



# MECKLENBURG COUNTY

## CDBG ENTITLEMENT PROGRAM

**26-0161 - 2026 AAP Draft  
updated allocation**

# Executive Summary

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

### 1. Introduction

Mecklenburg County has received annual Community Development Block Grant (CDBG) entitlement funds from the U.S. Department of Housing and Urban Development (HUD) since 2010. As an entitlement grantee, the County is required to prepare a Five-Year Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance Reports (CAPERs) to continue receiving funding for the CDBG program.

The PY 2026-2027 Annual Action Plan (AAP) is the second year of Mecklenburg County's 2025-2029 Consolidated Plan (Con Plan). The Con Plan outlines the County's objectives, priorities, and goals for the next five years and aims to support programs and projects that provide affordable, sustainable, safe, and decent housing, public services, and economic opportunities for low- and moderate-income individuals.

This Annual Action Plan details the projects and activities expected to be implemented and funded using entitlement funds for PY 2026-2027. Mecklenburg County's allocation amount for the 2026-2027 CDBG is \$1,010,781 for all programs and services. This decreased by \$12,097 from the 2025 allocation.

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

Mecklenburg County's Consolidated Plan is a five-year strategic plan that lists long-term goals for the County to work towards. As a result, the following needs are identified to further Housing Urban Development's (HUD) program goals:

- Goal 1- Affordable Housing
- Goal 2- Community Development
- Goal 3- Public Services
- Goal 4- Economic Development
- Goal 5- Planning and Administration

There are three main community development goals for PY 2026-2027:

1. Increase and preserve affordable housing. The outcomes for this goal are affordable housing development through land and infrastructure development in a targeted neighborhood and critical home repair for income-eligible owner-occupied single-family homes.
2. Provide support for vulnerable populations and communities through public service activities.

3. Support community development by improving infrastructure (roads and sidewalks mainly) in low-moderate income neighborhoods. The outcome for this goal is to improve recreational opportunities and public facilities in qualified census tracts and block groups.

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

Mecklenburg County values CDBG funding and its positive impacts on low-to-moderate-income residents with community and economic development needs. This annual funding source provides for expanded services that would otherwise not be available.

The County's 2025-2029 Consolidated Plan meets HUD's requirements to receive funding through the five-year planning period. Priorities were developed to be broad in nature, allowing various projects to be funded.

The priorities have remained consistent since Mecklenburg County began receiving CDBG funding in 2010. Program performance has allowed the County to fund programs that target people and families in need within the program area. County-funded CDBG projects have provided public services for childcare, public services, installation of much-needed public water lines, construction of roadways providing neighborhood access, housing rehabilitation, and property acquisition for the construction of new housing.

For more detailed information on past performance and detailed outcomes for past projects, the 2024 Consolidated Annual Performance and Evaluation Report is available upon request.

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

The Citizen Participation Plan, a crucial document outlining the policies and procedures for citizen involvement in the pivotal planning issues and funding recommendations of the CDBG program, serves as a guiding light for the Citizen Participation process. The County actively involves citizens, public, and non-profit agencies in consultation efforts throughout the program year, with these inputs forming an integral part of the County's Annual Action Plan.

Encouraging citizen participation and consulting with other public and private agencies are key aspects of the planning process. The County employed multiple methods to solicit citizen participation and consult with other entities, including public hearing notices, public hearings, and other outreach efforts. The 2026 Annual Action Plan stands as a testament to the collaborative effort of county citizens, non-profit organizations, faith-based organizations, county staff, and staff members from participating municipal jurisdictions.

Two public hearings were held during the planning and development of the PY 2026-2027 AAP.

Mecklenburg County posted the first public notice in the Charlotte Observer on January 14, 2026 about the Notice of Funding Availability and Kick Off meeting.

The development timeline and process of the Annual Action Plan were thoroughly discussed at the annual CDBG Informational Session/Kick Off meeting held on Wednesday, January 28, 2026. The County held this workshop in person and virtually for community stakeholders.

The CDBG application round opened on January 28, 2026, and closed on February 27, 2026. Participants commented in preparation for the PY 2026-2026 AAP as a consultation/working group session. The CDBG team gathered on Tuesday, March 24, 2026, to review and evaluate all the eligible CDBG applications and provide the County with their recommendations for funding.

Per the County's Citizen Participation Plan, Mecklenburg County provides a thirty-day public commenting period, which began on March 30, 2026, and ended on April 30, 2026. The public notice was published in the Charlotte Observer, on the County's website at <https://www.mecknc.gov>. A virtual and in person public hearing was held on Thursday, April 30, 2026, at 3:00 pm at Centralina Regional Council located at 10735 David Taylor Drive, Charlotte, NC 28262, on the second floor in Suite 250 (the Carolinian conference room), to gather feedback from the public for the PY 2026 AAP.

