

Expected Resources

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

Introduction

The City of Concord is the lead entity of the Cabarrus/Iredell/Rowan HOME Consortium. The City also receives annual allocations of funding for Housing and Community Development activities under the Community Development Block Grant Program (CDBG).

It is anticipated that Concord will have a total of \$680,540 in CDBG entitlement funds and approximately \$2,000 in program income for a total of \$682,540 to carry out the activities included in this first-year action plan. The anticipated allocation total of \$1,304,995, estimated program income of \$131,006 will total \$1,436,001 in funding for HOME activities for the HOME Consortium in the first year of the plan. The City of Concord will utilize approximately \$391,194 in HOME funding for HOME activities. The total includes: HOME allocation of \$177,750, estimated program income of \$131,006, and \$82,438 in program administration.

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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	680,540	2,000	0	682,540	0	

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,304,995	131,006	0	1,436,001	0	

Table 1 - Expected Resources – Priority Table

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

Staff intends on leveraging the U.S. Housing and Urban Development Funds when and where projects prove themselves to be feasible. Over the next five years, City council approved funds will be used to support affordable housing activities.

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

Over the past five (5) years staff has strategically invested in properties within our target/focus areas. These properties are slated to address the affordable housing needs for those seeking homeownership, rehabilitation, or rental opportunities.

Discussion

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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	Creation of decent affordable housing	2020	2024	Affordable Housing	Concord Service Area	Preserve and Increase affordable housing Scattered Site Rehabilitation Produce Affordable Housing Elimination of environmental hazards	CDBG: \$680,540 HOME: \$200,016	Homeowner Housing Added: 12 Household Housing Unit Homeowner Housing Rehabilitated: 12 Household Housing Unit
2	Provide resources to special needs population	2020	2024	Non-Homeless Special Needs	Concord Service Area	Support Public Service Non-Profit Agencies	CDBG: \$38,500	Overnight/Emergency Shelter/Transitional Housing Beds added: 2 Beds

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Creation of decent affordable housing
	Goal Description	Creation of decent affordable housing
2	Goal Name	Provide resources to special needs population
	Goal Description	Provide resources to special needs population

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City of Concord has established the following two (2) categories of strategies for meeting the needs of the underserved in the community. These categories are Housing Strategies and Community Development Strategies. Each category has several projects associated with them. The Housing Strategy projects include down payment assistance, development of affordable housing, and partnerships. The Community Development Strategy projects include revitalization, leveraging multi-family development, infrastructure improvements, and creating economic development opportunities.

#	Project Name
1	HOME - Admin - Concord (20)
2	CDBG - CARES Program Administration
3	HOME - CHDO
4	HOME - Consortium - Rehabilitation
5	HOME - Consortium - DPA
6	HOME - Consortium - New Construction
7	HOME - Concord - DPA
8	HOME - Concord - New Construction
9	HOME - Consortium - Admin (20)
10	CDBG - Neighborhood Grant
11	CDBG - Study - Logan
12	X
13	X
14	X
15	X

Table 3 – Project Information

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

Over the years, the City of Concord has been dedicated to assisting low-moderate income families and individuals. The City's programs are created to help overcome the barriers to affordable housing. Over the next five (5) years, city staff will implement a strategy that comprehensively breaks down the barriers that many low-moderate families and individuals face.

AP-38 Project Summary
Project Summary Information

1	Project Name	HOME - Admin - Concord (20)
	Target Area	Concord Service Area
	Goals Supported	Creation of decent affordable housing
	Needs Addressed	Reduce Substandard Housing and Blight Preserve and Increase affordable housing Scattered Site Rehabilitation Produce Affordable Housing
	Funding	HOME: \$130,499
	Description	HOME Program Administration
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Low to Moderate Income Families for 15 to 20 families
	Location Description	Concord Service Area
	Planned Activities	HOME activities to include new construction, rehabilitation, and downpayment assistance
2	Project Name	CDBG - CARES Program Administration
	Target Area	Concord Service Area
	Goals Supported	Creation of decent affordable housing Provide resources to special needs population
	Needs Addressed	Reduce Substandard Housing and Blight Preserve and Increase affordable housing Improve Public Infrastructure Increase Economic Opportunities Scattered Site Rehabilitation Support Public Service Non-Profit Agencies
	Funding	CDBG: \$136,508
	Description	CARES funding used for
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Low to Moderate families with about 50 families to benefit directly or indirectly
	Location Description	Concord Service Area

	Planned Activities	Community Development activities that include rehabilitation, infrastructure improvements, and support community organizations
3	Project Name	HOME - CHDO
	Target Area	HOME Consortium Service Area
	Goals Supported	Creation of decent affordable housing
	Needs Addressed	Produce Affordable Housing
	Funding	HOME: \$195,749
	Description	CHDO set aside (3 CHDOs-Prosperity Unlimited, Salisbury CDC, and Community Foundations)
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Covid may impact the exact numbers, but 3 households that may achieve homeownership and 5 to 10 families may receive homebuyer education and counseling
	Location Description	Tri-County Area of Rowan, Cabarrus, and Iredell
	Planned Activities	Affordable housing development and human development in helping to prepare prospective homebuyers for the responsibility of homeownership.
4	Project Name	HOME - Consortium - Rehabilitation
	Target Area	Concord Service Area
	Goals Supported	Provide resources to special needs population
	Needs Addressed	Support Public Service Non-Profit Agencies
	Funding	CDBG: \$38,500
	Description	Rehabilitation activities completed by Consortium Members
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Depending on Covid, (Direct and Indirectly) 50 LMI families that utilize public services organizations
	Location Description	Concord Service Area
	Planned Activities	Providing funding to help the public and social service needs of the community.
5	Project Name	HOME - Consortium - DPA
	Target Area	Concord Service Area

