

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Kannapolis has experienced strong population growth from 2000 to 2011 and is expected to continue to do so. However, most of this growth is occurring on the west side of Kannapolis where there are several new subdivisions. Within the core and older sections of Kannapolis, there is much less economic prosperity. 15% of households in Kannapolis are considered extremely low income (0-30% AMI), 15% are considered low income (30-50% AMI), and 20% of households are considered moderate income (50-80% AMI). A majority (52%) of households with at least one person age 75 or older are extremely low to low income.

This 2015-19 Consolidated Plan identifies the housing and community development needs and market conditions that affect low and moderate income households in Kannapolis. Using the City's resources to leverage the work of other agencies and non-profit organizations, the City has developed this Consolidated Plan with a set of priorities, goals, and action to guide our community development work over the next five years.

Housing Needs Assessment

Cost burden is the most common housing problem for Kannapolis households. 15% of the households in the Kannapolis jurisdiction as a whole have a moderate cost burden, and 14% have a severe cost burden. Overcrowding is somewhat of an issue as well. A disproportionate number of low and middle income African-American households experience housing problems, and a disproportionate number of extremely low income Hispanic households experience housing problems.

The highest concentrations of Hispanic residents in Kannapolis is the northern part of the City in Rowan County, with more than 20% of those Census tracts being Hispanic. The areas of Kannapolis with the highest concentrations of African-American residents is also in northern Kannapolis (Rowan County), as well as the east side of Kannapolis. These areas have fairly large proportions of extremely low and low income households, but not the highest concentration in Kannapolis. Central Kannapolis has the highest proportions of extremely low and low income households and a substantial number of Hispanic and African-American residents.

While the source of a household's housing problems is typically financial and/or social (job loss, unmanageable bills, change in household status, lack of family support), the result is the financial

inability to maintain safe and decent housing. Community partners agree that the Point-In-Time Count does not sufficiently highlight the housing needs, and that there are many who are doubled up in overcrowded conditions or living in substandard housing to avoid becoming homeless.

Cooperative Christian Ministry provided data regarding the number of households they provide financial assistance for utility or rent payments to help these households stay in their homes. Since 2010, CCM has seen a significant increase in large households coming for assistance, rather than single persons or small households. This is a strong indication that housing instability in Cabarrus County is affecting families with children and sometimes multi-generational households.

CCM believes that new shelter and innovative housing solutions will be needed in Cabarrus County, and that 100 to 200 families will need a housing solution over the next year. Current gaps include housing for the chronically homeless, single females, young adults aging out of foster care, and rehabilitative services.

The City's non-housing community development needs include strengthening neighborhoods, reducing blight and dilapidated properties, and providing improved infrastructure like streets and sidewalks. Low and moderate income households in Kannapolis need better access to affordable health care, employment and job training, and financial literacy education.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Market Analysis

Residential activity has been on the rise in 2014 and 2015. The primary areas of growth are on the City's west side, along Kannapolis Parkway and subdivisions to the west. Infill development in Kannapolis is limited by our sewer capacity and developable land within the core/older areas of the City. The demand for housing in the older/core area of Kannapolis has not gained enough for the private market to do more infill housing.

There has been a substantial amount of market-rate apartment development occurring in Kannapolis (700 units since 2010), in addition to approximately one low-income housing tax credit project every year or two. However, there is still a need for rental housing affordable to those earning up to 60% of area median income.

Although the median home value has increased by 59% in Kannapolis from 2000 to 2011, it is still considerably lower than the Cabarrus County median home value (\$155,900) as well as the Charlotte metro median home value (\$164,500). Median rent in Kannapolis is also lower than Cabarrus County (\$570) and the Charlotte metro area (\$632). In addition, a high proportion of rental units (42%) cost less than \$500 per month in Kannapolis, compared to 37% in Cabarrus County and 19% in the Charlotte metro area.

Kannapolis is still a fairly affordable community compared to Cabarrus County as a whole and the Charlotte metro area. However, affordability and housing cost burdens remain an issue for extremely low, low, and moderate income households. The shortage based on the data in the Housing Affordability table indicates the primary shortage in affordable units for households at 0-30% HAMFI, with a potential shortage for households at 30-50% HAMFI. There are many factors, including location, condition, and tenure that may make a unit unsuitable for a household even if it is considered “affordable” for their income level.

Educational attainment levels of adults in Kannapolis are quite low relative to neighboring communities and the Charlotte metro area. Only 17.5% of adults age 25 and over in Kannapolis have a bachelor’s degree or higher. 21% do not have a high school diploma or equivalent. Workers with lower education levels are well suited for the many distribution, warehousing, retail, and service jobs in the local area. However, if they want to increase their earning power and improve their career path, workers need to develop technical skills that allow them to use computers, robotics, and other technology in production-related jobs.

Economic development is a top priority for Kannapolis. Our City leaders recognize that residents need jobs to improve their standard of living. Even though Pillowtex closed 10 years ago, the workforce in Kannapolis is still transitioning from a textile mill skill set to adapt to today's economy. Similar to national trends, the number of lower-paying, service sector and retail jobs has increased, so while unemployment rates may be low here, household income has suffered. In addition to downtown revitalization, continuing to recruit businesses and encourage development, the City also believes entrepreneurship is a way to provide economic opportunities for Kannapolis residents.

Strategic Plan

Based on the needs assessment, market analysis, public input, and consultation with partner agencies, the City's one and five year goals for the Consolidated Plan are:

- Improve and strengthen neighborhoods
- Provide decent & affordable housing
- Prevent and address homelessness
- Promote self sufficiency and community development

The outcomes to be achieved include public infrastructure and facilities, demolition of dilapidated properties, public service activities, new and rehabbed housing units, transitional housing, direct financial assistance to homebuyers, and homelessness prevention.

3. Evaluation of past performance

With the change in HOME rules and the recent recession affecting the homebuyer market, the City of Kannapolis had to shift its housing strategy from new speculative construction of single family homes

and downpayment assistance to more homeowner rehab, urgent repair, and transitional housing development. We are also looking more closely at opportunities for low-income housing tax credit projects, which provide a much greater number of housing units than single family housing. The City is still interested in new construction, but it would likely need to be in partnership with Habitat for Humanity, which has a pipeline of eligible first-time homebuyers.

4. Summary of citizen participation process and consultation process

The City of Kannapolis works very closely with local non-profit agencies and service providers that address the needs of low-to-moderate income families, homeless, and community development. For the Consolidated Plan, the City consulted with Cooperative Christian Ministry, Prosperity Unlimited CDC, Community Link, Concord Housing Authority, Rowan County Housing Authority, Cardinal Innovations, Cabarrus Victims Assistance Network, and Habitat for Humanity. These groups include representation on the Cabarrus Homelessness Task Force and the Piedmont Regional Committee for the Continuum of Care.

To solicit citizen participation for the Consolidated Plan, the City conducted an online and paper survey of needs, held a community meeting, and conducted a public hearing. In addition, we made the draft of the plan available in the City office and online for public viewing.

5. Summary of public comments

Comments made at the public meetings and hearing were ones regarding the need for affordable senior housing, questions about the amount of funds for demolition and clean-up of dilapidated structures. One citizen commented on the need for sidewalks on Little Texas Rd. One citizen suggested the possibility of using the Boy Scouts for clean-up projects and questions were asked about using CDBG funds for downtown revitalization.

The on-line survey responses included a comment about the need for loans for first-time homebuyers, services for homeless and those with special needs. Neighborhood improvements were also noted as a need such as clean-up and development. After-school programs were listed as a high need as well as street improvements/street lighting. Jobs and affordable housing as also listed as needs.

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

All comments were accepted.

7. Summary

The following projects show how the City of Kannapolis will be using its 2015-16 CDBG funding allocation of \$326,534 to further the goals within its Consolidated Plan and Annual Action Plan.

- Prosperity Ridge senior apartments - Prosperity Ridge is a proposed 60-unit, senior, low-income housing tax credit project at 104 N. Little Texas Rd. If the project is awarded the tax credits in 2015, the City of Kannapolis has submitted to the HOME Consortium that we will use \$100,000 in HOME funds to support this project. The City of Kannapolis will also provide \$20,000 in CDBG funds to assist with the infrastructure costs (sewer line) of this project, if it is awarded the tax credits. In the event that the tax credit application is not approved by the NC Housing Finance Agency, the alternative plan to use the FY 2015-16 HOME funds would be for the City to continue to provide housing rehab to eligible Kannapolis homeowners.
- Section 108 Loan Repayment - The City uses its annual CDBG allocation to repay a 2006 loan used to develop the Gateway Business park. Seven years are remaining on the loan, with a balance of \$350,000. \$64,882 has been allocated for the 2015-16 loan repayment.
- Fair Housing - The City will spend approximately \$1,000 to undertake outreach and education activities to affirmatively further fair housing. These include workshops and information sessions.
- Public Services - The City will provide \$48,000 in grants to non-profit organizations that carry out public services for Kannapolis residents. Examples include Meals on Wheels, Red Cross, YMCA, etc.
- Program Administration - The City will spend \$64,300 for program administration and subrecipient monitoring.
- Urgent repair/weatherization - Urgent repair projects can address handicap ramps, water heaters, inoperable heating/cooling units, leaking roofs, up to \$5,000 per house. The City has allocated a total of \$48,351 for these projects.
- Demolition - The City will use \$30,000 in 2015-16 funds and additional funds from previous years to demolish about 50 abandoned, dilapidated mobile homes within in the Villas Mobile Home Park. Also, the City may demolish other dilapidated structures within the City of Kannapolis as a result of code enforcement.
- Infrastructure Improvements - The City's infrastructure projects have not been specifically identified, but the \$70,000 allocation will likely be for sidewalks near schools, or addressing deficient infrastructure (stormwater or sewer) in low-moderate income areas.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

Agency Role	Name	Department/Agency
Lead Agency	KANNAPOLIS	
CDBG Administrator		

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Sherry Gordon

Community Development Program Administrator

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Kannapolis works very closely with local non-profit agencies and service providers that address the needs of low-to-moderate income families, homeless, and community development.

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

The City of Kannapolis is part of the Cabarrus-Iredell-Rowan HOME Consortium, and the City of Concord is the lead entity. The Consortium meets a few times a year to review projects and discuss any issues. The Consortium provides a forum for the City of Kannapolis to work together with other members. For example, the City of Kannapolis as well as Cabarrus County have both agreed to provide HOME funds for a low-income housing tax credit project that Prosperity Unlimited CDC, a CHDO of the Consortium, is developing.

The City of Kannapolis plans Fair Housing educational events in conjunction with our partners, including Concord Housing Authority, City of Concord, and Prosperity Unlimited.

Through the City's interest in improving public health, the City works closely with Cabarrus Health Alliance, Cannon Memorial YMCA, Carolinas Medical Center-NorthEast, and Kannapolis City Schools on health related initiatives.

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

The Kannapolis area is part of the five-county Piedmont Regional Continuum of Care Committee, which is a piece of the North Carolina Balance of State CoC (BoS CoC). Because the Balance of State is the largest geographic CoC in the North Carolina, representing 79 out of 100 counties, it is organized into Regional Committees that coordinate local work and planning. Each Regional Committee is represented by a Regional Lead, who organizes local meetings and sits on the Balance of State Steering Committee. The lead for the Piedmont Regional Committee is a representative of Community Link, which receives CoC funding for transitional housing and permanent supportive housing.

Ed Hosack from Cooperative Christian Ministry (CCM) serves on the Executive Team of the Piedmont Regional Committee. CCM is based in Cabarrus County and does extensive work in Kannapolis and nearby communities with preventing and addressing homelessness. CCM organized and leads the Cabarrus County Homeless Task Force, of which the City of Kannapolis is a member, as well as Community Link - the lead of the CoC Committee. Other members of the Task Force include Kannapolis

City Schools, Cabarrus County, and each of the homeless shelters and related service providers. Through the Task Force, the City of Kannapolis is able to stay updated on each organization's efforts, determine areas of potential partnerships, and make appropriate referrals to relevant agencies. The Task Force also coordinates the annual Point-in-Time Count for Cabarrus County.

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

The City of Kannapolis does not receive ESG funds.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	CABARRUS COOPERATIVE CHRISTIAN MINISTRY
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CCM coordinates the Cabarrus County Homeless Task Force of which the City of Kannapolis is a member. CCM distributed the results of the Point-in-Time count. The City of Kannapolis meets regularly with CCM on projects and discussed sections of the Consolidated Plan. Our conversations frequently lead to ideas on new partnerships or ways to tweak programs to achieve better results.
2	Agency/Group/Organization	PROSPERITY UNLIMITED, INC.
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Prosperity Unlimited is a member of the HOME Consortium with the City of Kannapolis. Prosperity provided information about the market study conducted for low-income apartments for seniors. The City provides down payment assistance to Prosperity Unlimited clients, so Prosperity also updated the City on the state of the lending market for first-time homebuyers.
3	Agency/Group/Organization	COMMUNITY LINK
	Agency/Group/Organization Type	Services - Housing Services-homeless Regional organization

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Link is the lead entity for the Piedmont Regional Committee of the NC Balance of State Continuum of Care. Community Link receives CoC funding for transitional housing and permanent supportive housing. Community Link provided Point-in-Time data as well as additional information about their programs and homelessness strategy.
4	Agency/Group/Organization	Concord Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Concord Housing Authority provided information for the Consolidated Plan for the sections related to public housing.
5	Agency/Group/Organization	Rowan County Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Rowan County Housing Authority provided information for the Consolidated Plan for the sections related to public housing.
6	Agency/Group/Organization	Cardinal Innovations
	Agency/Group/Organization Type	Services-Persons with Disabilities Health Agency
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Cardinal Innovations manages Medicaid, state and local funding for mental health, intellectual and developmental disability, and substance use/addiction services.
7	Agency/Group/Organization	CABARRUS VICTIMS ASSISTANCE NETWORK (CVAN)
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CVAN provided data regarding the volume of clients they see and the organization's ability to provide services.
8	Agency/Group/Organization	Habitat for Humanity Cabarrus County
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity works with the City to do urgent repair work and provide new housing for its clients. The City consulted with Habitat to learn more information about their client pipeline and ability to continue partnerships.

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

For the purposes of developing the Consolidated Plan, the City of Kannapolis consulted only with the primary providers of housing programs and shelters in the area. Due to limited time and staff capacity, the City did not consult with public service providers, such as Meals on Wheels, American Red Cross, or the YMCA. Although we interact with these types of organizations through our presence in the community, they were not consulted directly regarding the Consolidated Plan.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Community Link	The Goals of the Strategic Plan area aligned with the goals of the CoC plan in the areas of homelessness services and prevention.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Kannapolis is part of the Cabarrus-Iredell-Rowan HOME Consortium, and the City of Concord is the lead entity. Kannapolis staff consults with the City of Concord and Cabarrus County on the development and implementation of the Consolidated Plan because they are adjacent units of local government. For example, the City of Kannapolis as well as Cabarrus County have both agreed to provide HOME funds for a low-income housing tax credit project that Prosperity Unlimited CDC, a CHDO of the Consortium, is developing. Concord and Kannapolis consult with each other on projects, written agreements, and the structuring of partnerships with non-profit organizations.

Narrative (optional):

PR-15 Citizen Participation

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

The City of Kannapolis encourages citizens to participate in the development of the Consolidated Plan, any substantial amendment to the plan as well as the CAPER. Participation is encouraged by working with neighborhood groups, churches, citizen advisory board, local leaders and local agencies.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Hispanic Persons with disabilities Non-targeted/broad community	Our first community meeting was held at a neighborhood watch location. The meeting was poorly attended due in part to bad weather. Our next meeting was a public hearing.	The following comments were received: 1) Need for affordable senior housing	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Hispanic</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	20	The following comments were received: 1) Questions about demolitions and if any additional funds were available to assist with clean-up of dilapidated structures; 2) questions about sidewalks on Little Texas Rd., 3) suggestion to use Boy Scouts to assist with clean-up projects; 4) question about utilizing CDBG funds to assist with downtown revitalization projects.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Non-targeted/broad community	The draft of the plan was distributed to the Citizens Advisory Commission for comments and questions.	The Citizens Advisory Commission approved plan for use of funds and commented about adding more general city funds to assist with community development efforts.	None	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment provides a picture of the City of Kannapolis' needs related to affordable housing, special needs housing, community development, and homelessness. These needs will be prioritized and serve as the basis for the Strategic Plan as part of this consolidated plan. The sections of the Needs Assessment are:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Kannapolis has experienced strong population growth from 2000 to 2011 and is expected to continue to do so. However, most of this growth is occurring on the west side of Kannapolis where there are several new subdivisions. Within the core and older sections of Kannapolis, there is much less economic prosperity. 15% of households in Kannapolis are considered extremely low income (0-30% AMI), 15% are considered low income (30-50% AMI), and 20% of households are considered moderate income (50-80% AMI). A majority (52%) of households with at least one person age 75 or older are extremely low to low income.

Housing costs burdens are a significant issue for renters and owners, more severely (more than 50% of income) for extremely low income households (0-30% AMI), and somewhat severely (30-50% of income) for low and moderate income households (30-80% AMI). Overcrowding is somewhat of an issue for renters and owners who are moderate and middle income (50-100% AMI). Extremely low-income renters are the primary group that has issues with lack of complete plumbing or kitchens.

Moderate cost burdens tend to be an issue for more renters than homeowners, and also for large families and elderly households at the low end of the income brackets regardless of tenure. Significant cost burdens are a problem for all types of extremely low-income households (0-30% AMI).

Overcrowding is somewhat of an issue for renters and owners who are moderate and middle income (50-100% AMI).

