

KANNAPOLIS



City of Kannapolis

Consolidated Annual Performance and Evaluation Report

(CAPER)

July 1, 2013 – June 30, 2014

**CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT (CAPER)
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KANNAPOLIS



NOTICE OF PUBLIC HEARING

The Kannapolis City Council will hold a public hearing on Monday, August 25, 2014 at 6:00 p.m. (as soon thereafter as the matter may be heard) in the Kannapolis Train Station, 201 S. Main Street, Kannapolis, NC. The purpose of this hearing is to receive citizen's comments and questions on the use of Fiscal Year 2013-2014 Community Development Block Grant (CDBG) funds from the US Department of Housing and Urban Development (HUD).

Copies of this Report are available for public inspection at the following location: City of Kannapolis Administrative Offices, 246 Oak Ave., Kannapolis, NC and from the City's website: www.cityofkannapolis.com

All interested persons are invited to attend this hearing. Persons with disabilities, non-English speaking persons or anyone who needs assistance to participate in this public hearing should notify the Kannapolis Human Resource Director at (704) 920-4302 at least forty-eight (48) hours prior to the meeting, or call the North Carolina Relay Number for the Deaf at 1-800-735-8262.



PUBLICATION DIRECTIONS

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CDBG Program
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Kannapolis, NC 28082
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(704) 920-4332

I. Evidence of Public Notice of CAPER Review.

The CAPER Review Notice and Public Hearing Notice, Attachment 1, was published on August 13, 2014.

II. Assessment of Progress Toward One-Year and Five-Year Goals

The goals of the Kannapolis Community Development program are:

1. To provide decent and affordable housing opportunities to low and moderate income households,
2. To improve the livability of targeted neighborhoods, and
3. To create economic development opportunities for low and moderate income residents, while meeting HUD's national objectives.

The City's one-year goals are the same as its five-year goals. The City's community development efforts address the local anti-poverty strategy for local low-income families and develop institutional relationships to carry out the Action Plan, foster decent housing, reduce lead-based paint hazards, and empower local public housing authority (PHA) residents. For more detail on Kannapolis' five-year and one-year goals please refer to the Consolidated Plan and Annual Action Plan.

The City of Kannapolis made progress towards meeting its program goals in 2013-14 through addressing its Consolidated Plan objectives as described below.

Objective 1a: Work with community partners to expand housing options for homeless persons. In September 2012, the City purchased three vacant properties in the Carver target area utilizing HOME funds. (201 Lowe Ave., 205 Lowe Ave., & 204 Wood Ave.) Two of the houses are currently being rehabilitated in partnership with Cooperative Christian Ministry. Once the rehabilitation is completed two families will move out of emergency shelters and into the CCM Teaching House Transitional Housing Program. \$54,000 in HOME funds was expended on the purchase of the vacant houses and \$60,000 of HOME funds have been allocated for the rehab. CCM funds will be used for cost exceeding HOME budgeted amounts. The vacant house at 204 Wood Ave. was donated to Habitat for Humanity and was demolished and replaced with a new single-family dwelling and is now occupied by a family that was on the Habitat for Humanity waiting list.

Objective 1b: Work with community partners to assist those facing the risk of homelessness. The City continues to participate in CCM's task force on homelessness. The City also provides public service funding to non-profit organizations that help those facing the risk of homelessness.

Objective 1c: Work with community partners to assist those with special needs. The City provides public service funding to non-profit organizations that assist special needs populations.

Objective 1d: Increase the supply of affordable housing stock. The City partnered with Habitat for Humanity to construct a new single-family dwelling for a client on the Habitat

waiting list. The house was constructed at 204 Wood Ave. The house was dedicated on May 6, 2014 and is occupied by a single mother and her daughter. The City provided \$20,000 in HOME funds towards the project construction as well as the lot.



204 Wood Avenue

The City also purchased a vacant single-family dwelling which the owner had recently renovated at 130 James St. and donated it Habitat for Humanity for a family on waiting list.