	Goals Supported	Creation of decent affordable housing
	Needs Addressed	Reduce Substandard Housing and Blight Preserve and Increase affordable housing Produce Affordable Housing
	Funding	CDBG: \$50,000
	Description	Down payment assistance provided by Consortium members
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Concord Service Area
	Planned Activities	Concord Acquisition
6	Project Name	HOME - Consortium - New Construction
	Target Area	Concord Service Area
	Goals Supported	Provide resources to special needs population
	Needs Addressed	Increase Economic Opportunities
	Funding	CDBG: \$343,532
	Description	New Construction project completed by Consortium Members
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Concord Service Area
	Planned Activities	Clearwater Artist Studios Development and improvements
7	Project Name	HOME - Concord - DPA
	Target Area	Concord Service Area
	Goals Supported	Creation of decent affordable housing
	Needs Addressed	Scattered Site Rehabilitation
	Funding	CDBG: \$25,000
	Description	Down Payment Assistance provided by Concord
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	2 Low to Moderate elderly families
	Location Description	Concord Service Area
	Planned Activities	Emergency Repairs
8	Project Name	HOME - Concord - New Construction
	Target Area	Concord Service Area
	Goals Supported	Creation of decent affordable housing
	Needs Addressed	Scattered Site Rehabilitation
	Funding	CDBG: \$43,000
	Description	New homes constructed by Concord
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2-3 Elderly Low to moderate income families
	Location Description	Concord Service Area
	Planned Activities	Substantial rehab for elderly low to moderate families
9	Project Name	HOME - Consortium - Admin (20)
	Target Area	Concord Service Area
	Goals Supported	Provide resources to special needs population
	Needs Addressed	Support Public Service Non-Profit Agencies
	Funding	:
	Description	Administration cost for Consortium members
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	100 LMI persons utilizing services provided by public service organizations
	Location Description	Concord Service Area
	Planned Activities	Funding to support local public service organizations
10	Project Name	CDBG - Neighborhood Grant
	Target Area	Concord Service Area
	Goals Supported	Provide resources to special needs population

	Needs Addressed	Support Public Service Non-Profit Agencies
	Funding	CDBG: \$6,000
	Description	CDBG Neighborhood Grant
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Neighborhood Grant
	Location Description	Concord Service Area
	Planned Activities	Support to enhance neighborhoods
11	Project Name	CDBG - Study - Logan
	Target Area	Concord Service Area
	Goals Supported	Creation of decent affordable housing
	Needs Addressed	Reduce Substandard Housing and Blight Preserve and Increase affordable housing Increase Economic Opportunities Produce Affordable Housing
	Funding	CDBG: \$40,000
	Description	CDBG National Registry Study for the Logan Community
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The Logan Community for community development efforts
	Location Description	Logan Neighborhood/Community
	Planned Activities	Production of National Registry Study for the Logan Community/Neighborhood.
12	Project Name	X
	Target Area	Concord Service Area HOME Consortium Service Area
	Goals Supported	Creation of decent affordable housing
	Needs Addressed	Preserve and Increase affordable housing Produce Affordable Housing
	Funding	HOME: \$100,000
	Description	Downpayment Assistance for prospective LMI homebuyers

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	10 prospective LMI homebuyers
	Location Description	HOME Consortium Service Area
	Planned Activities	Provide resources for downpayment assistance for prospective LMI homebuyers
13	Project Name	X
	Target Area	Concord Service Area HOME Consortium Service Area
	Goals Supported	Creation of decent affordable housing
	Needs Addressed	Produce Affordable Housing
	Funding	HOME: \$215,652
	Description	HOME Single Family Housing Development
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	5 LMI prospective homeowners
	Location Description	HOME Consortium Service Area
	Planned Activities	Single Family Housing Development
14	Project Name	X
	Target Area	Concord Service Area HOME Consortium Service Area
	Goals Supported	Creation of decent affordable housing
	Needs Addressed	Preserve and Increase affordable housing Scattered Site Rehabilitation
	Funding	HOME: \$534,101
	Description	Owner-Occupied Single Family Rehabilitation
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	25 Elderly LMI families
	Location Description	HOME Consortium Service Area

	Planned Activities	Owner-Occupied Single Family Rehab
15	Project Name	X
	Target Area	Concord Service Area HOME Consortium Service Area
	Goals Supported	Creation of decent affordable housing
	Needs Addressed	Reduce Substandard Housing and Blight Preserve and Increase affordable housing Produce Affordable Housing
	Funding	HOME: \$260,000
	Description	HOME acquisition, rehabilitation, and resell available properties for affordable housing opportunities
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2-3 LMI prospective homebuyers
	Location Description	HOME Consortium Service Area
	Planned Activities	Available property acquisition, rehabilitation, and resell to provide affordable housing opportunities

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

Program activities carried out by the City of Concord and the HOME Consortium will occur in Cabarrus, Rowan, and Iredell County. However, over the past ten (10) years the City has focused the vast majority of its Community Development resources within older inner-city neighborhoods-Logan, Gibson Mill, Silver Hill, Underwood Park, Sidestown-Shankletown, and Brown Mill.

The City considers these neighborhoods our primary target area. We have focused housing, public service, code enforcement, and economic development activities in this area over the past ten (10) years.

According to the 2018 ACS, a majority of the populations within these neighborhoods are minority. However, the city supports all low-moderate income families and individuals. Our programs and marketing incorporate the entire city.

Geographic Distribution

Target Area	Percentage of Funds
Concord Service Area	50

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

First, these lower wealth neighborhoods were identified as underserved when looking at community economic development needs. We also determined that there was a lack of positive investment that hampered revitalization efforts. Our initial investment in underserved communities will hopefully serve as a catalyst for additional investment in lower wealth communities.

Finally, our community has the ability to turn a negative into a positive in this area. We have the ability to leverage funding from both private and public agencies in this area due to the amount of poverty. This means that the city can "stretch" its dollars even more in this area. In an economic downturn, cities are forced to look for additional funding. To the greatest extent feasible, funding will be targeted in these geographic areas. However, in order to ensure the timely expenditure of funds, activities will continue to be funded on a first-come first-served basis.

Discussion

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

In an attempt to address the barriers to developing affordable housing, the City of Concord will continue to create single-family affordable housing opportunities. Moreover, we will continue to try and leverage additional dollars for multi-family affordable housing. Properties are currently owned or acquired by the City. Upon acquisition and installation of infrastructure, the City then makes lots available to build by the City or non-profit agencies for development. All non-profit proposals are accepted based on a reasonable price per square foot and the non-profits or private developer's ability to meet building specifications as required by the Request for Proposal. Purchase of land and improvements increase the affordability of the lot or units, which in turn drives the cost down for the potential tenant. As lots or units are sold, leased, or rented - a portion of the funds may be recaptured to fund future developments.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	15
Special-Needs	0
Total	15

Table 5 - 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	5
Rehab of Existing Units	25
Acquisition of Existing Units	2
Total	32

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

Families below 30 percent of AMI are traditionally served by Public Housing. The Concord Housing Department owns and operates 174 units of public housing. These units are spread out amongst eight (8) locations within the city limits. The CHD has control over 715 Housing Choice Vouchers at this time. There are 73 units of Elderly Section 8 vouchers.

The CHD has reported that there is a waiting list of 672 families at or below 30 % of Area Median Income, with an annual turnover rate of about 15 %. Furthermore, there are 602 families at or below 30 percent on the waiting list for Section 8 assistance. CHD has not taken Section 8 applications for the past five years (5). They are currently at 90% of Fair Market rent to help ensure that they can help as many families as possible.

