

Executive Summary

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

1. Introduction

The City of Kannapolis is the recipient of a yearly allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The City is a member of the Cabarrus/Iredell/Rowan HOME Consortium, a partnership consisting of nine jurisdictions. The Consortium is an annual recipient of HOME Investment Partnership funds (HOME). HOME funds received by the Consortium are managed by the City of Concord's Community Development Department.

As a condition of receiving these funds each fiscal year, the City of Kannapolis develops the Annual Action Plan for submittal to, and approval by, HUD. Each completed Annual Action Plan details how the HUD funds will be invested to address needs as described in the 5-Year Consolidated Plan. The Consolidated Plan is a document approved by HUD and the City that sets broad strategic goals, priorities and defines needs as they relate to community development and housing. The City's Consolidated Plan covers the years 2020-2024. At adoption, each Annual Action Plan becomes a part of the Consolidated Plan. The City's 2023-2024 Annual Action Plan covers the fourth year of the 2020-2024 Consolidated Plan.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In the past year, the City has continued its efforts to revitalize neighborhoods with a focus on affordable housing, livable neighborhoods, and economic development. The needs that were identified in the Consolidated Plan as a priority fell under these categories:

- Addressing substandard, dilapidated, or deteriorated housing;
- Downpayment Assistance for first-time homebuyers; Improving neighborhood environments.

2. Non-Housing Community Development Needs:

- Street improvements, water and sewer improvements, curb and gutter improvements, sidewalk improvements, drainage improvements, recreation and greenway improvements that benefit low and moderate income neighborhoods and stimulate economic development; Work with area non-profit organizations that provide public services within Kannapolis to achieve its objectives for economic and community development.

3. Evaluation of past performance

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

The City's past performance in administering the HUD programs is consistent with the intent of the program to provide safe, decent and affordable housing, increase access to suitable living environments and accessibility to economic opportunities.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In keeping with the City's citizen participation plan, the City sought input from several groups during the development of the plan. The 30 day citizen comment period was from April 1, 2023 to April 30, 2023. City Council will hold a public hearing on April 24, 2023 at the Kannapolis City Hall at 401 Laureate Way. Notice of the public hearing was published in the local newspaper, as well as provided to the Community Improvement Commission.

The City uses input from local boards and citizens to develop needs and set priorities for addressing the needs.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

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

All comments accepted.

7. Summary

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	KANNAPOLIS	
CDBG Administrator	KANNAPOLIS	

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

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

1. Introduction

The City of Kannapolis works closely with local non-profit agencies, neighborhood groups and service providers to address the needs of low to moderate income families, individuals, and homeless.

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 a member of the Cabarrus-Iredell-Rowan HOME Consortium of which the City of Concord is the lead entity. The Consortium meets a couple times a year to review projects and discuss issues. The Consortium provides a forum for the City of Kannapolis to work together with other members to leverage funds in order to make a greater impact.

The City of Kannapolis plans Fair Housing educational events in partnership with Concord Housing Authority, Cabarrus County, City of Concord as well as Prosperity Unlimited, Inc.

Through the City's interest in providing public health, the City works with the Cabarrus Health Alliance, Cannon Memorial YMCA, Atrium Health Cabarrus, 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 a 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 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.

The Executive Director of 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 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

N/A

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	CABARRUS COOPERATIVE CHRISTIAN MINISTRY
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. 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 discuss sections of the Consolidated Plan. Our discussion includes new ideas or ways to improve programs.
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 Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prosperity Unlimited, Inc. 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. Prosperity keeps us updated on the state of the housing markets which includes homebuyers and foreclosures.

3	Agency/Group/Organization	COMMUNITY LINK
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. 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
	Briefly describe how the Agency/Group/Organization was consulted. 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

	Briefly describe how the Agency/Group/Organization was consulted. 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
	Briefly describe how the Agency/Group/Organization was consulted. 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?	Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. 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

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>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 list and ability to continue partnerships.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

None

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

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

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 and Annual Action Plan. Participation is encouraged by working with neighborhood groups, churches, citizen advisory board, local leaders and local agencies.

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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: spanish Persons with disabilities Non-targeted/broad community		Comments regarding amount of funds allocated for public service projects and demolitions.	All comments accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The FY 2023-2024 Annual Action Plan includes activities to be funded from July 1, 2023 to June 30, 2024 with the following sources of Federal funds: (table below)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public – federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	397,437	0	0	397,437	0	
Other								

Table 5 - Expected Resources – Priority Table

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

matching requirements will be satisfied

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. In past years, the City has been able to provide in-kind match by leveraging our partnership with Habitat Cabarrus and Cooperative Christian Ministry. With all organizations, the City has provided funds to assist with new construction or rehabilitation projects and the non-profits have provided a match through volunteer labor and donated supplies and appliances.

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If appropriate, describe publicly 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 area and two additional properties outside that area and those properties are used in partnership with area non-profits to provide transitional housing. For the transitional housing units, our goal is to provide purchase options for those transitioning out of homelessness to homeownership.