Objective 1e: Improve the condition of the existing affordable housing stock. The City partnered with Habitat for Humanity in 2013-14 to provide urgent repair/weatherization to 20 low/mod income homeowners. One of the properties is located in the Carver area and the others were city-wide.

Objective 1f: Increase home ownership opportunities. The City provided \$20,000 in assistance for the new construction at 204 Wood Avenue in partnership with Habitat for Humanity. The City developed a partnership with Community Link to offer homebuyer counseling and downpayment assistance as well as continued partnership with Prosperity Unlimited, Inc. In 2013-14, \$5,000 of downpayment assistance was provided to a family that completed homebuyer counseling through Prosperity Unlimited, Inc. program.

Objective 1g: Address and reduce barriers to affordable housing. City staff remains active in promoting fair housing (see Section III below).

Objective 1h: Increase the inventory of lead safe housing units. The homes that the City purchases for rehab as part of the transition housing program are all abated for lead prior to

rehab. These include 201 and 205 Lowe Ave as well as 130 James St. that was donated to Habitat.

Objective 2a: Revitalize and encourage private sector investment in targeted neighborhoods. The City continues to publicize the progress we make on the Carver neighborhood through its newsletter and press releases. The City also partners with non-profit organizations to leverage funds from other sources.

Objective 2b: Improve public facilities and infrastructure in targeted neighborhoods. The City in partnership with North Carolina Cooperative Extension Service assisted the Carver Community in developing a community garden on a vacant lot owned by the City of Kannapolis. Funds received from a Mini-Grant in the amount of \$3000 were used to purchase a fence and gardening tools. Other partners included a Boy Scout troop installing the fence and the students from the nearby Alternative Learning Center adopting the garden as a Community Service project by watering and assisting with maintaining the garden.



Objective 2c: Eliminate blight in targeted neighborhoods. Code enforcement efforts continue in the Carver area as well as throughout the City. CDBG funds were used to demolish six vacant dilapidated structures throughout the city in 2013-14.

Objective 3a: Support the creation of jobs accessible to low and moderate income residents. In December 2012, the Kannapolis City Council adopted an economic development strategic plan that includes several initiatives to attract and create jobs. City staff continues to work on implementing that plan. The last remaining parcels in the City's Gateway Business Park (funded by Section 108 loans) are being marketed by a real estate broker with Lincoln Harris. It is anticipated that a grocery store will eventually locate there, providing needed jobs for low and moderate income residents.

Objective 3b: Support the development and growth of small businesses. The City's economic development strategic plan includes initiatives to support small business growth. The City is also a part of the local Small Business Resource Roundtable, which is a group of small

business resource providers who meet quarterly to provide updates and identify ways to work together to provide improved support for small businesses.

Objective 3c: Support the expansion of education and training opportunities. The City used 2013-14 CDBG funds for public service activities to support non-profits that provide education and training to a wide range of residents.

Objective 3d: Encourage the expansion of programs to help low and moderate income residents build wealth and improve their credit. The City continued its partnership with Prosperity Unlimited to provide homebuyer counseling as well as formed partnership with Community Link to offer credit counseling. They provided financial literacy training for renters and other individuals to prepare them for home ownership.

The Citizens’ Advisory Commission for Community Development continues to meet and provide input. The commission was created by City Council in April 2008 to provide guidance to the City in its use of CDBG and HOME funds, as well as be involved in the City’s other community development initiatives.

The City budgeted CDBG funds in 2013-2014 for its community development program as shown in the table below:

HUD Category	HUD Activity	City’s Activities/Accomplishments	Amount 2013-14
CDBG Section 108 Loan Matrix Code: 19F Planned Repayments of Section 108 loans Citation(s): 24 CFR 570.482(f)(2)(i)	Planned Repayments of Section 108 loans	The City made two payments this past fiscal year for the Section 108 loan of the Kannapolis Gateway Business Park. Location: Kannapolis Parkway and Hwy 73	\$71,426
CDBG Public Services Matrix Code: 5 Public Services (General) Citation(s): 24 CFR 570.201(e)	Public Services (General)	The City partnered with 12 local non-profit agencies to provide public services for Kannapolis residents in FY 2013. Location: City-wide	\$50,000

