

Chairman Jay McCosh will convene the annual meeting of the Centralina Board of Delegates at 5:00 p.m. **on Wednesday, May 8, 2024**, the meeting will take place at the Centralina offices located at 10735 David Taylor Drive, Charlotte.

|  |   |   |
|--|---|---|
| <b>5:00 p.m.</b>   | <b>Welcome and Call to Order</b>  | Jay McCosh  |
|  | <b>Roll Call</b>  |   |
|  | <b>Pledge of Allegiance and Moment of Silence</b>   |   |
|  | <b>Amendments to the Agenda</b> (if any)  |   |
| <b>Consent Items:</b> <i>Consent agenda items may be considered in one motion and without discussion except for those items removed by a Board Member.</i> |   |   |
| <b>5:05 p.m.</b><br><b>Item 1</b><br>5 minutes<br><i>Pages 4-6</i>   | <b>Approval of February 21, 2024, Board of Delegates Meeting minutes</b><br>The minutes from the February 21, Board of Delegates meeting have been distributed to all members of the Board of Delegates and should be approved if correct.<br><br><b>Action/Recommendation:</b><br>Motion to approve the February 21, 2024, Board of Delegates meeting minutes. | Jay McCosh  |
| <b>5:50 p.m.</b><br><b>Item 2</b><br><i>Pages 8-9</i>  | <b>Membership Approval of the Town of Peachland</b><br>The Board of Delegates is asked to approve a Centralina membership request from the Town of Peachland<br><br><b>Action/Recommendation:</b><br>Motion to approve the Town of Peachland's request to join Centralina Regional Council.   | Jay McCosh  |
| <b>Regular Business Items:</b>   |   |   |
| <b>5:10 p.m.</b><br><b>Item 3</b><br>10 minutes<br><i>Page 11</i>  | <b>Delegate Engagement Activity</b><br>Centralina staff will continue to build Delegate awareness of the organization as part of the onboarding and relationship development activities started at the February Board of Delegates meeting.<br><br><b>Action/Recommendation:</b><br>Receive as information and engage in discussion.                            | Michelle Nance<br>and Department<br>Directors             |
| <b>5:20p.m.</b><br><b>Item 4</b><br>30 minutes<br><i>Pages 13-22</i>   | <b>Regional Housing Data Presentation &amp; Dialogue</b><br>Delegates will receive a presentation on regional housing data and then will be invited to share their perspectives on housing issues in their communities during a facilitated table discussion<br><br><b>Action/Recommendation:</b><br>Receive as information and engage in discussion.           | Geraldine Gardner,<br>Christina Danis,<br>Zsuzsanna Kadar |
| <b>5:50 p.m.</b><br><b>Item 5</b><br>10 minutes<br><i>Page 24-29</i>   | <b>FY25 Workplan &amp; Open House Overview</b><br>After a brief introduction to the FY25 Workplan Development Process, Delegates will be invited to participate in an interactive open house to provide feedback to Centralina staff.   | Geraldine Gardner   |



**Board of Delegates**  
**Meeting Agenda**

Wednesday, May 8, 2024  
 This meeting will be held in person.  
 \*If the in-person nature of this meeting affects your ability to participate please reach out to Narissa Claiborne (nclaiborne@centralina.org for alternative options.

|                  |   |            |
|------------------|---|------------|
|                  | <b>Action/Recommendation:</b><br>Receive as information                                       |            |
| <b>6:00 p.m.</b> | <b>Adjournment to Department Open House and Delegate Networking</b>                           | Jay McCosh |
|                  | <i>Dinner Available at 6:30 in the Carolinian – Delegates are invited to stay and network</i> |            |

*Centralina Regional Council complies with the Americans with Disabilities Act (ADA), which prohibits discrimination on the basis of disability. Centralina Regional Council will make reasonable accommodations in all programs/services to enable participation by an individual with a disability who meets essential eligibility requirements. Centralina Regional Council's programs will be available in the most integrated setting for each individual. If any accommodations are necessary for participation, please contact the Clerk to the Board, 10735 David Taylor Drive, Suite 250, Charlotte, NC 28262, by phone (704) at 348-2728. Please allow 72 hours advance notice for preparation. Visit our website: [www.centralina.org](http://www.centralina.org).*



# **CENTRALINA**

## **REGIONAL COUNCIL**

### **Item 1**



**Board of Delegates Meeting Minutes  
February 21, 2024**

| <b>Jurisdictions with Delegate/Alternate Present</b> | <b>Delegate/Alternate Present</b> |
|--|-----------------------------------|
| Town of Marshville                                   | Paulette Blakeney                 |
| Indian Trail   | Crystal Buchaluk                  |
| Stanly County  | Patty Crump                       |
| Harrisburg   | Wayne Deatherage                  |
| Kannapolis   | Darrell Hinnant                   |
| Village of Marvin                                    | Wayne Deatherage                  |
| City of Bessemer City                                | Brent Guffey                      |
| Town of Wingate                                      | Jamie Hamill                      |
| Town of Troutman                                     | Felina Harris                     |
| Town of Norwood                                      | Wes Hartsell                      |
| Union County   | Brian Helms                       |
| Town of Cornelius                                    | Susan Johnson                     |
| City of Concord                                      | Andy Langford                     |
| Love Valley  | Mark Loden                        |
| Town of Mint Hill                                    | Tony Long                         |
| Town of Granite Quarry                               | Gary Shelton (A)                  |
| City of Bessemer City                                | Brent Duffey                      |
| Town of Matthews                                     | Ken McCool                        |
| Town of McAdenville                                  | Jay McCosh                        |
| City of Charlotte                                    | Donte' Anderson (A)               |
| Town of Mineral Springs                              | Jim Muller                        |
| Mecklenburg County                                   | Elaine Powell                     |
| Town of East Spencer                                 | Shawn Rush                        |
| Town of Stallings                                    | David Scholl                      |
| City of Mount Holly                                  | Lauren Shoemaker                  |
| Cabarrus County                                      | Lynn Shue                         |
| City of Lowell                                       | Shane Robinson (A)                |
| Town of Spencer                                      | Pat Sledge                        |
| City of Gastonia                                     | Jennifer Stepp                    |
| Town of Harrisburg                                   | Jennifer Teague                   |
| Anson County   | Jarvis Woodburn                   |
| Town of Waxhaw                                       | Richard Daunt (A)                 |
|  |                                   |

**Call to Order**

Chairman Jay McCosh, Town of McAdenville, called the meeting to order.

