG program and to provide suggestions and recommendations for future CDBG Program priorities and activities.

#### **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.

Union County makes it a priority to engage citizens, other public and non-profit agencies in consultation efforts throughout the program year with the opportunity to participate in the planning process. Based on that input, the County prepares and develops a thorough and comprehensive Five-Year Consolidated Plan that will continue to be implemented in the Year 5 Annual Action Plan.

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

All comments and suggestions received will be accepted and incorporated into the planning document.

## **7. Summary**

CDBG projects were evaluated carefully to meet priority goals and objectives identified in the 2021-2025 Consolidated Plan and recommended for funding for the 2025 program year. The 2025-2026 Annual Action Plan is a collection of community feedback, community stakeholder involvement, consideration of county-wide goals and policies, and County staff coordination and communication with community entities and resources. The Annual Action Plan used each element to design the most effective approach to the allocation of CDBG funds for the upcoming program year.

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

Union County will continue to address the identified barriers to fair housing, as listed in the 2022-2026 Analysis of Impediments to Fair Housing Choice document, through selected projects and other available strategies.

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

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

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

Agency Role	Name	Department/Agency
Director	Union County	Budget and Grants Management

Table 1 – Responsible Agencies

### Narrative (optional)

As an entitlement community under the federal Community Development Block Grant (CDBG) Program, Union County is required to submit both a Five-Year Consolidated Plan and an Annual Action Plan (AAP) to the U.S. Department of Housing and Urban Development (HUD). The Board of County Commissioners authorizes these submissions, while the Budget and Grants Management Department serves as the lead entity responsible for preparing the Consolidated Plan, the Annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER).

In this role, the County collaborates with a range of partners—including public agencies, nonprofit organizations, and private-sector entities—to address affordable housing needs and other critical community development priorities. These partnerships are essential to effectively serve low- and moderate-income residents and to enhance the overall quality of life in Union County. Through these collaborative efforts, the County works to ensure that all residents have equitable access to housing, economic opportunities, and vital community resources.

### Consolidated Plan Public Contact Information

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

### **1. Introduction**

Union County conducted significant public outreach to garner input from citizens, municipal staff, non-profit agencies, private developers, local service providers, government agencies, and others in preparing the Consolidated Plan. The goal of the consultation process was to gather data to help determine any updates in the priority needs of county residents. Furthermore, the goal was to find ways to better coordinate with service providers and local municipalities in the county to improve the availability of access to services, housing and quality of life for community members.

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

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

The Union County works with the following agencies to enhance coordination:

- Social Services Agencies – funds to improve services to low- and moderate-income persons.
- Housing Providers – funds to rehabilitate and provide housing options for low- and moderate-income homeowners.
- Community and Economic Development Agencies – funds to improve services to low- and moderate-income persons.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Union County is not a Continuum of Care County; rather local providers are members of the North Carolina Balance of State Continuum of Care. The regional committee is the Piedmont Regional Continuum of Care (PRCC) which encompasses five counties, including Union County. The Union County Community Shelter is the lead local Coordinating Agency for Union County. The PRCC recently developed a regional homeless strategy, which was utilized in this planning process to provide information on homelessness and resources available within Union County. Union County Community Shelter was consulted to gather information and data on the County's Continuum of Care efforts.

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

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

Not applicable; the County currently does not receive ESG funding. The Union County Community Shelter is a direct recipient of ESG funds.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**