HUD Category	HUD Activity	City's Activities/Accomplishments	Amount 2013-14
City of Kannapolis Matrix Code: 21A General Program Administration Citation(s): 24 CFR 570.206	Program Administration	The City administered overall compliance with all HUD regulations and guidelines regarding the use of CDBG funds. Location: City-wide	\$70,575
City of Kannapolis Matrix Code: 14A Rehab; Single Unit Residential Citation(s): 24 CFR 570.202	Urgent Repair/Weatherization	The City partnered with Habitat for Humanity to provide urgent repair/weatherization to low/mod income homeowners. Location: Carver area & City-wide	\$92,774
City of Kannapolis Matrix Code: 4 Clearance and Demolition Citation(s): 24 CFR 570.201(d)	Demolition	The City code enforcement inspectors identified blighted properties in the Carver area for demolition. Location: Carver area & City-wide	\$30,000
City of Kannapolis Matrix Code: 3 Public Facilities & Improvements Citation(s): 24 CFR 570.201(c)	Carver Infrastructure	To provide infrastructure improvements (road, curb and gutter, sidewalk, water and sewer) Location: Carver	\$38,104

III. Impediments to Fair Housing and Actions to Overcome Them

The Cabarrus/Iredell/Rowan HOME Consortium of which the City is a member conducted an update to the Analysis to Impediments to Fair Housing Plan. The actions identified in this plan are intended to be administered and completed annually. (see Appendix 2) The City, during the past year, has completed the following activities:

EVENT	DATE/TIME	ATTENDANCE
National Fair Housing Alliance membership (2013) Receives updates on fair housing cases and proposed amendments to laws	Supporting Member	
Participated in and provided housing information for Realtor Open House (ReMax)	July 2, 2013	6
Participated in and provided housing information at Homeownership Workshop (Community Link)	July 20, 2013	7
MLK Unity Breakfast – table sponsor – distributed housing information	January 18, 2014	160
Hosted Fair Housing Forum – Analysis to Impediment (COG Regional Study)	January 28, 2014	
Participated and distributed information at Get the Facts Lender & Realtor Event (Community Link)	February 26, 2014	20
Sponsored Fair Housing Forum. Led by NC Human Relations Commission Investigator. Discussion on housing issues faced within City of Kannapolis (panelists included: Community Link, Housing Authority – City of Concord/Cabarrus, CK Rider Transit, Prosperity Unlimited and local Realtor)	April 15, 2014 	40
Attended National Fair Housing Alliance Conference	June 22 – 24, 2014	
PSA – radio stations & ongoing information in Kannapolis newsletter regards to fair housing laws	ongoing, education & outreach	

No Fair Housing complaints were received by the City of Kannapolis during FY 2013-14.

IV. Affordable Housing Actions

- **Actions taken and accomplishments to meet worst case needs**
- **Actions and accomplishments to serve people with disabilities**
- **Number of Section 215 housing opportunities created**

The City maintains a waiting list of homeowners who contact the City seeking assistance with rehabilitation and urgent repairs. As funds become available, the City will use the list as a guide for assisting with properties in need.

The City in partnership with Habitat for Humanity provided Urgent Repair assistance to 20 low/moderate homeowners. The total cost for each Urgent Repair was \$5,000 or less per household. Homeowners with dilapidated roofs, inoperable heating systems or those who were disabled and needed handicap ramps and met the guidelines were able to apply for a (5) year forgivable grant.

In efforts to address the City's Section 215 Housing goals (which refers to affordable rental housing), the City provided \$221,000 HOME program income funds in 2009 in support of the 64-unit complex of affordable housing for the elderly (Villas at Forest Park) that is currently open and 100% occupied.

V. Continuum of Care Progress to Help Homeless People

The City is a member of the Piedmont Regional Continuum of Care Consortium, made up of agencies and local governments in Union, Stanly, Cabarrus, Rowan and Davidson Counties. The City has continued its membership in this organization.