**Roll Call**

Narissa Claiborne, Board Administrator noted that a quorum was not present.

**Moment of Silence**

Chairman Compton called for a moment of silence.

**Amendments to the Agenda**

There were no amendments to the agenda.

**Consent Agenda**

- 1. Approval of the May 10, 2023, and August 9, 2023 Board of Delegates Meeting minutes**
- 2. Resolution of Membership – Town of China Grove**

**Regular Agenda**

**3. Centralina Introduction and Welcome**

Geraldine Garnder, Centralina Executive Director presented a brief introduction to the Centralina and highlights from our Mid-Year Progress Report.

**4. Nominating Committee Report and Officers Elections**

Nominating Committee members, Shawn Rush and Crystal Buchaluk presented the slate of nominees for Centralina’s 2024 officers. The Committee shared their process with the Board and how they decided on the current slate of candidates. Chairman McCosh called for a motion to approve the 2024 Centralina Officers as such.

Chairman: Councilmember Jay McCosh – McAdenville, (Gaston County)  
Vice Chairman: Mayor Pro Tem David Scholl- Town of Stallings (Union County)  
Treasurer: Commissioner Jarvis Woodburn-Anson County  
Secretary: Commissioner Tony Long- Town of Mint Hill (Mecklenburg County)

Mayor Darrell Hinnant made the motion, and Alderman of East Spencer, Shawn Rush seconded the motion. The motion passed unanimously.

**5. Installation of Officers**

Narissa Claiborne, Centralina Board Administrator installed the 2024 Centralina officers including Chair, Vice Chair, Secretary, and Treasurer.

**6. Public Hearing and Approval of the Proposed Centralina Budget Ordinances for Fiscal Year 2024-2025**

Denise Strosser, Centralina Financial Director shared with the Board the placeholder annual operating and pass-through budget proposals for Fiscal Year 2025 which the Executive Board voted to recommend at the January 11, 2024, Board of Delegates meeting. Chairman McCosh called for a motion to approve the FY2024-25 operating and passthrough placeholder budget ordinances of \$9,025,500 and \$17,308,900, respectfully, and the membership dues assessment of \$0.24 per capita with no minimal assessment per member.

Councilmember Stepp of the City of Gastonia made the motion. Mayor Pro Tem Scholl of the Town of Stallings seconded the motion. The motion passed.

## **7. Executive Board Overview and Municipal Caucuses**

Geraldine Gardner, Centralina’s Executive Director began this item by sharing with the Board a summary and key responsibilities of a Centralina Delegate including the Executive board overview. Ms. Gardner also shared with the Centralina Delegates the caucusing procedure. Delegates then broke off into Counties where they deliberated on who would serve on the Executive Board as the Centralina Delegate. After deliberations, Jay McCosh shared with the Board the results of the caucuses.

## **8. Centralina Round Robin & Hop Topics Discussion**

The Centralina Delegates participated in a round-robin style discussion where they were able to hear from each of the Centralina Directors, including Area Agency on Aging, Linda Miller, GAME Director and Deputy Executive Director, Michelle Nance, Planning Director, Jason Wager, Economic Development’s Christina Danis, and lastly Workforce Development’s David Hollars. Each Director shared their current initiatives and allowed each Delegate to ask questions and voice their concerns for their communities. After the round-robin discussions, the Delegates convened back in the Carolinian for caucus results and closing comments.

### **Comments from the Executive Director**

- Thanked the Board of Delegates for their service.
- March 14 -Small Town Thrive
- March 27-State of the Regional Economy
- April 25- Centralina Learns: Aging Sensitivity & Age-Friendly Communities
- May 8- Board of Delegates meeting
- 
- 

### **Comments from the Chairman**

Thanks to the Centralina Executive Board and the regional collaboration that is to come.

### **Adjournment**

With no further business to be discussed, Chairman Compton adjourned the meeting at 7:05p.m.



# **CENTRALINA**

## **REGIONAL COUNCIL**

### **Item 2**



## Board Agenda Item Cover Sheet

|   |  |                                  |  |   |                 |  |
|---|--|----------------------------------|--|---|-----------------|--|
| <b>Board Meeting Date:</b>  | May 8, 2024  | <b>Agenda Item Type:</b>         | <b>Consent:</b>  | X | <b>Regular:</b> |  |
| <b>Submitting Person:</b>   | Narissa Claiborne  | <b>Presentation Time:</b>        | 5 minutes, if needed   |   |                 |  |
| <b>Presenter at Meeting:</b>  | Geraldine Gardner  | <b>Phone Number:</b>             | 704-351-7130   |   |                 |  |
|   |  | <b>Email:</b>                    | <a href="mailto:ggardner@centralina.org">ggardner@centralina.org</a>     |   |                 |  |
| <b>Alternate Contact:</b>   | Narissa Claiborne  | <b>Phone Number:</b>             | 704-434-2284   |   |                 |  |
|   |  | <b>Email:</b>                    | <a href="mailto:nclaiborne@centralina.org">nclaiborne@centralina.org</a> |   |                 |  |
| <b>Submitting Department:</b>   | Administration   | <b>Department Head Approval:</b> | Geraldine Gardner  |   |                 |  |
| <b>Title of Agenda Item: Membership of the Town of Peachland</b>  |  |                                  |  |   |                 |  |
| <b>Description of Agenda Item:</b>  |  |                                  |  |   |                 |  |
| The Board of Delegates is asked to approve a Centralina membership request from the Town of Peachland   |  |                                  |  |   |                 |  |
| <b>Background &amp; Basis of Recommendations:</b>   |  |                                  |  |   |                 |  |
| Staff has received a request from the Town of Peachland to become a Centralina member. In accordance with Article III, Section A of the Centralina bylaws, the Town has passed a resolution ratifying the Centralina charter. As a next step per the bylaws, the Board of Delegates must vote to approve this membership request. |  |                                  |  |   |                 |  |
| <b>Requested Action / Recommendation:</b>   |  |                                  |  |   |                 |  |
| Motion to approve the Town of Peachland's request to join Centralina Regional Council.  |  |                                  |  |   |                 |  |
| <b>Time Sensitivity:</b><br><i>(none or explain)</i>  | The Town's membership will become effective on the date the Board votes to approve the membership request. |                                  |  |   |                 |  |
| <b>Budget Impact:</b><br><i>(none or explain)</i>   | None.  |                                  |  |   |                 |  |
| <b>Attachments:</b><br><i>(none or list)</i>  | Resolution for Membership – Peachland  |                                  |  |   |                 |  |