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

- Produce new affordable units
- Maintain current units
- Provide grants for resident self-sufficiency
- Establish program for residents to pursue homeownership opportunities
- Make improvements to energy saving items

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

During this time, we have worked with the Concord Housing Department staff to provide affordable housing options to public housing residents that are preparing for homeownership. The City anticipates this partnership continuing to provide housing options as well as the city's down payment assistance (gap funding) program toward homeownership.

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

The Concord Housing Department is not a "troubled agency."

Discussion

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

This section provides an overview of the programs that will be funded in FY20-21 that address the needs of the homeless and those with special needs. Services for homeless individuals and families and persons with special needs will continue to be provided through a network of collaborative partnerships with local non-profit organizations. During the FY20-21 fiscal year the City will allocate \$38,500 in CDBG funding to support public service activities, including those that serve homeless persons.

The City of Concord, in conjunction with the Piedmont Regional CoC, Concord Housing Department, and subrecipients, will provide programs to both reduce and end homelessness. These goals may include, but are not limited to (1) providing funding for homeless essential services to include outreach and counseling, and (2) providing funding for facilities for the homeless.

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 City of Concord is committed to the continuance of support for the Piedmont Regional committee Continuum of Care, partnerships with Opportunity House (day shelter/education), Cooperative Christian Ministries and The Salvation Army through programs and services that reduce and eliminate homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

The concept of transitional housing has a long history in the fields of mental health and corrections, predating its application to the homeless arena by decades. State and local public mental health and corrections departments developed these residential programs to ease the transition back into regular

housing for people leaving mental hospitals or prisons.

Today transitional housing has many other users. These users range from the mentally disabled, to homeless, and to those on the brink of becoming homeless. In the HOME Consortium Service Area, the typical individual or family that stays in transitional housing usually has demonstrated an inability to sustain housing. They have either defaulted on their lease, been evicted from their homes, and/or have a poor credit history.

The City of Concord will not differentiate between the already homeless and those individuals and families who are on the brink of becoming homeless. CDBG funds have been allocated for Public Service activities. Nonprofit organizations will be provided an opportunity to apply for public service funding to assist with shelter operations and delivery of services to the homeless population

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.

Although the City does not receive ESG assistance, Concord remains committed to assisting partners such as the Cooperative Christian Ministries and other local public service agencies. As mentioned above, the City will make \$38,500 in CDBG funds available to assist with public service activities, including those that meet the needs of homeless persons. In addition, a number of the organizations participating in the CoC provide case management services. Case management focuses on identifying resources within the community and making the necessary referrals to ensure the direct assistance is provided to minimize the risk for homelessness. There are ongoing case management services provided through organizations such as Piedmont Regional CoC Care, CCM, Salvation Army, and Rowan Helping Ministries, and the County (Cabarrus, Rowan, and Iredell) Department of Social Services.

Discussion

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

Introduction

The City of Concord has identified several barriers that impede efforts to develop affordable housing or that make decent, safe, and sanitary housing unobtainable by lower income families in Concord and the HOME Consortium Service Area. Financial barriers to affordable housing exist for both homeowners and renters. Many low and moderate-income families do not have the funds needed for down payment and closing costs for the purchase of a home. The aforementioned barrier coupled with poor credit histories does not make acquiring a home easy.

Many low and moderate-income households lack the homeownership education and job skills necessary to obtain adequate housing. In addition, first-time homebuyers may not fully understand the home buying and lending process, making them less willing or ready to enter into homeownership. For lower income renters, a lack of understanding concerning the laws and requirements of landlords and the rights to tenants can further act as a barrier.

Each HOME PJ must adopt affirmative marketing procedures and requirements for any housing with five or more HOME-assisted units. Affirmative marketing differs from general marketing activities because it specifically targets potential tenants and homebuyers who are least likely to apply for the housing, in order to make them aware of available affordable housing opportunities.

The City of Concord and HOME Consortium members understands that we have population that is in a greater disproportionate need. The Hispanic population is not only a growing population across the nation, but also in the HOME Consortium Service Area. The City has created informational brochures and affordable housing brochures in Spanish. We are also working on having all Community Development documents translated in Spanish. We are encouraging agencies to present the entire home education workshops in Spanish.

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

In an attempt to address the barriers to developing affordable housing, the City of Concord continues to create affordable housing. The land for the affordable housing development is purchased by the City with funding from approved public funds. Upon acquisition and installation of infrastructure, the City then makes lots available for development. All submitted proposals are accepted based on a reasonable price per square foot and the contractor's ability to meet building specifications as required by the Request for Proposal. The purchase of the land and installation of the infrastructure improvements increases the affordability of the lots, while reducing the cost to the homebuyer. As lots are sold to

eligible homebuyers, the lot cost is recaptured and used to fund future developments.

The HOME Consortium Service Area has many low-income residents that have the ability to afford a mortgage payment, but are unable to obtain the goal of homeownership because they cannot save sufficient funds to cover the down payment and closing costs, or they have credit issues that prevent them from obtaining loan approval. We will continue to partner with local non-profit agencies to provide homeownership counseling and workshops for potential homebuyers. The City also recognizes the need for additional affordable rental units for low income households and special needs populations. The City will continue its support of local housing initiatives by ensuring that diverse and affordable housing options are available. The City will also continue to partner with non-profit organizations and for-profit developers.

Discussion

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

Introduction

Continue to provide low to moderate income home owners with a **rehabilitation program** that ensures that their homes are energy efficient, that they are suitable living environments, and remain affordable.

- Complete twenty (20) overall home owner and elderly rehabilitations each year in the 2020 – 2024 Consolidated Plan.
- Provide **Public Service funding** to a variety of agencies.
- Reduce **blight** and dilapidated housing via acquisition and demolition.
- Provide urgent repairs to owner occupied homes when feasible.
- Look at partnering with the private sector, non-profits, and public sector agencies to produce more **affordable housing** units.
- Continuing the partnership (when feasible) with Habitat and Cabarrus County to better meet the rehab needs of residents.
- Invest in new multi-family units when possible - by providing gap funding.
- Continue to cultivate and build training capacity for CHDO's to build single-family homes for both renters and home buyers.
- Continue efforts to support the **special needs** population with both permanent and transitional housing.
- Continue partnering with the Continuum of Care.
- Continue partnering with the 10-year project to end homelessness.

Actions planned to address obstacles to meeting underserved needs

Continue to provide low to moderate income home owners with a **rehabilitation program** that ensures that their homes are energy efficient, that they are suitable living environments, and remain affordable.