The data in the tables below provide more details about housing needs.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	36,910	42,346	15%
Households	14,753	16,342	11%
Median Income	\$35,532.00	\$41,645.00	17%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,240	2,420	3,260	1,410	7,000
Small Family Households *	695	775	1,470	515	3,755
Large Family Households *	250	160	360	220	580

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	380	475	535	300	1,290
Household contains at least one person age 75 or older	310	525	425	180	165
Households with one or more children 6 years old or younger *	520	480	905	260	1,045
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	85	0	0	10	95	0	15	0	0	15
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	4	10	10	15	39	0	20	0	0	20
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	20	25	40	85	10	10	55	45	120
Housing cost burden greater than 50% of income (and none of the above problems)	855	365	65	0	1,285	485	150	205	30	870
Housing cost burden greater than 30% of income (and none of the above problems)	70	445	530	110	1,155	125	355	410	275	1,165

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	170	0	0	0	170	65	0	0	0	65

Table 7 – Housing Problems Table

Data 2007-2011 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	950	395	100	65	1,510	495	195	255	75	1,020
Having none of four housing problems	330	740	1,465	474	3,009	240	1,085	1,440	805	3,570
Household has negative income, but none of the other housing problems	170	0	0	0	170	65	0	0	0	65

Table 8 – Housing Problems 2

Data 2007-2011 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	430	370	395	1,195	55	155	290	500
Large Related	140	95	50	285	110	30	40	180
Elderly	115	95	20	230	284	184	145	613
Other	300	285	150	735	170	155	140	465

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	985	845	615	2,445	619	524	615	1,758

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	420	170	15	605	55	55	80	190
Large Related	140	10	0	150	100	10	0	110
Elderly	90	30	0	120	154	24	30	208
Other	265	160	50	475	170	65	95	330
Total need by income	915	370	65	1,350	479	154	205	838

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	0	20	15	40	75	0	30	45	10	85
Multiple, unrelated family households	4	10	20	15	49	10	0	10	35	55
Other, non-family households	15	0	0	0	15	0	0	0	0	0
Total need by income	19	30	35	55	139	10	30	55	45	140

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

This data is not available for Kannapolis. From the Census data, we found that that 27% of families in Kannapolis living with related children under age 18 are below the poverty level.

Describe the number and type of single person households in need of housing assistance.

Based on the 2014 Point in Time Count, there were about 50 single-person households in Cabarrus County who were homeless. Nine of them were age 18-24, and about 41 were adults age 25 and up. There were 122 single-person households in Rowan County who were homeless. Nine of them were age 18-24, and 113 were adults age 25 and up. About 2/3 of Kannapolis residents live in Cabarrus County, and 1/3 live in Rowan County.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The Cabarrus Victims’ Assistance Network (CVAN) sheltered 156 women and children in 2014 who were victims of domestic violence, dating violence, sexual assault, and stalking. There were 65 women – 40 came with children and 25 without children; and 91 children total. They stayed a total of 6,130 shelter nights with CVAN.

What are the most common housing problems?

By far the most common housing problem is cost burdens, both moderate and significant.

Are any populations/household types more affected than others by these problems?

Cost burdens affect more renters than homeowners, and also large families and elderly households at the low end of the income brackets regardless of tenure.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Case workers from Community Link and Cooperative Christian Ministry have noted that based on their experience in working with those at risk of homelessness, characteristics that indicate instability and increased risk of homelessness include poor credit history, prior evictions, unemployment and underemployment, mental illness, substance abuse, change in household status, and limited or no family support.

Cooperative Christian Ministry's observations are that their clients spend a significant amount of their resources on housing, food, utilities, transportation, and healthcare. As these costs increase, the financial situation for many households becomes less stable and they become at risk of homelessness.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

(No estimates of at-risk populations were provided.)

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Those at risk of homelessness typically have insufficient income to pay for their housing, so they are cost burdened. Because of this, these households often have their utilities turned off, sometimes multiple times. They manage to live without water, electricity, or heat for periods of time before becoming homeless. These and other substandard housing conditions create an unstable housing situation for these households. Some people are able to find relatives or friends who are willing to allow them to stay. "Doubling up" is also an unstable housing situation due to overcrowding, and lack of certainty about the length of time the host will allow the guests to stay.

Discussion

While the source of a household's housing problems is typically financial and/or social (job loss, unmanageable bills, change in household status, lack of family support), the result is the financial inability to maintain safe and decent housing. Community partners agree that the Point-In-Time Count does not sufficiently highlight the housing needs, and that there are many who are doubled up in overcrowded conditions or living in substandard housing to avoid becoming homeless.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The four housing problems considered here are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, and 4. Cost Burden greater than 30%. A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. The Discussion section below analyzes the data and identifies any disproportionately greater needs by race.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,645	370	235
White	1,000	210	155
Black / African American	490	160	80
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	140	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,395	1,025	0
White	830	845	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	415	80	0
Asian	35	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	20	0	0
Hispanic	95	100	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,290	1,970	0
White	785	1,295	0
Black / African American	310	465	0
Asian	10	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	155	205	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	515	895	0
White	285	720	0
Black / African American	180	90	0
Asian	0	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	40	80	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

In the extremely low income groups, all Hispanic and Asian households experienced at least one housing problem, a much higher proportion than the jurisdiction as a whole (73%). However the actual number of Asian households is small.

In the low-income group, all Asian and Pacific Islander households and 84% of African-American households experience at least one housing problem, compared to 58% percent of low-income households within the overall Kannapolis jurisdiction. However the actual numbers of Asian and Pacific Islander households are small.

In the moderate-income groups, all Asian and American Indian/Alaska Native households experienced at least one housing problem, compared to the jurisdiction as whole (40%). However the actual number of households is small.

In the middle-income group, all American Indian/Alaska Native households and 67% of African American households experienced at least one housing problem, compared to 37% for the jurisdiction as a whole. However, the actual number of American Indian/Alaska Native households is small.

Based on the small sample size, it is difficult to determine the true significance of the housing problems of Asian, American Indian/Alaska Native, and Pacific Islander households. A disproportionate number of low and middle income African-American households experience housing problems, and a disproportionate number of extremely low income Hispanic households experience housing problems.

Previous data from the NA-10 Housing Needs Assessment indicate that cost burdens are by far the most common type of housing problem, and overcrowding is somewhat of a housing problem in Kannapolis. It does not appear that housing problems are limited to any particular race or income level, although some racial groups at certain income levels are disproportionately affected as mentioned.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, and 4. Cost burden over 50%. A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. The Discussion section below analyzes the data and identifies any disproportionately greater needs by race.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,445	570	235
White	810	400	155
Black / African American	480	170	80
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	140	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	595	1,830	0
White	355	1,320	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	185	310	0
Asian	0	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	20	0
Hispanic	55	140	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	355	2,910	0
White	210	1,875	0
Black / African American	55	720	0
Asian	0	10	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	70	295	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	135	1,280	0
White	85	930	0
Black / African American	15	255	0
Asian	0	0	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	40	80	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

In the extremely low income groups, all Hispanic and Asian households experienced at least one severe housing problem, a much higher proportion than the jurisdiction as a whole (64%). However the actual number of Asian households is small.

In the low-income group, 37% of African-American households experience at least one severe housing problem, compared to 25% percent of low-income households within the overall Kannapolis jurisdiction.

In the moderate-income groups, all American Indian/Alaska Native households experienced at least one severe housing problem, compared to 11% of the jurisdiction as whole. However the actual number of households is small.

In the middle-income group, 33% of Hispanic households experienced at least one severe housing problem, compared to 10% for the jurisdiction as a whole.

Based on the small sample size, it is difficult to determine the true significance of the severe housing problems of Asian and American Indian/Alaska Native households. A disproportionate number of low-income African-American households experience severe housing problems, and a disproportionate number of extremely low and middle income Hispanic households experience severe housing problems.

Previous data from the NA-10 Housing Needs Assessment indicate that cost burdens are by far the most common type of housing problem, and overcrowding is somewhat of a housing problem in Kannapolis. It does not appear that housing problems are limited to any particular race or income level, although some racial groups at certain income levels are disproportionately affected as mentioned.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

This table displays cost burden information for the jurisdiction and each racial and ethnic group, including no cost burden (less than 30%), cost burden (30-50%), severe cost burden (more than 50%), and no/negative income. However, the data appears to be wrong, as there are more white households with no cost burden than the jurisdiction as a whole. Based on 16,330 total households as shown in Table 6: "Total Households Table" in the NA-10 Housing Needs Assessment, we can estimate that the number of households with no cost burden in the jurisdiction as a whole should be 11,465 (assuming the number of households with cost burdens is correct). This corresponds approximately to the sum of the number of households in each racial/ethnic group with no cost burden. The attached table shows the first row of the table with the corrected numbers for the jurisdiction as a whole.

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. The Discussion section below analyzes the data and identifies any disproportionately greater needs by race.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	4,475	2,400	2,215	250
White	8,165	2,065	1,375	170
Black / African American	1,680	710	705	80
Asian	55	45	10	0
American Indian, Alaska Native	10	20	0	0
Pacific Islander	0	20	0	0
Hispanic	835	135	175	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

	<30%	30-50%	>50%	No/negative income (not computed)	Total
Jurisdiction	11,465	2,400	2,215	250	16,330

Table 22 - Corrected Housing Cost Burden Table

Discussion:

15% of the households in the Kannapolis jurisdiction as a whole have a moderate cost burden, and 14% have a severe cost burden. African-American households have a higher proportion of households with cost burdens (22% moderate and 22% severe). Asian, American Indian/Alaska Native, and Pacific Islander households have a disproportionate share of households with moderate cost burdens (41%, 67%, and 100%, respectively), but the total number of households in these groups is small.

We know from the NA-10 Housing Needs Assessment that cost burdens are the most common housing problem in Kannapolis.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Based on the small sample size, it is difficult to determine the true significance of the housing problems of Asian, American Indian/Alaska Native, and Pacific Islander households. A disproportionate number of low and middle income African-American households experience housing problems, and a disproportionate number of extremely low income Hispanic households experience housing problems. A disproportionate number of low-income African-American households experience severe housing problems, and a disproportionate number of extremely low and middle income Hispanic households experience severe housing problems. African-American households have a higher proportion of households with moderate and severe cost burdens than the jurisdiction as a whole.

If they have needs not identified above, what are those needs?

Needs have not been identified other than those above.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The highest concentration of Hispanic residents in Kannapolis is the northern part of the City in Rowan County, with more than 20% of those Census tracts being Hispanic. The area of Kannapolis with the highest concentration of African-American residents is also in northern Kannapolis (Rowan County), as well as the east side of Kannapolis. These areas have fairly large proportions of extremely low and low income households, but not the highest concentration in Kannapolis. Central Kannapolis has the highest proportions of extremely low and low income households and a substantial number of Hispanic and African-American residents.

NA-35 Public Housing – 91.205(b)

Introduction

Families below 30% of the Area Median Income are typically those served by public housing or on the waiting list for public housing. The City of Kannapolis does not have its own housing authority. The Rowan County Housing Authority and the City of Concord Housing Department serve the Kannapolis areas with public housing and Section 8 vouchers.

The Rowan Housing Authority operates 194 units of public housing, including 94 within Kannapolis - the Running Brook Drive apartments and Locust Street apartments. The Concord Housing Department Housing Authority owns and operates 174 units of public housing within the City of Concord. The CHD receives federal funds annually for programming, administration, modernization, and repairs. This funding has been decreased over the last five years and may continue to decrease. If this is the case, many of the families and individuals on the waiting list may never have the opportunity to benefit from public housing services.

The Concord Housing Department is currently at 100% of Fair Market Rent with their Section 8 vouchers. This is a strategic move on the part of the Concord Housing Department staff - by doing so, the vouchers are able to extend to more families.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	341	1,162	45	1,090	27	0	0

Table 23 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	1	21	0	5	16	0
# of Elderly Program Participants (>62)	0	0	32	206	43	161	2	0
# of Disabled Families	0	0	41	179	2	171	6	0
# of Families requesting accessibility features	0	0	341	1,162	45	1,090	27	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	42	188	3	176	9	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Black/African American	0	0	298	973	42	913	18	0	0
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	1	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	4	16	0	15	1	0	0
Not Hispanic	0	0	337	1,146	45	1,075	26	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Five of the Rowan Housing Authority units in Kannapolis are handicap accessible and 12 units within the Concord Housing Department jurisdiction (in Concord) are handicap accessible. There are currently 18 applicants on the Kannapolis area waiting list through the Rowan Housing Authority and 20 tenants residing in the Running Brook Drive and Locust Street communities in Kannapolis with a Handicapped classification. The nature of the applicants' and tenants' handicap is most often mental or something other than physical (i.e. hearing, sight, wheelchair). There are currently no applicants or tenants whose handicap requires structural modification to the unit. Public housing applicants are showing an increase in the number of persons who are, or are on the verge of becoming, homeless and are in need of assistance. Over the past few years, many of the applicants have applied due to loss of their homes as a result of the economy and job market; whereas in prior years, the majority of public housing applicants were mostly young single mothers with no visible or verifiable means of support.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The Concord Housing Department reports a public housing waiting list of 672 families at or below the 30% AMI range for their jurisdiction. There is an annual turnover of about 15%. The Concord Housing Department reports a public housing waiting list of 602 families at or below 30% of Area Median Income for Section 8 assistance for their jurisdiction. The annual turnover rate is over 25%.

According to the Rowan County Housing Authority, there are 123 families on the waiting list for Running Brook Drive apartments, with an annual turnover of 19 units. There are 118 families on the waiting list for Locust Street apartments, with an annual turnover of 8 units. There are 838 families on the Rowan County Housing Authority's Section 8 tenant-based assistance waiting list, with an annual turnover of 57 vouchers. For Section 8 project-based assistance, there are 32 families on the Rowan Housing Authority's waiting list.

There are a range of needs for families in public housing. These include financial literacy, workforce training, parenting skills, and other self-sufficiency skills. Many of these needs are addressed through programs already in place, such as the Pathways to Self-Sufficiency, Neighborhood Networks, and Home Ownership Classes.

How do these needs compare to the housing needs of the population at large

The housing problems faced by those on the waiting list for public housing and Section 8 vouchers are similar to other low income households in Kannapolis. They face cost burdens, overcrowding, and substandard housing conditions. The housing authorities will continue to promote education programs, job creation programs, and job training programs. These types of programs have the ability to help individuals and families increase their annual income.

Discussion

The most urgent need among the residents is education. RCHA partners with the Rowan-Cabarrus Community College and Goodwill Career Connections to encourage residents to complete the GED program and advance to some time of vocational training. Another great need is parenting skills. Many households are young, single mothers with multiple children. These parents are often overwhelmed with parenting children and managing a household. RCHA joined forces with Families First to provide free parenting classes, training, in session childcare and meals to families with young children. RCHA has also partnered with crisis agencies such as Salvation Army, Rowan Helping Ministries, Salisbury-Rowan Community Action Agency, Family Crisis Council, Community Service Council, and Rowan County Department of Social Services to meet the basic needs such as food and nutrition, heat during the winter through LIHEAP, maternity assistance, and clothing vouchers. In addition, RCHA case workers provide on-on-one instruction, mediation, and conflict resolution as needed for residents.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homeless data shown in this section are for Cabarrus County and Rowan County (shown in separate tables). About 2/3 of Kannapolis residents live in Cabarrus County and 1/3 live in Rowan County. Homeless counts are not available for Kannapolis specifically. 2014 data are shown for Rowan County and preliminary 2015 data are shown for Cabarrus County.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	4	82	86	0	0	0
Persons in Households with Only Children	0	3	3	0	0	0
Persons in Households with Only Adults	23	46	69	0	0	0
Chronically Homeless Individuals	8	0	8	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	3	0	3	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 27 - Homeless Needs Assessment

Data Source Comments: Data in above table are for Cabarrus County only (2015).

Persons in Households with Adultss and Children	31
Persons in Households with Only Adults	122
Chronically Homeless Individuals	38
Veterans	36
Persons in Households with Only Children	31
Persons unsheltered	44

Table 28 - Rowan County - 2014 Point-in-Time Count

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Cooperative Christian Ministry has a few transitional housing programs that allow their clients to stay from six months up to a year. The duration used to be shorter, but CCM found that these families needed more time to stabilize within their programs. These are typically families with children. The Salvation Army night shelter allows their homeless residents to stay up to 30 days - these may include some chronically homeless individuals.

CCM estimates that based on the 2015 Point in Time Count, between 100 and 200 families will need housing solutions over the next year.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

In 2014, the Point-in-Time count showed 22 homeless families with children in Cabarrus County, a total of 81 individuals. The 2015 PIT count showed 32 homeless families with children, or a total 89 individuals. In Rowan County, the 2014 PIT showed nine homeless families with children, with a total of 31 individuals. However, not included in the PIT report are families that are “doubled-up” or living in a hotel as a result of losing their housing, who have children in our local public schools. The combined total of students recognized as homeless in both Kannapolis City and Cabarrus County school systems is 331 students in 2015, an increase of 51 students (18 percent) from 2014. This student population, when factoring an average family size of 2.8 and calculating for uncounted family members, represents an additional 926 people not included by the HUD definition. These data do not include Rowan County School information.

The 2014 PIT showed a count of 8 homeless veterans in Cabarrus County and 35 homeless veterans in Rowan County. The number of homeless veterans in Rowan County is significantly higher than in other counties because the VA hospital is located in Rowan County. We do not have data about the families of veterans. However, indications are that the return of veterans from serving abroad will increase the number of veterans in our community who need housing in order to transition to life after military service.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Data are not available at the county level, but for the entire five-county Piedmont Continuum of Care region, the homeless population is approximately 60% Black, 30% White, and 10% other race. Over 95% of those persons are Non-Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Based on conversations with CCM and Community Link, the unsheltered homeless in the area include the chronically homeless, as well as families for whom there is no capacity at a shelter to house them together, or those who are unable or unwilling to follow the rules of the emergency shelters and transitional housing programs. The Point in Time Count is an undercount of those who have housing problems. People who are living in a hotel that they pay for themselves are not counted, yet they would qualify for transitional housing programs. People who live in doubled-up situations are at high risk of homelessness - these situations tend to be very temporary and can create instability for the host family as well as the guests.

Discussion:

CCM provided data regarding the number of households they provide financial assistance for utility or rent payments to help these households stay in their homes. Since 2010, CCM has seen a significant increase in large households coming for assistance, rather than single persons or small households. This is a strong indication that housing instability in Cabarrus County is affecting families with children and sometimes multi-generational households.