## **RESOLUTION FOR MEMBERSHIP IN CENTRALINA REGIONAL COUNCIL**

**WHEREAS**, NC General Statutes 160A-470 and 153A-445 authorize municipalities and counties to form and to join councils of governments that address regional issues and opportunities by offering a variety of planning, coordination, advocacy and technical assistance services; and

**WHEREAS**, Centralina Regional Council was created to serve the needs of a nine-county region that includes Anson, Cabarrus, Gaston, Lincoln, Mecklenburg, Rowan, Stanly and Union Counties; and


**WHEREAS**, the mission of Centralina Regional Council is to lead regional collaboration and spark local action to expand opportunity and improve quality of life; and

**WHEREAS**, the Town of Peachland desires to join with other municipalities and counties that are members of Centralina Regional Council; and

**WHEREAS**, the Town of Peachland affirms the benefits of regional cooperation among local governments and their elected and appointed officials.

**NOW, THEREFORE, BE IT RESOLVED** by the Town of Peachland Board members, that the Town of Peachland hereby ratifies the Centralina Regional Council Charter and affirms its membership in the organization, pending a majority vote of the member governments of Centralina Regional Council.

This the 6<sup>th</sup> day of May, 2024.



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Mayor Clinton Davis

ATTEST:



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Clerk Melissa Hildreth



# **CENTRALINA**

## **REGIONAL COUNCIL**

### **Item 3**

## Executive Board Agenda Item Cover Sheet

|  |                   |                                  |                            |  |                 |   |
|--|-------------------|----------------------------------|----------------------------|--|-----------------|---|
| <b>Board Meeting Date:</b>   | May 8, 2024       | <b>Agenda Item Type:</b>         | <b>Consent:</b>            |  | <b>Regular:</b> | X |
| <b>Submitting Person:</b>  | Geraldine Gardner | <b>Presentation Time:</b>        | 10 minutes                 |  |                 |   |
| <b>Presenter at Meeting:</b>   | Michelle Nance    | <b>Phone Number:</b>             | 704-351-7130               |  |                 |   |
|  |                   | <b>Email:</b>                    | mnance@centralina.org      |  |                 |   |
| <b>Alternate Contact:</b>  | Narissa Claiborne | <b>Phone Number:</b>             |                            |  |                 |   |
|  |                   | <b>Email:</b>                    | nclaiborner@centralina.org |  |                 |   |
| <b>Submitting Department:</b>  | Executive         | <b>Department Head Approval:</b> | G.Gardner                  |  |                 |   |
| <b>Title of documents as shown in the Agenda: Board Engagement Activity</b>  |                   |                                  |                            |  |                 |   |
| <b>Description of Agenda Item:</b> <i>(This wording will be used to summarize the item on the agenda cover page.)</i>  |                   |                                  |                            |  |                 |   |
| <p>Centralina staff will continue to build Delegate awareness of the organization as part of the onboarding and relationship development activities started at the February Board of Delegates meeting.</p>  |                   |                                  |                            |  |                 |   |
| <b>Background &amp; Basis of Recommendations:</b>  |                   |                                  |                            |  |                 |   |
| <p>Centralina has a large portfolio of activities, initiatives and core services that it leads across the region. It is important for staff to continue to build Delegates' awareness of what is happening in the organization so that Delegates can engage, guide and leverage all that the organization has to offer their constituents and local governments.</p> |                   |                                  |                            |  |                 |   |
| <b>Requested Action / Recommendation:</b>  |                   |                                  |                            |  |                 |   |
| <p>Receive as information and engage in discussion.</p>  |                   |                                  |                            |  |                 |   |
| <b>Time Sensitivity:</b><br><i>(none or explain)</i>   | None.             |                                  |                            |  |                 |   |
| <b>Budget Impact:</b><br><i>(none or explain)</i>  | None              |                                  |                            |  |                 |   |
| <b>Attachments:</b><br><i>(none or list)</i>   | None              |                                  |                            |  |                 |   |