- Complete fifteen (15) overall home owner and elderly rehabilitations each year in the 2020 – 2024 Consolidated Plan.
- Provide **Public Service funding** to a variety of agencies.
- Reduce **blight** and dilapidated housing via acquisition and demolition.
- Enhance partnerships with service providers as well as leverage local City funds.
- Provide urgent repairs to owner occupied homes when feasible.
- Look at partnering with the private sector, non-profits, and public sector agencies to produce more **affordable housing** units.
- Invest in new multi-family units when possible - by providing gap funding.
- Continue to cultivate and build training capacity for CHDO's to build single-family homes for both renters and home buyers.
- Continue efforts to support the **special needs** population with both permanent and transitional

housing.

- Continue partnering with the Continuum of Care.
- Continue partnering with the 10-year project to end homelessness.

Actions planned to foster and maintain affordable housing

The City of Concord intends to take the following actions to foster and maintain affordable housing:

1. Increase homeownership opportunities under programs that maximize HOME resources by providing funding for down payment assistance for first-time homebuyers and referring prospective homeowners to homeownership educational workshops.
2. Sustain housing for existing homeowners by providing both CDBG and HOME funds for owner-occupied rehabilitation.
3. Increase homeownership opportunities under programs that maximize HOME and partnership with non-profit developers.
4. Provide funding for the acquisition of blighted, deteriorated, and dilapidated rental structures for rehabilitation or demolition.
5. Provide HOME funding for multi-family homeownership and rental purchase/new construction.
6. Help broker information and refer residents to the necessary resources to help residents seek economic opportunities through youth development programs, job training programs, housing education programs, and personal budget classes.

Actions planned to reduce lead-based paint hazards

Over the next year the Local County Health Departments will continue its efforts to monitor the health and safety risks created by lead-based paint. The Health Department will continue to administer the Lead Poisoning Prevention Program. The Lead Poisoning Prevention Program is targeted to children birth to 6 years of age and provides screening for elevated blood lead. The program also educates parents on how to prevent lead poisoning in their child. Older children are screened if lead poisoning is found in younger siblings or close contacts. There are no charges for lab services/consultation for this service at the respective County Health Departments. In addition, through the Residential Rehabilitation program, the City will continue to conduct lead testing on homes constructed before 1978. If lead-based paint is found, and if economically feasible, the lead will be removed or encapsulated. All contractors must have the proper lead certifications. Lead based paint brochures are also provided to applicants

applying for rehabilitation assistance.

Actions planned to reduce the number of poverty-level families

Concord housing programs inherently address poverty by creating housing opportunities for low income households. Without these housing opportunities many low-income households would not be able to afford housing rehabilitation costs or to purchase a home. Furthermore, funding through the CDBG Public Service line item allows transitional housing providers such as the Cooperative Christian Ministries to assist those families and individuals who normally reside in impoverished conditions. They are able to do so through job training and educational programs. The strategy is to find suitable employment for people, thus reducing the number of those in poverty.

Actions planned to develop institutional structure

The City of Concord will continue to provide program delivery services through the process established for administering the HOME and CDBG federal funds. Nonprofit agencies are helpful to the City of Concord's institutional structure. Agencies such as: Habitat for Humanity, Concord Housing Department, Concord Family Enrichment Association, Piedmont Regional CoC, Cooperative Christian Ministries, Salvation Army, and United Way are only some of the valuable non-profits that the City relies on within its delivery structure.

There are several city departments/divisions that assist in carrying out the Community Development's Housing activities. These include, but are not limited to the Planning and Neighborhood Development Department, Engineering Division, and the GIS Department. Cabarrus County government is also a partner in the city's community development activity. They assist with the Continuum of Care and the Homeless programs.

The Planning and Neighborhood Development Department has primarily worked with three (3) CHDO's through the HOME Consortium over the past five (5) years, but staff intends on pursuing other non-profits to serve as additional resources in housing delivery. Staff also works with a variety of sub-recipients who utilize the Public Service dollars. These non-profits provide programs that assist with education, crisis assistance, workforce development, domestic violence treatment, and small business counseling.

Staff also anticipates that we will be partnering with private industry over the next five (5) years. We understand that in order to continue our level of service amidst the current economic conditions – partnerships are paramount

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

During the next year, we will continue to collaborate with the local organizations in an effort to stay

abreast of emerging issues and trends. We intend to continue attending meetings and to actively serve on many of the housing and human services committees. This will allow the City to provide a broad-based community development plan with constant updates of goals and objectives.

Discussion

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.

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	16,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	16,000

Other CDBG Requirements

1. The amount of urgent need activities	25,000
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.	85.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Local jurisdictions will be providing general funding investments in HOME projects and activities to help satisfy match requirements. The North Carolina Housing Finance Agency in partnership with

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eligible HOME Consortium Members will provide up to \$20,000 in down payment assistance.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

In accordance with the applicable homebuyer recapture/resale provision outlined in 24 CFR Part 92.254, City of Concord has adopted the recapture provision. Concord and HOME consortium members provides direct HOME subsidy, on a pro-rata basis, to eligible homebuyers, which includes down payment assistance and closing costs. The HOME Consortium provides HOME funds to its CHDO's to develop affordable housing. HOME Consortium CHDO's have adopted the HOME recapture provision.

All CHDO's, sub-recipients and all entities who administer HOME programs will follow recapture provisions that have been adopted by the City of Concord and HOME Consortium. The City requires the recapture of its HOME-funded homeownership housing assistance from net sales proceeds when the original homebuyer sells the property during the affordability period.

Net sales proceeds are the funds remaining from the sale of the property by the original homebuyer less the repayment of the outstanding balance on any superior mortgage, sales commission, the original homebuyer's down payment and the cost of any property improvements made by the original homebuyer. To the extent that net proceeds are available at closing, all of the HOME funds are due and payable. In the event of foreclosure, the Lender may not require the Borrower to repay an amount greater than the net proceeds available after the foreclosure sale. The recapture provision is enforced through execution of a Declaration of Deed Restrictions, which identifies the period of affordability, primary residency requirement, and term and conditions required when using the recapture provision.

Homebuyer assistance may be used for down payment assistance or closing costs Borrower's income cannot exceed 80% of the area median income adjusted by family size as published annually for the Charlotte, NC MSA. Maximum loan amounts of up to \$7,500 is available for houses purchased in Concord city limits. Loans will be amortized over five-year period at 0% interest. If the property is disposed voluntary, involuntary or is in default, the percentage for repayment is based on the actual year.

Assistance provided to nonprofit agencies through the CDBG Program will be secured with a sub-recipient agreement/contract. Should the agency fail to comply with program rules, the assistance will be recaptured.