**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Union County
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Union County was the lead entity on the Five-Year Consolidated Plan. The County reviewed its program and funded activities that met the goals and objectives as outlined in the City's Five-Year Consolidated Plan.
2	<b>Agency/Group/Organization</b>	Union County Community Shelter
	<b>Agency/Group/Organization Type</b>	Non-Profit Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted regarding homelessness, transitional housing, affordable housing to determine the housing needs of its very low-income clients and other related community development needs within the county. The County reviewed its program and funded activities that met the goals and objectives as outlined in the County's Five-Year Consolidated Plan to address these housing needs.
3	<b>Agency/Group/Organization</b>	Council on Aging
	<b>Agency/Group/Organization Type</b>	Non-Profit Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted regarding the elderly as it is a social service agency that provides critical support to seniors, including transportation, meals, in-home care, and housing assistance. The Council on Aging offered valuable insight into housing barriers, service gaps, and emerging needs facing low- and moderate-income elderly residents. Their input helped inform the County's strategies related to housing accessibility, supportive housing options, and community-based services aimed at allowing older adults to age in place.
4	<b>Agency/Group/Organization</b>	Common Heart, Inc.
	<b>Agency/Group/Organization Type</b>	Non-Profit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted regarding food insecurity, economic empowerment, and other related community development needs within the county. The County reviewed its program and funded activities that met the goals and objectives as outlined in the County's Five-Year Consolidated Plan.

5	<b>Agency/Group/Organization</b>	Thrive! Union
	<b>Agency/Group/Organization Type</b>	Non-Profit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency regularly attends monthly meetings where they take a proactive role in leading, partnering, and supporting system changes aimed at reducing poverty and enhancing the quality of life for families in the community. Through these meetings, the agency ensures its active involvement in consultations regarding poverty alleviation strategies. Anticipated outcomes include enhanced coordination among stakeholders, improved alignment of efforts towards poverty reduction, and the identification of areas requiring additional support or intervention. This proactive approach fosters a collaborative environment conducive to addressing the multifaceted challenges associated with poverty effectively.

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

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

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Union County Community Shelter	Assist persons who are homeless or at risk of homelessness. They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans
2022-2026 Analysis of Impediments to Fair Housing	Union County	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans for fair housing.
2021-2025 Consolidated Plan	Union County	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.

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

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

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

Union County offered a CDBG Application Workshop to anyone interested in applying for CDBG funds for the upcoming program year. Along with the workshop, the County provided one-on-one meetings for anyone interested in applying for the CDBG program.

In order to encourage and increase citizen participation among county residents, Union County has launched a new county wide electronic citizen participation system that allows residents to get instant notification about community development related activities, planning documents, such as the Consolidated Plan, Citizen Participation Plan, Annual Action Plan and Analysis of Impediments to Fair Housing Document, scheduled public hearings all related exclusively to the Community Development Block Grant Program. Residents will have the opportunity to submit comments about the program and priorities throughout the entire year.

Traditionally, there have been several ways for individuals to submit their public comments, including public hearings, emails, and phone calls. Now, Union County has another way for residents to participate and offer their feedback and input – Engage Union County <https://engage.unioncountync.gov/>. Engage Union County is a community engagement platform that provides capacity and support for focused participation in a safe, information-rich environment through an integrated range of on-line community engagement feedback tools. This platform allows Union County CBDG to broaden and enhance our citizen participation through greater, more diverse and more flexible opportunities to provide input and feedback, which will ultimately lead to greater inclusion and transparency for our residents.

A draft 2025 Annual Action Plan was released to the public on Saturday, June 7, 2025, for a 30-day public comment period, and ended on Tuesday, June 8th, 2025. Union County held an in-person meeting on Wednesday, June 18th, 2025, at 5:30p.m., to engage citizens about county wide community development needs and priorities. The public hearing notice was published in the local newspaper, Enquirer Journal, on June 7th, 2025. The meeting notice was also posted on the Union County websites. During these meetings, staff review HUD national objectives as well as ongoing department activities and facilitate a discussion of community needs along with suggestions for improving programs. Meeting with the community gives the department the best opportunities to interact with residents and receive feedback. Additionally, staff regularly attends community group meetings in Union County throughout the year which builds partnerships, maintains meaningful and productive relationships in the community, and enhances Union County's ability to develop responsive, relevant programs.