CCM believes that new shelter and innovative housing solutions will be needed in Cabarrus County. Current gaps include housing for the chronically homeless, single females, young adults aging out of foster care, and rehabilitative services.

The priority needs to be on stabilizing households in their existing housing situations if possible. Once a family slips into homelessness, it is much more difficult to stabilize them than preventing it from happening. As the economy improves, more job opportunities should become available. Financial literacy education is important to provide families with the management skills to prevent housing instability.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The City of Kannapolis has very limited contact with special needs populations in our community. In general, their needs are addressed by Cardinal Innovations, which is a managed care organization serving a 16-county area as a care coordinator for individuals with mental health, intellectual and developmental disability and substance use/addiction needs. The Cabarrus Victims' Assistance Network is a subrecipient of the City's public service funds and provides housing and supportive services for victims of domestic violence.

Describe the characteristics of special needs populations in your community:

HUD considers special needs populations to be: the elderly (age 62 or older); frail elderly (requiring assistance with 3 or more daily living activities); persons with mental, physical, and/or developmental disabilities; persons with alcohol or other drug addiction; persons with HIV/AIDS and their families; and victims of domestic violence. Each of these groups need varying levels of support services to address basic needs, including housing, transportation, assistance with daily living activities, and healthcare.

Cardinal Innovations serves 52 clients per year within Rowan and Cabarrus Counties with mental and developmental disabilities and 24 clients with substance addiction needs. All of these individuals live in an independent setting with support services attached.

What are the housing and supportive service needs of these populations and how are these needs determined?

Cardinal Innovations uses an approach called Assertive Community Treatment (ACT) teams, which consists of a community-based group of medical, behavioral health, and rehabilitation professionals who use a team approach to work together to meet the needs of beneficiaries with severe and persistent mental illness. Services are flexible; teams offer varying levels of care across all beneficiaries, and appropriately adjust service levels given an individual beneficiary's changing needs across time. The Supportive Services Team helps ensure housing stability and maximizes each client's ability to live independently. Through Cardinal Innovations' network providers, the tenants will gain skills in paying rent, budgeting, conflict resolutions, meal preparation, training in personal hygiene and self-care skills, and training in housekeeping and apartment safety.

The Cabarrus Victims' Assistance Network (CVAN) provides housing and supportive services for victims of domestic violence. The supportive services include counseling and advocacy about legal options, rebuilding financial and emotional independence, and improving mental health.

Low income housing tax credit apartments provide affordable housing to senior residents age 55 and older. A market study is conducted as part of the developer application process to ensure that there is a sufficient market to support the project. In addition, priority is given to elderly applicants for public housing units through the Rowan County Housing Authority. Those who are frail elderly need to find housing options through private assisted living and nursing home organizations.

Meals on Wheels of Rowan and Cabarrus Counties serve elderly residents in their homes. The volunteers provide meals in addition to checking on the resident's overall well-being.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Kannapolis is not a HOPWA grantee.

Discussion:

The City of Kannapolis relies heavily on partner agencies to address the needs of special needs populations in our community. These agencies typically receive other sources of federal funding for the services they provide.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Kannapolis Parks and Recreation Master Plan completed in October 2014 identified the following priorities for parks and recreation facilities:

- Improvements to Village Park
- Expansion of facilities at North Cabarrus Park
- Development of Irish Buffalo Creek and Rocky River Greenways
- Acquisition of property for community parks
- Acquisition and development of an east side Neighborhood Park (home a substantial segment of the City's low-income residents)

There has been some public interest in a recreation center that also provides programs for senior citizens. Although Cabarrus County has a senior center, it is located in Concord, which is considered too far for some Kannapolis residents. There is also interest in a community center within certain neighborhoods, such as the Carver neighborhood. City staff is exploring options to make a community center work within budget and staff limitations.

How were these needs determined?

The City of Kannapolis Parks and Recreation Master Plan was completed in October 2014 and included public participation through three public workshops, a telephone survey of 212 randomly sampled households, one-on-one interviews with community stakeholders, and an online survey.

Carver neighborhood needs were determined through monthly meetings with the neighborhood group for the last seven years.

Describe the jurisdiction's need for Public Improvements:

The City of Kannapolis has conducted a number of studies over the last few years to determine various needs for public improvements throughout the City. In addition, the City has adopted a Healthy Living brand with a commitment to become a healthier place through increased access to physical activity and better nutrition. Future infrastructure projects will be considered in terms of how they could contribute to the improved health of our residents. Projects that may be considered for investment with CDBG funds include:

- Street connections and improvements in the Carver neighborhood, Villas Mobile Home Park, and other low-to-moderate income areas.
- Sidewalk infrastructure near schools that are in low-to-moderate income areas.

- Beautification and developing gateways for low-to-moderate income areas, typically in conjunction with another public improvement project.
- Stormwater management infrastructure for low-to-moderate income areas, typically in conjunction with another public improvement project.

How were these needs determined?

The City of Kannapolis worked with Active Routes to Schools and a consultant in 2015 to develop priority needs for pedestrian access to neighborhood schools. The 2010 Carver Area Strategic Plan continues to be a guiding document for public improvements needed in the Carver neighborhood. The City is currently working on cleaning up the Villas Mobile Home Park and will be working on plans to clean up the site and determine a plan for future use of that site.

Describe the jurisdiction's need for Public Services:

The 2012 Cabarrus County Needs Assessment identified needs in several areas of the community:

- Access to affordable healthcare and insurance
- Access to affordable mental health and substance abuse services and insurance coverage
- Underemployment, unemployment, and income stagnation – lack of economic opportunity in the county
- Job training (computer training, vocational training, and job-seeking skills training)
- Improving illiteracy rates and drop-out rates
- Obesity and wellness – lack of exercise, poor eating habits, child and adult obesity, and access to health foods
- Housing affordability and overcrowding/doubling up

The 2014 Cabarrus County Aging Strategic Plan echoed some related needs for citizens age 65 and older:

- Promote healthy living – physical activity, self-management of chronic diseases, and preventative health.
- Promote development of private sector housing for senior citizens, such as low-income housing tax credit projects.
- Promote awareness of workforce development programs, financial assistance programs, and financial planning resources to senior citizens.
- Expand recreational programs and activities for seniors.
- Identify resources to expand transportation services for seniors.

Cooperative Christian Ministry has identified gaps in services to prevent homelessness:

- Access to affordable healthcare and insurance
- Programs to move fresh foods through the food pantries and to redirect perishable food items from waste to usefulness
- Housing for returning veterans
- Financial literacy education programs for families
- Micro-finance opportunities for individuals
- Employability training and employment opportunities

How were these needs determined?

Cabarrus County conducted an Aging Strategic Plan that was completed in March 2014. The plan was developed with the guidance of a steering committee that included staff as well as representatives from faith-based, non-profit, and for-profit partners in several focus areas. 244 residents of Cabarrus County provided input through an unscientific survey that gathered information on the type services and programs respondents feel are needed as they or someone they know ages.

The 2012 Cabarrus County Needs Assessment incorporated feedback from 1,624 households, 93 key informants, and statistical and other data. The six key community needs identified in the assessment are: wellness and obesity, housing, under/unemployment, education, access to healthcare, and mental health.

Cooperative Christian Ministry determined their needs through its Three Year Business Outlook projection.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The purpose of the Housing Market Analysis is to provide a picture of the Kannapolis housing market and to provide key information for development of the Strategic Plan. The Housing Market Analysis will include the following topics:

- Significant characteristics of the jurisdiction's housing market in general, including the supply, demand, and condition and cost of housing
- Housing stock available to serve persons with disabilities and other special needs
- Condition and needs of public and assisted housing
- Brief inventory of facilities, housing, and services that meet the needs of homeless persons
- Regulatory barriers to affordable housing
- Significant characteristics of the jurisdiction's economy

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Most of the housing inventory in Kannapolis is single family detached structures (79%). Small multi-family units (2-19 units per property) make up 11% of the housing inventory. Census data show only 203 units (1% of City’s total inventory) that are in a larger multifamily developments (20 or more units). However, we believe the actual number is significantly higher. The following apartment projects have been recently built in Kannapolis:

- Villas at Forest Park – opened in 2009, 64 units, low-income housing tax credit project for seniors
- Grand Apartments – opened in 2010, 240 market rate apartments
- Integra Springs – opened in 2010, 312 market rate apartments
- Forest Park Crossing – opened in 2012, 54 units, low-income housing tax credit
- Afton Ridge – opened in 2014, 120 market rate apartments and 72 additional units to be completed in 2015, a total of 414 units permitted
- Autumn Crest – opening in 2016, 87 units, low-income housing tax credit

Residential activity has been on the rise in 2014 and 2015. The primary areas of growth are on the City’s west side, along Kannapolis Parkway and subdivisions to the west. Other than the multifamily rental projects mentioned above, the bulk of remaining residential activity is single-family, owner-occupied. Infill development in Kannapolis is limited by our sewer capacity and developable land within the core/older areas of the City.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	14,606	79%
1-unit, attached structure	165	1%
2-4 units	1,030	6%
5-19 units	977	5%
20 or more units	203	1%
Mobile Home, boat, RV, van, etc	1,502	8%
Total	18,483	100%

Table 29 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	51	1%
1 bedroom	233	2%	657	11%
2 bedrooms	2,562	25%	3,116	52%
3 or more bedrooms	7,582	73%	2,141	36%
Total	10,377	100%	5,965	100%

Table 30 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

In the five-year period from 2010 to 2014, the City of Kannapolis completed 60 urgent repair projects and five homeowner rehabilitation projects. For the urgent repair projects, 22 were for households earning less than 30% of area median income (AMI), 29 were for households earning 30-50% of AMI, and 9 were for households earning 50-80% of AMI. For the homeowner rehab projects, one was for a household earning less than 30% of AMI, and four were for households earning 50-80% of AMI. The City also developed five new construction units, of which three were for households earning 30-50% of AMI and two were for households earning 50-80% of AMI.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The expiration of Section 8 contracts would not affect the number of vouchers available. Individuals and real estate companies are constantly placing properties for rent on the GoSection8 website which is available nationwide for anyone looking for property to rent in Rowan and Cabarrus Counties. The local newspapers (Salisbury Post and Independent Tribune) have listings for properties that are available to rent.

We do not expect to lose other units from the affordable housing inventory unless they are in substandard condition and candidates for code enforcement and potential demolition.

Does the availability of housing units meet the needs of the population?

No.

An apartment market study conducted by Kimley-Horn in December 2014 found that in the Kannapolis area submarket for the five-year period from 2010 to 2014, net absorption totaled 1,330 units, averaging 226 apartments annually. This resulted in an under-supply of 202 units for the five-year

period. Reported rents averaged \$0.90 per square foot in August 2014 for market rate units. The study anticipated an additional 891 to 1,241 market rate units over the next five years within the submarket, based on announced and proposed projects.

A market study conducted in February 2015 for a low-income housing tax credit project for senior citizens estimated a net demand of 496 one-bedroom units and 474 two-bedroom units for seniors in the Kannapolis area. The Prosperity Ridge tax credit project would supply only 60 units towards this demand. The market study also estimated 703 senior, rent-burdened households in the area and 109 senior renters in substandard housing.

A market study conducted in March 2013 for a family low-income housing tax credit project estimated a net demand of 1,024 two-bedroom units and 452 three-bedroom units in the Kannapolis area. The Autumn Crest tax credit project would supply only 87 units towards this demand. The market study also estimated 1,245 renters in substandard housing and 130 cost-burdened households that earn up to 60% of area median income.

Describe the need for specific types of housing:

Based on the market studies, there is a need for additional rental housing affordable to those earning up to 60% of area median income, for seniors as well as families.

There is a growing interest in housing for senior citizens. Redwood South is an apartment community for seniors under development. It will have up to 200 ground-level rental units with rents from \$1200 to \$1600. Wesley Community Development Corporation is applying for low-income housing tax credits for a senior project called Prosperity Ridge with 60 units to be constructed in 2016.

Discussion

There has been a substantial amount of market-rate apartment development occurring in Kannapolis, in addition to approximately one low-income housing tax credit project every year or two. However, there is still a need for rental housing affordable to those earning up to 60% of area median income.

New single family construction has picked up in Kannapolis, but those are largely in newer subdivisions on the west side of Kannapolis. The demand for housing in the older/core area of Kannapolis has not gained enough for the private market to do more infill housing.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Although the median home value has increased by 59% in Kannapolis from 2000 to 2011, it is still considerably lower than the Cabarrus County median home value (\$155,900) as well as the Charlotte metro median home value (\$164,500). Median rent in Kannapolis is also lower than Cabarrus County (\$570) and the Charlotte metro area (\$632). In addition, a high proportion of rental units (42%) cost less than \$500 per month in Kannapolis, compared to 37% in Cabarrus County and 19% in the Charlotte metro area.

According to Table 6 – “Total Households”, there are 2,240 households in Kannapolis earning 0-30% HAMFI. This far exceeds the supply of 285 rental units shown in Table 35 - "Housing Affordability". It is unclear how many owner-occupied units are affordable to the 0-30% HAMFI income level. There are 2,640 total units affordable to households at 30-50% HAMFI, slightly more than the 2,420 households at this income level. There are 7,315 total units affordable to households at 50-80% HAMFI, more than double the 3,260 total households. The shortage based on the data in the Housing Affordability table indicates the primary shortage in affordable units for households at 0-30% HAMFI, with a potential shortage for households at 30-50% HAMFI. There are many factors, including location, condition, and tenure that may make a unit unsuitable for a household even if it is considered “affordable” for their income level.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	81,400	129,600	59%
Median Contract Rent	401	576	44%

Table 31 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,490	41.7%
\$500-999	3,086	51.7%
\$1,000-1,499	274	4.6%
\$1,500-1,999	95	1.6%
\$2,000 or more	20	0.3%
Total	5,965	100.0%

Table 32 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	285	No Data
50% HAMFI	1,660	980
80% HAMFI	4,230	3,085
100% HAMFI	No Data	4,295
Total	6,175	8,360

Table 33 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	636	701	831	1,120	1,389
High HOME Rent	631	692	813	1,096	1,235
Low HOME Rent	600	642	771	890	993

Table 34 – Monthly Rent

Data Source Comments: FMR is 2015 data for Cabarrus County High and Low HOME Rent are 2014 data for Charlotte-Gastonia-Rock Hill, NC-SC HUD Metro area (from https://www.hudexchange.info/resource/reportmanagement/published/HOME_RentLimits_State_NC_2014.pdf)

	Efficiency (0 BR)	1 BR	2 BR	3 BR	4 BR
Fair Market Rent	521	524	678	903	1041
High HOME Rent	522	540	665	901	1018
Low HOME Rent	514	540	653	771	861

Table 35 - Monthly Rent - Rowan County (FMR is 2015 data, High/Low HOME Rent is 2014 data)

Is there sufficient housing for households at all income levels?

No. The Housing Affordability data from CHAS show a shortage of rental units affordable to households at 0-30% HAMFI. In addition, the data from the Housing Needs Assessment section show that housing costs burdens are a significant issue for renters and owners, more severely (more than 50% of income) for extremely low income households (0-30% AMI), and somewhat severely (30-50% of income) for low and moderate income households (30-80% AMI).

How is affordability of housing likely to change considering changes to home values and/or rents?

Although Kannapolis is still a fairly affordable community compared to Cabarrus County and the Charlotte metro area, new residential development activity is largely occurring to meet the population growth on the west side of Kannapolis, where households typically have much higher income levels than those in the core/older areas of the City. While the overall Kannapolis median housing costs are expected to increase, we anticipate that housing costs within the core area of Kannapolis will not change significantly until downtown begins to revitalize and redevelop.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Area median rent for Kannapolis is \$576, compared to fair market rents (FMR) from \$636 to \$1389 in Cabarrus County and \$521 to \$1041 in Rowan County. FMR calculations include tenant-paid utilities, while area median rent does not. Kannapolis is still a fairly affordable community compared to Cabarrus County as a whole and the Charlotte metro area. However, there is still a need to produce and preserve housing that is affordable to families at lower income levels.

Discussion

Kannapolis is still a fairly affordable community compared to Cabarrus County as a whole and the Charlotte metro area. However, affordability and housing cost burdens remain an issue for extremely low, low, and moderate income households. The shortage based on the data in the Housing Affordability table indicates the primary shortage in affordable units for households at 0-30% HAMFI, with a potential shortage for households at 30-50% HAMFI. There are many factors, including location, condition, and tenure that may make a unit unsuitable for a household even if it is considered “affordable” for their income level.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

A significant proportion of housing in the core, northern, and eastern parts of Kannapolis is older and has greater risks of lead-based paint risk, vacancy, or abandonment. The west side of Kannapolis has more greenfield development in subdivisions and is newer and less likely to be in poor condition.

Definitions

The City of Kannapolis currently uses HUD Housing Quality Standards to evaluate homeowner rehab and urgent repair projects. In the future, we will use the Uniform Physical Condition Standards required by the new HOME rule. For code enforcement efforts, the City strives to make sure the unit meets minimum housing standards under all state and local codes. The City considers “substandard condition but suitable for rehabilitation” to be a unit that is in poor condition but is both structurally and financially feasible to rehabilitate.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,826	27%	2,572	43%
With two selected Conditions	30	0%	114	2%
With three selected Conditions	0	0%	17	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,521	72%	3,262	55%
Total	10,377	99%	5,965	100%

Table 36 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,255	22%	958	16%
1980-1999	2,215	21%	1,471	25%
1950-1979	3,587	35%	2,156	36%
Before 1950	2,320	22%	1,380	23%
Total	10,377	100%	5,965	100%

Table 37 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,907	57%	3,536	59%
Housing Units build before 1980 with children present	1,105	11%	690	12%

Table 38 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 39 - Vacant Units

Data Source: 2005-2009 CHAS

Limited Data Available on Vacant & REO Properties

2009-2013 American Community Survey data show a total of 2,842 vacant units in Kannapolis. We do not have enough information on which ones are suitable for rehab or not, nor do we have information about which ones are abandoned. The City does not track REO properties. At one point, staff tracked foreclosure activity and noted that from 2010 to 2012, there were approximately 240 foreclosures per year in Kannapolis. It is not clear the final outcome of those proceedings and which ones are REO properties.

