

July 1, 2013 – June 30, 2014
YEAR 4

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 4 Action Plan Executive Summary:

The City of Gastonia and the Gastonia Consortium carry out federal programs administered by the U.S. Department of Housing and Urban Development (HUD). The lead agency responsible for the development of the Gastonia/Gastonia Consortium's Consolidated Plan/Annual Action Plan is the City of Gastonia's Housing & Neighborhoods Division. The geographic local jurisdiction of the Consolidated Plan includes:

- | | |
|----------------------------------|--------------------------------|
| ▪ City of Gastonia (Lead Agency) | ▪ City of Lowell |
| ▪ City of Belmont | ▪ Town of McAdenville |
| ▪ City of Bessemer City | ▪ City of Mount Holly |
| ▪ City of Cherryville | ▪ Town of Ranlo |
| ▪ Town of Cramerton | ▪ Town of Stanley |
| ▪ Town of Dallas | ▪ Unincorporated Gaston County |
| ▪ City of Kings Mountain | |

Cities or townships that chose not to participate in the Gastonia Consortium include: Spencer Mountain (Population 51) and High Shoals (Population 729).

This document serves as the City of Gastonia/Gastonia Consortium 2013/2014 Annual Action Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs. In accordance with 24 CFR Part 91.220 of Title I of the Housing and Community Act 1974, as amended, the City of Gastonia/Gastonia Consortium is required to submit a One Year Annual Action Plan to the US Department of Housing and Urban Development (HUD).

The Plan outlines the specific projects and services that will be funded during the 2013/2014 program year to address strategies as stated in the City of Gastonia/Gastonia Consortium 2010/2015 Five Year Consolidated Plan. The Plan enables public officials, community organizations, public and private institutions to make sound decisions regarding the priorities of the use of resources; and, enable the City to view its HUD programs not as isolated tools to solve narrow functional problems, but rather as an invitation to embrace a comprehensive vision of housing and community development. The Housing & Neighborhoods Division based the information contained herein on public hearings, meetings with service provider agencies, extensive data collection, interviews and citizen input.

Citizen Comments on the proposed FY 2013/2014 Annual Action Plan will be accepted through April 25, 2013 and considered in the final development of the plan.

Based on the needs analysis of the City of Gastonia, Gaston County and as required by the US Department of Housing and Urban Development, the following goals/objectives have been identified and subsequently addressed in the FY 2013/2014 Annual Action Plan as follows:

- Provide housing opportunities for increased Homeownership and Rental Housing for Low- and Moderate-Income Persons, Persons with Disabilities, Elderly, Minorities and Families with Limited English Proficiency:

Objectives:

1. Increase affordable housing for homeownership;
2. Increase affordable rental housing for special needs populations, elderly and very-low income; and
3. Increase accessibility to housing for homeless households.

Outcomes:

1. Increase of homeownership by 50 households annually;
2. Increase affordable rental housing for populations stated by six (6) units annually; and
3. Greater access to available rental housing for 10 households.

Past Performance:

1. 90% of homebuyers receive assistance with down payment and/or closing cost to become new homeowners (average of 50 per year);
2. 100% completion of 67 housing units for special needs and/or elderly; and
3. 100% of households meeting program criteria assisted with TBRA and/or Security Deposit only program based on available funding.

- Promote improvements in the Gastonia Consortium Community:

Objectives:

1. Increased economic opportunity in Gastonia's Center City;
2. Support anti-poverty strategies;
3. Ensure Fair Housing compliance; and
4. Maintain high standards of accountability.

Outcomes:

1. Continue emphasis on Downtown revitalization with new businesses and job creation;
2. Provide classes to clients of local non-profits in the basics of banking, budgeting, and credit;
3. Screen 25 - 50 individuals and assist two or three annually with fair housing discrimination;
4. HUD compliance monitoring of program with satisfactory results of high accountability.

Past Performance:

1. Through for-profit developer, creation of two mixed-use properties in downtown revitalization area using 108 Guaranteed Loan;
2. Provided banking, budgeting, and credit classes to clients of With Friends, Salvation Army, and Pathways;
3. Annually screen between 25 and 50 individuals for fair housing complaints and make referrals for two or three individuals.
4. Satisfactory HUD monitoring with no non-compliance issues.