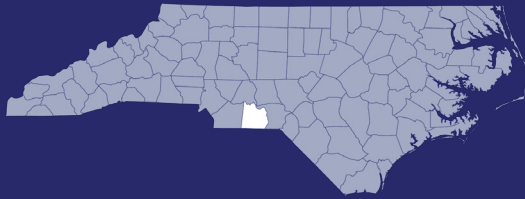
# **CENTRALINA**

## **REGIONAL COUNCIL**

### **Item 4**

## Executive Board Agenda Item Cover Sheet

|   |   |                                  |                         |  |                 |   |
|---|---|----------------------------------|-------------------------|--|-----------------|---|
| <b>Board Meeting Date:</b>  | May 8, 2024   | <b>Agenda Item Type:</b>         | <b>Consent:</b>         |  | <b>Regular:</b> | X |
| <b>Submitting Person:</b>   | Geraldine Gardner   | <b>Presentation Time:</b>        | 30 minutes              |  |                 |   |
| <b>Presenter at Meeting:</b>  | Geraldine Gardner   | <b>Phone Number:</b>             | 704-351-7130            |  |                 |   |
|   |   | <b>Email:</b>                    | ggardner@centralina.org |  |                 |   |
| <b>Alternate Contact:</b>   | Christina Danis   | <b>Phone Number:</b>             |                         |  |                 |   |
|   |   | <b>Email:</b>                    | cdanis@centralina.org   |  |                 |   |
| <b>Submitting Department:</b>   | Executive, CED  | <b>Department Head Approval:</b> | G.Gardner               |  |                 |   |
| <b>Title of documents as shown in the Agenda: Regional Housing Data Presentation &amp; Dialogue</b>   |   |                                  |                         |  |                 |   |
| <b>Description of Agenda Item:</b> <i>(This wording will be used to summarize the item on the agenda cover page.)</i>   |   |                                  |                         |  |                 |   |
| Delegates will receive a presentation on regional housing data and then will be invited to share their perspectives on housing issues in their communities during a facilitated table discussion.   |   |                                  |                         |  |                 |   |
| <b>Background &amp; Basis of Recommendations:</b>   |   |                                  |                         |  |                 |   |
| During the 55 <sup>th</sup> Regional Roadtrip and in subsequent engagement with Centralina members, the topic of housing surfaced as a common concern and opportunity for regional dialogue. The agenda item is designed to provide key data points as a jumping off point for discussion among Delegates. Information will be used to inform Centralina's approach to this issue in upcoming fiscal year workplan development. |   |                                  |                         |  |                 |   |
| <b>Requested Action / Recommendation:</b>   |   |                                  |                         |  |                 |   |
| Receive as information and engage in discussion.  |   |                                  |                         |  |                 |   |
| <b>Time Sensitivity:</b><br><i>(none or explain)</i>  | Information will be used to inform the FY25 workplan development. |                                  |                         |  |                 |   |
| <b>Budget Impact:</b><br><i>(none or explain)</i>   | None  |                                  |                         |  |                 |   |
| <b>Attachments:</b><br><i>(none or list)</i>  | 1. County Housing Data Sheets from NC Housing Coalition           |                                  |                         |  |                 |   |



**33%** of Anson County are **cost-burdened**.  
2,497 households

**Renters** who have difficulty affording their homes:



**45%**  
959 households

**Homeowners** who have difficulty affording their homes:



**28%**  
1,538 households

Families that spend more than 30% are considered **cost-burdened**, more than 50% are considered **severely cost-burdened**.

## Average Annual Salaries



Elementary Teacher  
**\$48,060**



Childcare  
**\$25,550**



Firefighter  
**\$28,070**

An income of **\$44,320 per year** is needed to afford the Fair Market Rent.

**\$21.31**  
**hour**

**Housing Wage:**

The hourly wage needed to afford a Fair Market Rent apartment.

**\$1,108**  
**monthly**  
**Fair Market Rent\***

A FMR increase of  
**15%**  
in the last year

A FMR increase of  
**63%**  
in the last five years

\*Fair Market Rents, regularly published by HUD, represent the cost to rent a moderately-priced dwelling unit in the local housing market. The above FMR is for a two-bedroom unit. Visit [nchousing.org/county-fact-sheets](http://nchousing.org/county-fact-sheets) for complete annual salary data.

## When Housing Costs Too Much

When housing costs become too much, a family can lose their home. This takes an incredible toll not only on a family, but also on the entire community.

Ranks

**#20**

for evictions among renter households.

(1 = highest and 100 = lowest)



**16** families faced a foreclosure this year...

**1.04%** of all cost-burdened homeowners.



**280** families faced an eviction filing this year...

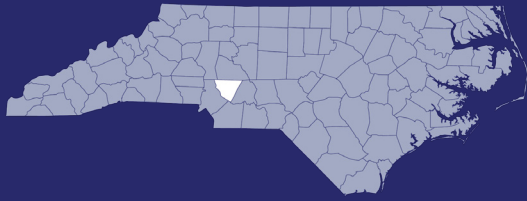
**29.20%** of all cost-burdened renters.

Scan the QR code for a complete look at this year's data



The mission of the North Carolina Housing Coalition is to lead a movement to ensure that every North Carolinian has a home in which to live in dignity and opportunity.

Join the movement:  <sup>14</sup> @NCHOnline | [nchousing.org](http://nchousing.org)



# 27%

of Cabarrus County are **cost-burdened**.

20,341 households

**Renters** who have difficulty affording their homes:



# 49%

9,659 households

**Homeowners** who have difficulty affording their homes:



# 19%

10,682 households

Families that spend more than 30% are considered **cost-burdened**, more than 50% are considered **severely cost-burdened**.

## Average Annual Salaries



Elementary Teacher  
**\$48,990**



Childcare  
**\$28,450**



Firefighter  
**\$32,490**

An income of **\$62,160 per year** is needed to afford the Fair Market Rent.

**\$29.88**  
**hour**  
**Housing Wage:**

The hourly wage needed to afford a Fair Market Rent apartment.

**\$1,554**  
**monthly**  
**Fair Market Rent\*:**

A FMR increase of **17%** in the last year

A FMR increase of **51%** in the last five years

\*Fair Market Rents, regularly published by HUD, represent the cost to rent a moderately-priced dwelling unit in the local housing market. The above FMR is for a two-bedroom unit. Visit [nchousing.org/county-fact-sheets](http://nchousing.org/county-fact-sheets) for complete annual salary data.

## When Housing Costs Too Much

When housing costs become too much, a family can lose their home. This takes an incredible toll not only on a family, but also on the entire community.

Ranks

# #5

for evictions among renter households.

(1 = highest and 100 = lowest)



**219** families faced a foreclosure this year...

**2.05%** of all cost-burdened homeowners.



**4,060** families faced an eviction filing this year...

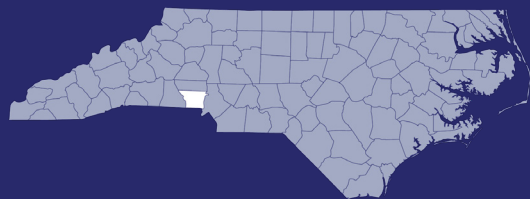
**42.03%** of all cost-burdened renters.