Need for Owner and Rental Rehabilitation

The Kannapolis City Council recognizes the abundance of dilapidated housing in Kannapolis. Staff has just begun the process of collecting a starting point of properties that may warrant further inspection and code enforcement. It is not clear which or how many properties will be considered suitable for rehabilitation. The City acknowledges there are many needs in Kannapolis for rehabilitation of housing, both rental and owner-occupied. There are 15 people on the City's waiting list for the homeowner rehab program. Many have been on there for years. If the City had the financial capacity to do more rehab, we believe many more people would step forward to apply for the program.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The areas of Kannapolis with the greatest proportion of rental housing older than 1980 is in north Kannapolis and the central part of Kannapolis between Main Street and Cannon Blvd (north of Rogers Lake Rd). These census tracts have more than 70% rental housing older than 1980, with some areas as high as 86%. Based on the number of rental units in each Census tract, we estimate that there are 1,657 rental units in these four census tracts (408, 514, 515.01, and 516) in Kannapolis. Although it is not clear how many of these are occupied by low or moderate income families, we know there is a total of 1,405 low-income and 2,665 moderate income households in these census tracts, so the likelihood is high that these older rental units are occupied by low or moderate income families. Not enough data are available for owner-occupied housing to make a similar analysis.

Discussion

A much greater proportion of rental units have at least one selected condition (45%) than owner-occupied units (27%), indicating a greater tendency for rental properties to have conditions that create a housing need for tenants.

The 2007-2011 CHAS data show that there are fewer than 1,000 rental units built in 2000 or later. However, as discussed in the MA-10 Number of Housing Units section, there have been nearly 800 rental units built since 2009 in Kannapolis, so the CHAS data may not have an accurate count of recent rental housing development. Over a third of owner-occupied and rental property was built between 1950 and 1979.

A majority of rental and owner-occupied property in Kannapolis was built prior to 1980, posing a potential threat for lead-based paint poisoning. However, the estimated number of those housing units with children living in them is much smaller but still more than 10% of all housing units in Kannapolis. These units pose the greatest threat of lead-based paint poisoning.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Two out of three of Rowan Housing Authority's public housing developments are located in Kannapolis. There is always a need for more public housing units. However, the increasing need cannot be met because there are no federal funds available to build more public housing units.

The data for the number of public housing units and Section 8 vouchers shown in the table below are for all of Rowan County Housing Authority (not just their Kannapolis projects) and likely includes City of Concord Housing Authority as well.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	368	1,174	39	502	301	143	0
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 40 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Rowan County Housing Authority

Rowan County Housing Authority reports 94 units of public housing available in Kannapolis, with 5 handicap accessible units. They have 11 Section 8 housing vouchers available and 23 VASH vouchers available in Kannapolis (none are accessible units).

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Running Brook Drive community has 66 apartments and Locust Street has 28. Each unit is furnished with a stove, refrigerator, and energy efficient washer/dryer. In addition, the water and sewer is provided at no cost to the resident. In 2014, upgrades to the units included installation of granite countertops and replacement of dated appliances. Funding from the 2014-15 capital funds will allow for the completion of new HVAC systems for all public housing units, new basketball goals, and the installation of new roofs on all of the buildings. The Rowan Housing Authority is the only one in North Carolina that provides washers and dryers in the units.

Public Housing Condition

Public Housing Development	Average Inspection Score
NC102 - Running Brook - 2300 Running Brook Dr	98

Table 41 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The units have been well maintained throughout the years and do not need restoration and revitalization.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Rowan County Housing Authority provides programs for its public housing families, including classes on cooking and parenting skills, as well as sports programs for children. Resident safety is a priority for RCHA, and all applicants are screened for prior offenses (sex offenders, felony convictions, and child molestation).

RCHA provides its residents with opportunities to do community service and participate in community meeting, which occur twice per month. These opportunities may motivate some residents to work towards home ownership. All PHA residents are eligible and encouraged to pursue homeownership opportunities funded through the City of Kannapolis' HOME program.

Discussion:

Though the current public housing supply in Kannapolis are in decent condition, the demand for public housing units remains strong, and the annual turnover is not high enough to significantly reduce the number of people on the waiting list. Residents who live in public housing are offered a variety of programs for education and self improvement. It is up to them to take the initiative to not only participate in these programs, but also practice the skills they have learned in their daily lives. Although home ownership is a great goal, it is a difficult one for residents of public housing to reach, because of their lack of sufficient income as well as limited independent living/management skills.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The information about homeless facilities and services in this section are presented for Cabarrus and Rowan Counties, as both counties are likely to serve Kannapolis residents. (About 2/3 of Kannapolis residents live in Cabarrus County and 1/3 live in Rowan County.)

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	42	21	92	0	0
Households with Only Adults	25	0	2	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 42 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Above data are for Cabarrus County only (2014)

	Emergency Shelter Beds - Year Round	Transitional Housing Beds	Permanent Supportive Housing Beds
Households with Adults and Children	40	10	35
Households with Only Adults	74	15	32

Table 43 - Rowan County - 2014 Housing Inventory Count

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Low-income households are normally candidates for SNAP benefits, Medicaid, child care subsidies, etc. Since they don't normally have health insurance other than Medicaid many of them may be eligible for the Affordable Healthcare plans. The community needs more navigators with a broader presence to enroll persons into plans and provide education that people can understand.

Other mainstream services accessed by a larger population within Kannapolis include:

- Cabarrus Health Alliance is a public health agency that provides maternity care, pediatric health care, and dental care for low-income citizens.
- The Centralina Workforce Development Board has a JobLink Career Center located in Cabarrus County to assist people in finding jobs.
- Prosperity Unlimited CDC provides foreclosure prevention counseling to clients to restructure payments and help them remain in their homes.
- Cardinal Innovations provides permanent supportive services for those with mental health issues.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following facilities in Cabarrus County serve the needs of homeless persons, including those in Kannapolis:

- Cooperative Christian Ministry operates the My Father's House emergency shelter, with 14 beds for families with children.
- The Cabarrus Victim's Assistance Network (CVAN) operates a women's shelter for victims of domestic violence, with 20 beds for women and their children.
- The Salvation Army operates the Samaritan House Night Shelter, which has 8 beds for families with children and 24 beds for households without children.
- Wilmar Park Baptist Church operates a seasonal emergency shelter from November through March with 21 beds.
- Cooperative Christian Ministry operates the Mothers and Children transitional housing program with 18 beds for women and their children.
- Cooperative Christian Ministry also operates its Teaching House transitional housing program with 74 beds for households with children and two beds for adults only.
- Opportunity House does not provide shelter, but it provides meals, laundry machines, clothing, a computer lab for the homeless as well a job training program (lawn care services).

The following facilities in Rowan County serve the needs of homeless persons, including those in Kannapolis:

- The Family Crisis Center operates a shelter for victims of domestic violence, with 20 beds for families with children and 4 beds for adults only.
- Rowan Helping Ministry operates an emergency shelter, with 20 beds for families with children and 70 beds for households without children.
- Rowan Helping Ministry operates the Eagle's Nest transitional housing program with five beds for households with children and six beds for adults only.
- Rowan Helping Ministry also has a contract with the Veterans Affairs for a transitional housing program for veterans, with five beds for households with children and nine beds for households without children.
- The Rowan County Housing Authority operates a Veterans Affairs Supportive Housing program with 35 beds for households with children and 32 beds for households without children.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Within Cabarrus and Rowan Counties, there are a limited number of facilities that provide in-patient mental and physical health care, and a few group home facilities for those with disabilities or other special needs. The larger Charlotte region has a number of facilities that Kannapolis residents may need to use if they have certain health or special needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Cardinal Innovations is a North Carolina public managed care organization that supports a system of care for people with mental health, intellectual and developmental disability, and substance abuse needs. Cardinal Innovations' Housing Team assists individuals with housing needs within the community. It receives Permanent Supportive Housing grants to provide housing vouchers for those with special needs. However, the program is at capacity within the five-county Piedmont Region and Cardinal Innovations is not currently taking applications for this program.

Cardinal Innovations has a PATH (Project for Assistance in Transition from Homelessness) program that provides assertive outreach, case management, and other support/services to adults with serious mental illness or co-occurring substance use disorders. Priority is given to eligible veterans. This program is being rolled out in the Charlotte area in 2015.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Typically, the discharge planner at these facilities would contact Cardinal Innovations to check for housing availability. An assessment and treatment plan, and service coordination and integration are primary strategies for preventing homelessness among those with special needs leaving an institutional setting. Depending on the diagnosis and capacity, Cardinal Innovations' providers will often handle case management for individuals returning from mental and physical health institutions. However, because their permanent supportive housing program has reached its funding limit, the program is no longer taking applications.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with

respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Kannapolis will continue to communicate with partner agencies that provide housing and supportive services to special needs groups. These partner agencies are in the process of implementing a Coordinated Assessment Plan which will improve the intake, assessment, and referral process for homelessness, including those with special needs.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Same as previous question.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of Kannapolis has continued to maintain a pro-development approach to housing. Because of this, the City has a wide range of price points for housing. As mentioned in other areas of the Housing Market Assessment, housing costs in Kannapolis are much lower than nearby communities. The sections below discuss specific issues that affect development costs and may affect affordability.

Tax Policies

Local governments in North Carolina assess property tax according to value (ad Valorem) on land and improvements. Properties are assigned a value for tax purposes by the County Tax Assessor based upon the appraised “fair market” value. Values must be reassessed at least every eight years.

The tax rate in Kannapolis is \$0.60 per \$100 of taxable value for land and improvements. The rate for Cabarrus County is \$0.63 per \$100 valuation and Rowan County’s rate is \$0.6225 per \$100 valuation. Low income elderly homeowners are eligible to apply for the Homestead exemption for a reduction in property taxes.

Zoning Ordinance

There are eight zoning districts in Kannapolis that allow single-family detached housing as a use permitted by right and three that allow it as a conditional use. Also, three zoning districts allow multi-family as a use permitted by right and four allow it as a conditional use. There are two manufactured housing overlay districts. The wide range of choices available for development under the zoning ordinance allows the ability to develop affordable housing in Kannapolis.

Land Development Regulations and Impact Fees

The City of Kannapolis typically requires the developer to pay 100% of the cost of providing streets and water and sewer services to the lots being created by development.

Developments on existing streets with water and sewer service are required to pay a tap fee to receive water and/or sewer service. On top of the tap fees, the Water and Sewer Authority of Cabarrus County charges impact fees to offset water and sewer capacity demands. All development fees, charges and requirements by the City are considered to be the cost necessary to provide basic property services. While they add to the overall cost of residential development, fees in Kannapolis are still considered lower than many neighboring communities. The long-term health and safety benefits provided by proper construction and connection to the existing infrastructure outweigh the costs involved.

Building Codes And Minimum Housing Code

The City of Kannapolis is required to adopt and enforce the North Carolina Building Code. This code is considered to be the minimum necessary for the public health, safety and general welfare for any kind of housing. The City has not adopted any local amendment to the State Building Code.

The City adopted and enforces a Minimum Housing Code which permits the City to remedy situations where dwellings have become dilapidated. Enforcing the Minimum Housing Code may cost a property owner to fix problems but it is necessary to ensure the safety of the dwelling unit.

Development Density

The City has adopted and enforces a State-mandated Water Supply Watershed Ordinance which limits the density of development in about 39% of the City's Zoning Jurisdiction that lies in a water supply watershed. In response to the watershed requirements the City re-examined its development codes to verify that the requirements were the minimum necessary for the public health, safety and general welfare and several adjustments were made.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section addresses the economic market analysis of the Kannapolis area, including number of jobs in each industry sector, labor force statistics, and educational attainment. We have provided more updated and accurate labor force statistics from the NC Employment Security Commission, which updates this data monthly. The NCESC data show a much lower unemployment rate of 5.5% than the 12.5% shown from the Census data. The local economy has improved since the Census data were collected, so it makes sense that unemployment rates have dropped. It is important to keep in mind though, that unemployment rates only account for those considered to be in the labor force - in other words - those who are working or are looking for a job. Unemployment rates do not account for those who have dropped out of the labor force due to discouragement, health, lack of childcare, or other reasons.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	99	19	1	0	-1
Arts, Entertainment, Accommodations	1,765	1,239	15	15	0
Construction	809	345	7	4	-3
Education and Health Care Services	1,576	1,265	14	15	1
Finance, Insurance, and Real Estate	856	329	8	4	-4
Information	245	137	2	2	0
Manufacturing	1,554	326	14	4	-10
Other Services	415	469	4	6	2
Professional, Scientific, Management Services	988	1,536	9	19	10
Public Administration	0	0	0	0	0
Retail Trade	1,745	1,829	15	22	7
Transportation and Warehousing	527	333	5	4	-1
Wholesale Trade	816	419	7	5	-2

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Total	11,395	8,246	--	--	--

Table 44 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	20,997
Civilian Employed Population 16 years and over	18,359
Unemployment Rate	12.56
Unemployment Rate for Ages 16-24	24.71
Unemployment Rate for Ages 25-65	9.43

Table 45 - Labor Force

Data Source: 2007-2011 ACS

Labor Force	20,637
Employment	19,504
Unemployment	1,133
Unemployment Rate	5.5%

Table 46 - Labor Force Data for Kannapolis - From NC Employment Security Commission - Feb 2015

Occupations by Sector	Number of People
Management, business and financial	3,206
Farming, fisheries and forestry occupations	578
Service	1,920
Sales and office	5,114
Construction, extraction, maintenance and repair	1,835
Production, transportation and material moving	1,462

Table 47 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,992	69%
30-59 Minutes	4,412	25%
60 or More Minutes	945	5%
Total	17,349	100%

Table 48 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,649	662	1,260
High school graduate (includes equivalency)	4,659	765	1,534
Some college or Associate's degree	5,811	475	1,385
Bachelor's degree or higher	3,406	198	432

Table 49 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	167	529	274	493	1,089
9th to 12th grade, no diploma	624	620	574	1,081	1,002
High school graduate, GED, or alternative	1,171	1,592	1,967	3,399	1,796
Some college, no degree	936	1,347	1,500	2,767	724
Associate's degree	124	477	697	912	114
Bachelor's degree	266	962	1,056	1,095	273
Graduate or professional degree	0	168	251	504	146

Table 50 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,914
High school graduate (includes equivalency)	25,849
Some college or Associate's degree	32,119
Bachelor's degree	39,231
Graduate or professional degree	52,950

Table 51 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Kannapolis has a large share of residents who work in hospitality, education and health care, manufacturing, and retail. This makes sense, since the largest employers in Cabarrus County are the CMC-NorthEast hospital, Concord Mills Mall, Cabarrus County Schools, and city and county government.

Describe the workforce and infrastructure needs of the business community:

The latest workforce study was conducted in 2012 by the North Carolina Association of Workforce Development Boards as a statewide effort to understand skills shortages of employers in North Carolina. The report found that customer service/sales and skilled trades were in short supply, followed closely by competency in office skills and general maintenance. In terms of soft skills, businesses also see the need for better communication and interpersonal skills, as well as problem solving and critical & analytical thinking. Anecdotal information from local businesses confirms the results of the workforce study.

There are a few infrastructure factors limiting the economic growth potential in Kannapolis. Limited remaining sewer capacity in the core of Kannapolis will prevent significant growth unless additional capacity is added. There are several areas on the outskirts of Kannapolis that have the opportunity to grow if the City is able to extend water and sewer lines to these areas.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

There are two significant investments occurring in the Kannapolis area that are expected to have an economic impact. The first is the widening of I-85 from two to four lanes in each direction. The widening will occur along the Kannapolis exits of I-85 and will make it easier to travel to/from Charlotte or other parts of the region. We expect that the widening will encourage additional distribution centers and small manufacturers to located in the Cabarrus County area due to this improved highway access.

The second major investment is the City's recent announcement that it will buy nearly 50 acres of the traditional downtown as part of an effort to revitalize the downtown area. Over the next ten years, the City will work to attract private investment and additional business activity in downtown Kannapolis. Part of the public investment that will need to be made is to update the water and sewer lines serving downtown to allow for future growth and stability.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Educational attainment levels of adults in Kannapolis are quite low relative to neighboring communities and the Charlotte metro area. Only 17.5% of adults age 25 and over in Kannapolis have a bachelor's degree or higher. 21% do not have a high school diploma or equivalent. Workers with lower education levels are well suited for the many distribution, warehousing, retail, and service jobs in the local area. However, if they want to increase their earning power and improve their career path, workers need to develop technical skills that allow them to use computers, robotics, and other technology in production-related jobs.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Cabarrus Economic Development Corporation (EDC) was just awarded pro-bono consulting services to develop a plan for attracting more females into non-traditional jobs (i.e. production-related jobs, truck driving, etc.). The City of Kannapolis helped write the application for the project and will be involved in the development of the plan. Attracting more females into these jobs increases their earning power.

The City has provided a grant to the Rowan-Cabarrus Community College to move their cosmetology and related programs to downtown Kannapolis, allowing them more space to expand their services. The City is also working with the community college to determine the best location for a manufacturing training center, which will attract industry partnerships to train the area's workforce on production-related skills.

These efforts to train our community's workforce and increase their earning power will have positive impacts on community development and go hand-in-hand with the City's Consolidated Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Kannapolis is part of the nine-county Centralina Economic Development region around the Charlotte metro area. In 2012, it completed its CEDS for the region. The CEDS identified several target industries, as well as several goals and objectives related to workforce and education, entrepreneurship and innovation, infrastructure, business climate, and quality of life.