The primary purpose of these public forums/hearings was to assess community needs and problems and determine the most critical needs to be addressed by the CDBG program.

**5. Summary of public comments**

No public comments were received.

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

N/A. No public comments were received.

**7. Summary**

Mecklenburg County has received annual Community Development Block Grant (CDBG) funding from HUD since 2012 and is required to complete key planning and reporting documents to maintain eligibility. The PY 2026-2027 Annual Action Plan represents the second year of the County's 2025-2029 Consolidated Plan, outlining priorities focused on affordable housing, community development, public services, economic development, and program administration. The plan emphasizes increasing and preserving affordable housing, supporting vulnerable populations, and improving infrastructure in low to moderate income communities. Past CDBG funding has supported a range of impactful projects, including housing rehabilitation, public service and infrastructure improvements. The County engaged stakeholders and residents

through public meetings, outreach efforts, and a formal comment period, through no public comments were received for this program year.

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

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

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	Mecklenburg County	
CDBG Administrator	Mecklenburg County	County Manager's Office
CDBG Consultant	Centralina Regional Council	Community Economic Development Department

**Table 1 – Responsible Agencies**

**Narrative**

The Mecklenburg County Board of County Commissioners is the County's governing body, with the County Manager or its designee authorized to act on behalf of the Board in matters pertaining to the CDBG program.

The City of Charlotte, Neighborhood & Business Services Department is the lead agency charged with preparing the Five-Year Consolidated Plan, Annual Action Plan and reporting on federal program activities for the Charlotte-Mecklenburg HOME Consortium. Mecklenburg County is a member of the Charlotte-Mecklenburg HOME Consortium and is also an entitlement recipient for Community Development Block Grant funds.

Mecklenburg County is the lead agency for preparing Consolidated Plans, Annual Action Plans, and CAPERs. The Annual Action Plans are developed in alignment with Mecklenburg County’s Five-Year Consolidated Plan’s goals and objectives. In this capacity, the county works in cooperation with other key government agencies, non-profit agencies, and for-profit agencies to address affordable housing and other community development issues. Collaborative partnerships with key stakeholders are indispensable to the community’s success in addressing the needs of low- and moderate-income residents and improving the quality of life for all the residents by ensuring that all residents, regardless of race, gender, age, income level, or disability, have equal access to affordable housing, jobs, and services available in the County.

**Consolidated Plan Public Contact Information**

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

### **1. Introduction**

The Action Plan is a one-year planning document that describes eligible programs, projects, and activities to be undertaken with CDBG funds expected during FY 2026-2027 and their relationship to the priority housing and community development needs outlined in the 2025-2029 Consolidated Plan. Mecklenburg County recognizes the importance of reaching out to social service agencies, housing providers, neighborhood groups, and members of local governments while preparing the Annual Action Plan. As a result, the County consulted with many different stakeholders. Informational meetings and public hearings were also used to develop the Annual Action Plan.

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

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

Throughout the Citizen Participation process, the County required eligible and local agencies/organizations to submit proposal applications for CDBG funding for eligible activities or projects. These groups participated in the planning process by attending public hearings and informational, pre-application meetings. To be inclusive of various agencies and organizations, the County compiled an outreach list that included the following agencies:

- Nonprofit service providers that cater to the needs of low and moderate-income households and persons;
- Local childcare agencies that improve and increase services to low- and moderate-income persons;
- Housing professionals that rehabilitate and develop affordable housing options for low- and moderate-income households.
- Public agencies;
- Government staff of participating jurisdictions;

#### **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.**

Mecklenburg County is a member of the Charlotte/Mecklenburg Continuum of Care. They partner with other community organizations to identify and provide resources that address the housing and service needs of individuals and families who are currently homeless. This collaborative effort aims to support them by connecting them with vital resources and services.