Scan the QR code for a complete look at this year's data



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Join the movement:  @NCHOnline | [nchousing.org](http://nchousing.org)



**28%** of Gaston County are **cost-burdened**.  
24,608 households

**Renters** who have difficulty affording their homes:



**47%**  
13,176 households

**Homeowners** who have difficulty affording their homes:



**19%**  
11,432 households

Families that spend more than 30% are considered **cost-burdened**, more than 50% are considered **severely cost-burdened**.

## Average Annual Salaries



Elementary Teacher  
**\$48,990**



Childcare  
**\$28,450**



Firefighter  
**\$32,490**

An income of **\$62,160 per year** is needed to afford the Fair Market Rent.

**\$29.88**  
**hour**  
**Housing Wage:**

The hourly wage needed to afford a Fair Market Rent apartment.

**\$1,554**  
**monthly**  
**Fair Market Rent\*:**

A FMR increase of **17%** in the last year

A FMR increase of **51%** in the last five years

\*Fair Market Rents, regularly published by HUD, represent the cost to rent a moderately-priced dwelling unit in the local housing market. The above FMR is for a two-bedroom unit. Visit [nchousing.org/county-fact-sheets](https://nchousing.org/county-fact-sheets) for complete annual salary data.

## When Housing Costs Too Much

When housing costs become too much, a family can lose their home. This takes an incredible toll not only on a family, but also on the entire community.

Ranks

**#11**

for evictions among renter households.

(1 = highest and 100 = lowest)



**288** families faced a foreclosure this year...

**2.52%** of all cost-burdened homeowners.



**4,450** families faced an eviction filing this year...

**33.77%** of all cost-burdened renters.

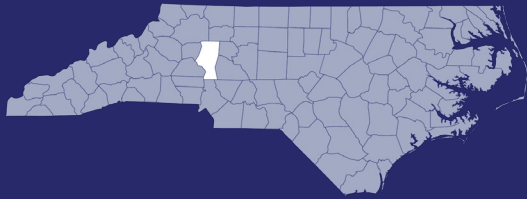
Scan the QR code for a complete look at this year's data



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Join the movement:  @NCHOnline | [nchousing.org](https://nchousing.org)





**24%** of Iredell County are **cost-burdened**.  
16,714 households

**Renters** who have difficulty affording their homes:



**43%**  
7,843 households

**Homeowners** who have difficulty affording their homes:



**17%**  
8,871 households

Families that spend more than 30% are considered **cost-burdened**, more than 50% are considered **severely cost-burdened**.

## Average Annual Salaries



Elementary Teacher  
**\$48,990**



Childcare  
**\$28,450**



Firefighter  
**\$32,490**

An income of **\$48,280 per year** is needed to afford the Fair Market Rent.

**\$23.21**  
**hour**  
**Housing Wage:**

The hourly wage needed to afford a Fair Market Rent apartment.

**\$1,207**  
**monthly**  
**Fair Market Rent\*:**

A FMR increase of **17%** in the last year

A FMR increase of **38%** in the last five years

\*Fair Market Rents, regularly published by HUD, represent the cost to rent a moderately-priced dwelling unit in the local housing market. The above FMR is for a two-bedroom unit. Visit [nchousing.org/county-fact-sheets](http://nchousing.org/county-fact-sheets) for complete annual salary data.

## When Housing Costs Too Much

When housing costs become too much, a family can lose their home. This takes an incredible toll not only on a family, but also on the entire community.

Ranks

**#26**

for evictions among renter households.

(1 = highest and 100 = lowest)



**209** families faced a foreclosure this year...

**2.36%** of all cost-burdened homeowners.



**1,999** families faced an eviction filing this year...

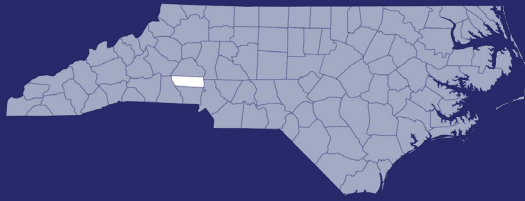
**25.49%** of all cost-burdened renters.

Scan the QR code for a complete look at this year's data



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**21%** of Lincoln County are **cost-burdened**.  
7,106 households

**Renters** who have difficulty affording their homes:



**43%**  
2,968 households

**Homeowners** who have difficulty affording their homes:



**15%**  
4,138 households

Families that spend more than 30% are considered **cost-burdened**, more than 50% are considered **severely cost-burdened**.

## Average Annual Salaries



Elementary Teacher  
**\$48,990**



Childcare  
**\$28,450**



Firefighter  
**\$32,490**

An income of **\$43,560 per year** is needed to afford the Fair Market Rent.

**\$20.94**  
**hour**  
**Housing Wage:**

The hourly wage needed to afford a Fair Market Rent apartment.

**\$1,089**  
**monthly**  
**Fair Market Rent\*:**

A FMR increase of  
**18%**  
in the last year

A FMR increase of  
**39%**  
in the last five years

\*Fair Market Rents, regularly published by HUD, represent the cost to rent a moderately-priced dwelling unit in the local housing market. The above FMR is for a two-bedroom unit. Visit [nchousing.org/county-fact-sheets](https://nchousing.org/county-fact-sheets) for complete annual salary data.

## When Housing Costs Too Much

When housing costs become too much, a family can lose their home. This takes an incredible toll not only on a family, but also on the entire community.

Ranks

**#43**

for evictions among renter households.

(1 = highest and 100 = lowest)



**89** families faced a foreclosure this year...

**2.15%** of all cost-burdened homeowners.



**538** families faced an eviction filing this year...

**18.13%** of all cost-burdened renters.

Scan the QR code for a complete look at this year's data



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# The 2024 Housing Need in Mecklenburg County



**32%** of Mecklenburg County are **cost-burdened**.  
139,324 households

**Renters** who have difficulty affording their homes:



**47%**  
89,292 households

**Homeowners** who have difficulty affording their homes:



**20%**  
50,032 households

Families that spend more than 30% are considered **cost-burdened**, more than 50% are considered **severely cost-burdened**.

## Average Annual Salaries



Elementary Teacher  
**\$48,990**



Childcare  
**\$28,450**



Firefighter  
**\$32,490**

An income of **\$62,160 per year** is needed to afford the Fair Market Rent.