At the end of 2012, the City of Kannapolis adopted its own Economic Development Plan that incorporated the themes of the CEDS but included strategies much more specific to Kannapolis. The following key initiatives in the ED plan can be coordinated with the Consolidated Plan:

- Purchase and revitalization of downtown Kannapolis as mentioned above
- Clean up and redevelopment of the Wyrick mobile home site
- Development of the Farm Hill area into a multi-use commercial, office area
- Growth of NC Research Campus
- Improvement of commercial corridors
- Recruitment of businesses into Kannapolis

Discussion

Economic development is a top priority for Kannapolis. Our City leaders recognize that residents need jobs to improve their standard of living. Even though Pillowtex closed 10 years ago, the workforce in Kannapolis is still transitioning from a textile mill skill set to adapt to today's economy. Similar to national trends, the number of lower-paying, service sector and retail jobs has increased, so while unemployment rates may be low here, household income has suffered. The City has a strong partnership with Rowan-Cabarrus Community College which provides job-based training for our community. In addition to downtown revitalization, continuing to recruit businesses and encourage development, we also believe entrepreneurship is a way to provide economic opportunities for Kannapolis residents. The City supports small, local businesses through its facade improvement grant, and the community college's Small Business Center serves as an important resources as well. We are taking many steps in Kannapolis to encourage more economic growth in our area.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The two Census tracts where the highest percentage of low and moderate income households experience at least one severe housing problem is in west-central Kannapolis (tract 410) and south-central Kannapolis (tract 409). These tracts have more than 45% of low income and more than 30% of moderate income households with at least one severe housing problem. The households with the highest concentration of extremely low income households with at least one severe housing problem are located on the east side and a bit on the north side of Kannapolis (tracts 407, 408, and 516). These areas have more than 73% of extremely low income households that experience at least one severe housing problem.

Maps are unable to be uploaded due to known problems with IDIS.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The highest concentrations of Hispanic residents in Kannapolis is the northern part of the City in Rowan County, with more than 20% of those Census tracts being Hispanic. The areas of Kannapolis with the highest concentrations of African-American residents is also in northern Kannapolis (Rowan County), as well as the east side of Kannapolis, where more than 20% of the population is African-American. These areas have fairly large proportions of extremely low and low income households, but not the highest concentration in Kannapolis. Central Kannapolis has the highest proportions of extremely low and low income households and a substantial number of Hispanic and African-American residents.

What are the characteristics of the market in these areas/neighborhoods?

Median home values are the weakest in the northern-most and south-east parts of Kannapolis, ranging from \$78,400 to \$96,000. The other block groups in northern, eastern, and central Kannapolis have median home values ranging from \$112,000 to \$150,000. The citywide median home value in 2011 is \$129,600. The south and west side of Kannapolis have median home values higher than the citywide median.

The percentage of rental-occupied housing corresponds to median home values. The highest proportion of rental housing is in the northern-most and south-east parts of Kannapolis, where more than 50% of housing is rental-occupied. The rest of the block groups in northern, eastern, and central Kannapolis have 22% to 45% rental-occupied housing.

Are there any community assets in these areas/neighborhoods?

The primary assets in these neighborhoods are local churches, and good access to I-85 and the nearby commercial/shopping corridors. Downtown Kannapolis, where the YMCA, library, and main park (Village Park) are located, is within a 5-10 minute drive as well. There is city bus access to some of these areas.

Are there other strategic opportunities in any of these areas?

One of the priority projects in the Parks and Recreation Master Plan is to build a park on the east side of Kannapolis to be accessible to many of the area's residents. The City anticipates that some of these neighborhoods will see investment as downtown is revitalized and jobs are created within the downtown and NC Research Campus. There may be opportunities to partner with the Kannapolis City School System to enhance the neighborhood with any future major capital projects. However, those require significant sources of funding and it is unclear what projects are likely to happen.

If the City is able to encourage residents in these neighborhoods to become engaged and develop a stronger neighborhood presence, that would certainly benefit these areas as well. Some areas have active neighborhood watch groups, but others do not. Stronger neighborhoods result in less crime, more stability, and a better environment for children living in those areas. There is an interest from some neighborhoods such as the Carver community to have a community center where residents can gather within their neighborhood. City staff is exploring the financial feasibility of this concept.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The purpose of the Strategic Plan is to identify the priority needs of our community based on the Needs Assessment, Housing Market Analysis, and community input, and describe strategies to address the priority needs. The following topics will be included in the Strategic Plan.

- Geographic Priorities
- Priority Needs
- Influence of Market Conditions
- Anticipated Resources
- Institutional Delivery Structure
- Goals
- Public Housing
- Barriers to Affordable Housing
- Homelessness Strategy
- Lead-based Paint Hazards
- Anti-Poverty Strategy
- Monitoring

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 52 - Geographic Priority Areas

1	Area Name:	Carver Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	<p>The Carver neighborhood has two sections, a small section north of First Street and the larger section south of First Street. The section north of First Street is historically called Nighttown and is behind and next to the Kannapolis City Schools Administration Building. This area includes N. Harding Ave, Denver St, Basin Ave, Ellis St, and Celia St.</p> <p>The southern section of the Carver neighborhood has three historically named sections. Newtown is a small area across from Kannapolis Intermediate School on E. C St and Long St. Happy Hollow includes S. Harding Ave, Lowe Ave, Wood Ave, James St, and the small cross streets connecting these streets. Rutledgetown includes many properties owned by the late Carlyle Rutledge, and includes Smith St, Wilson St, and Johndy Ave.</p>

<p>Include specific housing and commercial characteristics of this target area.</p>	<p>The Carver area has a total of about 195 housing units, mostly single family and a few duplex units. Only about 27% are owner occupied, and about 15% of the housing units are vacant. Most of the homes are one or two bedroom single story mill-style houses with a mix of asbestos, vinyl, and brick siding. Housing prices range from \$35,000 to \$110,000. The area has rolling terrain that is difficult to develop or make street connections in some places. Lots are small and non-conforming to current city code. There are several areas that have vacant parcels that could potentially be developed if there was enough demand for housing. There are a handful of property owners and investors that own multiple properties within the area - many of these investors are not located in Kannapolis. Happy Hollow is the most stable section, and Rutledgetown is the least stable, marked by transient rentals, loitering, and drug activity. Although the neighborhood is immediately adjacent to the commercial activity along Cannon Blvd, housing is the primary land use, in addition to a few churches.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The Carver neighborhood has been a focus area for the City since 2008, when a neighborhood strategic plan was completed. As part of the 2010-14 Consolidated Plan, the City requested for the Carver area to be designated as a Strategy Area (NRSA). Although it was approved, the City will not be requesting this designation again because we did not use/maximize the benefits of the official NRSA designation. We will continue to work in the neighborhood as a target area.</p> <p>In consultation with community partners such as Habitat for Humanity, Prosperity Unlmtied CDC, Cooperative Christian Ministry, and Kannapolis City School System, the City recognized that we need to continue investemtns in the Carver neighborhood to leverage partner activities and continue improving the neighborhood. As part of the citizen participation process, the Carver neighborhood group also indicated it is interested in the City continuing its efforts to improve the neighborhood.</p>

<p>Identify the needs in this target area.</p>	<p>The Carver neighborhood is a low to moderate income community with many African-American and some Hispanic residents. The residents of the neighborhood need job opportunities, better access to public transportation and healthcare. The housing stock in the neighborhood needs to be improved - there are several properties suffering from neglect. Code enforcement has made efforts to have property owners address code violations, but it is a difficult and slow process to achieve compliance.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>The City has been focusing on the Happy Hollow section of the Carver neighborhood to create a cluster of improved properties, in partnership with Habitat for Humanity, Cooperative Christian Ministry, and Prosperity Unlimited CDC. There are opportunities for improved street access and connectivity, and an enhanced entrance into the neighborhood along S. Harding Ave. However, the costs of these capital projects are significant and the City has many priorities to consider along with these projects. We see the potential for continuing partnerships with Habitat for new construction and homeownership. We also see the potential for partnership with the churches and schools in and near the neighborhood - Kannapolis Intermediate School and A.L. Brown High School. The neighborhood is interested in a community center to serve as a gathering place for meetings and social events. City staff is exploring the financial feasibility of this idea.</p>

	<p>Are there barriers to improvement in this target area?</p>	<p>The City has been working on improving the Carver neighborhood since 2008 and has found that there are many barriers to revitalizing the neighborhood. Overall, the demand for housing in the central/core area of Kannapolis has been fairly weak, so this neighborhood is experiencing even less demand and interest due to its history and perception of crime and safety. Due to the terrain, many of the roads do not connect and are dead-end streets, which encourages loitering and illegal activity due to lack of regular traffic. The high proportion of rental properties is a significant challenge. Many are from out of town and only care about collecting rent. In general, it is not economically feasible to invest in these properties to improve them, because the rents in this market are so low. This has created a cycle that results in transient residents who are not engaged or vested in improving the neighborhood.</p>
2	<p>Area Name:</p>	<p>Villas Mobile Home Park</p>
	<p>Area Type:</p>	<p>Local Target area</p>
	<p>Other Target Area Description:</p>	
	<p>HUD Approval Date:</p>	
	<p>% of Low/ Mod:</p>	
	<p>Revital Type:</p>	<p>Comprehensive</p>
	<p>Other Revital Description:</p>	
	<p>Identify the neighborhood boundaries for this target area.</p>	<p>The Villas Mobile Home Park is an approximately 7 acre site of a privately owned mobile home park owned by the estate of Howard Wyrick, and is currently managed by a bankruptcy trustee. The area is near S. Cannon Blvd (major commercial corridor) to the west, Fairview St to the north, Irene Ave to the south, and the end of McLain Rd to the east.</p>
	<p>Include specific housing and commercial characteristics of this target area.</p>	<p>The site is currently home to about 50 dilapidated and abandoned mobile homes. The site also has an environmental history - EPA was previously involved in a clean up of battery casings that were dumped on the site, and the City was involved in the clean up of a small oil spill. The area is residential in nature, but backs up to a busy commercial corridor.</p>

<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The City has received numerous complaints over the years about the condition of this property. The property has been in bankruptcy proceedings related to the deceased owner. The City was able to get permission from the court to remove the mobile homes and debris from the site. This will be done using CDBG funds. The City will consider taking ownership of the property in exchange for releasing the lien on the property for the clean up of the oil spill.</p>
<p>Identify the needs in this target area.</p>	<p>The City is interested in the clean up and redevelopment of this site to benefit the community. As mentioned in the Parks & Recreation Master Plan, the east side of Kannapolis is need of park facilities and open space. The site is located in the core, older area of Kannapolis and the surrounding neighbors are dealing with the housing needs identified in the Needs Analysis - cost burdens, overcrowding, and housing conditions.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>The City sees the opportunity to redevelop the site to improve the environment for the surrounding neighboring areas. Based on the natural features of the site and its location, redevelopment will likely include greenspace as well as some housing options. The City will also look at opportunities for economic development or public services in the form of some kind of institutional user who could be located on the site, such as an educational or training use.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>It is unclear what kind of environmental clean up would need to be done (beyond what has already been done) to make the site suitable for redevelopment. The City will consider EPA grants for this purpose. In addition, the middle of the site is in the floodplain, so any redevelopment needs to consider that as well as the topography.</p>

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City does homeowner rehabilitation and urgent repair projects all over Kannapolis - there are needs in many different areas of the City. Efforts to improve specific neighborhoods have been limited to the

Carver neighborhood up until now. The City will likely continue investing in that neighborhood, but we expect to broaden our efforts to include 1) the Wyrick mobile home park that the City is trying to clean up, and 2) the Centerview neighborhood adjacent to the Carver neighborhood that is interested in doing something with the former commercial building property. In both instances, the projects involve specific sites and not an entire neighborhood.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 53 – Priority Needs Summary

1	Priority Need Name	Neighborhood improvement
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	Carver Area Villas Mobile Home Park
	Associated Goals	Improve and strengthen neighborhoods Provide decent & affordable housing Promote self sufficiency and community development
	Description	There are many vacant, deteriorating residential properties that have been neglected for some time. The City needs to increase code enforcement efforts to address these properties and prevent them from continuing to drag down the neighborhoods in which they are located. Neighborhoods in Kannapolis also need improved infrastructure and some need public facilities.
	Basis for Relative Priority	This is a priority that the City will expend CDBG funding to address.
2	Priority Need Name	Substandard Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Persons with Physical Disabilities

	Geographic Areas Affected	Carver Area Villas Mobile Home Park
	Associated Goals	Provide decent & affordable housing Prevent and address homelessness
	Description	One of the identified housing needs is substandard housing. The City needs to continue urgent repair and homeowner rehab programs to help residents be able to live in safer, decent conditions.
	Basis for Relative Priority	This is a priority that the City will expend CDBG funding to address.
3	Priority Need Name	Homeless Prevention
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Provide decent & affordable housing Prevent and address homelessness
	Description	There are many families who are doubled up or in other housing situations that are unstable and put them at risk of homelessness. Cost burdens are the most common housing need in Kannapolis. The City needs to continue efforts to expand the amount of transitional housing and services available to those at risk of homelessness or transitioning out of homelessness. In addition, the Cabarrus County Homelessness Task Force has identified housing for returning veterans as an unmet need.
	Basis for Relative Priority	This is a priority that the City will expend CDBG funding to address.
4	Priority Need Name	Chronic Homelessness

	Priority Level	Low
	Population	Extremely Low Low Moderate Families with Children Chronic Homelessness Individuals Families with Children Chronic Substance Abuse Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Prevent and address homelessness
	Description	The Cabarrus Homelessness Task Force identified housing for the chronically homeless, single females, young adults aging out of foster care, and rehabilitative services as unmet areas of need in the community.
	Basis for Relative Priority	This is a priority that the City will rely on partner agencies to address.
5	Priority Need Name	Self sufficiency
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Prevent and address homelessness Promote self sufficiency and community development

	Description	Community development partners have identified the following types of community development needs in the Kannapolis area to improve the self-sufficiency and long term outlook for low-to-moderate income residents: access to healthy, affordable food, access to affordable healthcare and insurance, financial literacy education, and workforce training and work opportunities.
	Basis for Relative Priority	This is a priority that the City will rely on partner agencies to address.

Narrative (Optional)

[Optional]

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Because cost burden is the most common housing need in Kannapolis, there is a substantial need for TBRA in terms of helping to reduce the cost of housing for households. However, the City of Kannapolis has limited staff capacity to manage a TBRA program. In addition, the City has generally had a preference to use HUD funding to invest in physical assets - i.e. the creation or rehabilitation of affordable housing - rather than for rental assistance where we have limited influence of the condition and quality of the housing being provided.
TBRA for Non-Homeless Special Needs	There is likely to be sufficient demand for TBRA for non-homeless special needs households. However, because the City of Kannapolis has limited staff capacity to manage a TBRA program, we would have to rely on partners to assist with management if we were to explore a TBRA program, including one for non-homeless special needs.
New Unit Production	<p>Given the new HOME rule, the City of Kannapolis will only construct new housing units if the end user/beneficiary is known and committed. For example, we expect to continue working with Habitat to construct new housing for families on their waiting list. The housing market in many areas of Kannapolis have not rebounded to create enough demand for new housing that justifies the City constructing new units.</p> <p>In the case of low-income housing tax credits, the City will consider future participation with certain projects that align with the City's interest of creating additional affordable housing that is designed and constructed to hold value over the long term. Each project will need to conduct a market study to show that there is sufficient demand for the proposed units.</p>
Rehabilitation	We anticipate that there will always be a demand for homeowner rehab in Kannapolis, due to the high number of older properties that need substantial improvement. Because rehabilitation is costly on a per unit basis, the City of Kannapolis may prioritize other ways to provide affordable housing that would cost less per unit or leverage other community resources. They City may also continue rehabbing existing vacant homes to use for transitional housing. The City plans to continue doing urgent repairs for homeowners, which provides up to \$5,000 in critical repairs per unit.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	The demand for down-payment assistance to help first time homebuyers decreased during the recession. Demand remains fairly low because of the difficulty of first-time homebuyers in being financially ready to purchase their home due to poor credit and higher lending standards. We expect this to continue to be the case until banks loosen their lending standards or first-time homebuyers are able to better prepare to take out a mortgage.

Table 54 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Kannapolis anticipates receiving two primary sources for community development and to implement this Consolidated Plan. We are a CDBG entitlement community and we also receive an allocation of funding through the Cabarrus-Rowan-Iredell HOME Consortium (City of Concord is the lead entity).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	326,534	0	120,000	446,534	1,300,000	
Other	public - federal	Acquisition Admin and Planning Housing	125,000	0	0	125,000	480,000	

Table 55 - Anticipated Resources

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. There are a few vacant parcels in the Carver area and other areas that the City owns and may consider for additional affordable housing.

Discussion

Because the City of Kannapolis receives relatively limited amounts of federal funding for community development, we are constantly looking at ways to leverage these funds for maximum impact. This includes partnerships with non-profit organizations such as Prosperity Unlimited, Habitat for Humanity, and Cooperative Christian Ministry, as well as partnerships with developers using low-income housing tax credits.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
PROSPERITY UNLIMITED, INC.	Subrecipient	Ownership Rental	Jurisdiction
CABARRUS COOPERATIVE CHRISTIAN MINISTRY	Non-profit organizations	Homelessness	Jurisdiction
Habitat for Humanity Cabarrus County	Subrecipient	Ownership	Jurisdiction
CABARRUS MEALS ON WHEELS	Subrecipient	public services	Jurisdiction
CABARRUS VICTIMS ASSISTANCE NETWORK (CVAN)	Non-profit organizations	Homelessness public services	Jurisdiction
Concord Housing Authority	PHA	Public Housing	Jurisdiction
Rowan County Housing Authority	PHA	Public Housing	Jurisdiction
COMMUNITY LINK	Continuum of care	Homelessness	Region
SERENITY HOUSE	Non-profit organizations	Non-homeless special needs	Jurisdiction
Cardinal Innovations	Regional organization	Non-homeless special needs	Region
KANNAPOLIS	Government	Economic Development Planning neighborhood improvements public facilities	Jurisdiction

Table 56 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Kannapolis will partner with other community organizations to achieve Consolidated plan goals. We have created some great partnerships with Habitat for Humanity as well as Cooperative Christian Ministries in order to strengthen our programs, leverage funds as well meet the needs of the community. All of our community partners are not listed in above chart.