City staff also serves on the Cabarrus County Homelessness Task Force group which was recently organized by Cooperative Christian Ministries. This group meets quarterly to review updates on factors affecting homelessness, collaborative opportunities in the community and progress at the local level.

In addition, through its public services activities, the City provides funding to non-profits that assist homeless citizens of Kannapolis.

VI. Actions and Accomplishments to:

- **Meet underserved needs**
- **Foster and maintain affordable housing**
- **Eliminate barriers to affordable housing**
- **Fill gaps in local institutional structure**
- **Facilitate PHA participation/role**
- **Reduce lead-based paint hazards**
- **Reduce poverty**
- **Ensure compliance with program and planning requirements, including subrecipient monitoring**

Meeting Underserved Needs. The City has identified economic development diversity in the local economy and creating new jobs as a primary goal by supporting local businesses, encouraging entrepreneurship and making business more affordable through incentives and business friendly policies. Most Kannapolis residents are able to meet their basic needs when they are fully and securely employed. One aspect of this goal is to create the most positive living environment to help attract and retain businesses and industries.

The City moved toward accomplishing this goal in 2013-14 by partnering with a number of non profit organizations involved in assisting low and moderate income citizens by expanding their educational achievements, improving their physical environment, and providing various support services for those in need.

The needs of low and moderate income residents are always underserved, and the many community programs available cannot satisfy all the needs of those facing health, housing, job and other critical needs. However, the City of Kannapolis is committed to taking a lead role in addressing those needs by partnering with various non-profit agencies whose missions are to meet the underserved needs of the community. The 12 non-profit agencies partially funded by Kannapolis' CDBG funds served many of the special needs of citizens within the community.

Foster and Maintain Affordable Housing. The City's goal is to increase the supply of affordable housing by continuing to partner with Prosperity Unlimited, Inc. to provide downpayment assistance for first-time homebuyers and for the construction of new affordable homes.

In 2013-14, the City budgeted funds to assist at least five (5) first-time homebuyers. Down payment assistance was provided to one (1) first-time homebuyer. The single-family dwelling was constructed by Habitat for Humanity in the Carver area. Funds for these activities came from the City's participation in the Cabarrus/Rowan/Iredell HOME Consortium.

Barriers to Affordable Housing. In this economy, the primary barrier to affordable housing is unemployment and the ability of local residents to manage their debt. Prosperity Unlimited, Inc. continues to provide economic literacy training to first-time homebuyers to assist families that are seeking permanent housing. Prosperity Unlimited prepares residents for the responsibilities of home ownership and budgeting.

Cooperative Christian Ministry's Teaching House Program provides a path to stable housing for families who have become homeless due to job loss and other factors. The City of Kannapolis has purchased and rehabbed four properties and they are occupied as transitional housing for families in the CCM program.

Gaps in Institutional Structure. In 2009, the City hired a Community Development Program Administrator to manage the CDBG program in-house. This arrangement provides improved management and allows for greater communication with the City Manager and City Council regarding the strategic direction of the City in its community development efforts.

The City will continue to work with area non-profit organizations that provide public services within Kannapolis in working to achieve its objectives for economic and community

development. As with most public agencies, the City of Kannapolis is forced to do more with less as federal and state funds continue to shrink and as program requirements continue to increase. The City continues to find ways to generate its own resources through program income and by continuing to partner with subrecipients to satisfy the requirements of the program.

Anti-Poverty Strategy. The City views its Consolidated Plan and Action Plans as its anti-poverty strategy. Funds are used to the benefit of low and moderate income citizens in efforts to increase wealth and quality of life. Creating and building individual and family wealth is a goal of the City's CDBG and HOME programs. Housing counseling continues to be an important asset for low and moderate income residents to receive the one-on-one help necessary to address issues such as homeownership, credit issues, mortgage default, home equity conversion mortgages, fair housing, rental assistance and emergency shelter needs. This activity is coupled with expanded programs for new affordable housing production available for low and moderate income buyers and renters. Whenever available, Individual Development Account (IDA) funds will be sought to assist in helping to alleviate poverty. The City, through its partnership with Prosperity Unlimited, Inc., assisted with providing the full array of housing counseling services to its citizens.