**\$29.88**  
**hour**  
**Housing Wage:**

The hourly wage needed to afford a Fair Market Rent apartment.

**\$1,554**  
**monthly**  
**Fair Market Rent\*:**

A FMR increase of **17%** in the last year

A FMR increase of **51%** in the last five years

\*Fair Market Rents, regularly published by HUD, represent the cost to rent a moderately-priced dwelling unit in the local housing market. The above FMR is for a two-bedroom unit. Visit [nchousing.org/county-fact-sheets](http://nchousing.org/county-fact-sheets) for complete annual salary data.

## When Housing Costs Too Much

When housing costs become too much, a family can lose their home. This takes an incredible toll not only on a family, but also on the entire community.

Ranks

**#9**

for evictions among renter households.

(1 = highest and 100 = lowest)



**1,346** families faced a foreclosure this year...

**2.69%** of all cost-burdened homeowners.



**33,507** families faced an eviction filing this year...

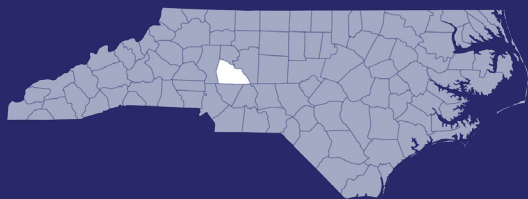
**37.53%** of all cost-burdened renters.

Scan the QR code for a complete look at this year's data



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**25%** of Rowan County are **cost-burdened**.  
13,523 households

**Renters** who have difficulty affording their homes:  **44%**  
6,504 households

**Homeowners** who have difficulty affording their homes:  **18%**  
7,019 households

Families that spend more than 30% are considered **cost-burdened**, more than 50% are considered **severely cost-burdened**.

## Average Annual Salaries



Elementary Teacher  
**\$48,990**



Childcare  
**\$28,450**



Firefighter  
**\$32,490**

An income of **\$44,840 per year** is needed to afford the Fair Market Rent.

**\$21.56**  
**hour**  
**Housing Wage:**

The hourly wage needed to afford a Fair Market Rent apartment.

**\$1,121**  
**monthly**  
**Fair Market Rent\*:**

A FMR increase of **14%** in the last year

A FMR increase of **34%** in the last five years

\*Fair Market Rents, regularly published by HUD, represent the cost to rent a moderately-priced dwelling unit in the local housing market. The above FMR is for a two-bedroom unit. Visit [nchousing.org/county-fact-sheets](http://nchousing.org/county-fact-sheets) for complete annual salary data.

## When Housing Costs Too Much

When housing costs become too much, a family can lose their home. This takes an incredible toll not only on a family, but also on the entire community.

Ranks

**#24**

for evictions among renter households.

(1 = highest and 100 = lowest)



**209** families faced a foreclosure this year...

**2.98%** of all cost-burdened homeowners.



**1,643** families faced an eviction filing this year...

**25.26%** of all cost-burdened renters.

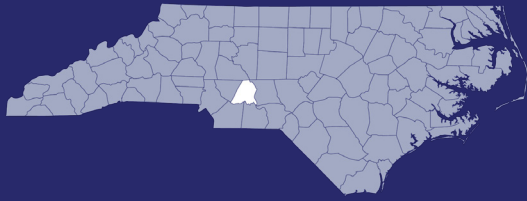
Scan the QR code for a complete look at this year's data



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# The 2024 Housing Need in Stanly County



**23%** of Stanly County are **cost-burdened**.  
5,252 households

**Renters** who have difficulty affording their homes:



**42%**  
2,086 households

**Homeowners** who have difficulty affording their homes:



**18%**  
3,166 households

Families that spend more than 30% are considered **cost-burdened**, more than 50% are considered **severely cost-burdened**.

## Average Annual Salaries



Elementary Teacher  
**\$48,060**



Childcare  
**\$25,550**



Firefighter  
**\$28,070**

An income of **\$37,000 per year** is needed to afford the Fair Market Rent.

**\$17.79**  
**hour**

**Housing Wage:**

The hourly wage needed to afford a Fair Market Rent apartment.

**\$925**  
**monthly**  
**Fair Market Rent\***

A FMR increase of **13%** in the last year

A FMR increase of **36%** in the last five years

\*Fair Market Rents, regularly published by HUD, represent the cost to rent a moderately-priced dwelling unit in the local housing market. The above FMR is for a two-bedroom unit. Visit [nchousing.org/county-fact-sheets](http://nchousing.org/county-fact-sheets) for complete annual salary data.

## When Housing Costs Too Much

When housing costs become too much, a family can lose their home. This takes an incredible toll not only on a family, but also on the entire community.

Ranks

**#63**

for evictions among renter households.

(1 = highest and 100 = lowest)



**57** families faced a foreclosure this year...

**1.80%** of all cost-burdened homeowners.



**296** families faced an eviction filing this year...

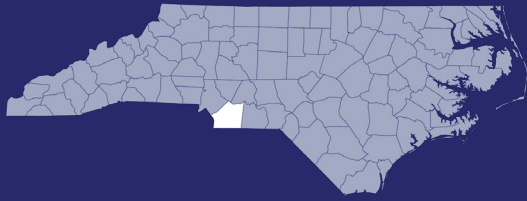
**14.19%** of all cost-burdened renters.

Scan the QR code for a complete look at this year's data



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**22%** of Union County are **cost-burdened**.  
16,947 households

**Renters** who have difficulty affording their homes:



**41%**  
5,233 households

**Homeowners** who have difficulty affording their homes:



**18%**  
11,714 households

Families that spend more than 30% are considered **cost-burdened**, more than 50% are considered **severely cost-burdened**.

## Average Annual Salaries



Elementary Teacher  
**\$48,990**



Childcare  
**\$28,450**



Firefighter  
**\$32,490**

An income of **\$62,160 per year** is needed to afford the Fair Market Rent.

**\$29.88**  
**hour**  
**Housing Wage:**

The hourly wage needed to afford a Fair Market Rent apartment.