The Homeless Task Force group has identified gaps in services for adults requiring care and gap in services for the chronic homeless. Strategies for addressing these gaps are being sought out by the task force of which the City of Kannapolis is a partner.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS		X	
Life Skills			
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 57 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Balance of State Continuum of Care that includes the Piedmont Regional Committee is currently working to approve a Coordinated Assessment Plan developed by the community that describes how and where individuals and families will be assessed and prioritized for housing in the community. That plan is not finalized but essentially says that assessment will happen at the emergency shelter level and diversion efforts will take place to make sure that people can return to the community without entering

shelter if they don't absolutely need shelter. The clients will be given referrals and contact information for other types of services that may be helpful or needed, such as education, employment services, or health services.

The Carolinas CARE Partnership, formerly the Regional HIV/AIDS Consortium, serves the Charlotte Metropolitan Statistical Area. This area includes Anson, Cabarrus, Gaston, Mecklenburg, Union and York (SC) counties. The CARE Partnership administers the HOPWA funding, and their program consists of supportive services, tenant based rental assistance, resource identification, and short-term rent, mortgage and utility payments.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Cooperative Christian Ministry has done a lot to increase the services for homeless families over the last five years. It has established the My Father's House emergency shelter, with 14 beds for families with children. It also established the Mothers and Children transitional housing facility with 18 beds for women and their children. With the help of the City of Kannapolis and other partners, CCM has also expanded the number of homes within its Teaching House transitional housing program. However, the demand for housing solutions for homeless households and those at risk of homeless continues to grow.

Current gaps include housing for the chronically homeless, single females, young adults aging out of foster care, and rehabilitative services. CCM estimates that 100-200 families will need housing solutions over the next year, based on the point-in-time count. Other needs include housing for returning veterans, financial literacy education, making fresh and perishable food available in food pantries, micro-finance, employment training, and work opportunities.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

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.

Cooperative Christian Ministry is seeking funds within the community to expand 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.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve and strengthen neighborhoods	2015	2019	Non-Housing Community Development	Carver Area Villas Mobile Home Park	Neighborhood improvement	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 50 Households Assisted Buildings Demolished: 50 Buildings Housing Code Enforcement/Foreclosed Property Care: 5 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Provide decent & affordable housing	2015	2019	Affordable Housing	Carver Area Villas Mobile Home Park	Neighborhood improvement Substandard Housing Homeless Prevention	CDBG: \$250,000 HOME Consortium Allocation: \$500,000	Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Homeowner Housing Added: 3 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit Direct Financial Assistance to Homebuyers: 8 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 5 Beds Homelessness Prevention: 20 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Prevent and address homelessness	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Carver Area Villas Mobile Home Park	Substandard Housing Homeless Prevention Chronic Homelessness Self sufficiency	CDBG: \$200,000 HOME Consortium Allocation: \$100,000	Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted Homeless Person Overnight Shelter: 50 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 5 Beds Homelessness Prevention: 50 Persons Assisted
4	Promote self sufficiency and community development	2015	2019	Non-Housing Community Development	Carver Area Villas Mobile Home Park	Neighborhood improvement Self sufficiency	CDBG: \$575,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 50 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 200 Households Assisted

Table 58 – Goals Summary

Goal Descriptions

1	Goal Name	Improve and strengthen neighborhoods
	Goal Description	The City of Kannapolis seeks to provide a suitable living environment by improving our neighborhoods and eliminating blight. Funds will be used to address code enforcement or environmental concerns and invest in infrastructure and public facilities.
2	Goal Name	Provide decent & affordable housing
	Goal Description	The City of Kannapolis seeks to increase the supply of decent, affordable housing for low and moderate income households. Funding will be used for urgent repair, homeowner rehabilitation, new construction, down payment assistance, and other projects that will help eligible households obtain affordable and decent housing. Increasing the number of lead-safe housing units will be part of this effort. Funding will also be for public service activities that promote affordable housing. The City will continue to reduce and address barriers to affordable housing through its planning and zoning department.
3	Goal Name	Prevent and address homelessness
	Goal Description	The City of Kannapolis seeks to reduce the number of homeless households by addressing and preventing homelessness. Funds will be used in partnership with other local non-profits to increase the supply of transitional housing, provide services, and address unmet needs of certain homeless populations (ex: chronically homeless, single females, young adults aging out of foster care, and rehabilitative services).
4	Goal Name	Promote self sufficiency and community development
	Goal Description	The City of Kannapolis seeks to address the community development and self-sufficiency needs of residents through funding of public services that provide programs and education in areas such as: access to healthy, affordable food, access to affordable healthcare and insurance, financial literacy education, and workforce training and work opportunities. Note: Funding allocation includes Section 108 loan repayment of \$65,000 per year.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Kannapolis estimates it will be able to assist over the next five years of this Consolidated Plan an estimated 70 families, based on the number of families assisted during the previous five-year period. We estimate that 20 extremely low-income, 35 low-income, and 15 moderate-

income families will be assisted through the City's programs related to urgent repair, homeowner rehab, downpayment assistance, and new construction.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Based on current statistics, there does not appear to be a need to increase the number of accessible units at this time.

Activities to Increase Resident Involvements

Both the Rowan County Housing Authority and Concord Housing Department provide programs for its public housing families, including classes on cooking and parenting skills, as well as sports programs for children. Other programs include Pathways to Self-Sufficiency, Neighborhood Networks, and Home Ownership Classes. Resident safety is a priority, and all applicants are screened for prior offenses (sex offenders, felony convictions, and child molestation).

Activities that the housing authorities use to increase resident involvement include:

- Monthly newsletter with a calendar of events provided to each household
- Monthly community meetings where up-to-date information is provided and residents are able to voice concerns and suggestions
- Annual community day, community celebration of national holidays
- Summer day camp and feeding program -this provides children with supervision, keeps them involved in fun activities, helps develop social skills, and also allows time each day for the parents/mothers to look for work, take a training class, or find other ways to improve their situation.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City of Kannapolis has continued to maintain a pro-development approach to housing. Because of this, the City has a wide range of price points for housing. As mentioned in other areas of the Housing Market Assessment, housing costs in Kannapolis are much lower than nearby communities. The sections below discuss specific issues that affect development costs and may affect affordability.

Tax Policies

Local governments in North Carolina assess property tax according to value (ad Valorem) on land and improvements. Properties are assigned a value for tax purposes by the County Tax Assessor based upon the appraised “fair market” value. Values must be reassessed at least every eight years.

The tax rate in Kannapolis is \$0.60 per \$100 of taxable value for land and improvements. The rate for Cabarrus County is \$0.63 per \$100 valuation and Rowan County’s rate is \$0.6225 per \$100 valuation. Low income elderly homeowners are eligible to apply for the Homestead exemption for a reduction in property taxes.

Zoning Ordinance

There are eight zoning districts in Kannapolis that allow single-family detached housing as a use permitted by right and three that allow it as a conditional use. Also, three zoning districts allow multi-family as a use permitted by right and four allow it as a conditional use. There are two manufactured housing overlay districts. The wide range of choices available for development under the zoning ordinance allows the ability to develop affordable housing in Kannapolis.

Land Development Regulations and Impact Fees

The City of Kannapolis typically requires the developer to pay 100% of the cost of providing streets and water and sewer services to the lots being created by development.

Developments on existing streets with water and sewer service are required to pay a tap fee to receive water and/or sewer service. On top of the tap fees, the Water and Sewer Authority of Cabarrus County charges impact fees to offset water and sewer capacity demands. All development fees, charges and requirements by the City are considered to be the cost necessary to provide basic property services. While they add to the overall cost of residential development, fees in Kannapolis are still considered lower than many neighboring communities. The long-term health and safety benefits provided by proper construction and connection to the existing infrastructure outweigh the costs involved.

Building Codes And Minimum Housing Code

The City of Kannapolis is required to adopt and enforce the North Carolina Building Code. This code is considered to be the minimum necessary for the public health, safety and general welfare for any kind of housing. The City has not adopted any local amendment to the State Building Code.

The City adopted and enforces a Minimum Housing Code which permits the City to remedy situations where dwellings have become dilapidated. Enforcing the Minimum Housing Code may cost a property owner to fix problems but it is necessary to ensure the safety of the dwelling unit.

Development Density

The City has adopted and enforces a State-mandated Water Supply Watershed Ordinance which limits the density of development in about 39% of the City's Zoning Jurisdiction that lies in a water supply watershed. In response to the watershed requirements the City re-examined its development codes to verify that the requirements were the minimum necessary for the public health, safety and general welfare and several adjustments were made.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Kannapolis will be revising its long-range comprehensive plan in 2016, and following that, the City's zoning map and ordinances will be updated. As part of this process, the City will be looking at ways to promote quality development but at the same time, remain an affordable community for commercial and residential development.

The City's Planning Department is implementing a new permitting system and as part of that, will be reviewing permitting processes and procedures to determine how to streamline the process. This will help bring save time for developers and potentially help reduce barriers to development.

Lastly, the City will be looking at ways to encourage infill development on existing parcels within the core/older areas of Kannapolis. Developing in areas with established infrastructure is likely to be cheaper than greenfield sites where infrastructure must be extended.

SP-60 Homelessness Strategy – 91.215(d)

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

Homeless persons who are referred to an emergency shelter will be assessed through the Coordinated Assessment Plan as described in the next question below. Those who are unsheltered are assessed by the organization that provides services for these individuals. That could include a soup kitchen, daytime homeless program (such as the Opportunity House), and the school systems if the families have children in school. These organizations work to understand the households' needs, provide available assistance, and make referrals to other organizations for additional assistance.

Addressing the emergency and transitional housing needs of homeless persons

The Balance of State Continuum of Care that includes the Piedmont Regional Committee is currently working to approve a Coordinated Assessment Plan developed by the community that describes how and where individuals and families will be assessed and prioritized for housing in the community. That plan is not finalized but essentially says that assessment will happen at the emergency shelter level and diversion efforts will take place to make sure that people can return to the community without entering shelter if they don't absolutely need shelter. The plan also describes how people will be prioritized for housing using a tool called the Vulnerability Index- Service Prioritization Decision Assistance Tool (VI-SPDAT).

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 CoC Coordinated Assessment has built in timelines that will facilitate families' movement through the system if resources are available. Community Link's programs have Housing Support Staff who identify affordable housing units in the community, provide tenant education and help to mediate landlord issues for their clients. For veterans, the SSVF program provides rapid rehousing for veterans and their families who may be in the emergency shelter as well as prevention services to help stabilize veterans in their existing housing. There are limited permanent supportive housing resources in the community for persons with disabilities. Spots open up in that program mainly when deaths occur.

Cooperative Christian Ministry is expanding its My Father's House program, which provides emergency shelter and services for families with children, to have double the current capacity to house more families.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City's non-profit partners are key in the prevention of homelessness. Cooperative Christian Ministry provide financial assistance for rent and utilities as well as a food pantry. Prosperity Unlimited and Habitat for Humanity provide financial literacy education and foreclosure prevention counseling. The school systems provide referrals and some assistance to families at imminent risk of homelessness.

For individuals who are being discharged from institutions and systems of care, there are some specialized services to assist these individuals. These support organizations include the Cabarrus County Criminal Justice Partnership Program, the Employment Security Commission's Offender Specialist to help with job seeking, Cardinal Innovations for mental health, Rowan-Cabarrus Community College for workforce training programs for offenders and its R3 Career Center (has programs for those with a criminal record), Serenity House in Concord, and the McLeod Addictive Disease Center (located in Charlotte, works with youth offenders, addicts).

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP 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.

How are the actions listed above related to the extent of lead poisoning and hazards?

With any residential rehabilitation projects, the City makes it a priority to conduct lead tests on houses scheduled for rehabilitation that were built prior to 1978, especially if children are known to be present in the home.

How are the actions listed above integrated into housing policies and procedures?

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.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City's approach to reducing the number of poverty-level families includes the following elements:

- Encouraging economic development within the City to provide jobs to residents. The City has 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. For example, the City is providing the Rowan-Cabarrus Community College with funding to help them expand their cosmetology program into a space in downtown Kannapolis.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The following key elements of the Consolidated Plan are part of the City's anti-poverty strategy:

- 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.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Kannapolis takes very seriously the need for program compliance and monitoring. In addition to annual monitoring visits with its subgrantees, the City also ensures compliance through frequent communication with subgrantees throughout the project period. This is done through written, telephone, and in-person communications. At the beginning of each fiscal year, the City conducts training for the non-profits that are receiving funding for public services so that they understand the reporting and documentation requirements. Sub-grantees submit reports throughout the year on project progress and are required to provide documentation with any reimbursement request.

The other primary tool used in monitoring subgrantees is the written agreement/contract between the City and the subgrantee. The contract serves as a binding document that specifies the responsibilities of each party, and the City uses the contracts as a way to ensure that HUD program rules are being followed and that the City is attaining its goals. Each contract outlines roles and responsibilities, timelines, funding, and default provisions. Each year, the City reviews its contracts with subgrantees to determine provisions or language within the contracts that should be strengthened.

Expected Resources

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

Introduction

The City of Kannapolis anticipates receiving two primary sources for community development and to implement this Consolidated Plan. We are a CDBG entitlement community and we also receive an allocation of funding through the Cabarrus-Rowan-Iredell HOME Consortium (City of Concord is the lead entity).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	326,534	0	120,000	446,534	1,300,000	
Other	public - federal	Acquisition Admin and Planning Housing	125,000	0	0	125,000	480,000	

Table 59 - 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. There are a few vacant parcels in the Carver area and other areas that the City owns and may consider for additional affordable housing.

Discussion

Because the City of Kannapolis receives relatively limited amounts of federal funding for community development, we are constantly looking at ways to leverage these funds for maximum impact. This includes partnerships with non-profit organizations such as Prosperity Unlimited, Habitat for Humanity, and Cooperative Christian Ministry, as well as partnerships with developers using low-income housing tax credits.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve and strengthen neighborhoods	2015	2019	Non-Housing Community Development	Carver Area Villas Mobile Home Park	Neighborhood improvement Substandard Housing	CDBG: \$80,000	Buildings Demolished: 50 Buildings
2	Provide decent & affordable housing	2015	2019	Affordable Housing	Carver Area	Homeless Prevention	CDBG: \$50,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
3	Prevent and address homelessness	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Homeless Prevention	CDBG: \$10,000	Public service activities for Low/Moderate Income Housing Benefit: 60 Households Assisted
4	Promote self sufficiency and community development	2015	2019	Non-Housing Community Development		Self sufficiency	CDBG: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Table 60 – Goals Summary

Goal Descriptions

1	Goal Name	Improve and strengthen neighborhoods
	Goal Description	The City of Kannapolis seeks to provide a suitable living environment by improving our neighborhoods and eliminating blight. Funds will be used to address code enforcement or environmental concerns and invest in infrastructure and public facilities.
2	Goal Name	Provide decent & affordable housing
	Goal Description	The City of Kannapolis seeks to increase the supply of decent, affordable housing for low and moderate income households. Funding will be used for urgent repair, homeowner rehabilitation, new construction, down payment assistance, and other projects that will help eligible households obtain affordable and decent housing. Increasing the number of lead-safe housing units will be part of this effort. Funding will also be for public service activities that promote affordable housing. The City will continue to reduce and address barriers to affordable housing through its planning and zoning department.
3	Goal Name	Prevent and address homelessness
	Goal Description	The City of Kannapolis seeks to reduce the number of homeless households by addressing and preventing homelessness. Funds will be used in partnership with other local non-profits to increase the supply of transitional housing, provide services, and address unmet needs of certain homeless populations (ex: chronically homeless, single females, young adults aging out of foster care, and rehabilitative services).
4	Goal Name	Promote self sufficiency and community development
	Goal Description	The City of Kannapolis seeks to address the community development and self-sufficiency needs of residents through funding of public services that provide programs and education in areas such as: access to healthy, affordable food, access to affordable healthcare and insurance, financial literacy education, and workforce training and work opportunities.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects show how the City of Kannapolis will be using its 2015-16 CDBG funding allocation to further the goals within its Consolidated Plan and Annual Action Plan. It should be noted that the City of Kannapolis is part of the HOME Consortium led by the City of Concord. All of Kannapolis HOME activities are entered in IDIS via the City of Concord's account. Kannapolis does not have its own IDIS account for HOME funds.

Projects

#	Project Name
1	Prosperity Ridge senior apartments
2	Section 108 Loan Repayment
3	Fair Housing
4	Public Services
5	Program Administration
6	Urgent Repair/Weatherization
7	Demolition
8	Infrastructure Improvements

Table 61 – 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	Prosperity Ridge senior apartments
	Target Area	
	Goals Supported	Improve and strengthen neighborhoods Provide decent & affordable housing Prevent and address homelessness
	Needs Addressed	Neighborhood improvement Homeless Prevention
	Funding	CDBG: \$20,000 HOME Consortium Allocation: \$100,000
	Description	Prosperity Ridge is a proposed 60-unit, senior, low-income housing tax credit project at 104 N. Little Texas Rd. If the project is awarded the tax credits in 2015, the City of Kannapolis has submitted to the HOME Consortium that we will use \$100,000 in HOME funds to support this project. The City of Kannapolis will also provide \$20,000 in CDBG funds to assist with the infrastructure costs (sewer line) of this project, if it is awarded the tax credits. Prosperity Unlimited CDC and Wesley CDC are the developers of this project. In the event that the tax credit application is not approved by the NC Housing Finance Agency, the alternative plan to use the FY 2015-16 HOME funds would be for the City to continue to provide housing rehab to eligible Kannapolis homeowners.
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The proposed projects will have 60 units of 1 and 2 bedroom apartments. It will be an age-restricted community for seniors age 55 and over who are able to live independently.
	Location Description	104 N. Little Texas Rd Kannapolis, NC
	Planned Activities	New construction of tax credit apartment project
2	Project Name	Section 108 Loan Repayment
	Target Area	
	Goals Supported	Promote self sufficiency and community development
	Needs Addressed	Self sufficiency
	Funding	CDBG: \$64,882
	Description	Gateway Business park loan from 2006. Seven years are remaining on the loan, with a balance of \$350,000.