- Encourage Accessible Design Features and Energy Star Participation:

Objective:

Incorporate accessible design features and energy star products for all appropriate activities.

Outcome: Direct programs, sub-recipients, and CHDO's incorporate accessible design and energy star products into program where applicable and 50 housing units energy efficient rating in five year program.

Past Performance:

City of Gastonia included energy star and accessible design in all housing projects and if applicable including rehab and new construction.

- Encourage Removal of Regulatory Barriers in Affordable Housing:

Objective:

Encourage the elimination of barriers by local government for the development of affordable housing.

Outcome:

Removal of 30% of identified barriers to affordable housing within the City of Gastonia plans approval process.

Past Performance:

Removal of 20% of identified barriers with a more streamline approval process for new construction projects identified as affordable.

- Provide full and equal access to grass-roots, faith-based and other community-based organizations as well as participation of minority and women-owned entities in the HUD-funded programs and projects:
 - Objectives:
 1. Develop and cultivate partnerships with private non-profits for the implementation of planned priorities;
 2. Support and encourage CHDO activities that create affordable housing options for low-income participants;
 3. Encourage participation of MBEs and WBEs in provision of activities;
 4. Ensure equal access of all potential partners.
 - Outcomes:
 1. Develop relationships with the local non-profit consortium members by providing public service funding for some of their admin costs.
 2. Support of CHDO for new construction of 4 rental housing units annually and support of other non-profits;
 3. Advertising in local media venue to attract MBE's and WBEs resulting in at least one new contractor during plan period;
 4. Using RFPs/bid process, advertising projects and activities for construction/rehab and other identified activities to ensure highest possible access to all potential partners.
 - Past Performance:
 1. Funding five local non-profits with public service funding;
 2. Construction of 4 units is underway for homeless and/or special needs tenants at or below 30% of area median income;; and creation of 8 units of special needs housing for tenants with developmentally disabilities in partnership with Gaston Residential;
 3. At least one new minority and/or women-owned business contractor;
 4. Open RFP/Bid process through local media sources that have ensured equal access for all potential partners.

- Promote the elimination of Chronic Homelessness and Long-Term Homeless Families; and Homeless Prevention and Rapid Re-housing of low-income households:
 - Objectives: Support Continuum of Care through assistance in meeting and exceeding HUD mandates and objectives; support increase of homeless permanent supportive housing programs; support Homeless Persons Representations Project (HPRP) activities that shorten shelter stays for families and/or prevent homelessness; support movement of homeless disabled persons to stabilized permanent supportive housing; support activities that train supportive services staff in assisting disabled homeless persons in securing disability benefits and entitlements.
 - Outcomes: All HUD mandates for CoC met; 10% increase in available housing units for homeless special needs populations; provide Rental Security Deposits for 20 homeless families annually in collaboration with current HPRP administered by The Salvation Army; using Tenant Based Rental Assistance (TBRA) moving 5 disabled homeless persons to permanent supportive housing annually; provide four technical trainings for 25 non-profits to assist disabled homeless with filing and receiving disability benefits. The CoC added ESG (Emergency Solution Grant) which include 7 agencies providing rapid re-housing or permanent rental assistance.
 - Past Performance: Met or exceeded all HUD mandates: Annual Homeless Assessment Report (AHAR), Point In Time (PIT) Counts, Homeless Management Information Systems (HMIS) data quality standards, etc. through technical assistance to CoC; increase of 81 units of Housing First, Shelter plus Care or other Permanent Supportive housing for homeless/chronically homeless individuals; assisted 15 disabled homeless households with rental subsidy through TBRA; assisted 147 disabled homeless individuals with securing disability benefits and entitlements.