**\$1,554**  
**monthly**  
**Fair Market Rent\*:**

A FMR increase of **17%** in the last year

A FMR increase of **51%** in the last five years

\*Fair Market Rents, regularly published by HUD, represent the cost to rent a moderately-priced dwelling unit in the local housing market. The above FMR is for a two-bedroom unit. Visit [nchousing.org/county-fact-sheets](http://nchousing.org/county-fact-sheets) for complete annual salary data.

## When Housing Costs Too Much

When housing costs become too much, a family can lose their home. This takes an incredible toll not only on a family, but also on the entire community.

Ranks

**#32**

for evictions among renter households.

(1 = highest and 100 = lowest)



**243** families faced a foreclosure this year...

**2.07%** of all cost-burdened homeowners.



**1,181** families faced an eviction filing this year...

**22.57%** of all cost-burdened renters.

Scan the QR code for a complete look at this year's data



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# **CENTRALINA**

## **REGIONAL COUNCIL**

### **Item 5**

## Executive Board Agenda Item Cover Sheet

|  |                   |                                  |                         |  |                 |   |
|--|-------------------|----------------------------------|-------------------------|--|-----------------|---|
| <b>Board Meeting Date:</b>   | May 8, 2024       | <b>Agenda Item Type:</b>         | <b>Consent:</b>         |  | <b>Regular:</b> | X |
| <b>Submitting Person:</b>  | Geraldine Gardner | <b>Presentation Time:</b>        | 30 minutes              |  |                 |   |
| <b>Presenter at Meeting:</b>   | Geraldine Gardner | <b>Phone Number:</b>             | 704-351-7130            |  |                 |   |
|  |                   | <b>Email:</b>                    | ggardner@centralina.org |  |                 |   |
| <b>Alternate Contact:</b>  | Michelle Nance    | <b>Phone Number:</b>             |                         |  |                 |   |
|  |                   | <b>Email:</b>                    | Mnance@centralina.org   |  |                 |   |
| <b>Submitting Department:</b>  | Executive         | <b>Department Head Approval:</b> | G.Gardner               |  |                 |   |
| <b>Title of documents as shown in the Agenda: FY25 Workplan &amp; Open House Overview</b>  |                   |                                  |                         |  |                 |   |
| <b>Description of Agenda Item: (This wording will be used to summarize the item on the agenda cover page.)</b>   |                   |                                  |                         |  |                 |   |
| <p>After a brief introduction to the FY25 Workplan Development Process, Delegates will be invited to participate in an interactive open house to provide feedback to Centralina staff.</p>   |                   |                                  |                         |  |                 |   |
| <b>Background &amp; Basis of Recommendations:</b>  |                   |                                  |                         |  |                 |   |
| <p>Each year, Centralina creates an annual workplan that serves as a roadmap for how the organization will implement its strategic plan in the coming fiscal year. Quarterly progress reports are submitted to the Board of Delegates based on the performance of the staff against the planned activities in the workplan. Each Spring we engage our Board and Regional Managers Group to receive feedback on plans, projects and initiatives for the coming year. This feedback is vital to ensuring our work is aligned to both member and regional needs. Using this input, our team will draft our FY25 workplan and present it to the Executive Board in June.</p> <p>In this agenda item the Board will receive information from our team to prepare them to participate in an open house, work session to provide feedback on our FY25 activities.</p> |                   |                                  |                         |  |                 |   |
| <p>1) <u>FY24 Progress Report Highlights</u> (see attachment 1 below for full report)</p> <ul style="list-style-type: none"> <li>• 71 or 91% of all planned action items have either been completed or are in progress.</li> <li>• Centralina has partnered with 28 local governments or non-profit organizations in the region to provide technical assistance and services to meet local needs.</li> </ul>   |                   |                                  |                         |  |                 |   |
| <p>2) <u>55th Anniversary Regional Road Trip Insights</u> (see attachment 2 below for full report)</p> <ul style="list-style-type: none"> <li>• Centralina visited with member governments this fiscal year as part of our 55th Anniversary celebration.</li> </ul>  |                   |                                  |                         |  |                 |   |
| <p>3) <u>FY25 Workplan Overview &amp; Introduction</u></p> <ul style="list-style-type: none"> <li>• The Executive Director will review the goals that form the backbone of the organization's strategic plan and framework for the FY25 workplan.</li> <li>• Instructions will be shared regarding the interactive open house session to follow this agenda item.</li> </ul>   |                   |                                  |                         |  |                 |   |



|  |   |
|--|---|
| <b>Requested Action / Recommendation:</b>            |   |
| Receive as information.                              |   |
| <b>Time Sensitivity:</b><br><i>(none or explain)</i> | Workplan needs to be finalized before July 1.   |
| <b>Budget Impact:</b><br><i>(none or explain)</i>    | None  |
| <b>Attachments:</b><br><i>(none or list)</i>         | 1. FY24 Q3 Progress Report<br>2. 55th Anniversary Regional Road Trip Highlights<br><br>Online Resources: <a href="https://centralina.org/about/">https://centralina.org/about/</a> <ul style="list-style-type: none"> <li>• Centralina's Three-Year Strategic Plan</li> <li>• Centralina's FY223-24 Workplan</li> </ul> |