	Target Date	4/30/2022
	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-to-moderate income individuals.
	Location Description	Gateway Business Park - corner of Kannapolis Pkwy and Hwy 73
	Planned Activities	There are 7 acres remaining in the business park to be developed. The City has expected that eventually, a grocery store would go on this site, thereby providing the quantity of jobs available to low and moderate income individuals.
3	Project Name	Fair Housing
	Target Area	Carver Area
	Goals Supported	Provide decent & affordable housing Promote self sufficiency and community development
	Needs Addressed	Homeless Prevention Self sufficiency
	Funding	CDBG: \$1,000
	Description	Education and outreach - fair housing laws
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	75 general citizens
	Location Description	Citywide
	Planned Activities	The City will undertake outreach and education activities to affirmatively further fair housing. These include workshops and information sessions.
4	Project Name	Public Services
	Target Area	
	Goals Supported	Prevent and address homelessness Promote self sufficiency and community development
	Needs Addressed	Homeless Prevention Self sufficiency
	Funding	CDBG: \$48,000
	Description	Public Services to non-profits

	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	200
	Location Description	Citywide
	Planned Activities	The city provides grants to non-profit organizations that carry out public services for Kannapolis residents. Examples include Meals on Wheels, Red Cross, YMCA, etc.
5	Project Name	Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$64,300
	Description	Administration of CDBG program
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	None directly - Program administration covers the staff and overhead costs for administering the CDBG program
	Location Description	Citywide
	Planned Activities	Program administration, subrecipient monitoring
6	Project Name	Urgent Repair/Weatherization
	Target Area	Carver Area
	Goals Supported	Improve and strengthen neighborhoods Provide decent & affordable housing
	Needs Addressed	Neighborhood improvement Substandard Housing
	Funding	CDBG: \$48,351
	Description	Urgent repair/weatherization for homeowners
	Target Date	6/30/2015

	Estimate the number and type of families that will benefit from the proposed activities	The maximum allowed amount within the City's urgent repair program is \$5,000 per beneficiary. The allocated funding of \$48,351 should provide for about 10 urgent repairs for households.
	Location Description	Citywide
	Planned Activities	Urgent repair projects can address handicap ramps and accessibility, water heaters, heating and air condition units, electrical and plumbing system hazards, roofs, or structural issues, up to \$5,000 per house.
7	Project Name	Demolition
	Target Area	Carver Area Villas Mobile Home Park
	Goals Supported	Improve and strengthen neighborhoods
	Needs Addressed	Neighborhood improvement Substandard Housing
	Funding	CDBG: \$100,000
	Description	Demolition of unsafe, unsanitary structures
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	No direct benefit to families - this is an improvement of neighborhood conditions and blight.
	Location Description	Citywide, as well as the Villas Mobile Home Park specifically (located at Verona St & Genoa St)
	Planned Activities	Demolition of about 50 abandoned, dilapidated mobile homes within in the Villas Mobile Home Park. Also, demolition of other dilapidated structures within the City of Kannapolis as a result of code enforcement. Note: allocated funding includes \$70,000 from prior years' CDBG funds that have not been expended.
8	Project Name	Infrastructure Improvements
	Target Area	Carver Area
	Goals Supported	Improve and strengthen neighborhoods
	Needs Addressed	Neighborhood improvement
	Funding	CDBG: \$100,000
	Description	Infrastructure improvements in low-mod income areas

Target Date	6/30/2015
Estimate the number and type of families that will benefit from the proposed activities	No direct benefit - this helps improve the neighborhood environment
Location Description	Citywide, likely to be near schools
Planned Activities	Infrastructure projects are likely to be sidewalks near schools, or addressing deficient infrastructure (stormwater or sewer) in low-moderate income areas. Note: allocated funding shown includes \$30,000 from prior year CDBG funds that have not yet been expended.

AP-50 Geographic Distribution – 91.220(f)

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

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. The vast majority of the City's community development funds will be spend in the central, northern, or eastern Kannapolis areas.

Geographic Distribution

Target Area	Percentage of Funds
Carver Area	10
Villas Mobile Home Park	20

Table 62 - 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. The Carver area and the Villas Mobile Home Park are areas of significant needs and the City sees the need and opportunity to help improve these neighborhoods.

Discussion

The majority of the census tracts in Kannapolis are low-to-moderate income, so the City anticipates spending its community development funds in these areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City does not plan to provide housing assistance for homeless or special needs families through our CDBG and HOME programs. Those needs will be partially addressed through partner organizations. For example, Cooperative Christian Ministry is expanding its My Father's House emergency shelter for families. Cardinal Innovations receives permanent supportive housing funding to assist individuals with mental or developmental disabilities, and those with substance abuse problems.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	10
Special-Needs	60
Total	70

Table 63 - 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	60
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	70

Table 64 - One Year Goals for Affordable Housing by Support Type

Discussion

The City's 2015-16 Annual Action Plan includes \$100,000 in HOME funds and \$20,000 in CDBG funds as a local contribution to the Prosperity Ridge senior low-income housing tax credit project. If the tax credits are awarded, the project will result in 60 new units of affordable housing for seniors. (If the tax credits are not awarded, the City will use the HOME fund allocation for this project to do homeowner rehab, which would result in 2 or 3 units that are rehabilitated.)

The Annual Action Plan also includes \$48,351 for urgent repair projects using CDBG funds. This will provide for approximately 10 units to receive up to \$5,000 in repairs. It is listed under "Rehab of Existing Units" in the above table because there is no category for urgent repairs.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Kannapolis does not have its own housing authority. The Rowan County Housing Authority operates two public housing communities in Kannapolis - Running Brook Dr and Locust St. The Rowan County Housing Authority and the Concord Housing Authority administer Section 8 tenant-based vouchers, which can be used in Kannapolis. Each housing authority submits its own five-year plan to HUD.

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

No City of Kannapolis funds for 2015-16 will be used to directly serve the residents of public housing.

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

The Rowan County and Concord Housing Authorities both have educational programs that encourage self sufficiency and make residents aware of resources that can assist in the path towards homeownership. They will refer residents to homebuyer education programs when appropriate.

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

N/A

Discussion

The City of Kannapolis relies on the Rowan County and Concord Housing Authorities to address the needs of public housing residents. The City does not put direct funding towards public housing; we use our funds to address other low-moderate income priorities.

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

Introduction

Due to limited funding and staff capacity, the City of Kannapolis relies heavily on partner organizations to address the needs of the homeless and special needs. Cooperative Christian Ministry provides an array of housing options for homeless individuals and families and is a subrecipient of public service funds from the City's CDBG program. The City also provides renovated housing for CCM to use as transitional housing. Community Link manages rapid-rehousing and permanent supportive housing grants within the region, and is the lead agency for the Piedmont Regional Committee of the Balance of State Continuum of Care. Cardinal Innovations receives permanent supportive housing grants and manages services for those with mental or developmental disabilities, and those with substance abuse problems.

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

Homeless persons who are referred to an emergency shelter will be assessed through the Coordinated Assessment Plan being submitted by the Balance of State Continuum of Care that includes the Piedmont Regional Committee. The Coordinated Assessment Plan describes how and where individuals and families will be assessed and prioritized for housing in the community. That plan is not finalized but essentially says that assessment will happen at the emergency shelter level and diversion efforts will take place to make sure that people can return to the community without entering shelter if they don't absolutely need shelter. Those who are unsheltered are assessed by the organization that provides services for these individuals. That could include a soup kitchen, daytime homeless program (such as the Opportunity House), and the school systems if the families have children in school. These organizations work to understand the households' needs, provide available assistance, and make referrals to other organizations for additional assistance.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Coordinated Assessment Plan will help assess the needs of homeless persons and direct them to the most suitable and available type of shelter or housing option. The plan also describes how people will be prioritized for housing using a tool called the Vulnerability Index- Service Prioritization Decision Assistance Tool (VI-SPDAT). Current shelter options in the Kannapolis area include emergency shelter for individuals, emergency shelter for families, shelter for domestic violence victims, transitional housing programs for families and single mothers with children, and rental or financial assistance to help cover the cost of an apartment or hotel.

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 CoC Coordinated Assessment has built in timelines that will facilitate families' movement through the system if resources are available. Community Link's programs have Housing Support Staff who identify affordable housing units in the community, provide tenant education and help to mediate landlord issues for their clients. For veterans, the SSVF program provides rapid rehousing for veterans and their families who may be in the emergency shelter as well as prevention services to help stabilize veterans in their existing housing. There are limited permanent supportive housing resources in the community for persons with disabilities. Spots open up in that program mainly when deaths occur.

Cooperative Christian Ministry is expanding its My Father's House program, which provides emergency shelter and services for families with children, to have double the current capacity to house more families.

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

The City's non-profit partners are key in the prevention of homelessness. Cooperative Christian Ministry provide financial assistance for rent and utilities as well as a food pantry. Prosperity Unlimited and Habitat for Humanity provide financial literacy education and foreclosure prevention counseling. The school systems provide referrals and some assistance to families at imminent risk of homelessness.

For individuals who are being discharged from institutions and systems of care, there are some specialized services to assist these individuals. These support organizations include the Cabarrus County Criminal Justice Partnership Program, the Employment Security Commission's Offender Specialist to help with job seeking, Cardinal Innovations for mental health, Rowan-Cabarrus Community College for workforce training programs for offenders and its R3 Career Center (has programs for those with a criminal record), Serenity House in Concord, and the McLeod Addictive Disease Center (located in Charlotte, works with youth offenders, addicts).

Discussion

Although the City of Kannapolis does not provide direct funding for the homeless, we do support organizations that do so through the grants we provide non-profit organizations for public service activities. In addition, the City has provided rehabilitated housing units for use as transitional housing. Most direct services to homeless and special needs individuals are done through partner organizations.

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

Introduction:

The Market Analysis section of the Consolidated Plan includes discussion of the potential barriers to affordable housing within Kannapolis. These barriers include tax policies, land development regulations and development fees, development density, and building and minimum housing codes. The City believes that Kannapolis is a fairly straight-forward and affordable community to build housing, compared to neighboring communities within the Charlotte region. This is based on data as well as development comments. However, the City will strive to be a place that continues to be affordable for a range of incomes.

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

The City of Kannapolis will be revising its long-range comprehensive plan in 2016, and following that, the City's zoning map and ordinances will be updated. As part of this process, the City will be looking at ways to promote quality development but at the same time, remain an affordable community for commercial and residential development.

The City's Planning Department is implementing a new permitting system and as part of that, will be reviewing permitting processes and procedures to determine how to streamline the process. This will help bring save time for developers and potentially help reduce barriers to development.

Lastly, the City will be looking at ways to encourage infill development on existing parcels within the core/older areas of Kannapolis. Developing in areas with established infrastructure is likely to be cheaper than greenfield sites where infrastructure must be extended.

Discussion:

The City of Kannapolis has continued to maintain a pro-development approach to housing. Because of this, the City has a wide range of price points for housing. As mentioned in other areas of the Housing Market Assessment, housing costs in Kannapolis are much lower than nearby communities. The City is working to improve the condition of neighborhoods and the quality of housing while maintaining our affordability.

AP-85 Other Actions – 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 and make projects happen. For example, with the Prosperity Ridge low-income housing tax credit apartments for seniors, the City has agreed to provide \$100,000 in HOME funds and \$20,000 in CDBG funds toward the project. The total project cost is \$7.2 million. If the project is awarded the tax credits, the City will be able to leverage a relatively small amount of HOME funds to achieve 60 units of affordable housing.

Actions planned to foster and maintain affordable housing

The City's urgent repair program provides homeowners with critical repairs to their home, up to \$5,000 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.

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

The City's approach to reducing the number of poverty-level families includes the following elements:

- Encouraging economic development within the City to provide jobs to residents. The City has

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. For example, the City is providing the Rowan-Cabarrus Community College with funding to help them expand their cosmetology program into a space in downtown Kannapolis.
- 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.

In addition for 2015-16, the City is encouraging 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 Development Commission (CDC). The CDC 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 is seeking funds within the community to expand 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 is implementing a Coordinated Assessment Plan that will improve the intake and referral process for homeless individuals. It will enhance the coordination between agencies and non-profit groups that serve the homeless population. In addition, Kannapolis will continue to be part of the the Cabarrus County Homeless 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 – 91.220(I)(1,2,4)

Introduction:

The City of Kannapolis does not generate program income with its CDBG activities.

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.	75.00%

Discussion:

Although the City of Kannapolis has an urgent repair program, it is not considered an urgent need activity by HUD/CDBG definitions, as these repairs are not for imminent danger situations.

The City would like to use a three-year average (July 1, 2015 to June 30, 2018) to determine the minimum overall benefit of 70% has been met for use of CDBG funds. However, we estimate that a higher percentage (75%) of our CDBG allocation will be used to benefit low-to-moderate income residents.

Attachments

Citizen Participation Comments

Housing & Community Needs Survey

Q1 Where do you live?

Answered: 22 Skipped: 0

Answer Choices	Responses	%
Zip Code	100.00%	22
Neighborhood or Organization Name	68.18%	15

#	Zip Code	Date
1	26083	4/17/2015 7:03 PM
2	26083	4/17/2015 8:10 AM
3	26083	3/19/2015 12:50 PM
4	26083	3/19/2015 8:19 AM
5	26083	3/18/2015 8:27 PM
6	28081	3/18/2015 8:24 PM
7	28081	3/17/2015 9:39 AM
8	28081	3/4/2015 11:41 AM
9	26083	2/26/2015 10:30 PM
10	28081	2/24/2015 1:42 AM
11	28027	2/23/2015 10:18 AM
12	28025	2/18/2015 7:51 PM
13	28081	2/11/2015 9:20 AM
14	28023	2/6/2015 2:45 PM
15	Kannapolis North Carolina 28081	2/6/2015 10:07 PM
16	28083	2/6/2015 8:42 AM
17	28081	2/5/2015 9:52 AM
18	26081	2/5/2015 9:43 AM
19	28083	2/3/2015 9:55 PM
20	28081	2/3/2015 9:45 PM
21	28081	2/1/2015 7:11 AM
22	28083	1/28/2015 12:01 PM

#	Neighborhood or Organization Name	Date
1	Pickwick	4/17/2015 7:03 PM
2	Royal Oaks	4/17/2015 8:10 AM
3	Car Town	3/19/2015 12:50 PM
4	Knowles Street - David A. Goodson	3/19/2015 8:19 AM
5	NE Kannapolis	3/18/2015 8:27 PM
6	sherwood forest	3/18/2015 8:24 PM
7	Koltswater	3/17/2015 9:39 AM

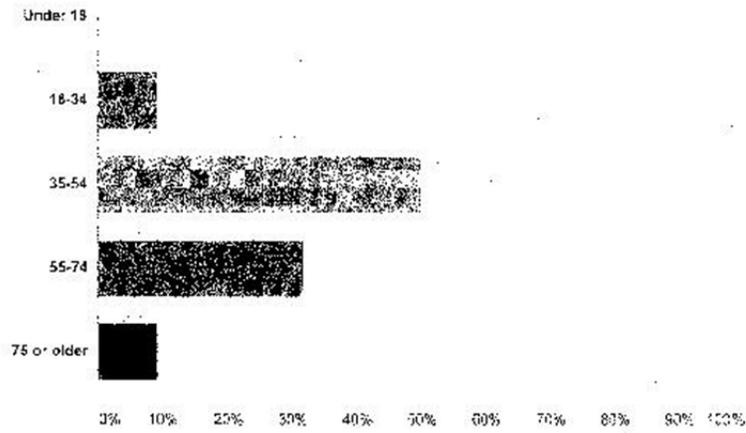
Housing & Community Needs Survey

8	Westlake	3/4/2015 11:41 AM
9	Midway	2/24/2015 1:42 AM
10	CYDaC(Catawba-YackinBasinCouncil.org	2/16/2015 7:54 PM
11	Etchville	2/11/2015 9:20 AM
12	Shady Brook	2/6/2015 1:37 PM
13	Kannapolis City	2/3/2015 9:46 PM
14	Westlake	2/1/2015 7:11 AM
15	Beaver Pond	1/28/2015 12:01 PM

Housing & Community Needs Survey

Q2 What is your age?