The following are highlights of upcoming projects in the FY 2013/2014:

1. The City of Gastonia will be completing the process for renewing the HOME Consortium agreement in order to continue applying for and receiving HOME funds for programs outlined in the City of Gastonia/Gastonia Consortium 2010-2015 Consolidated Plan and subsequent Annual Plan updates.
2. Assistance will be provided to qualifying families for energy conservation. Information will be provided to educate consumers about how to be proactive in reducing their home energy costs, saving money through no and low cost energy efficiency measures and behavioral changes.
3. The City of Gastonia has submitted a letter of interest for possible de-obligated NSP-1 funding from the NC Department of Commerce in order to complete a shovel ready housing project in the Highland Neighborhood on Grace Street and Beatrice Costner Avenue.
4. NSP-1 Program Income funds will continue to be directed to the construct homes for sale to homebuyers below 50% AMI. This program will also be used in conjunction with HOME downpayment assistance.
5. CDBG funding will assist the faith based/grass roots organization Hope 4 Gaston to rehab as many as 15 LMI households to improve living conditions. Hope 4 Gaston utilizes volunteer labor in an effort to enrich people's lives through neighbors helping neighbors, coupled with the benefit of stretching federal dollars to a point that makes more assistance available.
6. The City of Gastonia and Keep Gastonia Beautiful have partnered with community stakeholders in the Highland East Neighborhood to create a Community Garden. Members will be afforded the opportunity to create a personal small urban garden to add nutrition to their diet and add beauty and character to their surroundings.
7. The City of Gastonia continues to partner with local non-profits to create affordable rental property with responsible ownership in the Highland East Neighborhood. The structures are being constructed in the architectural spirit of the existing housing stock and provide good neighbors in a developing area.
8. The City of Gastonia will continue to partner with Gaston County Habitat for Humanity to construct Single Family detached homes on North Pryor Street in order to provide LMI clients an opportunity at homeownership.
9. The City of Gastonia Housing & Neighborhoods Division is currently working with the Gastonia Housing Authority (GHA) to enhance our partnership by assisting GHA residents with affordable housing options and offering classes about banking, budgeting, and credit awareness.

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General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 4 Action Plan Action Plan General Questions response:

The City of Gastonia/Gastonia Consortium, located in the central piedmont of the State of North Carolina, covers all of Gaston County except for the towns of Spencer Mountain and High Shoals but includes all of the City of Kings Mountain of which a major portion is in Cleveland County. For purposes of the Consolidated Plan/Annual Plan the geographic local jurisdiction includes:

1. FOR CDBG: City of Gastonia only.
2. FOR HOME: City of Gastonia (as lead entity) and Cities of Belmont, Bessemer City, Cherryville, Kings Mountain, Lowell, Mount Holly, and Towns of Cramerton, Dallas, McAdenville, Ranlo, Stanley, and the unincorporated areas of Gaston County.

Cities or townships of Gaston County that chose not to participate in the Gastonia Consortium include: Spencer Mountain (population 51) and High Shoals (population 729), which only a portion is located in Gaston County; therefore, relatively all of Gaston County participates as well as the City of Kings Mountain's Gaston and Cleveland Counties portions.

The largest minority populations reside in Dallas with 23.7% (southeastern section of the town), Kings Mountain with 25.2% (northwestern section of Cleveland County) and Gastonia with 35.9% (central northwestern section of the city and south/southwestern section of the city). The City of Gastonia's greatest concentrated location is a central northwestern section called Highland. Highland area within the City of Gastonia has concentrations of up to 80% minority populations in some census tracts.

CDBG funds are directed only within the limits of the City of Gastonia. HOME funds are directed on a project restrictive basis by Consortium agreement outside of the city limits of the Gastonia, which are Direct Homeownership Assistance and Homeowner Rehabilitation. Activities of Direct Homeownership Assistance and Tenant-Based Rental Assistance/Security Deposits are offered county-wide in order to further affirmative fair housing. 100% of funds will be utilized within the areas stated.

Areas of low income and minority areas are parallel. The greatest concentration of minority population and the lower income is located in the City of Gastonia along the Highway 321 North Corridor. Other pockets of the minority population and lower income include the southeastern section of the town of Dallas and some portions of the City of Kings Mountain. However, it should be noted with the Gastonia Consortium Agreement that

Consortium activities, using HOME funds are limited to two specific activities, Direct Homeownership Assistance and Homeowner Rehabilitation Loans.