**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**

The County does not have entitlement status for the Emergency Solutions Grant (ESG) and does not directly receive ESG funds. However, the City of Charlotte is a recipient. These funds are utilized by the Charlotte-Mecklenburg Continuum of Care, of which Mecklenburg County is a partner. ESG funds provide homeless people with emergency shelter and essential support services. ESG funds also provide homelessness prevention and repaid re-housing activities, which include short and medium-term rental assistance to homeless individuals or individuals at imminent risk of becoming homeless. ESG funds will also be utilized to subsidize the cost of implementing the Homeless Management Information System (HMIS), to meet reporting requirements for the grant program.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

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

1	<b>Agency/Group/Organization</b>	Habitat for Humanity of the Charlotte Region
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CDBG program participants were consulted through meetings where they were asked several questions relating to the CDBG program and the County identified priorities. Affordable housing takes the highest priority regarding all the goals set in the Con Plan. There is a need for emergency home repair in the County, but capacity is lacking. Also, there is a long waiting list for critical home repair services in the community.
2	<b>Agency/Group/Organization</b>	Greater Matthews Habitat for Humanity, Inc.
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CDBG program participants were consulted through meetings where they were asked several questions relating to the CDBG program and the Countys identified priorities. GMHH identified the same needs and priorities as HHCR. There are still supply/supply chain issues and also limited number available certified contractors available in the region. There are staff capacity limitations. Possible solutions were discussed.
3	<b>Agency/Group/Organization</b>	Rebuilding Together of Greater Charlotte, Inc.
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CDBG program participants were consulted through meetings where they were asked several questions relating to the CDBG program and the Countys identified priorities. All three housing providers (HHCR, GMHH and Rebuilding Together) identified the same needs and priorities. There are still supply/supply chain issues and also limited number of certified contractors available in the region. Also, there is lack of capacity across all the housing non-profit providers when it comes to staff time.
4	<b>Agency/Group/Organization</b>	Town of Matthews
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CDBG program participants were consulted through meetings where they were asked several questions relating to the CDBG program and the Countys identified priorities. Affordable housing issue affects all local municipalities across the board. The Town has allocated additional ARPA funds to local housing service providers, to help with layering of funds.
5	<b>Agency/Group/Organization</b>	Town of Huntersville
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>CDBG program participants were consulted through meetings where they were asked several questions relating to the CDBG program, and the County identified priorities. The Town of Huntersville described affordable housing to be a critical need. Specifically, urgent or emergency home repairs are top priorities. Additionally, the Town of Huntersville identified capacity gaps and wishes to collaborate with other organizations and CDBG program participants to bridge those gaps. There was conversation about the Huntington Green mobile home community, and ways of turning teh community around by creating coop.</p>
6	<p><b>Agency/Group/Organization</b></p>	<p>Town of Cornelius</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Other government - Local</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>CDBG program participants were consulted through meetings where they were asked several questions relating to the CDBG program and the Countys identified priorities. The Town of Cornelius identified infrastructure and emergency home repair as priorities in their jurisdiction. Infrastructure was identified to increase mobility in Mecklenburg County. They have agreed to continue collaboration with other CDBG program participants to combat capacity shortcomings. The CDBG program administrator has been working with the Local Lake Norman CDC on affordable housing initiatives.</p>

7	<b>Agency/Group/Organization</b>	Ada Jenkins Family Center
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Housing Need Assessment Economic Development Anti-Poverty Strategy Affordable housing crisis was the lead of the conversation

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

All known agencies that were potential participants for the Mecklenburg County CDBG program were contacted during the planning process.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	City of Charlotte	The goals of this plan are focused on providing increased opportunities for low-income residents and aligns with the efforts of the CoC.
2019-2023 Analysis of Impediments	City of Charlotte	The goals of this plan align with those of the AI and strive to promote and create fair housing for Mecklenburg County residents.
2025-2029 Consolidated Plan	Mecklenburg County	The Mecklenburg County PY 2026-2027 Annual Action Plan is a component of this document and as such all subject matter is in alignment.

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

**Narrative**

Mecklenburg County 's PY 2026-2027 Annual Action Plan was developed through a collaborative consultation process that engaged a wide range of stakeholders, including housing providers, nonprofit service agencies, local municipalities and community organizations. Through public hearings, informational meetings, and directed outreach, the County gathered input to better align CDBG-funded activities with identified housing and community development needs. Coordination efforts focused on strengthening partnerships between housing providers and public service agencies serving low to moderate income families.

Consultation findings highlighted affordable housing, especially emergency home repairs, as the most critical need across the county, along with ongoing challenges such as limited contractor availability, supply chain issues, and capacity constraints among service providers. Local government and nonprofit partners. Overall, the consultation process ensured that the Annual Action Plan reflects shared community priorities and supports coordinated, strategic investment of CDBG resources.

## **AP-12 Participation - 91.401, 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**

Mecklenburg County recognizes that preparing the Annual Action Plan requires discussion and consultation with many diverse groups, organizations, and agencies. During the planning process for the CDBG Annual Action Plan, the County encouraged citizen participation. Two public hearings were held to gather public input and answer any questions the public had regarding the process and community development needs. While preparing this document, the County's staff met with service providers, community groups, nonprofit agencies, faith-based agencies, and local member governments to discuss and gather input on the community development needs identified in the program area.