Recaptured HOME funds by Community Housing Development Organizations (CHDO), on behalf of the HOME Consortium, are not considered to be CHDO proceeds but shall be used by the CHDO's to

provide affordable housing in the HOME Consortium Service Area.

Recaptured HOME funds provided by an agency other than a CHDO, will be recaptured by City of Concord to be used for eligible HOME activities in accordance with the requirements of the HOME statute and regulations, in the same manner as program income.

The recapture provision will ensure that each HOME assisted unit will remain affordable for a period of time determined by the recapture schedule below, established in accordance with 24 CFR 92.254(a)(4):

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

In accordance with the applicable homebuyer recapture/resale provision outlined in 24 CFR Part 92.254, City of Concord has adopted the recapture provision. Concord and HOME consortium members provides direct HOME subsidy, on a pro-rata basis, to eligible homebuyers, which includes down payment assistance and closing costs. The HOME Consortium provides HOME funds to its CHDO's to develop affordable housing. HOME Consortium CHDO's have adopted the HOME recapture provision.

All CHDO's, sub-recipients and all entities who administer HOME programs will follow recapture provisions that have been adopted by the City of Concord and HOME Consortium. The City requires the recapture of its HOME-funded homeownership housing assistance from net sales proceeds when the original homebuyer sells the property during the affordability period.

Net sales proceeds are the funds remaining from the sale of the property by the original homebuyer less the repayment of the outstanding balance on any superior mortgage, sales commission, the original homebuyer's down payment and the cost of any property improvements made by the original homebuyer. To the extent that net proceeds are available at closing, all of the HOME funds are due and payable. In the event of foreclosure, the Lender may not require the Borrower to repay an amount greater than the net proceeds available after the foreclosure sale. The recapture provision is enforced through execution of a Declaration of Deed Restrictions, which identifies the period of affordability, primary residency requirement, and term and conditions required when using the recapture provision.

Homebuyer assistance may be used for down payment assistance or closing costs Borrower's income cannot exceed 80% of the area median income adjusted by family size as published annually for the Charlotte, NC MSA. Maximum loan amounts of up to \$7,500 is available for houses purchased in Concord city limits. Loans will be amortized over five-year period at 0% interest. If the property is disposed voluntary, involuntary or is in default, the percentage for repayment is based

on the actual year.

Assistance provided to nonprofit agencies through the CDBG Program will be secured with a sub-recipient agreement/contract. Should the agency fail to comply with program rules, the assistance will be recaptured.

Recaptured HOME funds by Community Housing Development Organizations (CHDO), on behalf of the HOME Consortium, are not considered to be CHDO proceeds but shall be used by the CHDO's to provide affordable housing in the HOME Consortium Service Area.

Recaptured HOME funds provided by an agency other than a CHDO, will be recaptured by City of Concord to be used for eligible HOME activities in accordance with the requirements of the HOME statute and regulations, in the same manner as program income.

The recapture provision will ensure that each HOME assisted unit will remain affordable for a period of time determined by the recapture schedule below, established in accordance with 24 CFR 92.254(a)(4):

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Housing Rehabilitation Assistance will be offered to persons/families with incomes up to but not greater than 80% of the area median income adjusted by family size and as published annually for the Charlotte, NC MSA. For households with incomes less than 50% of the area median income, a 0% deferred loan will be offered up to 100% percent of house equity for rehabilitation assistance. For households with incomes from 50% to 80 percent of the median area income, loans will be offered at 50% of the loan amount as a deferred at 0% and the other 50% of the loan amount is paid back at 2% with the term not to exceed the affordability period. Deferred loans are forgiven at a rate equally distributed over the affordability period and are designed to satisfy at the end of the term. Recaptured HOME funds by Community Housing Development Organizations (CHDO), on behalf of HOME Consortium, are not considered to be CHDO proceeds but shall be used by the CHDO's to provide affordable housing in the HOME Consortium Area.

Expected Resources

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

Introduction

The City of Kannapolis anticipates receiving two primary sources for community development and to implement this Consolidated Plan. Other supplemental funds include an urgent repair grant from the North Carolina Housing Finance Agency.

The FY 2020-21 Annual Action Plan includes activities to be funded from July 1, 2020 to June 30, 2021 with the following sources of funds: (table below)

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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	391,721	0	225,000	616,721	0	
Other	public - federal	Admin and Planning Housing	143,711	0	0	143,711	0	HOME Funds from Cabarrus/Rowan/Irdell Consortium

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: \$		
Other	public - state	Admin and Planning Housing	100,000	0	0	100,000	0	URP20 Urgent Repair funds from the North Carolina Housing Finance Agency

Table 7 - 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

For low-income housing tax credit projects that the City participates in by providing HOME or CDBG funds, the federal dollars help leverage the developer's private investment in the projects.

The City is required to provide a 25% match for its annual HOME allocation. For the last several years, the City has been able to provide in-kind match by leveraging our partnerships with Habitat for Humanity and Cooperative Christian Ministry. With both organizations, the City has funded new construction or rehabilitation projects, and the non-profits have provided a match through volunteer labor and donated supplies and appliances (i.e. HVAC units, washer and dryer, etc).

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

The City of Kannapolis owns several residential parcels in the Carver neighborhood that we had purchased to rehabilitate the homes for transitional housing or to create new construction. For the transitional housing units, we hope to eventually provide those homes as purchase options for those stabilizing out of transitional housing. The City also owns a 7 acre parcel that was the former Wyrick Villas Mobile Home Park. We are considering working with a developer for a low income housing tax credit project on this tract.

Discussion

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	Improve & strengthen neighborhoods	2020	2024	Non-Housing Community Development		Neighborhood Improvement Substandard Housing		Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Provide decent & affordable housing	2020	2024	Affordable Housing		Neighborhood Improvement Substandard Housing Homeless Prevention	CDBG: \$105,471 NCHFA: \$100,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit
3	Prevent & address homelessness	2020	2024	Affordable Housing Public Housing Homeless Non- Homeless Special Needs			CDBG: \$25,000	Homelessness Prevention: 25 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Promote self-sufficient & community development	2020	2024	Non-Housing Community Development		Neighborhood Improvement Self-sufficiency	CDBG: \$20,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 25 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted

Table 8 – Goals Summary

Goal Descriptions

1	Goal Name	Improve & strengthen neighborhoods
	Goal Description	
2	Goal Name	Provide decent & affordable housing
	Goal Description	
3	Goal Name	Prevent & address homelessness
	Goal Description	
4	Goal Name	Promote self-sufficient & community development
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following projects will be undertaken with the City of Kannapolis CDBG funding for FY 2020-21:

#	Project Name
1	Urgent Repair
2	Section 108 Loan Repayment
4	Public Services
5	Infrastructure
6	General Administration
7	Fair Housing

Table 9 – Project Information

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

Projects were selected to ensure that the goals of the Annual Action Plan and Consolidated Plan could be achieved. Lack of sufficient funding is the greatest obstacle to addressing underserved needs.