Although HOME funds will be used throughout the Gastonia Consortium Area, based upon the identified need, the major concentration for Program year 4 will be the greatest area of low-income minorities identified in the Housing Market and Needs Assessment. This area, called Highland, is located along the Highway 321 North Corridor in the City of Gastonia, Census Tract 320 which has a minority population of 79.4%.

Almost all of the minorities in Gastonia are African-Americans (41% of population), and this group has a greater need for housing assistance than non-minorities. Many of the minority households are concentrated in the western sector of the City. Due to the county's housing shortage, many low-income minorities have no choice except to live in substandard rental units. There is a substantial need in the consortium area for production of new assisted rental housing for both families and elderly and the rehabilitation of these rental units suitable for rehabilitation.

There are presently four areas within the City/County with concentrations of racial/ethnic minorities and low-income families. For purposes of the Consolidated Plan/Annual Plan, concentration of minorities is defined as 30% or more of the population per census tract.

<u>CENSUS TRACT</u>	<u>MINORITY (%)</u>
318.00	87.7
319.00	86.5
320.00	79.4
332.01	80.3

There are three main priorities for the fourth year of the Annual Plan, which are:

1. Persons and families at 30% or less of Median Family Income
 - Provide rehabilitation grants for elderly homeowners;
 - Provide security deposits for families entering public housing or section 8 and other low income persons; and
 - Provide economic opportunities to residents in public housing through educational, job skills readiness, money management and future homeownership.
2. Persons and families at 31% to 50% of Median Family Income
 - New Construction, Acquisition, and Demolition have not been funded in the third program year of the 2010/2015 Consolidated Plan due to changes in the economy resulting in a surplus of existing housing stock. Provide direct homeownership assistance;
 - Provide homeownership education for public housing and Section 8 residents.
3. Homeless persons
 - Support local homeless initiatives, particularly those that end chronic homelessness;
 - Provide gap financing for developers of permanent housing for the homeless and special needs population.
 - Continue support to RIC, a CHDO and provider of permanent housing for the homeless population.

Actions to overcome obstacles:

1. Continue development in challenged communities such as the Highland Neighborhood;
2. Partner with non-profits for development of rental housing for homeless and special needs population;
3. Continue to develop an affordable housing plan that addresses local zoning regulations and barriers to affordable housing.

Federal, State, Local Funding:

- The redevelopment of the Loray Mill (Phase I) has recently been funded for \$39 million. The circa 1900 mill consists of 500,000 plus SF of a mixture of commercial and residential space to be completed in the coming year. Approximately 325,000 SF will be completed in Phase I and \$21 million of the funding is FHA secured financing. Phase II is estimated at \$11 million and should have financing secured at the completion of Phase I. The mill is surrounded by LMI census tracts.
- Reinvestment in Communities (RIC), the City of Gastonia's designated CHDO, was selected in 2012 to begin administering \$800,000 of Shelter Plus Care in Gaston County.
- Public Housing subsidy- \$1.5 million / Section 8 housing assistance payment funding- \$6.4 million

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Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 4 Action Plan Managing the Process response:

The lead agency responsible for the development of the Gastonia/Gastonia Consortium's Consolidated Plan/Annual Plan is the City of Gastonia's Housing & Neighborhoods Division. The geographic local jurisdiction of the Consolidated Plan includes:

- | | |
|-----------------------------------|--------------------------------|
| ▪ City of Gastonia* (Lead Entity) | ▪ City of Lowell |
| ▪ City of Belmont | ▪ Town of McAdenville |
| ▪ City of Bessemer City | ▪ City of Mount Holly |
| ▪ City of Cherryville | ▪ Town of Ranlo |
| ▪ Town of Cramerton | ▪ Town of Stanley |
| ▪ Town of Dallas | ▪ Unincorporated Gaston County |
| ▪ City of Kings Mountain | |

Cities or townships that chose not to participate in the Gastonia Consortium include: Spencer Mountain (Pop. 51) and High Shoals (Pop. 729).