The City's partnership with Cooperative Christian Ministry in the Teaching House transitional housing program provides a way for families to move out of homelessness and towards a more stable housing and financial footing.

Public Housing Authority Participation. As stated earlier, the City is served by the Rowan County Housing Authority for public housing and Section 8 program services. To facilitate more meaningful participation, the City has requested to be represented on the Rowan County's PHA board. Also, the PHA provided copies of Action Plans and CAPERs for comments and questions. Because so many of HUD's mandates involve other agencies, the City will continue to work with Rowan County's PHA to encourage its participation, through staff referrals to clients, board meeting information and by providing program information for public distribution.

Lead-Based Paint. The City is committed to reducing lead-based paint levels when involved with rehabilitation activities. The Community Development staff is experienced in working with lead paint risk assessment inspectors, safe work practices, and licensed lead abatement contractors.

Monitoring. The City of Kannapolis takes every measure to ensure its long-term compliance completely and correctly with provisions of this Consolidated Plan and all the provisions of Title I of the National Affordable Housing Act. The City of Kannapolis has in place monitoring tools and procedures to ensure that funds and activities conform to HUD regulations.

The City of Kannapolis monitored each of its sub recipient contractors that carry out part of its CDBG activities to ensure that all funds and activities were in compliance with HUD guidelines and for consistency with the Consolidated Plan.

VII. Leveraging of Public and Private Funds

The needs of the City's residents are greater than its resources. The City does make an effort to seek other sources of funding for its community development efforts.

All of the agencies that receive funds from the City for public service activities receive the vast majority of their funding from other sources, thereby leveraging the funds provided by the City.

Part of the 25% matching requirement of the HOME Program is provided by Prosperity Unlimited, Inc. This match is provided by loans from the Federal Home Loan Bank as the balance of funds used to construct new homes. The Federal Home Loan Bank is repaid upon the closing sale of the properties to the first time homebuyer, who must secure a private, conventional mortgage. The City then receives its initial investment back at the end of the fiscal year; those funds are then budgeted to provide additional affordable housing activities.

The City also leverages the matching requirement through its partnership with Cooperative Christian Ministry and Habitat for Humanity, where volunteers and in-kind donations are used to repair and rehab homes. The City has also partnered with Cabarrus County on Urgent Repair/Weatherization projects. Complete details of the HOME program and matching funds are in the City of Concord's CAPER. The City of Concord is the lead entity of the Cabarrus/Rowan/Iredell HOME Consortium. As the lead entity, it assumes the responsibility of completing the CAPER for the HOME program.

The City used its HOME program income funds to provide a \$220,500 loan in 2009 for the construction of the Villas at Forest Park senior apartment development. The total investment for the low-income tax credit project was \$6.7 million.

VIII. Summary of Citizen Comments

During its meeting on August 19, 2014, the Citizen's Commission for Community Development reviewed the draft CAPER and questions were asked about possible partnerships with the Research campus in seeking assistance with the community garden.

The City also held a public hearing to receive feedback and questions about the CAPER on August 25, 2014 at the City Council meeting. Questions were asked regarding how much funding had been expended in the Carver area; what project was being proposed behind the Kannapolis Intermediate School; and what is the process for families needing housing rehabilitation assistance. Discussion occurred related to road improvements in Carver, housing repairs and partnerships with Habitat for Humanity and Cooperative Christian Ministries.

IX. Analysis of Successes and Failures and Actions to Improve Programs

Kannapolis is a relatively small HUD Entitlement City. With the revitalization efforts in the Carver area, the City has identified far more need than there are available financial resources. The City will continue to identify ways to leverage additional funding from grants, the State, and other sources to continue to build on its community development activities.