#### Key agencies and organizations included:

- Greater Matthews Habitat for Humanity
- Habitat for Humanity of the Charlotte Region
- Rebuilding Together, Inc.
- Town of Davidson
- Town of Huntersville
- Town of Matthews
- Town of Pineville
- Town of Cornelius
- ADA Jenkins Community Center
- David Cornelius Child Development Center

Mecklenburg County posted the first public notice in the Charlotte Observer on January 14, 2026, about the Notice of Funding Availability and Kick Off meeting. The development timeline and process of the Annual Action Plan were thoroughly discussed at the annual CDBG Informational Session/Kick Off meeting held on Wednesday, January 28, 2026. The County held this workshop in person and virtually for community stakeholders. The CDBG application round opened on January 28, 2026, and closed on February 27, 2026. Participants commented in preparation for the PY 2026-2026 AAP as a consultation/working group session. The CDBG team gathered on Tuesday, March 24, 2026, to review and evaluate all the eligible CDBG applications and provide the County with their recommendations for funding.

Per the County's Citizen Participation Plan, Mecklenburg County provides a thirty-day public commenting period, which began on March 30, 2026, and ended on April 30, 2026. The public notice was published in the Charlotte Observer, on the County's website at <https://www.mecknc.gov>. A virtual and in person public hearing was held on Thursday, April 30, 2026, at 3:00 pm at Centralina Regional Council located at 10735 David Taylor Drive, Charlotte, NC 28262, on the second floor in Suite 250 (the Carolinian conference room), to gather feedback from the public for the PY 2026 AAP.

The primary purpose of these public forums/hearings was to assess community needs and problems and determine the most critical needs to be addressed by the CDBG program.

A draft 2026 Annual Action Plan was released to the public on Monday, March 30, 2026, for a thirty-day public comment period, which ended on Thursday, April 30, 2026.

**Citizen Participation Outreach**

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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)
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1	Newspaper Ad 1	Non-targeted/broad community	<p>The virtual kick-off meeting was held on on Wednesday, January 28, 2026, to kick off the PY 26-27 CDBG program and application process. Information about the meeting was advertised in the Charlotte Observer and on the Mecklenburg County website. Also, mass email was sent out to service providers, past and current subrecipients, and all local municipalities.</p>	<p>Non-profit housing service providers asked about the possibility of using CDBG funds to reimburse housing rehab project management costs. It has not been done in the past under the Mecklenburg CDBG program. As a result of this discussion with service providers, Mecklenburg County will include rehab project management cost to be a reimbursable cost under the</p>	None	<p><a href="https://mgr.mecknc.gov/programs/CDBG">https://mgr.mecknc.gov/programs/CDBG</a></p>
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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)
				<p>Mecklenburg County CDBG program starting in PY2026. This session consisted of a short presentation with the highlights of the CDBG program and its regulations, and having discussions about the upcoming application round. The CDBG program admin received a lot of questions rather than comments.</p>		

2	Internet Outreach	Non-targeted/broad community	<p>As requested, CDBG one on one information sessions were held for potential program applicants to learn about the annual action plan process and funding availability and eligibility. Individuals had an opportunity to discuss their programs/projects and ask questions about the new CDBG application.</p>	<p>Questions came from new service providers, who were not familiar with the CDBG program. The session consisted of going through the CDBG application, and helping new providers familiarize themselves with the rules, regulations and the sections of the CDBG application. It was more of another learning session for potential applicants. No comments were received.</p>	N/A	<p><a href="https://mgr.mecknc.gov/programs/CDBG">https://mgr.mecknc.gov/programs/CDBG</a></p>
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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)
3	Newspaper Ad 2	Non-targeted/broad community	A hybrid (in person and virtual) public hearing was held on April 30, 2026, at 3:00 pm, to gain input from residents on the development of the 2024 AAP. A notice was placed in the Charlotte Observer, on March 29, 2024, notifying local residents of an upcoming public hearing and the availability of the draft 2026 AAP for a 30-day comment period (March 30 -April 30).		N/A	<a href="https://mgr.mecknc.gov/programs/CDBG">https://mgr.mecknc.gov/programs/CDBG</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

Mecklenburg County as a CDBG entitlement jurisdiction anticipates receiving \$1,010,781 in CDBG funding in program year 2026. Mecklenburg County, while a member of the City of Charlotte's HOME consortium, does not receive HOME funding.

CDBG funds can be used for a wide range of activities such as Affordable Housing through housing rehabilitation programs, economic development, Community development activities such as public improvements and public service through funding social service programs.