The City of Gastonia Housing & Neighborhoods Division consults with other public and private agencies to identify community needs, develop strategies and action plans based on determined priorities, identify community resources and develop coordination of the resources. The following agencies are consulted as part of this process:

- Gastonia Public Housing Authority
- Kings Mountain Public Housing Authority
- City of Mount Holly, Dept. of Public Housing
- Belmont Public Housing Authority
- Gaston County Dept. of Social Services – Child & Family Services, Adult Services, Domestic Violence Shelter Program, Work First Division and Workforce Investment Act
- Gaston County Health Department, Environmental Health Services
- Gastonia Chamber of Commerce
- Cherryville Chamber of Commerce
- Belmont Chamber of Commerce
- Gaston County Schools
- Pathways LME (Local Management Entity for Mental Health, Developmental Disabilities and Substance Abuse)
- C.F. Gingles Steering Committee
- With Friends Youth Shelter and Transitional Housing for Young Men
- Family Promise of Gaston County (Shelter for homeless families)
- Cleveland County Abuse Prevention Council (Homeless shelter for men, women, families and victims of domestic violence)
- As One Ministries (Homeless day shelter)

- The Salvation Army – HPRP funds manager
- The Salvation Army – Emergency Shelter for Men, Women and Families
- Gaston Residential Services (for special needs populations)
- The Shelter of Gaston County (Domestic Violence Shelter)
- True Behavioral Health Care, Inc.
- Regional HIV/AIDS Consortium
- Individual Homeless Consumers
- Gastonia Faith Network (a network of area churches)
- Catherine’s House (residential program for homeless single women and women with children)
- Gaston County Council on AIDS
- North Carolina Housing Finance Agency

Local, adjacent and statewide government are notified and consulted during both the development phase and the final phase of the development process. Information gathered from these government entities is included in the development of the Consolidated Plan/Annual Plan. The following units of government are notified, consulted and provided a copy of the plan:

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|---|--|
| <ul style="list-style-type: none"> ▪ City of Gastonia, Planning Department ▪ City of Belmont, Planning Department ▪ City of Bessemer City, Planning Department ▪ City of Cherryville, Economic Development ▪ Town of Cramerton, Town Manager's Office ▪ Town of Dallas, Planning Department ▪ City of Kings Mountain, Planning Department ▪ City of Lowell, City Manager’s Office ▪ Town of McAdenville, Town Manager’s Office ▪ City of Mount Holly, Planning Department | <ul style="list-style-type: none"> ▪ Town of Ranlo, Town Manager’s Office ▪ Town of Stanley, Town Manager’s Office ▪ Gaston County Economic Development Division ▪ Gaston County Community Planning & Development Division ▪ State of North Carolina, Dept. of Health & Human Services ▪ State of North Carolina, Division of Community Development ▪ Centralina Council of Governments (regional planning) |
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The 2013/2014 Annual Action Plan (fourth year) data is largely based on the 2010/2015 Consolidated Plan. The information from the Consolidated Plan was verified by staff to continue to be current. Based upon researching the Census and Labor Relations information, one category needed updating as follows:

U.S. Dept. of Labor, Bureau of Labor Statistics,

The original table is Located in the Consolidated Plan in Section 10 The Housing Market & Needs Analysis section (E) Unemployment Rates/Job Growth. The development phase of the 2010-2015 Consolidated Plan’s basis began with the previous Consolidated Plan and encompasses a number of local studies, plans, reports and other documents that have been prepared in recent years. Background documents used in the development of the Consolidated Plan include:

Annual Unemployment Rate	Gaston County	State of N.C.
Year 2001	6.5	4.9
Year 2002	7.9	6.9
Year 2003	7.3	6.5
Year 2004	7.0	5.7
Year 2005	6.2	5.3
Year 2006	5.5	4.6
Year 2007	4.9	4.5
Year 2008	6.2	5.2
Year 2009	14.1	10.4
Year 2010	14.0	11.3
Year 2011	11.1	9.7
Year 2012	10.0	9.7