## 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	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Past and Current Subrecipients</p>	<p>A notice was placed in the local newspaper, June 7<sup>th</sup>, 2025 notifying local residents of an upcoming public hearing and the availability of the draft 2025 AAP for the 30-day comment period.</p>	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)
2	Internet Outreach	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Past and Current Subrecipients</p>	An information about the meeting was advertised on the Union County website.	N/A	N/A	<a href="https://www.unioncountync.gov/government/departments-a-e/county-manager-s-office/community-development-block-grant-cdbg-program">https://www.unioncountync.gov/government/departments-a-e/county-manager-s-office/community-development-block-grant-cdbg-program</a>
3	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Agencies/Organizations</p>	A public hearing was held on Wednesday, June 18th, 2025, to gain input from residents on the development on the 2025 Annual Action Plan.	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)
4	PY25-26 CDBG Application Workshop	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Past and Current Subrecipients</p>	<p>A CDBG workshop was held on Wednesday, February 26, 2025, for potential program applicants. Individuals attending the workshop had an opportunity to discuss their programs/projects and ask questions about the new CDBG application.</p>	None	None	

**Table 4 – Citizen Participation Outreach**



## Expected Resources

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

#### Introduction

Union County will be receiving \$801,607.00 in CDBG funding for PY 2025-2026. Union County does not collect any program income through its HUD funded projects. The CDBG funds can be used for a wide range of activities, including housing rehabilitation, economic development, public improvements, and social services, but are restricted in location to the unincorporated areas of Union County and participating Towns within the County. Union County will start the year 2025 program, and year five of the Consolidated Plan with continuation to focus on its key priorities program areas listed in its five-year strategic plan, which include: Improve public facilities and infrastructure, Support delivery of public services, Promote affordable housing, and Support growth in economic development

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	801,607	0	913,135	\$1,714,742	0	Final projects/ activities are TBD based on PY2025 CDBG allocations.

**Table 5 - Expected Resources – Priority Table**

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

Unlike some other federal grant programs, CDBG regulations do not require matching funds on behalf of the Grantee. While there are no federal match requirements for CDBG funds, Union County highly recommends that organizations provide matching funds, if possible. Match fund sources include contributions derived from other eligible federal and nonfederal sources and the value of third-party in-kind contributions, (i.e., volunteers, personnel, office space, materials, equipment, and supplies). However, while matching funds are not required, applications will receive favorable scoring based on leveraging funds. Leveraging is a way to increase project efficiencies which often come with combining sources of funding. Union County will continue encouraging subrecipients to use matching funds to stretch CDBG dollars.

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

Not Applicable.

### **Discussion**

Union County's PY 2025-2026 Annual Action Plan covers the period from July 1, 2025, to June 30, 2026. The County's PY 25-25 entitlement amount is \$801,607.00. While HUD's CDBG allocations are critical, they are not sufficient to overcome all barriers and address all needs that low-income individuals and families face in attaining self-sufficiency. The County will continue to leverage additional resources and partnerships to successfully provide support and services to the populations in need.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Promote Affordable Housing	2021	2025	Affordable Housing	Union County CDBG Program Area	Housing	CDBG: \$260,522	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Support Delivery of Public Services	2021	2025	Homeless Non-Homeless Special Needs	Union County CDBG Program Area	Public Services	CDBG: \$120,241	Public service activities other than Low/Moderate Income Housing Benefit: 1,000 Persons Assisted
3	Improve Public Facilities and Infrastructure	2021	2025	Non-Housing Community Development	Union County CDBG Program Area	Public Facilities and Infrastructure	CDBG: \$260,523	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,000 Persons Assisted