AP-38 Project Summary
Project Summary Information

1	Project Name	Urgent Repair
	Target Area	
	Goals Supported	Improve & strengthen neighborhoods
	Needs Addressed	
	Funding	CDBG: \$105,471 NCHFA: \$100,000
	Description	Urgent repairs for low/mod homeowners.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Over 25 households estimated to benefit from the use of CDBG & NCHFA urgent repair funds.
	Location Description	Citywide
	Planned Activities	Urgent repairs to address leaking roofs, inoperable HVAC systems, electrical, plumbing deficiencies as well as installing handicap ramps.
2	Project Name	Section 108 Loan Repayment
	Target Area	
	Goals Supported	Promote self-sufficient & community development
	Needs Addressed	
	Funding	CDBG: \$52,905
	Description	Repayment of Section 108 loan
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	In its original application, the City proposed the creation of 90 jobs at the Gateway Business Park, 51% of which would go to low/mod income individuals.
	Location Description	Gateway Business Park - Kannapolis Pkwy and HWY 73
	Planned Activities	There are seven acres remaining in the business park to be developed.
3	Project Name	Public Services
	Target Area	
	Goals Supported	Improve & strengthen neighborhoods
	Needs Addressed	

	Funding	CDBG: \$55,000
	Description	Provide grants to 14 non-profit agencies providing public services.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Over 200 families will benefit by the City leveraging CDBG funds with local non-profit agencies to provide public services.
	Location Description	Citywide
	Planned Activities	Nonprofit grants to local agencies providing public services.
4	Project Name	Infrastructure
	Target Area	
	Goals Supported	Improve & strengthen neighborhoods
	Needs Addressed	
	Funding	CDBG: \$100,000
	Description	Infrastructure improvements in low to moderate income areas.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Improvement to neighborhood connectivity and walkability along with addressing flooding issues.
	Location Description	Low to moderate income areas.
	Planned Activities	Infrastructure improvements along w/flooding issues in low to moderate area.
5	Project Name	General Administration
	Target Area	
	Goals Supported	Improve & strengthen neighborhoods Provide decent & affordable housing Prevent & address homelessness Promote self-sufficient & community development
	Needs Addressed	
	Funding	CDBG: \$77,344
	Description	City staff to administer CDBG program for compliance with HUD regulations.

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Program administration cover the staff and overhead costs for administering the HUD programs.
	Location Description	Citywide
	Planned Activities	To leverage funds by partnering with local non-profits and other agencies to address identified needs.
6	Project Name	Fair Housing
	Target Area	
	Goals Supported	Improve & strengthen neighborhoods
	Needs Addressed	
	Funding	CDBG: \$1,000
	Description	City staff to provide education and outreach regarding fair housing laws.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	20,000 citizens
	Location Description	Citywide
	Planned Activities	Fair housing education and outreach

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

Central Kannapolis has the highest proportions of extremely low and low income households and a substantial number of Hispanic and African-American residents. The northern and eastern areas of Kannapolis also have significant low and moderate income households as well as higher proportions of minorities. Although urgent repair, homeowner rehabilitation and demolition programs are offered citywide, the households assisted tend to live in one of the areas of Kannapolis that has a higher proportion of low to moderate income residents.

Geographic Distribution

Target Area	Percentage of Funds

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

For certain projects or types of challenges, the City believes it is more effective to allocate community development funding geographically, to have a greater impact. However, no area has been designated as a target area at this time.

Discussion

The majority of the census tracts in Kannapolis are low to moderate income, therefore projects will be citywide.

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

Introduction

The Annual Action Plan is comprehensive and addresses underserved needs, affordable housing, lead based paint hazards, poverty reduction, institutional structure development, and agency coordination. These issues are briefly discussed within this section.

Actions planned to address obstacles to meeting underserved needs

The greatest obstacle to meeting underserved needs is limited funding. The City of Kannapolis partners with other organizations to leverage funds to make the greatest impact in addressing needs of the underserved.

Actions planned to foster and maintain affordable housing

The City's urgent repair program provides homeowners with critical repairs to their home, up to \$8,000 per home. This program allows the preservation of affordable housing, improves safety, and allows homeowners to continue living in their homes. The City's homeowner rehabilitation program also achieves these goals.

In addition, the City applied for and was awarded an URP20 Urgent Repair grant from the North Carolina Housing Finance Agency. The award amount was \$100,000 to address critical repairs for very low income homeowners.

Actions planned to reduce lead-based paint hazards

The City will continue its efforts to reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead safe housing available to the low-income population. The City requires lead tests on all units scheduled for rehabilitation that were built prior to 1978 and includes the lead abatement work as part of the scope of services completed by the contractor.

The City will increase access to housing without LBP hazards by participating in the construction of new housing units affordable to low-income households. These include low-income housing tax credit projects as well as single family construction.

Actions planned to reduce the number of poverty-level families

- Proactive economic development efforts to recruit businesses to our community.
- Providing referrals to local job training and education resources. The City does not provide these services directly, but does sometimes provide support to organizations that provided these

resources.

- Increasing the supply of affordable housing, both through the use of HOME and CDBG funds, and by encouraging the work of other affordable housing developers.
- Supporting non-profit agencies that provide assistance to those experiencing poverty through the City's public services funding.

Actions planned to develop institutional structure

Once the Coordinated Assessment Plan is finalized by the Continuum of Care, that will provide a clearer process for intake, assessment, and referrals for homeless clients.

The City continues to encourage new organizations or existing organizations with new programs to apply for public service activity funding, by setting aside a portion of funds specifically for these applicants. The City would like to assist in providing the start-up funds needed to establish new programs that benefit the Kannapolis community.

The Mayor and City Council make the decisions about the City's community development activities and funding, with guidance from the general public and the Community Improvement Commission (CIC). The CIC is a 9-member group of citizens appointed by City Council to provide input to the community development program, review annual plans, CAPERs, and other documents, and provide recommendations about funding for public service activities.

Cooperative Christian Ministry has expanded its My Father's House family shelter to double the capacity of this facility. It is also continuing to add housing units to its Teaching House transitional housing program, in partnership with the City of Kannapolis. CCM is evaluating a project to convert a closed assisted living facility into a potential solution for single adult females without children. They are also looking at how to better address the needs of the chronically homeless. This is a difficult task and will likely involve securing a small or medium sized multi-family facility, accompanied by services.