- *2025 City of Gastonia Comprehensive Plan (drafts published)*
- *2007 City of Belmont Comprehensive Land Use Plan*
- *2006 Bessemer City Community Planning: Implementation Plan*
- *2002 City of Cramerton Land Use Plan prepared by Centralina Council of Governments*
- *2003 Town of Dallas Land Use Plan*
- *2007 City of Lowell Unified Development Plan/Ordinance*
- *2002 Gaston County Comprehensive Planning Program by LandDesign, Inc.*
- *2010 Gaston County Plan of Work*
- *2009 Belmont Public Housing Authority Five Year & Annual Plan*
- *2009 Gastonia Public Housing Authority Five Year and Annual Plan*
- *2009 Mount Holly Public Housing Authority Annual Plan*
- *2010 Housing Resource Guide published by Pathways LME*
- *2008 Gaston County Community Health Assessment by the Gaston County Health Dept. in collaboration with the Gaston Community Health Care Commission*
- *2007 Regional HIV/AIDS Consortium Comprehensive Needs Assessment*
- *2008 Gaston County Ten Year Plan to End Homelessness*
- *2008 Cleveland County Ten Year Plan to End Homelessness*
- *2008 Scattered Site Housing Program by State of North Carolina, Dept. of Commerce, Division of Community Assistance*
- *2010 Analysis of Impediments to Fair Housing, City of Gastonia, Housing & Neighborhoods Division*
- *2007 Regional HIV/AIDS Consortium Comprehensive Needs Assessment*
- *2009 United Way of Gaston County Impact Areas for Funding Programs*
- *2003 Gaston County Environmental Report Card created for the Gaston County Quality of National Resources Commission by the N.C. State University/AT&T State University & the N.C. Cooperative Extension in Gaston County*
- *U. S. Census Statistics & American Fact Finders 2000/2003 & 2006-2008*
- *Unemployment rates 2001-2012, U.S. Dept. of Labor, Bureau of Labor Statistics*
- *CHAS 2004 Data Tables and/or 2009 CHAS Data Tables*

These and additional sources of information are used in the development of the Consolidated Plan/Annual Plan, which are referenced throughout the document.

Consultation methods included public hearings with the Cleveland, Gaston/Gastonia, Lincoln Continuum of Care and the general public; surveys to social service agencies, service providers, government entities, homeless individuals, non-profits, and general public attending public hearings; telephone conversations with various entities and individuals, e-mails to government staff and non-profits; consulting with various documents prepared by non-profits and government entities; and soliciting feedback and comments from various community sources including persons that may be affected by activities proposed in the Plan.

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Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

Program Year 4 Action Plan Citizen Participation response:

Citizen participation is a critical part of the Consolidated Plan/Action Plan process. It is the City of Gastonia's desire to encourage all residents, especially those living in low- and moderate-income neighborhoods, to participate in its planning, implementation and assessment process. To maximize citizen participation in preparation of the Consolidated Plan/Action Plan, outreach efforts include a series of public notices, public hearings, informal meetings, focus groups, community surveys, phone calls and personal contacts. All outreach is conducted under the supervision of the City of Gastonia Housing & Neighborhoods Division staff. Particular effort is put forth to ensure input by low- and moderate-income residents during the development of the plan as well as the final draft process of the Consolidated Plan/Action Plan. Non-profit organizations, other government agencies, minorities, disabled citizens, non-English speaking citizens and interested parties have an opportunity to participate. To encourage the participation of residents of public and supportive housing developments, these documents and meeting notices are distributed directly to public and supportive housing agencies, non-profit and community-based organizations that serve low- and median-income residents as well as homeless residents.

Public hearings are scheduled during the development phase of the Consolidated Plan process. A final public hearing is held after the draft of the Consolidated Plan/Annual Plan is published for comment. Prior to the final public hearing, draft copies of the Consolidated Plan/Action Plan are made available at all Gastonia community/recreation centers, public libraries, Gastonia Housing Authority (GHA) and the City's Housing & Neighborhoods Division office and website. Additionally, copies are provided to all interested parties by request. All public hearings are advertised in the local newspapers the Gaston Gazette. A 30-day comment period is provided for citizen comments prior to the completion of the Consolidated Plan/Annual Plan.