Answers: 22 Skipped: 0

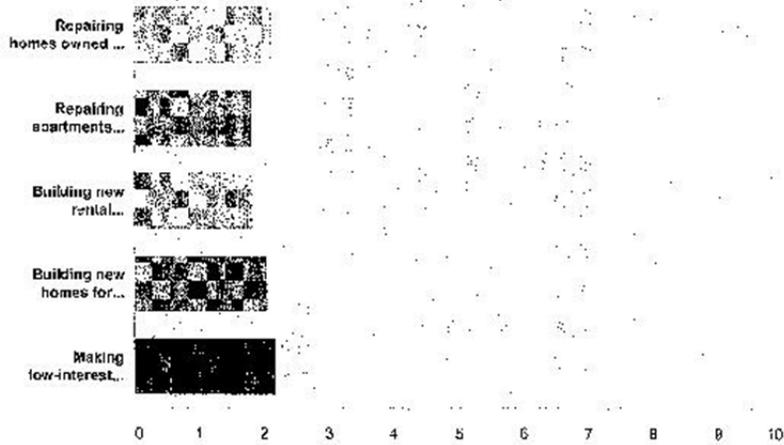


Answer Choices	Responses	
Under 18	0.00%	0
18-34	9.09%	2
35-54	50.00%	11
55-74	31.82%	7
75 or older	9.09%	2
Total		22

Housing & Community Needs Survey

For questions 3 through 9, please tell us what you believe the priority should be for each of these items. Providing Decent, Affordable Housing

Answered: 22 Skipped: 0

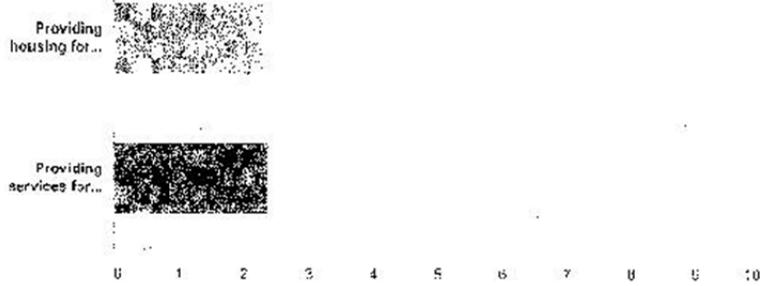


	High Need	Medium Need	Low Need	Don't Know	Total	Weighted Average
Repairing homes owned by households with low or moderate incomes.	36.36% 8	31.82% 7	27.27% 6	4.55% 1	22	2.10
Repairing apartments rented by households with low or moderate incomes.	13.64% 3	45.45% 10	31.82% 7	9.09% 2	22	1.50
Building new rental apartments for households with low or moderate incomes.	22.73% 5	36.36% 8	40.91% 9	0.00% 0	22	1.92
Building new homes for first-time homebuyers with low or moderate incomes.	36.36% 8	31.82% 7	31.82% 7	0.00% 0	22	2.05
Making low-interest loans for first-time homebuyers with low or moderate incomes.	40.91% 9	36.36% 8	22.73% 5	0.00% 0	22	2.18

Housing & Community Needs Survey

Q4 Helping Homeless People

Answers: 25 Skipped: 2

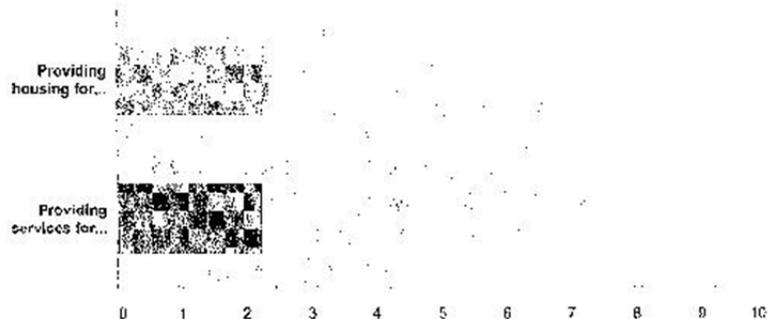


	High Need	Medium Need	Low Need	Don't Know	Total	Weighted Average
Providing housing for people that are homeless	42.86%	38.10%	14.29%	4.76%	27	2.23
Providing services for people that are homeless	47.82%	42.86%	9.52%	0.00%	27	2.25

Housing & Community Needs Survey

Q5 Helping People with Special Needs

Answered: 22 skipped: 0

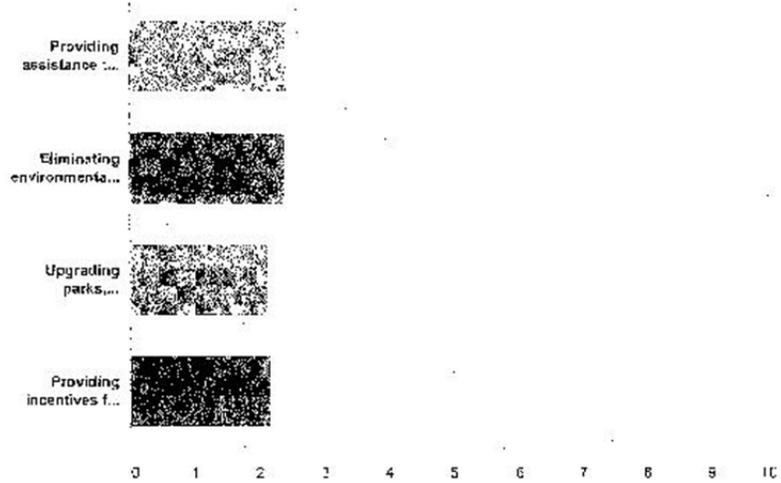


	High Need	Medium Need	Low Need	Don't Know	Total	Weighted Average
Providing housing for people with special needs, like the frail elderly, or people with disabilities, alcohol or drug addictions, or HIV/AIDS.	45.45%	38.36%	13.64%	4.55%	22	2.33
Providing services for people with special needs, like the frail elderly, or people with disabilities, alcohol or drug addictions, or HIV/AIDS.	40.91%	36.36%	18.18%	4.55%	22	2.24

Housing & Community Needs Survey

06 Neighborhood Revitalization

Answers: 22 Skipped: 0

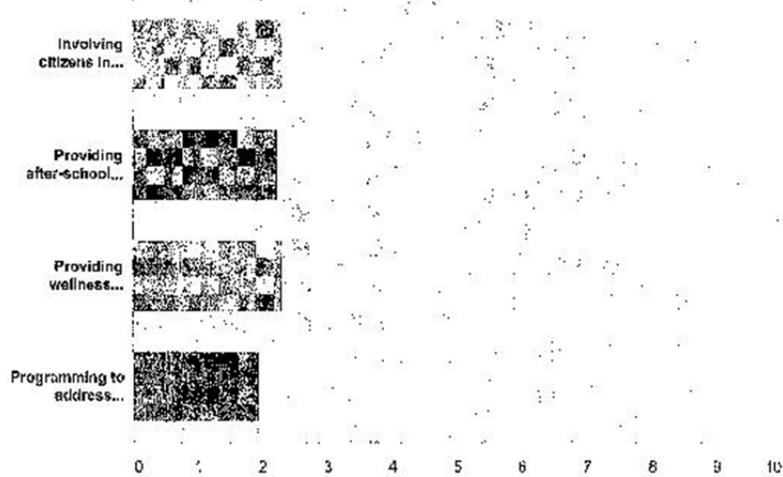


	High Need	Medium Need	Low Need	Don't Know	Total	Weighted Average
Providing assistance to neighborhoods for development of plans and strategies to encourage appropriate development.	50.00%	40.91%	9.09%	0.00%	11	2.41
Eliminating environmental hazards such as trash, vacant or dilapidated buildings, asbestos, and overgrown lots. Engaging in non-residential historic preservation.	50.00%	36.36%	13.64%	0.00%	11	2.36
Upgrading parks, recreational, health, and neighborhood facilities	36.36%	31.82%	27.27%	4.55%	8	2.10
Providing incentives for the development of neighborhood centers in underserved areas.	40.91%	34.82%	27.27%	0.00%	9	2.14

Housing & Community Needs Survey

C7 Providing Public Services

Answered: 22 Skip question

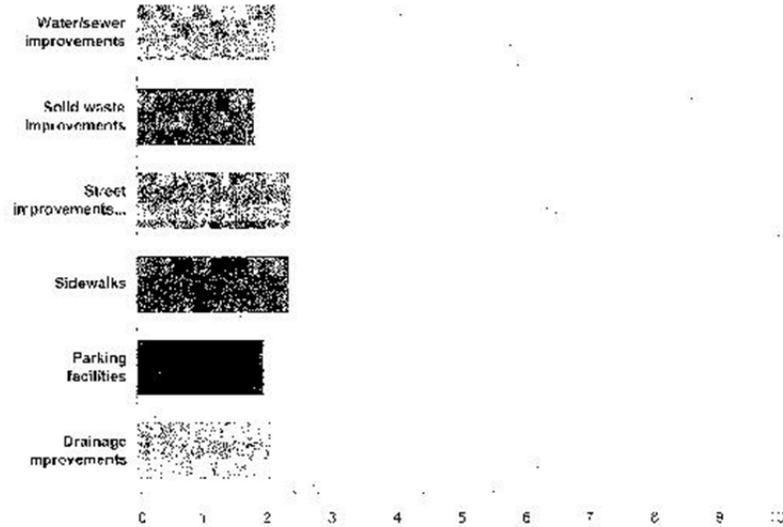


	High Need	Medium Need	Low Need	Don't Know	Total	Weighted Average
Involving citizens in violence reduction and crime prevention efforts.	45.00% 9	40.00% 8	15.00% 3	0.00% 0	20	2.30
Providing after-school programs and childcare for children and youth.	50.00% 11	18.18% 4	27.27% 6	4.55% 1	22	2.24
Providing wellness programs and health services for infants, youth and adults (providing substance abuse, disability, employment training and transportation services).	45.45% 10	31.82% 7	18.18% 4	4.55% 1	22	2.22
Programming to address discrimination and support diversity.	22.73% 5	45.45% 10	27.27% 6	4.55% 1	22	1.95

Housing & Community Needs Survey

Q8 Infrastructure Improvements

Answered: 21 Skipped: 1

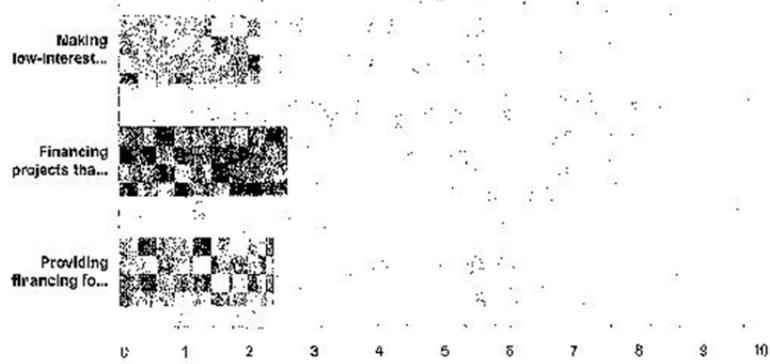


	High Need	Medium Need	Low Need	Total	Weighted Average
Water/sewer improvements	36.10% 8	36.10% 8	23.81% 5	21	2.14
Solid waste improvements	23.81% 5	33.33% 7	42.86% 9	21	1.81
Street improvements/street lighting	52.38% 11	33.33% 7	14.29% 3	21	2.30
Sidewalks	52.38% 11	28.57% 6	19.05% 4	21	2.33
Parking facilities	33.33% 7	28.57% 6	36.10% 8	21	1.95
Drainage improvements	33.33% 7	38.10% 8	28.57% 6	21	2.14

Housing & Community Needs Survey

Q9 Encouraging Economic Development

Answers: 21 Skipped: 1

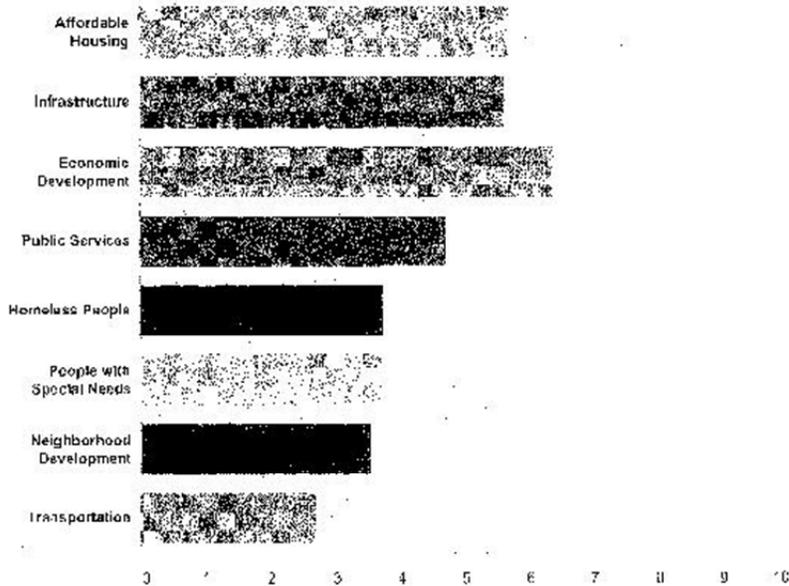


	High Need	Medium Need	Low Need	Total	Weighted Average
Making low-interest business development loans to people with low or moderate incomes.	33.33% 7	52.38% 11	14.29% 3	21	2.19
Financing projects that increase jobs.	88.89% 4	28.57% 6	4.76% 1	21	2.62
Providing financing for job training programs.	52.38% 11	33.33% 7	14.29% 3	21	2.35

Housing & Community Needs Survey

Please rank in priority order the following broad categories of needs. (For the online survey, use your mouse to drag and drop the item up or down the scale to place it in order of priority.)

Answers: 21 Skipped: 1



	1	2	3	4	5	6	7	8	Total	Score
Affordable Housing	42.86%	14.29%	0.00%	4.76%	9.52%	9.52%	14.29%	4.76%	21	5.53
Infrastructure	9.52%	33.33%	23.81%	14.29%	4.76%	0.00%	4.76%	9.52%	21	5.32
Economic Development	26.57%	23.81%	23.81%	9.52%	9.52%	4.76%	0.00%	0.00%	21	6.00
Public Services	9.52%	0.00%	28.57%	19.05%	14.29%	19.05%	4.76%	4.76%	21	4.71
Homeless People	4.76%	9.52%	9.52%	0.00%	19.05%	33.33%	9.52%	14.29%	21	3.71
People with Special Needs	4.76%	4.76%	4.76%	19.05%	10.05%	14.29%	23.81%	9.52%	21	3.71
Neighborhood Development	0.00%	4.76%	9.52%	19.05%	14.29%	14.29%	28.57%	9.52%	21	3.52
Transportation	0.00%	9.52%	0.00%	14.29%	9.52%	4.76%	14.29%	47.62%	21	2.67

Housing & Community Needs Survey

Q11 Please provide any comments on the topics mentioned in this survey.

Answered: 10 Skipped: 1?

#	Responses	Date
1	Disappointed with run down yards and unattended porches with furniture, boxes, etc.	4/17/2015 7:03 PM
2	One area of importance not asked about specifically in this survey is the issue of landlords not keeping up properties and those who are poor and disadvantaged not having appropriate housing due to poor conditions maintained by their landlords. This is an unfair situation and also diminishes home values in the area. I would like to see the landlord issue addressed and see them made to upkeep properties that are currently in poor condition.	3/19/2015 12:50 PM
3	I was nearly homeless last May. If not saved by a friend, I would be living in my car and spending most of my time at the library. I make \$11,000 a year and have much dept. Can Mr. Murdoch help those of us with mental or medical health problems, other than just building nice buildings? The need is NOW! Thank you.	3/18/2015 8:27 PM
4	These are loaded questions that can only lead to the outcome a liberal government would ask. You suck. For instance mixing frail elderly with homosexual problems and drug addicts, just how stupid are you?	3/18/2015 8:24 PM
5	We waste so much money on running empty buses all over town. We have counted the number of people who ride these buses for years and the most we have ever seen is 6 or 7. Most of the time it is 0 - 2. Now we have added Sunday service, which has even less riders. Just because we get federal grants does not mean we need to continue this waste of taxpayer money.	3/17/2015 9:39 AM
6	Kannapolis needs more focus on roads...ours need attention...we need less traffic police and more patrolling our neighborhoods...we are a very blended town and sometimes that's not always a good thing for property value to homeowners.	2/28/2015 13:30 PM
7	Multi-County Coordination	2/16/2015 7:54 PM
8	None at this time	2/6/2015 1:07 PM
9	The elderly should NOT be lumped in with drug addicts and alcoholics. The elderly deserve assistance, addicts need mandatory rehab.	2/3/2015 9:55 PM
10	I don't understand the vision of the downtown Kannapolis! Why are there so many empty buildings??	2/1/2015 7:11 AM

Grantee SF-424's and Certification(s)

APPLICATION FOR FEDERAL ASSISTANCE		OMB Approved No. 5076-0066		Vers on 7/03	
1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED May 15, 2015		Applicant Identifier MC-37-0017	
<input checked="" type="checkbox"/> Construction		3. DATE RECEIVED BY STATE		State Application Identifier	
<input type="checkbox"/> Non-Construction		4. DATE RECEIVED BY FEDERAL AGENCY		Federal Identifier	
5. APPLICANT INFORMATION					
Legal Name: City of Kannapolis		Organizational Unit: Department: City Manager Office			
Organizational DUNS: 615-998-350		Division: Community Development			
Address Street: 248 Oak Avenue		Name and telephone number of person to be contacted on matters involving this application (give area code)			
City: Kannapolis		Prefix		First Name: Sherry	
County: Cabarrus/Rowan		Middle Name			
State: North Carolina		Zip Code 28082		Last Name Gordon	
Country: United States		Suffix:			
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 516-1452469		Email: sgordon@kannapolisnc.gov		Phone Number (give area code) 704-820-4332	
				Fax Number (give area code) 704-833-7463	
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.)		7. TYPE OF APPLICANT: (See back of form for Application Types) Municipal Other (specify)			
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): Labor Management Cooperation Program		9. NAME OF FEDERAL AGENCY:			
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Kannapolis, Cabarrus/Rowan County (North Carolina)		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: FY 2015-18 Annual Action Plan 5-Year Consolidated Plan (2015-2019)			
13. PROPOSED PROJECT Start Date: July 1, 2015		Ending Date: June 30, 2018		14. CONGRESSIONAL DISTRICTS OF: a. Applicant 008-NC	
15. ESTIMATED FUNDING:		b. Project 008-NC			
a. Federal \$ 326,534		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:			
b. Applicant \$		b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372			
c. State \$		<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW			
d. Local \$		17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes if 'Yes' attach an explanation. <input type="checkbox"/> No			
e. Other \$					
f. Program Income \$					
g. TOTAL \$ 326,534					
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.					
a. Authorized Representative					
Prefix		First Name Milton		Middle Name Darrell	
Last Name Hinnant		Suffix:			
b. Title Mayor		c. Telephone Number (give area code) 704-820-1317			
d. Signature of Authorized Representative <i>Milton D. Hinnant</i>		a. Date Signed 5/9/15			
Previous Edition Usable Authorized for Local Reproduction					

Standard Form 424 (Rev. 9-2003)
Prescribed by OMB Circular A-102

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -

(a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Milton D. Hammit 5/5/15
Signature/Authorized Official Date

Mayor
Title

CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year 2014-15 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

Compliance with Laws -- It will comply with applicable laws.

Milton D. Humphreys 5/5/15
Signature/Authorized Official Date

Mayor _____
Title

OPTIONAL CERTIFICATIONS

CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

N/A _____
Signature/Authorized Official Date

Mayor
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Wilson D. Hammond 5/5/15
Signature/Authorized Official Date

Mayor
Title

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official Date

Mayor
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.

2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.

3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.

4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).

5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).

6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

246 Oak Avenue
Kannapolis, Cabarrus County, North Carolina
28082

Check if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Appendix - Alternate/Local Data Sources