Table 6 – Goals Summary

#### Goal Descriptions

1	<b>Goal Name</b>	Promote Affordable Housing
	<b>Goal Description</b>	Funds will be used to support affordable housing, owner-occupied rehabilitation program, and increase learning opportunities and coordination about fair housing issues within Union County service area.
2	<b>Goal Name</b>	Support Delivery of Public Services
	<b>Goal Description</b>	Support for community and supportive services, with special emphasis on services for the homeless, seniors, at-risk youth, the disabled, veterans and other persons with special needs.
3	<b>Goal Name</b>	Improve Public Facilities and Infrastructure
	<b>Goal Description</b>	Enhancing the quality and accessibility of public spaces, addressing critical infrastructure needs, promoting safety and resilience in public facilities and supporting economic development and community revitalization for LMA county wide.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The County has allocated funding to four (4) line items using CDBG funding. Some projects will have one activity, and others will consist of various activities.

#### Projects

#	Project Name
1	PY2025 Public Facilities and Infrastructure
2	PY2025 Administration
3	PY2025 Public Service
4	PY2025 Housing

**Table 7 - Project Information**

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

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

Factors that contributed to targeting funds for specific activities are:

- Stated needs, analysis, and objectives in the 2021-2025 Consolidated Plan;
- The severity of the need;
- The availability of other funds to ensure project viability;
- Experience in working with federal funds and other government grants;
- How the project met national CDBG objectives and goals;
- How well the project addressed local needs;
- How large the impact will be for residents, i.e. number of beneficiaries;
- Project readiness in qualified census tracts with low- and moderate-income households.

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

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FINAL DRAFT

**AP-38 Project Summary**  
**Project Summary Information**

FINAL DRAFT



1	<b>Project Name</b>	PY2025 Public Facilities and Infrastructure
	<b>Target Area</b>	Union County CDBG Program Area
	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$260,523
	<b>Description</b>	Funds will be used for the acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3,000 low to moderate income families
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	May include community revitalization, public facility activities, infrastructure work and/or emergency services equipment.
2	<b>Project Name</b>	PY2025 Administration and Planning
	<b>Target Area</b>	Union County CDBG Program Area
	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure Support Delivery of Public Services Promote Affordable Housing
	<b>Needs Addressed</b>	Public Facilities and Infrastructure Public Services Housing Economic Development
	<b>Funding</b>	CDBG: \$160,321.40
	<b>Description</b>	Public Services funds will be used for services provided mainly for presumed benefit population, such as elderly, domestic violence victims, economic and housing stabilization programs for vulnerable population, emergency shelter support services, emergency-related equipment, along with prescription medication services for low-mod income individuals.
	<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>	Countywide
	<b>Planned Activities</b>	General CDBG administration and planning.
<b>3</b>	<b>Project Name</b>	PY2025 Public Service
	<b>Target Area</b>	Union County CDBG Program Area
	<b>Goals Supported</b>	Support Delivery of Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$120,241.05
	<b>Description</b>	Public Services funds will be used for services provided mainly for presumed benefit population, such as elderly, domestic violence victims, economic and housing stabilization programs for vulnerable population, emergency shelter support services, emergency-related equipment, along with school supplies and food pantry for low-mod income individuals.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated number: Estimated number: 1000 persons. Proposed activities will benefit low-moderate income families.
	<b>Location Description</b>	Union County CDBG Program Area
	<b>Planned Activities</b>	Shelter operations and supportive services, domestic violence and sexual assault victims counseling, economic and housing stabilization programs for vulnerable population through counseling, emergency shelter support services, emergency-related equipment, along with school supplies and food pantry for low-mod income individuals.
<b>4</b>	<b>Project Name</b>	PY2025 Housing
	<b>Target Area</b>	Union County CDBG Program Area
	<b>Goals Supported</b>	Promote Affordable Housing
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$260,522

<b>Description</b>	Improve, conserve and increase the supply of decent, safe, sanitary and affordable housing for low- and moderate-income households in Union County.
<b>Target Date</b>	6/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 low to moderate income families who live in Union County
<b>Location Description</b>	Union County CDBG Program Area
<b>Planned Activities</b>	Provide funds and assist in the rehabilitation and improvement, including critical repairs, of existing owner-occupied housing, septic tank and/or wells for low- and moderate-income household. If needed: Affirmatively further fair housing by advocating, enforcing and educating residents, realtors, landlords, managers, and local officials on fair housing choice and/or Provide training and educational programs to assist low- and moderate-income homebuyers and tenants in the best practices for the purchase and maintenance of housing, including the prevention of foreclosure and eviction and/or Promote, encourage and assist in developing opportunities for low- and moderate-income persons and families to become homeowners.