However, use of funds is restricted to geographic locations including the unincorporated areas of Mecklenburg County and within the jurisdictions of the Towns of Cornelius, Davidson, Huntersville, Matthews, Pineville and Mint Hill. Anticipated resources have been determined through consultation with participating jurisdictions and area nonprofit organizations serving the program area. Projects listed in this plan outline the uses only for the 2026 program year's allocation.

Currently, the County does not anticipate receiving any program income from funded projects, as the type of projects funded have historically

not generated income.

**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	\$1,010,781	0.00	0	\$1,010,781	3,068,634	The expected amount of CDBG funds available for the remainder of the Con Plan is estimated at three times the County's PY 2026 annual allocation. PY 26 is the second year of the 5 year consolidated plan.

**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**

Mecklenburg County will leverage resources through partnerships with local agencies, including nonprofit organizations that contribute additional funding and staff time to the projects funded through CDBG grant money. Matching funds are only required on HOME funded projects. Currently the Consortia handles all HOME funds.

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

## **identified in the plan**

CDBG funds can be used to develop public facilities or infrastructure on land owned by a public entity, provided the project benefits low- and moderate-income individuals or households. Publicly and privately owned residential parcels may also be utilized to create affordable housing or homeownership opportunities for eligible low- to moderate-income households. In cases where CDBG funds are used to acquire property for public use, the County will comply with applicable acquisition regulations to ensure fair market value is determined and followed.

## **Discussion**

The County will utilize CDBG funds for housing and community development activities that are in line with the goals of the Consolidated Plan to meet the needs of the community. New resources and increased federal support for new construction and the preservation of affordable housing options are needed to increase and enhance the funds needed to adequately address community current and future needs.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2025	2029	Affordable Housing	Mecklenburg County CDBG Program Area Town of Matthews Town of Huntersville Town of Cornelius Town of Davidson Town of Pineville ETJ Area Town of Mint Hill	Affordable Housing	CDBG: \$357,007.65	Homeowner Housing Rehabilitated: 10 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Community Development Needs	2025	2029	Non-Housing Community Development	Mecklenburg County CDBG Program Area Town of Matthews Town of Huntersville Town of Cornelius Town of Davidson Town of Pineville ETJ Area Town of Mint Hill	Community Development Needs	CDBG: \$300,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
3	Public Services	2025	2029	Non-Housing Community Development	Mecklenburg County CDBG Program Area Town of Matthews Town of Huntersville Town of Cornelius Town of Davidson Town of Pineville ETJ Area Town of Mint Hill	Public Services	CDBG: \$151,617.15	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Planning and Admin	2025	2029	Planning and Admin	Mecklenburg County CDBG Program Area Town of Matthews Town of Huntersville Town of Cornelius Town of Davidson Town of Pineville ETJ Area Town of Mint Hill	Affordable Housing Public Services Community Development Needs Economic Development	CDBG: \$202,156.20	Other: 1 Other

Table 6 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	CDBG funds will be used to support substantial rehabilitation of housing to support owner occupied units that will be improved to add to the affordable housing stock for both ownership and rental opportunities.
2	<b>Goal Name</b>	Community Development Needs
	<b>Goal Description</b>	A critical need exists to provide accessibility to public infrastructure for low-to-moderate income neighborhoods. This can include ADA compliant sidewalks, new sidewalks, street lighting, water and sewer connections. Improvements to public parks, community centers, and other public facilities that will enhance quality of place for neighborhoods.
3	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Services can include support for non-profit agencies that that provide basic needs services, services for seniors and/or disabled persons, childcare services, eldercare services, homeless shelter support and other eligible public services activities.
4	<b>Goal Name</b>	Planning and Admin
	<b>Goal Description</b>	General program oversight and planning activities. Support for Fair Housing goals outlined the Charlotte Mecklenburg Analysis of Impediments to Fair Housing Choice.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

During the 2026-2027 CDBG application period, Mecklenburg County received six CDBG applications requesting funds for various activities, including housing repairs, public services, and public facility improvements. After the initial review, all applications were eligible for consideration under CDBG guidelines. Centralina Regional Council and the County reviewed scores and the County allocated funding. The table below, lists the projects that the committee recommended for funding.

#	Project Name
1	Affordable Housing
2	Public Services
3	Community Development Needs
4	Planning & Administration

Table 7 – Project Information

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

The Five-Year Consolidated Plan provides the framework for implementing a vision for creating a sustainable community. It is designed to guide the County's affordable housing, homelessness, community and economic development policies and programs over the County PY 2025- 2029 period. Projects funded through the Community Development Block Grant Fund (CDBG), work towards meeting the goals of the Consolidated Plan and to further Mecklenburg County's community vision. Funding priorities outlined in 2026 Annual Action Plan align with the 2025-2029 Consolidated Plan.