X. Relationship of Expenditures to Priority Needs

All expenditures were related to priority needs as identified in the Action Plan.

XI. Low/Moderate Income Benefit

During FY 2013, 65.60% of CDBG funds expended benefited low and moderate income persons, per IDIS report C04PR26.

XII. Amendments and Other Changes to Programs

No amendments or changes to CDBG program.

XIII. National Objective Failures

There were no failures to meet HUD’s CDBG National Objectives. All activities met one of the following HUD National Objectives of serving low and moderate income persons: the elimination of slums and blight; and meeting an urgent need (24 CFR 570.208). Furthermore, all activities met HUD’s primary objectives of serving low and moderate income persons by providing decent housing, suitable living environments and expanded economic opportunities (24CFR 570.2)

XIV. Actions to Avoid Displacement

No actions in FY 2013 caused or were designed to cause displacement.

XV. Compliance with Uniform Relocation Act

No action in FY 2013 by the City and its CDBG or HOME program activities triggered the Uniform Relocation Act.

XVI. Jobs Filled with Over-Income People

We are in the process of updating our job information for the Gateway Business Park, which will be reported to HUD at a later time.

XVII. For Limited Clientele Activities, the Nature of the group(s) that Allow Assumption of More than 51% Low/Mod

The City’s partnerships with various non-profit agencies provided benefit to the following limited clientele persons:

Organization	LMI Benefit
American Red Cross	emergency disaster relief
Cabarrus Meals on Wheels	elderly and disabled persons
Cooperative Christian Ministry	homeless persons and underprivileged families

Meal on Wheels of Rowan, Inc.	elderly and disable persons
Special Olympics Cabarrus County	disabled youth and adults
The Salvation Army	homeless persons and underprivileged families
United Family Services (Safe Alliance)	rape and crisis victims

XVIII. Neighborhood Revitalization Strategy Area Progress

In the 2010-2014 Consolidated Plan, the City designated the Carver area as a HUD-approved Neighborhood Revitalization Strategy area. The City continues to invest in the neighborhood. Progress during 2013-14 included:

- Purchase of three vacant properties with two currently being rehabbed for transitional housing and one was demolished and replaced with new construction in partnership with Habitat for Humanity.
- Purchase of vacant recently renovated house and donated to Habitat for Humanity for family currently on waiting list.
- Urgent repair/weatherization to 20 owner-occupied homeowners.
- Completion of a newly constructed, affordable, energy-efficient home for a first-time homebuyer in partnership with Habitat.
- Completion of a community garden for Carver residents.
- Focused code enforcement, leading to demolition of several dilapidated structures.

Appendix 1: Identified Fair Housing Impediments and Plan to Overcome

Impediment #1: Lack of Access to Affordable Homeownership

Affordable housing continues to be a problem across the Consortium’s region; this is an issue that is entwined with the political, economic, cultural and social structure of all of the Consortium’s member governments. The lack of affordability has a significant impact on low-income households or persons, preventing them from meeting their basic needs, such as healthcare and nutrition. Lack of inventory and lack of affordable housing greatly reduces a person’s or family’s opportunity to purchase a home.

Plan:

The City of Kannapolis has partnered with Habitat for Humanity of Cabarrus County as well as Cooperative Christian Ministries to provide affordable homeownership opportunities. In these partnerships, the City of Kannapolis has purchased vacant properties within the revitalization area and Habitat is rehabbing the property. This effort preserves existing housing stock in an effort to keep units affordable.

The City will continue to seek out partnerships to encourage opportunities for affordable housing.

FY 2013-14 – The City of Kannapolis continued to partner with Habitat for Humanity Cabarrus County to create affordable housing opportunities.

In partnership with Habitat - A new single-family dwelling was constructed in the Carver Revitalization Area for a single mother and daughter. (House was dedicated on May 6, 2014. – 204 Wood Ave.) \$20,000 of HOME funds used for construction as well as the lot was donated to Habitat.