In addition to the public hearings, informal meetings are with the Citizens Advisory Board. Members of this board are neighborhood representatives of the six precincts of the City of Gastonia as well as representatives from unincorporated areas of Gaston County. The Board is appointed for the purpose to represent low- and moderate income citizens. It provides a method for residents, particularly in lower income neighborhoods, to address local challenges and recommend proposed changes as solutions for the challenges to the City of Gastonia/Gastonia Consortium. The Consolidated Plan, Action Plans, and Annual Performance and Evaluation Reports are made available in print and electronically and translated versions provided for non-English speaking persons when required. A detailed description of the public participation process for each Plan, Plan amendment, and Performance Report is included in the final version of each document. Comments on the Plan may be made in writing, by facsimile or e-mail and addressed to: Administrator, The City of Gastonia, Housing & Neighborhoods Division, PO Box 1748, Gastonia, NC 28053-1748; FAX: 704- 866-6067; or e-mail:myram@cityofgastonia.com

Housing & Neighborhoods Staff arranged for a copy of the FY 13/14 Annual Action Plan to be available for public viewing and comment at four community centers, the Gaston County Public Library, and Gastonia Housing Authority from March 25, 2013 through April, 25, 2013. Staff also conducted two public hearings, at which the

2014 Annual Action Plan was presented to the public for comment. The public hearings were advertised in the local newspaper, "The Gaston Gazette", and notices were sent to numerous area churches and public offices within the area. The two public hearings were held at the Gaston County Library, 1555 East Garrison Boulevard, Gastonia. The minutes from the public hearings can be found on the following page.

Housing and Neighborhood staff scheduled the public hearings in the Public Library hoping to get a better response. The comments listed below were provided at public events other than the public hearings such as neighborhood meetings and a City of Gastonia Board of Adjustment hearing. Public comments gave specific concerns on the following areas:

1. Citizens thanked the police department for working with them and were wishing it to continue.
2. Continue to remove the abandoned structures throughout the neighborhood.
3. Create home ownership. One citizen said she moved into the neighborhood because of what the City said was going to happen there. She wants us to continue with our plan.
4. Another citizen stated that by doing something to clean up the neighborhood she hopes it will ignite other property owners to do the same.
5. Two Board of Adjustment members stated that they would like to see significant zoning changes in the Highland Neighborhood to assist with the revitalization strategy. All of the other board members present agreed.

Based on limited funding, The City of Gastonia / Gastonia Consortium will address primarily housing assistance through:

1. Increase affordable housing through homeownership and rental assistance programs;
2. Work with private and non-profit developers using CDBG and HOME funds as leverage to access various sources of funds to develop housing for disabled, elderly; homeless; and very low-income households and as a result increase jobs in construction;
3. Address specific substandard housing issues through health and safety repair program and Rehabilitation program for homeowners;
4. Support programs that address shortages in transitional facilities and substance abuse treatment facilities;
5. Assist agencies with competitive federal grants to address transportation or other barriers preventing access to affordable housing;
6. Support the Continuum of Care to access CoC funding and provide training to various agency staff on the process of obtaining Social Security Disability benefits quickly for homeless disabled clients.

Again, based on limited funding, the City of Gastonia/Gastonia Consortium will not be able to address transportation, child care, job training or personal barriers to affordable housing created by individual life choices.

Past accomplishments include:

1. Increase homeownership to more than 70%;
2. Leveraging CDBG and HOME funds in the community for awards of two (2) Section 811 projects, a tax credit project, two N.C. Housing Finance Agency 400 Initiatives for Disabled Households and successful downtown redevelopment projects;
3. Make homes more safe for elderly and disabled homeowners through specific repairs;
4. Assist non-profits organizations with capital funds and operating funds to address homeless individuals and families; and
5. According to the January 25, 2012 PIT Count, of the 766 individuals that were counted as homeless, 284 or 37% were sheltered.

