

FY2027 Charlotte Mecklenburg Annual Action Plan

Executive Summary – draft

1. Introduction

The City of Charlotte and Charlotte-Mecklenburg Regional Housing Consortium's FY 2027 Annual Action Plan covers the period from July 1, 2026, to June 30, 2027, year 2 of the City of Charlotte's five-year Consolidated Plan for HUD program years 2025-2029. The Annual Action Plan is required by HUD and describes how federal funds will be used during **HUD's FY 2026 and the City of Charlotte's FY 2027 program year (July 1, 2026 – June 30, 2027)** to address housing and community development needs identified in the City's Consolidated Plan.

The Plan identifies the city's critical development needs and outlines a comprehensive and coordinated strategy for addressing these needs. It serves as the application for funding for the following federal entitlement programs that serve low- and moderate-income families.

- **Community Development Block Grant (CDBG)**
- **HOME Investment Partnership (HOME)**
- **Emergency Solutions Grant (ESG)**
- **Housing Opportunities for Persons with HIV/AIDS (HOPWA)**

Overview

Community Development Block Grant Fund (CDBG) funds are used to assist with the development of sustainable neighborhoods by providing access to decent housing, a suitable living environment, and economic opportunities for low- and moderate-income persons. **HOME** funds support the construction and rehabilitation of affordable housing for low and moderate income, renters, and homeowners.

Emergency Solutions Grant (ESG) funds help to prevent homelessness and address the housing and supportive service needs of homeless individuals and families. **Housing Opportunities for Persons with HIV/AIDS (HOPWA)** funds provide housing assistance and related supportive services for persons living with HIV/AIDS and their families.

Present inflation and rising housing costs continue to place significant pressure on vulnerable households. Charlotte's strong job market is resulting in a high demand for housing in the rental and purchase market. The combination of rising prices and inadequate wages makes it very challenging for many households to rent or buy affordable housing, especially those with incomes below 80% of the area median income.

In response to these challenges, the City of Charlotte remains committed to leveraging federal and local resources to increase affordable housing and economic opportunities. City leaders share a vision with the community of an increasingly equitable city that offers a range of housing options in areas of high opportunity. The city is steadfast in its commitment to providing resources aimed at protecting and supporting Charlotte's most vulnerable populations.

2. Summarize the objectives and outcomes identified in the Plan

The City of Charlotte's Plan builds off the successes of past plans and identifies seven goals for the year's activities:

1. Provide opportunities for homeownership
2. Improve existing housing stock
3. Increase neighborhood sustainability
4. Provide temporary rental assistance
5. Provide programs to support persons with HIV/AIDS
6. Assist households in crisis
7. Increase the supply of affordable rental housing

Some goals will be accomplished through continued funding of the city's housing rehabilitation programs and the House Charlotte down payment assistance program. Other goals will be accomplished by partnering with community agencies to rehabilitate and develop housing, provide emergency utility and rental assistance, and support programs that assist families with returning to self-sufficiency. Ending and preventing homelessness continues to be a particular focus for the Charlotte community and this Plan. To assist in reaching this goal, the city will continue to provide support for homeless services agencies through funding of shelter operations, homelessness prevention, and the provision of rental subsidies.

Review and approval of the Annual Action Plan by the City Council is a requirement for continued participation in federally funded housing and community development programs. The outlined activities in this plan address three statutory goals set by HUD:

- Provide Decent Housing
- Provide Suitable Living Environments
- Provide Expanded Economic Opportunities

3. Evaluation of past performance

The most recent Consolidated Annual Performance and Evaluation Report, covering the period between July 1, 2024, through June 30, 2025, includes the following accomplishments:

Affordable Housing Development and Rehabilitation

Through investments of Federal resources, the City supported the production of **262 affordable housing units**. These units were delivered through both new multifamily construction and rehabilitation of existing housing stock, ensuring long-term affordability for low- and moderate-income households. The

City's financing helped close funding gaps for developers, while rehabilitation preserved critical affordable housing that might otherwise have been lost due to age or disrepair.

Homeownership Assistance

The City provided down-payment assistance to **159 households**, allowing first-time buyers to purchase homes in Charlotte's competitive market. This investment not only increased access to homeownership for lower-income households but also contributed to neighborhood stability by helping families build equity and remain rooted in the community. The program was paired with homebuyer education to promote sustainable homeownership.

Tenant-Based Rental Assistance and Homelessness Prevention

More than **4,850 individuals** benefited from a combination of Emergency Solutions Grant (ESG) and HOME-funded Tenant-Based Rental Assistance. These programs provided vital support for households at risk of homelessness, covering rental payments and associated housing costs. By stabilizing housing situations for vulnerable residents, the City was able to prevent evictions, reduce shelter stays, and connect participants with supportive services to promote long-term housing stability.

Public Services

More than **250 residents** benefited from CDBG-funded public service activities, including deposit assistance, employment training, and youth services. These programs provided essential support to households by reducing barriers to housing, expanding access to job opportunities, and promoting positive development for young people.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Charlotte is dedicated to ensuring all Charlotte-Mecklenburg residents have the opportunity to learn, understand, and provide comments regarding the city's plans. The city engages citizens in its planning processes, which leads to improved plans that more accurately reflect the needs and ambitions of all Charlotteans.

While developing the Annual Action Plan, the city consults with its housing and community development partners. These groups included non-profit organizations, Carolina's Care Partnership, the Charlotte-Mecklenburg Continuum of Care, DreamKey Partners, Inc., and INLIVIAN. These meetings provide an opportunity to build upon the extensive consultation that took place during the preparation of the city's 2025-2029 Consolidated Plan.

Additionally, the following community engagement will occur during the Action Plan development:

- Publishing advertisements for the two public forums and public hearing.
- Publishing a draft copy of the Plan on the City's website, with paper copies available upon request in English and Spanish. The draft Plan will be available for at least 30 days, from March 18, 2026, through April 17, 2026, for public review and comment.
- Holding two in-person forums on February 11, 2026, and February 17, 2026. During the forums, staff will provide an overview of the Plan, answer participants' questions, and provide participants with opportunities to make comments.

- City Council will hold a public hearing on April 13, 2026, during the council business meeting.

5. Summary of public comments

Public engagement is ongoing

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

N/A

7. Summary

The City of Charlotte, its elected officials, and community development partners are dedicated to ensuring that all Charlotteans have access to safe, healthy, and vibrant communities and neighborhoods. The FY2026 Annual Action Plan has been developed to provide programs and resources to achieve these goals. The plan emphasizes the City's role as a partner in a larger coalition of agencies providing diverse housing and essential services to the citizens of Charlotte-Mecklenburg.