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

The Balance of State Continuum of Care has implemented a Coordinated Assessment Plan to improve the intake and referral process for homeless individuals. It should enhance the coordination between agencies and non-profit groups that serve the homeless population. In addition, Kannapolis will continue to be part of the Cabarrus County Homelessness Task Force, which meets to communicate needs and issues across multiple organizations that relate to services for the homeless. Kannapolis will also continue to be part of the Cabarrus-Iredell-Rowan HOME Consortium led by the City of Concord, which meets a few times a year to discuss projects using HOME funds.

In terms of economic development, the City of Kannapolis works very closely with the Rowan Economic

Development Commission and the Cabarrus Economic Development Commission. Both groups have recently hired new existing industry specialists, which will help improve the communication and coordination between businesses, government, and workforce training programs.

Discussion

Despite having a limited amount of funding, the City of Kannapolis works very closely with community partners to meet the housing and community development needs within our city and leverage the funding to do more.

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.

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

Other CDBG Requirements

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

Discussion

Although the City of Kannapolis has an urgent repair program, it may not be considered as urgent need activity by HUD definition. These repairs address needs to allow homeowners to remain in their property and may not be imminent dangerous situations. (re-roof, HVAC, electrical and plumbing deficiencies).

Expected Resources

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

Introduction

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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	287,155	20,000	0	307,155	1,536,145	

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: \$		
Other	public - federal	Admin and Planning Economic Development Housing Public Improvements Public Services	200,221	0	0	200,221	0	To prevent, prepare for and respond to the coronavirus

Table 11 - 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

Federal funds will leverage in-kind support from the city related to infrastructure improvements with new housing development, park maintenance and future upgrades, and other state and federal grants that can be secured through the efforts of city staff. For the past two years the City has allocated \$400,000 to a housing program in the West End neighborhood to assist with exterior rehabilitations to homes. Due to budget challenges, in this next fiscal year, FY21, this program is expected to be funded at \$200,000. Roofs, gutters, porches, windows, doors and paint are among eligible projects. A portion of these funds are used as the required match for HOME program, allowing owner-occupied rehabs to be completed.

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

The City owns a 12-acre site in the Park Avenue neighborhood that was recently awarded an EPA Brownfields Cleanup grant. After cleanup has been completed, the City will be developing an RFP which could include stipulations or requirements for the creation of new affordable housing in the future redevelopment of the site.

Discussion

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	Increase supply of decent, affordable housing	2020	2024	Affordable Housing			CDBG: \$113,674	Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit
2	Provide opportunities for home ownership	2020	2024	Affordable Housing				Direct Financial Assistance to Homebuyers: 2 Households Assisted
3	Improve public facilities and infrastructure	2020	2024	Non-Housing Community Development			CDBG: \$46,084	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 200 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide assistance to public service agencies	2020	2024	Homeless Non-Homeless Special Needs			CDBG: \$46,084	Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted Homeless Person Overnight Shelter: 150 Persons Assisted
5	Effectively plan and administer programs	2020	2024	Administration			CDBG: \$61,445	
6	Promote business growth and a robust workforce	2020	2024	Non-Housing Community Development			CDBG- CV: \$60,000	Businesses assisted: 20 Businesses Assisted

Table 12 – Goals Summary

Goal Descriptions

1	Goal Name	Increase supply of decent, affordable housing
	Goal Description	Create a suitable, decent living environment that is safe, affordable and sustainable for low- and moderate-income residents of the City of Salisbury. Activities that may be undertaken include, but are not limited to rehabilitation of owner occupied unit, acquisition, rehabilitation, and resale for residential purposes; energy efficiency improvements, testing and abating of lead-based paint; and accommodations for the elderly and persons with disabilities.

2	Goal Name	Provide opportunities for home ownership
	Goal Description	Provide education and assistance to either allow people to maintain homeownership or to become home buyers for the first time through programs such as down-payment assistance program.
3	Goal Name	Improve public facilities and infrastructure
	Goal Description	Provide improvements and upgrades to aging infrastructure and community assets, including but not limited to streets, sidewalks, lighting, water and sewer lines, parks, and community facilities. In 2020-2021 these funds will be used for a sidewalk construction on Lash Drive, connecting several Low Income Housing Tax Credit apartment complexes to bus routes.
4	Goal Name	Provide assistance to public service agencies
	Goal Description	Public services are needed to help address the needs of the homeless population and victims of domestic abuse, as well as those at risk of becoming homeless. Services include shelter, meals, food programs, utility assistance, referrals and legal aid, counseling, education services and transportation.
5	Goal Name	Effectively plan and administer programs
	Goal Description	Implement a well-managed Community Development program with effective progress toward five-year goals.
6	Goal Name	Promote business growth and a robust workforce
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

This program year's activities will focus predominantly on owner-occupied rehabilitation, sidewalk construction, public service funding and debt service payments.

#	Project Name
1	2020-2021 Owner-Occupied Rehabilitation
2	2020-2021 Acquisition/Rehab/Resale
3	2020-2021 Down Payment Assistance
4	2020-2021 Public Services
5	2020-2021 Public Improvements & Infrastructure
6	2020-2021 Debt Service Acct
7	2020-2021 Planning & Administration
8	CARES (CV3) Public Service
9	CARES (CV3) Public Infrastructure
10	CARES (CV3) Small Business Assistance
11	CARES (CV3) Homelessness Prevention Coordination

Table 13 – Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	2020-2021 Owner-Occupied Rehabilitation
	Target Area	Park Avenue Neighborhood West End Neighborhood Jersey City Neighborhood East End Neighborhood North Main Neighborhood
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Rehabilitation of owner-occupied homes within the City of Salisbury. Eligible to households earning less than 80 percent AMI.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	5 LMI owner-occupied households
	Location Description	City-wide
	Planned Activities	To complete five substantial rehabs for City of Salisbury residents that will bring the properties up to HUD housing and building code standards.
2	Project Name	2020-2021 Acquisition/Rehab/Resale
	Target Area	
	Goals Supported	Increase supply of decent, affordable housing
	Needs Addressed	
	Funding	:
	Description	Complete infill development by acquiring, rehabing, and reselling single family homes to a low-moderate income household.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1 LMI Household
	Location Description	

	Planned Activities	Create a new home ownership opportunity by acquiring, rehabilitation and reselling or acquiring, demolishing and rebuilding one unit for an LMI household.
3	Project Name	2020-2021 Down Payment Assistance
	Target Area	
	Goals Supported	Provide opportunities for home ownership
	Needs Addressed	
	Funding	:
	Description	Housing counseling and down payment assistance for low moderate income first time home buyer.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2 LMI households
	Location Description	City-wide
	Planned Activities	Provide counseling and down payment assistance for up to two low-moderate income first time homebuyers.
4	Project Name	2020-2021 Public Services
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Support of organizations that support the homeless, victims of domestic violence, health services for the uninsured, and emergency/transitional housing for formerly incarcerated men.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	300 LMI individuals
	Location Description	City-wide