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

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

Union County is home to fourteen municipalities. The municipalities who have chosen to participate in the CDBG program: Marshville, Stallings, Waxhaw, Weddington, Wingate, Fairview, Indian Trail, Mineral Springs, and Wesley Chapel along with unincorporated areas in the county.

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

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Marshville	
Union County CDBG Program Area	
Union County ETJ	
Stallings	
Weddington	
Wingate	
Waxhaw	

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Geography was not used to determine funding allocation priorities for the county. There are no blighted areas in specific geographical areas that have disproportionate needs. Allocations and use of funds are determined through a competitive application process open to all eligible organizations.

### **Discussion**

## Affordable Housing

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

#### Introduction

Union County's CDBG Grant Program area consists of Marshville, Stallings, Waxhaw, Weddington, Wingate, Fairview, Indian Trail, Mineral Springs, and Wesley Chapel and unincorporated areas. The County has identified gaps and improvements in its 2022-2026 Analysis of Impediments to Fair Housing process to take a more focused plan of actions to identify and overcome any barriers to fair/affordable housing choice for protected classes.

Finding safe and affordable housing is a complex challenge many communities face throughout the nation. Single family home prices and the price of rent have also skyrocketed throughout the State of North Carolina, and it seems to be getting worse in this new post-COVID era. Union County recognizes that gaps do exist within the affordable housing realm and the challenges the community faces. In past years, the focus was mainly on updating existing and creating new infrastructure and public facilities to serve housing units across the County. In the last two program years, the focus began moderately shifting to help the community with affordable housing needs. Current institutional delivery systems with dedicated resources currently exist that provide for increasing and sustaining affordable housing units in Union County. However, these existing resources are not sufficient to address the affordable housing needs across the county and a more unified and holistic approach will need to be sought out in the future.

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

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	0

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

## Discussion

Fostering and maintaining the existing supply of affordable housing continues to be of importance for the County, who will continue to develop policies that help foster the development of new affordable housing units. Additionally, Union County and its municipal partners will continue to support the efforts of local non-profit housing providers who carry out strategies to retain and create affordable housing options throughout the region.

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

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

As previously stated, there are 619 public, safe, and affordable rental units available for eligible low-income families and individuals. There was an estimated total of 80,271 families in Union County in 2022, with an approximate 7.1% which is 5,700 families living below the poverty level. There are significantly more families living below the poverty level than the 619 safe, affordable rental units available in the County. (Source: Census.gov) (Census Reporter)

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

### **Introduction**

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

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

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

Willow Oaks - 46 units (Family Site)

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

Not applicable.

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

The Monroe Housing Authority (MHA) offers several resident programs and supportive services designed to foster self-sufficiency and improve quality of life. The Monroe Housing Authority also partners with several community organizations that provide resources to assist clients.

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

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

**provided or other assistance**

Not applicable.

**Discussion**

FINAL DRAFT



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

### **Introduction**

Homeless prevention resources are available in Union County. However, these services are concentrated within the City of Monroe. The resources available fall short of providing adequate services to meet the growing needs of both the emerging homeless population and residents who are at risk of becoming homeless. While gaps do exist, there are strong non-profit organizations working in coordination to ensure this population is served. The Community Shelter of Union County is the only homelessness services provider in Union County. They provide onsite emergency shelter to meet the shelter needs of people experiencing homelessness in the community, case management, education, and employment services. The organization helps people experiencing homelessness obtain new housing with rapid rehousing services.