# Strategic Plan Implementation

## FY24 Q3 Progress Report



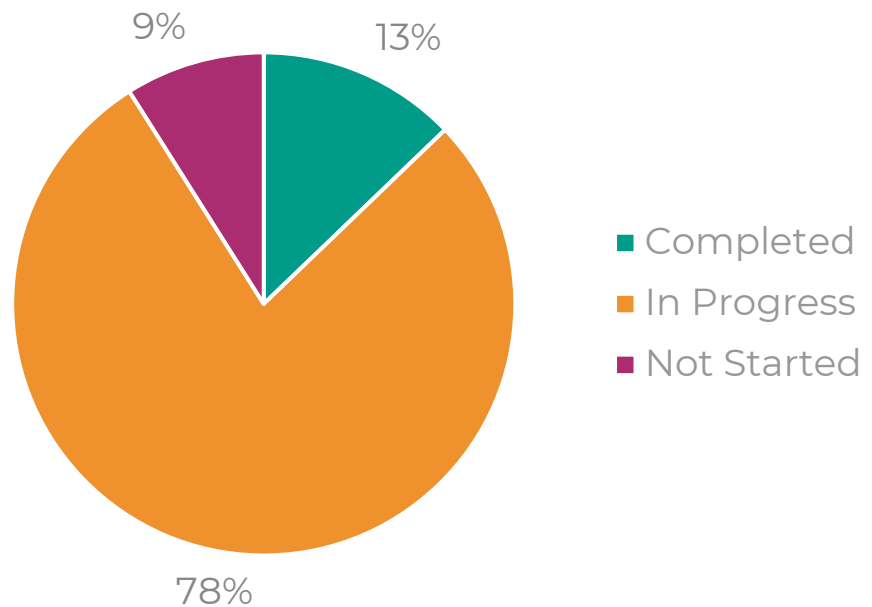
**CENTRALINA**  
REGIONAL COUNCIL

May 2024

The Centralina team has been working diligently on the implementation of the FY2024 workplan, which includes 78 tactics that support implementation of our strategic plan.

Halfway through the fiscal year, we have either started or completed 91% of our planned activities for the year.

### Implementation Status



### Three-Year Strategic Goals

1. Lead regional engagement to prepare, plan and act on issues that respond to today's needs and tomorrow's opportunities.
2. Build local government capacity, efficiency and innovation in service to Centralina communities and the region.
3. Grow our portfolio of person-centered services that enhance an individual's ability to thrive in their careers and in their communities.
4. Strive for organizational excellence by investing in our employees, promoting our work and building efficient systems.

# Highlights & Success Stories – End of Quarter 3

## **Regional Engagement**

- Held Women in Government luncheon to celebrate local leadership and a Newly Elected Officials Breakfast featuring guest speaker Senator Thom Tillis.
- Completed the Preliminary Climate Action Plan and joined consortium led by the State of North Carolina to apply for implementation funding from US EPA.
- Hosted and curated a NC Childcare Forum to explore the importance of childcare as an economic development strategy.

## **Local Government Support**

- Facilitated five local government board retreats or planning sessions to support budget development and strategic planning.
- Provided direct technical assistance and support for town manager and public safety recruitment processes.
- Hosted a Regional Economic Trends briefing and training series on FEMA Public Assistance Financial Administration.
- Launched an Artificial Intelligence in Local Government Working Group

## **Individual Service Delivery**

- Launched a training program in Mecklenburg county on budgeting and money management for older adults funded by National Council on Aging and Bank of America.
- Received over 1000 survey responses from older adults to inform the development of Centralina’s Area Aging Plan. Survey was offered in both Spanish and English.

## ***FY24 Technical Assistance Projects***

*We’re proud to be working with the following local governments on a variety of technical assistance projects, such as land use planning, code enforcement and facilitation services*

|                        |   |   |
|------------------------|---|---|
| City of Albemarle      | Town of East Spencer                                    | Anson County                                      |
| City of Belmont        | Town of Marshville                                      | Gaston County                                     |
| City of Bessemer City  | Town of Matthews  | Mecklenburg County                                |
| City of Charlotte      | Town of Spencer   | Rowan County                                      |
| City of Concord        | Town of Weddington                                      | Stanly County                                     |
| City of Gastonia       | Town of Troutman  | Union County                                      |
| City of Kings Mountain | Lake Wylie Marine Commission                            | Cabarrus Health Alliance                          |
| City of Lowell         | Charlotte Regional Transportation Planning Organization | NC Association of Regional Councils of Government |
| City of Statesville    |   | Charlotte Area Transit System (CATS)              |
| Town of Davidson       |   |   |



## 55<sup>th</sup> Anniversary Regional Road Trip Summary

The purpose of this document is to summarize the inputs and findings from the 2023-2024 Regional Road Trip to better understand commonalities and themes, identify shared barriers and outline potential opportunities for assisting and highlighting our communities. The results of this analysis may be used to influence FY25 work planning for the organization, surface opportunities for department-led programming and projects and help Centralina tailor education sessions and resource development for our members.

### **COMMON CHALLENGES and BARRIERS**

---

The following represent major themes that emerged across all questions.

#### **Growth and Infrastructure**

##### **Public Works**

- Water quality concerns
- Stormwater management and innovation

##### **Economic Development**

- Ability to attract businesses and jobs to key activity centers (downtowns, Infill/redevelopment sites, Industrial parks, etc.)

##### **Transportation & Mobility**

- Lack of funding for transportation projects
- Congesting at key locations
- Connectivity needs, specifically planning, inventorying and funding for sidewalks and multi-use trails

##### **Community Development**

- Affordable housing (housing supply, condition and variety)
- Park and open space development, revitalization and expansion
- Infrastructure needs (all types) within activity centers
- Homelessness

#### **General Government**

##### **Human Resources**

- Recruitment and retention, especially police, fire and public works personnel

##### **Government Relations**

- Limited collaboration with County and other municipalities – struggle to connect and gain consensus
- Competition with larger communities
- Local politics leading actions
- Relationships with the state legislature

## **PRIORITIES QUESTION**

---

### **What are your community's top three priorities for this fiscal year?**

- Infrastructure for water system
- Reducing staff turnover
- Revitalizing key areas (i.e. increasing sidewalks downtown, new traffic lights, connector roads for public safety and accessibility)
- Waste services
- Wastewater services
- Enhanced transportation tied in with revitalization projects
- Affordable housing
- Grant access and allocation

## **SERVICE NEEDS IDENTIFIED**

---

The engagement pointed to several new or expanded service needs from Centralina.

### **Training Needs**

- Grants support – grant writing webinars
- Planning Board/Board of Adjustment training
- Age-friendly community training
- Project management and using technology to manage projects
- Social media

### **Technical Assistance Needs**

- Strategic planning facilitation
- Code enforcement
- Planning and zoning
- Finance director/administrator duties

### **Information Needs**

- Grants support – grant-seeking strategy tips; list of funding opportunities
- Operations and personnel policies