	Planned Activities	Emergency shelters for homeless and victims of domestic violence; health services for the uninsured; emergency/transitional housing for formerly incarcerated men.
5	Project Name	2020-2021 Public Improvements & Infrastructure
	Target Area	
	Goals Supported	Improve public facilities and infrastructure
	Needs Addressed	
	Funding	:
	Description	New construction of a sidewalk on the south side of Ryan Street.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	25 households
	Location Description	Ryan Street between Celebration Drive and Old Concord Road.
	Planned Activities	New construction of a sidewalk on the south side of Ryan Street to fill in a missing gap in the sidewalk network between two major roads, bus routes and the sports complex.
6	Project Name	2020-2021 Debt Service Acct
	Target Area	
	Goals Supported	Improve public facilities and infrastructure
	Needs Addressed	
	Funding	:
	Description	Payment of debt service for Section 108 loan that financed the Park Avenue Community Center.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	634 Park Avenue
	Planned Activities	Payment of debt service for Section 108 loan that financed the Park Avenue Community Center.

7	Project Name	2020-2021 Planning & Administration
	Target Area	
	Goals Supported	Effectively plan and administer programs
	Needs Addressed	
	Funding	:
	Description	Administration of housing programs including owner-occupied rehab, acquire/rehab/resale, lead based paint abatement, downpayment assistance; Maintenance and monitoring of program files; Reporting through IDIS; Advertisement of programs
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Effectively plan, administer and monitor housing activities and non-housing community development activities.
8	Project Name	CARES (CV3) Public Service
	Target Area	
	Goals Supported	Provide assistance to public service agencies
	Needs Addressed	
	Funding	CDBG-CV: \$90,221
	Description	
	Target Date	2/1/2022
	Estimate the number and type of families that will benefit from the proposed activities	Estimate that 200 low moderate income individuals or families will be assisted.
	Location Description	City-wide
	Planned Activities	Rent and utility assistance, mental health, and food insecurity and other services needed due to the ongoing COVID 19 pandemic.
9	Project Name	CARES (CV3) Public Infrastructure
	Target Area	

	Goals Supported	Improve public facilities and infrastructure
	Needs Addressed	
	Funding	CDBG-CV: \$10,000
	Description	Sewer Lateral Repair Program
	Target Date	2/1/2022
	Estimate the number and type of families that will benefit from the proposed activities	8 households
	Location Description	citywide
	Planned Activities	Create an assistance program for low income households who need emergency repairs to the lateral line connecting their house to the sewer line in the street. Lack of water can create a significant health hazard and there is currently no assistance program in place to help.
10	Project Name	CARES (CV3) Small Business Assistance
	Target Area	
	Goals Supported	Promote business growth and a robust workforce
	Needs Addressed	
	Funding	CDBG-CV: \$60,000
	Description	Low-interest loan program designed to assist low income minority and women owned businesses.
	Target Date	2/1/2023
	Estimate the number and type of families that will benefit from the proposed activities	20
	Location Description	City-wide
Planned Activities	Invest funds into a crowdsourced loan/grant program that offers no-interest loans to businesses owned by minorities and women.	
11	Project Name	CARES (CV3) Homelessness Prevention Coordination
	Target Area	
	Goals Supported	Effectively plan and administer programs
	Needs Addressed	

Funding	CDBG-CV: \$40,000
Description	Coordination among city, county, supportive services and homeless shelter to find housing and provide services for homeless population.
Target Date	2/1/2023
Estimate the number and type of families that will benefit from the proposed activities	50
Location Description	City-wide
Planned Activities	Fund a position that will serve as a liaison between city, county, supportive services and homeless shelter to find housing and provide services for homeless population.

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

To the extent possible, housing funds will be directed to five neighborhoods which have experienced persistent problems with housing decline due to the overall age of the housing stock and the lack of resources the predominantly low and moderate income residents have to invest in home repair and rehabilitation. While the program is available city-wide to households with qualifying incomes, outreach in the five Target Neighborhoods is intended to encourage people living in those neighborhoods to apply: Park Avenue, West End, Jersey City, East End, and North Main.

Geographic Distribution

Target Area	Percentage of Funds
Park Avenue Neighborhood	20
West End Neighborhood	20
Jersey City Neighborhood	20
East End Neighborhood	20
North Main Neighborhood	20

Table 14 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Revitalization efforts will be focused in neighborhoods near the center of the city, including West End, Park Avenue, East End, Jersey City and North Main. Abandoned and deteriorated housing and aging infrastructure have been persistent issues in these areas where the age of housing, lower income levels, high percentages of rental property and other factors have contributed to the decline in conditions. These areas also have a higher concentration of minority residents compared to other areas. Housing will be the primary focus in order to preserve existing housing stock, provide assistance to homeowners, create more affordable housing and boost property values.

Discussion

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

Introduction

Actions planned to address obstacles to meeting underserved needs

The City will continue to pursue grant funding to bolster existing resources. The City recently received a brownfield's cleanup grant from the EPA to remediate a 12 acre former textile mill site in the Park Avenue neighborhood. The City will continue to pursue grant funding to bolster CDBG and other resources to address underserved needs.

Actions planned to foster and maintain affordable housing

Efforts this year will focus on the rehabilitation of existing units to preserve housing stock and ensure quality living environments for homeowners.

The City intends to begin work on a comprehensive Housing Strategy that will take stock of federal, local and other resources to address housing challenges.

Actions planned to reduce lead-based paint hazards

For all rehab work, the Salisbury CDC will conduct lead inspections and include abatement as part of the project if needed.

Actions planned to reduce the number of poverty-level families

The Salisbury CDC will offer classes in budgeting and related topics to help families become more financially stable. Owner-occupied rehab projects will include weatherization components if this is an identified need to reduce energy costs for the family.

Actions planned to develop institutional structure

The City will continue its long-standing partnership with the Salisbury CDC to manage its housing programs and homeowner education courses. City staff will continue to manage the public input and budget development process. City staff will attend monthly CDC board meetings to stay apprised of current activities and rehab work being conducted.

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

City staff will coordinate with the Continuum of Care, Salisbury Housing Authority, homeless providers

and public service agencies to identify issues where the City can provide assistance.

Discussion

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.

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
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
3. The amount of surplus funds from urban renewal settlements
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.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

Discussion