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

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

The County will continue to work with and support the Piedmont Regional Continuum of Care, to reach the local homeless populations and assess their needs and identify resources to support the need. Union County also partners with the Community Shelter of Union County to reach homeless persons across the County.

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

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

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

#### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that**

**individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Homeless needs are addressed in the community through other organizations, including but not limited to the Union County Community Shelter. Union County also has representation on the Piedmont Regional Continuum of Care. The Community Shelter's continuum of care includes emergency shelter, food, rehousing, economic mobility, and post-housing services.

Through the Community Shelter of Union County, shelter participants are referred to the shelter's housing stability team to begin housing search and placement activities within one week of entry. The shelter budgets with the participants income to determine affordability for long term success and help with upfront costs (deposits, short term rent and utility assistance) to help re-establish independence. The housing stability team includes two rapid rehousing case managers. The evidence based rapid rehousing strategies help clients maintain permanent housing long term. The shelter has great integrity with their eligibility elements and data collection to generate reliable statistical data using a statewide HMIS data collection tool and adopting best practices on policy, strategy, and activity.

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

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

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

- Homeownership Programs

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

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

### **Discussion**

The Piedmont Regional Continuum of Care has developed a Regional Committee Plan that details a systematic approach for providing referrals to support resources to ensure clients are connected to community services that will assist them in addressing their current housing needs. This includes stabilizing housing for persons with developmental disabilities and providing transportation. Union County is planning on continuing the partnership with Community Shelter of Union County to provide continuous support for the homeless population.

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

### **Introduction:**

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

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

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

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

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

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

Union County is creating a traditional home repair program in addition to funding for septic and wells.

### **Discussion:**

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

### **Introduction:**

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

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

The County will continue to work with area agencies, the Piedmont Regional Continuum of Care agency, and other public and governmental agencies to find solutions that leverage the resources available and to efficiently and effectively meet program goals. Union County will also ensure that marketing materials for County-funded programs are available in languages specific to the populations seeking information.

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

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

Union County is lacking in the development of new affordable housing. The County will begin by initiating partnerships with public and private housing developers and advocating for the development of affordable and mixed-income housing. Union County has started a traditional home repair program with the goal of assisting up to ten homes in the county in program year 2025-2026 as a way of help maintaining affordable housing units in the community. The goal is to work towards building up a robust county-wide critical home repair program, using CDBG funds, and other available grant funds over the upcoming years. The County also plans on actively seeking out potential partnerships with existing local Community Housing Development Organizations to partner with. Additionally, Union County will continue being involved in discussions about local and regional public transportation initiatives.

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

The County will complete an in-house review form to ensure compliance with all Federal statutes concerning lead-based paint in any Federally assisted capital project. Union County ensures the reduction of adverse health effects on area residents caused by rehabilitation of lead-based paint surfaces by providing educational materials to all housing contractors and citizens receiving housing

rehabilitation assistance. The Union County Children's Environmental Health Childhood Lead Prevention Program protects and improves the health of children from the harmful effects of lead through the implementation of the North Carolina Rules Governing Lead Poisoning Prevention in Children, 15A NCAC 18A .3100. Union County Children's Environmental Health coordinates and assists in the environmental investigation of a child who has lead poisoning.

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

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

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

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

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

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

- Union County has been tasked with creating a Fair Housing Advisory Council. The role of the Council will be to research affordable and fair housing methods, concepts and ideas that have the potential of being implemented in the future.
- Initiating conversation with Affordable Housing Developers.
- The County will continue working with the State of North Carolina and regional and local transportation organizations to overcome transportation related barriers.

### **Discussion:**

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

## Program Specific Requirements

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

#### Introduction:

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

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

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

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

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

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

#### Other CDBG Requirements

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