Each year the County issues a Notice of Funding Availability to request proposals for CDBG funded activities.

Considerations were also made in review of the 2019-2023 Charlotte-Mecklenburg Analysis of Impediments, citizens and community input, qualified responses to Request for Proposals, and an analysis of prior years' budgets and expenditures.

- Housing: Rehab of owner-occupied low-to-moderate-income residents' homes to address code, life safety issues, and prevent displacement.
- Public services: including assistance to daycare facilities, which provide sliding-scale childcare tuition for low-income working families to reduce household costs for full-time childcare.
- Public improvements: to help communities create livable and walkable communities through activities that improve connectivity and quality of place for neighborhoods. The County will continue to use CDBG funding to make improvements to facilities that serve the public and infrastructure, including but not limited to improved street lighting, sidewalks, and parks to

revitalize challenged neighborhoods and strengthen the community.

Allocating funding is made after careful consideration of the community's needs, input from the citizen participation process, and input from the Mecklenburg County CDBG Consortium.

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

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1	<b>Project Name</b>	Affordable Housing
	<b>Target Area</b>	Mecklenburg County CDBG Program Area Town of Matthews Town of Huntersville Town of Cornelius Town of Davidson Town of Pineville Town of Mint Hill
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$357,007.65
	<b>Description</b>	Affordable Housing: Housing continues to be the County's highest priority. CDBG funds will be utilized to serve low-moderate income individuals and families for housing activities. Housing activities will focus on maintenance and improvements of existing rental housing supply. Other activities will focus on the rehabilitation of owner-occupied low-moderate income residents' homes to address code, life safety issues and prevent displacement.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Activities will focus on the rehabilitation of 10 owner-occupied low-moderate income residents' homes to address code, life safety issues and prevent displacement.
	<b>Location Description</b>	Mecklenburg County CDBG Program Area
	<b>Planned Activities</b>	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	<b>Project Name</b>	Public Services
	<b>Target Area</b>	Mecklenburg County CDBG Program Area Town of Matthews Town of Huntersville Town of Cornelius Town of Davidson Town of Pineville Town of Mint Hill
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$151,617.15

	<b>Description</b>	Services can include support for non-profit agencies that provide basic needs services, services for seniors and/or disabled persons, childcare services, eldercare services, homeless shelter support and other eligible public services activities.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated number: approx. up to 50 individuals. Proposed activities will benefit low-moderate income families.
	<b>Location Description</b>	CDBG Program area
	<b>Planned Activities</b>	Planned projects include assistance to daycare facilities for childcare and summer camp tuition for low income working families to reduce household costs for full time childcare assistance. Other eligible activities can include support for non-profit agencies that provide basic needs, services for seniors and/or disabled persons, and veterans, homeless shelter support or serve LMI clientele.
<b>3</b>	<b>Project Name</b>	Community Development Needs
	<b>Target Area</b>	Mecklenburg County CDBG Program Area Town of Matthews Town of Huntersville Town of Cornelius Town of Davidson Town of Pineville Town of Mint Hill
	<b>Goals Supported</b>	Community Development Needs
	<b>Needs Addressed</b>	Community Development Needs
	<b>Funding</b>	CDBG: \$300,000.00
	<b>Description</b>	A critical need exists to provide accessibility to public infrastructure for low-to-moderate income neighborhoods. This can include ADA compliant sidewalks, new sidewalks, street lighting, water and sewer connections. Improvements to public parks, community centers, and other public facilities that will enhance quality of place for neighborhoods.
	<b>Target Date</b>	6/30/2027

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
	<b>Location Description</b>	Mecklenburg County CDBG Area
	<b>Planned Activities</b>	Community Development Needs: A high priority need Mecklenburg County is to utilizing CDBG funds to help communities create livable communities through activities that improve quality of place for neighborhoods. The County will continue to use CDBG funding to make improvements to facilities that serve the public and infrastructure, including but not limited to improved street lighting, sidewalks, and parks to revitalize challenged neighborhoods and strengthen the community. Activities could also include sewer and water connections.
<b>4</b>	<b>Project Name</b>	Planning & Administration
	<b>Target Area</b>	Mecklenburg County CDBG Program Area Town of Matthews Town of Huntersville Town of Cornelius Town of Davidson Town of Pineville ETJ Area Town of Mint Hill
	<b>Goals Supported</b>	Affordable Housing Community Development Needs Public Services Planning and Admin
	<b>Needs Addressed</b>	Affordable Housing Public Services Community Development Needs Economic Development
	<b>Funding</b>	CDBG: \$202,156.20
	<b>Description</b>	General program oversight and planning activities. The 20% cap will be used for general Planning and administration costs associated with coordinating, administering, and monitoring CDBG programs and activities.
	<b>Target Date</b>	6/30/2027

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	
<b>Planned Activities</b>	General program oversight and planning activities.