Discussion

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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	2021	2023	Non-Housing Community Development	City-wide	Neighborhood improvement Substandard Housing	CDBG:	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
2	Provide decent & affordable housing	2021	2023	Affordable Housing	City-wide	Substandard Housing	CDBG: \$100,002	Homeowner Housing Rehabilitated: 10 Household Housing Unit
3	Prevent and address homelessness	2021	2023	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	City-wide	Homeless Prevention	CDBG: \$10,000	Public service activities for Low/Moderate Income Housing Benefit: 60 Households Assisted
4	Promote self sufficiency and community development	2021	2023	Non-Housing Community Development	City-wide	Self sufficiency	CDBG: \$40,000	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

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

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects will be undertaken with City of Kannapolis CDBG funding for FY 2023-2024:

Projects

#	Project Name
1	Program Administration
2	Urgent Repair/Weatherization
3	Fair Housing
4	Public Services
5	Infrastructure Improvements

Table 7 - 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

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1	Project Name	Program Administration
	Target Area	City-wide
	Goals Supported	Improve and strengthen neighborhoods Provide decent & affordable housing Prevent and address homelessness Promote self sufficiency and community development
	Needs Addressed	Neighborhood improvement Substandard Housing Homeless Prevention
	Funding	\$79,487
	Description	Administration of CDBG program
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Program administration covers the staff and overhead costs for administering the CDBG program
	Location Description	Citywide
2	Project Name	Urgent Repair
	Target Area	Citywide
	Goals Supported	Provide decent & affordable housing
	Needs Addressed	Substandard Housing
	Funding	\$259,950
	Description	Urgent repair for homeowners
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	30 homeowners estimated to be served
	Location Description	Citywide
	Planned Activities	Urgent repair projects can address handicap accessibility, water heaters, HVAC systems, electrical and/or plumbing hazards and leaking roofs up to \$8,000 per household.

4	Project Name	Fair Housing
	Target Area	City-wide
	Goals Supported	Improve and strengthen neighborhoods
	Needs Addressed	Neighborhood improvement
	Funding	\$1,000
	Description	Education and outreach - fair housing laws - rights and responsibilities
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	20,000 citizens
	Location Description	Citywide
	Planned Activities	The City will provide education and outreach of fair housing laws, tenants rights and landlord responsibilities. This will include workshops, programs and distribution of information in newsletters and brochures.
5	Project Name	Public Services
	Target Area	City-wide
	Goals Supported	Prevent and address homelessness
	Needs Addressed	Homeless Prevention
	Funding	\$58,000
	Description	Non-profits receive grants to assist in public service provided to Kannapolis residents.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	200 or more families to be served in partnership with local non-profit agencies
	Location Description	Citywide
	Planned Activities	The City provides grants to non-profit organizations that provide public services to Kannapolis residents.

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 spent in the central, northern, or eastern Kannapolis areas.

Geographic Distribution

Target Area	Percentage of Funds
Carver Area	2

Table 8 - 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 continues to be a target area for revitalization.

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 need families through our CDBG and HOME programs. Those needs will be partially addressed through partner organizations. For example, Cooperative Christian Ministry has expanded 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 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	60
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	70

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

Discussion

The City's FY 2023-24 Annual Action Plan includes \$259,950 for urgent repairs for homeowners using CDBG funds. This will provide for approximately 30 units to receive up to \$8,000 in repairs. It is listed under "Rehab for Existing Units" in the 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 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 FY 2023-24 will be used to directly serve 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.

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 has expanded 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 individual 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.

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.

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

Introduction:

Potential barriers to affordable housing within Kannapolis 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 adopted its long-range comprehensive plan in 2018, and is in the process of updating the City's zoning map and development ordinances. As part of this process, the City is looking at ways to promote quality development but at the same time, remain an affordable community for commercial and residential development.

Infill development on existing parcels within the core/older areas of Kannapolis has become popular as land becomes more scarce and costly. Developing in areas with established infrastructure is likely to be cheaper than greenfield sites where infrastructure must be extended. The City's ordinances allow builders to avoid additional costs in certain cases by not requiring the same level of infrastructure that might be required in a new development.

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 provided \$100,000 in HOME funds and \$40,000 in CDBG funds toward the project. The total project cost is \$7.2 million. The project was awarded tax credits, the City was 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 \$8,000 per home. This program allows the preservation of affordable housing, improves safety, and allows homeowners to continue living in their homes. The City's homeowner rehabilitation program also achieves these goals.

Actions planned to reduce lead-based paint hazards

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

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

projects as well as single family construction.

Actions planned to reduce the number of poverty-level families

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

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

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

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

likely involve securing a small or medium sized multi-family facility, accompanied by services.

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

The Balance of State Continuum of Care 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 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:

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

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

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

Other CDBG Requirements

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

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.

DRAFT

Attachments

DRAFT

Grantee SF-424's and Certification(s)

DRAFT