The City of Kannapolis also purchased a vacant house at 130 James St. in the Carver Revitalization area and donated to Habitat for Humanity for family currently on waiting list. HOME funds used for purchase and lead abatement - \$62,520

The City of Kannapolis will continue to offer Down Payment Assistance to low/mod first-time homebuyers in order to make purchasing a house more affordable. Clients must complete HUD approved home buyer counseling offered by Community Link or Prosperity Unlimited. HOME funds budgeted - \$20,000 (up to \$5,000 per household) 1 family was assisted with downpayment funds in FY 2013-14.

The City of Kannapolis has leased 7 houses to Cooperative Christian Ministries for the teaching house program for the homeless. (2 currently being rehabilitated) 201 & 205 Lowe Ave.

Impediment #2: Over concentration of housing choice vouchers and public housing of racial and ethnic groups.

Historically there has been isolation of public housing which has resulted in a higher number of low-income families and person living in geographically concentrated areas. The case is the same with regards to the geographic concentration of Section 8 voucher usage.

Plan:

The City will create partnership with Housing Authority in Cabarrus and Rowan County to educate landlords in effort to expand housing opportunities beyond areas of traditional low-income and minority concentration.

Impediment #3: Housing consumers lack knowledge of their fair housing rights, where to go for information and how to get help if they believe that they have experience housing discrimination.

Plan: The City of Kannapolis will provide workshops and distribute information to educate consumers on fair housing laws in order to help recognize and challenge housing discrimination.

FY 2013-14 – The City continued to provide brochures to the Department of Social Services, NC Independent Living Center and the Public Library. Public Service Announcements are being aired on local radio stations and information is provided in the Kannapolis Matters Newsletter to educate consumers about fair housing rights and laws.

The City hosted several fair housing workshops during the year as well as participated in community events in order to reach as many citizens as possible.

Impediment #4: Zoning, Building Code and Property taxes

Local development codes, property taxes, and various utility fees, may limit the availability and location options for development of affordable or higher density housing and/or increase costs and development of affordable housing with the effect of restricting housing choice for low-income families or person.

Plan: The City of Kannapolis will work with Code Officials to create a plan for increasing the development of affordable housing as well as continue outreach efforts to find partnerships for development of affordable rental units.

FY 2013-14 – The City of Kannapolis continues to work with Code Enforcement to remove vacant dilapidated properties thereby creating opportunities for development of affordable housing. (6) dilapidated structures were demolished.

The Zoning Department is currently or has worked with the following Developers to create housing choice options:

The Falls – (Rowan County) A Street (CT 051501) – 200 lots with detached single-family dwellings

Autumn Chase – Sears St. (CT 040702) 87 units. Tax Credit Project

Wellington Gardens – NC 73 (CT 041301) 72 units.

Impediment #5: Limited number, location and/or types of public owned rental units that are accessible to and modified for persons with physical disabilities.

Plan: The City of Kannapolis will continue to educate landlords on Fair Housing laws and work with agencies such as NC Independent Living Center to educate citizens about available resources to assist in making units accessible.

FY 2013-14 – The City of Kannapolis will continue to seek opportunities to work with NC Division of Vocational Rehabilitation Independent Living Services as well as make referrals to assist disabled rental client obtain necessary housing repairs.

The City worked with Carolina Cross Connection agency to provide handicap accessibility for rental property at 601 Harding Ave.

Impediment #6: Neighborhoods with insufficient public transportation for low-income persons, and persons with mental and/or physical disabilities.

Plan: The Concord Kannapolis Area Transit system has buses that are equipped to accommodate wheelchairs and other mobility devices. Those unable to navigate the fixed route system may qualify for the Complementary Para transit System door to door service.

Bus Fares are very economical and reduced fares are available for Senior Citizens, students and persons with disabilities.

FY 2013-14 The City of Kannapolis will continue to sponsor Fair Housing Workshops and invite the public. Panelists include the Transit Manager in an effort to offer strategies for addressing this impediment. We will continue to work forward voicing the need and importance of public transportation for low-income and disabled citizens as well as utilize funding to assist with expanding and/or improving service areas.