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## AP-50 Geographic Distribution - 91.420, 91.220(f)

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

Mecklenburg County will have County wide geographic distribution of CDBG funds based on the CDBG Program Area.

#### Geographic Distribution

Target Area	Percentage of Funds
Mecklenburg County CDBG Program Area	100
Town of Matthews	
Town of Huntersville	
Town of Cornelius	
Town of Davidson	
Town of Pineville	
ETJ Area	
Town of Mint Hill	

Table 8 - Geographic Distribution

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

Funding is primarily allocated based on location of beneficiaries meeting income criteria and secondarily allocated based on projects located in the CDBG Eligible Block Groups in the CDBG program area.

#### Discussion

The County follows HUD regulations to distribute funds. The County does not allocate funding solely based on geographic areas. Funding from the CDBG programs is available for use in any low- to moderate-income area or individual throughout the County, depending on the specific activities.

CDBG planned activities are intended to serve individuals or households directly beneficiaries must meet income qualifications, as well as residency requirements in the CDBG program area, in order to receive assistance from the program.

The County has also identified infrastructure and public facility improvement activities as a need. In which case, the planned activities will serve a low/mod community or neighborhood.

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

### **Introduction**

This section elaborates on Mecklenburg County's comprehensive initiatives aimed at fostering safe and affordable housing for all residents. Our efforts will focus on identifying and addressing the unique needs of underserved communities to ensure equitable access to housing resources. Additionally, we are committed to implementing strategies that effectively reduce poverty levels within the county. To achieve these goals, we will strengthen the institutional capacity of local organizations dedicated to housing and community development, equipping them with the necessary tools and resources to support vulnerable populations. Furthermore, we will promote enhanced collaboration between public agencies and private sector stakeholders to create a coordinated approach to housing solutions. Through these combined efforts, we aim to build a more resilient and inclusive community for all Mecklenburg residents.

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

The challenges of limited funding and the soaring costs of new construction stand as significant barriers to addressing the urgent housing needs of underserved communities within Mecklenburg County. In response, the County is committed to enhancing its resources dedicated to affordable housing and homelessness services. To achieve this, the County will seek out strategic partnerships with private-sector entities, and others who share a vision for impactful residential projects within the county. Beyond partnerships, the County is determined to actively explore various grant opportunities and alternative funding sources aimed at funneling new investments into the community. These investments will not only support housing development but also bolster essential supportive services that empower residents. Among the initiatives being considered is the allowance of higher-density housing by-right in select areas, which could inspire a more efficient and affordable approach to development, ultimately creating vibrant, inclusive neighborhoods that meet the needs of all residents.

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

Based on the 2024 Housing Action Plan for Mecklenburg County the plan outlines a comprehensive approach to addressing the County's housing

challenges through various policy initiatives and community engagement strategies. Key elements of the plan include:

- **Increasing Housing Supply.** By reducing mandatory lot sizes, promoting ADUs, and legalizing SRO units, the plan aims to increase the availability and variety of housing options to meet the

diverse needs of the community.

- **Promoting Affordability.** Incentive-based housing policies and the creation of a strike fund is proposed to support the development of permanently affordable housing units and preserve naturally occurring affordable housing. These measures are designed to make homeownership more accessible and rental options more affordable for low- to moderate-income families.
- **Utilizing Public Land.** Expanding the existing land inventory for public purchase and constructing affordable homes on public land are highlighted as effective strategies to boost housing supply and affordability. These efforts can be paired with a community land trust that ensures the homes built remain affordable in perpetuity.
- **Enhancing Renter Protections.** The plan suggests short-term interventions, such as capping application fees, improving access to record expungement, and increasing legal aid for eviction protection, to create a more stable rental market and reduce housing insecurity.

The plan emphasizes the importance of collaborative efforts between municipal leaders, community organizations, and residents to implement these policies effectively and sustainably. To move swiftly and with community support, decision-makers should consider selecting one to two policies that increase housing stock, particularly housing with permanent affordability, while responding to community concerns through a short-term intervention.

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

Over the past decade, a crucial focus for the Department of Housing and Urban Development (HUD) has been the significant reduction of hazards associated with lead-based paint. This objective has garnered attention and action from numerous communities across the nation, all striving to create safer living environments. The cornerstone of these efforts is the federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act), which refined and strengthened the original 1971 Lead-Based Paint Poisoning Prevention Act. This legislation aims to bolster protections for vulnerable residents, particularly young children, who inhabit federally funded housing. Under these important laws and the related HUD regulations (24 CFR Part 35), rigorous lead-based paint safety standards are enforced on any housing that either receives federal financial assistance or is sold by the federal government, ensuring that such environments are safe and free from harmful substances. In alignment with these federal initiatives, Mecklenburg County actively assesses the potential presence of lead-based paint in all of its rehabilitation projects. When lead hazards are detected, the County diligently adheres to all mandated procedures outlined in Title X, prioritizing the health and safety of its residents. Mecklenburg County is steadfast in its commitment to testing for and addressing lead-based paint issues in all housing units built prior to 1978 that benefit from federal grant funding through its various housing programs, ensuring that these homes remain safe havens for all

families.

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

Mecklenburg County's anti-poverty strategy is a multifaceted approach aimed at empowering low-income households to achieve long-term economic stability and remain above the poverty line. This strategy encompasses a wide range of services, including personalized assistance with housing and employment navigation, robust support for substance use recovery, and enhanced access to essential healthcare services. Additionally, it provides vital resources for food and clothing, as well as transportation services to facilitate access to these supports. The Mecklenburg County Workforce Development Board plays a pivotal role in offering educational programs and workforce development initiatives specifically designed to reduce poverty. These programs are complemented by collaboration with various nonprofit organizations that partner with the County, leveraging grant funding to maximize their impact. In times of crisis, residents can also access emergency support through numerous local housing agencies and service organizations dedicated to providing immediate assistance. Furthermore, the County's housing initiatives are crucial in the fight against poverty. By expanding access to affordable housing options through initiatives such as comprehensive homeownership support programs, and targeted rehabilitation assistance these initiatives help ensure that low-income residents can not only secure but also maintain stable housing. Such programs are essential, as they address the financial barriers many faces in covering home repairs or achieving the goal of homeownership, ultimately creating a more resilient and stable community.

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

The ongoing demand for affordable housing for low- and moderate-income residents, along with the urgent need for supportive services for individuals and families at risk of homelessness, provides Mecklenburg County with valuable opportunities for collaboration. The County aims to strengthen partnerships with affordable housing developers, service providers, and community organizations in the region. The County is committed to maintaining and expanding its involvement with coalitions like the Charlotte-Mecklenburg Continuum of Care to address local housing and service needs. Effective coordination with state and local governments, nonprofit agencies, and service providers will remain a priority to ensure the efficient delivery of support services. These initiatives are essential for gathering data, identifying service gaps, and guiding strategic planning to meet community needs effectively.

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

Mecklenburg County is dedicated to being an active partner in the Charlotte-Mecklenburg Continuum of Care (CoC), a county-wide coalition that unites nonprofit organizations, government agencies, and

private sector leaders in the mission to eliminate homelessness. The CoC includes providers of emergency, transitional, and permanent housing, along with essential social services. To enhance collaboration, the County plans to implement a comprehensive strategy that prioritizes equitable housing access and tailored support for vulnerable populations. This involves forming strategic partnerships with nonprofit organizations, service agencies, and housing developers to streamline referral processes, ensuring residents access the resources they need. Furthermore, the County aims to integrate housing solutions with crucial supportive services such as healthcare and workforce development. Through collaborative planning and shared data systems, the County seeks to address service gaps and promote a holistic approach to housing stability. Additionally, the County is committed to maximizing federal and local funding opportunities to support innovative programs that combine housing with wraparound services, particularly for individuals facing homelessness or at risk of it. Through these efforts, the County envisions a community where everyone has access to safe and stable housing and the necessary support for a better future.

### **Discussion**

The County will continue to work with identified local partners to expand existing opportunities and develop new programs that address the needs of low- to moderate-income residents.

# Program Specific Requirements

## AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

### Introduction

Responses to program requirements specific to the Community Development Block Grant (CDBG) program are listed below.

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

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

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

### Other CDBG Requirements

- |   |        |
|---|--------|
| 1. The amount of urgent need activities   | 0      |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 70.00% |

## Discussion

Mecklenburg County is committed to using the available Community Development Block Grant (CDBG) funds to benefit as many low- and moderate-income individuals living in the county as possible. For the upcoming program year, the County plans to dedicate 20% of the annual allocation for planning and administration of the CDBG program, and 15% for public service activities that will serve low- and moderate-income individuals and families. At least 70% of the funds are intended to be used to assist people with low to moderate incomes during the program year 2026-2027.

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