Meeting Minutes for:

Public Hearing: 3/11/2013

This Public Hearing was held at the Gaston County Library-Main Branch at 6:00PM. Four citizens and 2 staff members were present.

Myra Messer, Housing and Neighborhoods Administrator presented the 2013-2014 Annual Action Plan to those present. There were no questions and brief discussion of this plan.

Meeting was adjourned at 6:15PM.

Public Hearing/Citizens Advisory Board meeting 4/8/2013

This meeting was held at the Gaston County Library-Main Branch at 6:00PM. No citizens attended the Public Hearing portion. It was motioned and approved to open the CAB meeting. Those present are as follows:

Members: Melissa Terry, Tom Brown, Albert Moss, Susan Hinely
Staff: Chuck Walling, Myra Messer, Sonja Balsom

The meeting was called to order at 6:10PM.

This meeting was not represented with a quorum, therefore, approval of January meeting minutes will be moved to the next scheduled meeting on **July 8, 2013**.

Chuck Walling, HUD Compliance Officer did, however, review the 2013-2014 Annual Action Plan with opportunity to answer any questions.

Meeting adjourned at 6:45PM.

Respectfully submitted by,

Sonja Balsom

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Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 4 Action Plan Institutional Structure response:

The City of Gastonia, as the lead agency in the jurisdiction, shall carry out the Five Year Consolidated Plan and Annual Action Plans respectively through its Housing & Neighborhoods Division. The Housing & Neighborhoods Division shall work in partnership with other organizations. Partnerships, sub-recipients and contractors include:

Reinvestment in Communities, Inc. (RIC) is the designated CHDO for the Gastonia Consortium. The Housing & Neighborhoods Division provides technical assistance with construction activities as needed and monitors program compliance.

As a sub-recipient, Reinvestment in Communities receives funds to ensure the Continuum of Care meets and exceeds HUD's mandates by monitoring and assisting agencies with data quality, ensuring CoC participates in AHAR, conducts annual point in time counts of homeless people, completes an annual community report to access ten-year planning accomplishments, determines annual unduplicated counts of homeless people, assists community in developing and submitting an annual CoC competitive grant application and gathers data from APR's to determine community accomplishments meet or exceed HUD standards in housing, employment, and enrollment in entitlements for persons experiencing homelessness. Agencies that benefit from this assistance as CoC members include:

- As One Ministries – a homeless day shelter
- As One Ministries – Housing First Program
- Gaston Interfaith – emergency shelter program for homeless families
- The Salvation Army – emergency shelter for homeless individuals and families
- Salvation Army – HPRP program
- Isothermal Planning Commission – HPRP program
- Catherine's House – a transitional facility for homeless single women and women with children
- With Friends – homeless shelter for runaway youth
- Transitional Living Program – transitional program for homeless young men 18 to 21
- Shelter of Gaston County – homeless domestic violence shelter
- Hesed House of Hope – emergency shelter for individuals and families
- Abuse Prevention Council – emergency shelter for homeless men, women and women with children and domestic violence
- Abuse Prevention Council – Housing First Programs
- Gaston Residential Services – Housing for Developmentally Disabled
- Family Services - Counseling Services

Additionally, RIC conducts training for staff of various community agencies to help them understand the process of obtaining SSA benefits for homeless individuals who are disabled.

RIC Management Services is responsible for administering the Tenant-Based Rental Assistance program in Gaston County for rental assistance and security/utility deposits.

The City of Gastonia partners with Habitat for Humanity of Gaston County to increase the stock of homeownership opportunities for low-income families by providing property and/or site preparation work for new housing construction.

Private for-profit partners include Bank of America, RBC Centura Bank, Wells Fargo Bank, Suntrust Mortgage, and various other corporations Thrailkell Construction and other local general contractors in order to leverage private funds for planned projects and activities.

Public Housing Authorities include Gastonia PHA, Belmont PHA, Mt. Holly PHA. The City of Gastonia principally works with the largest PHA, located in Gastonia, to develop anti-poverty strategies for public housing residents for homeownership. The City of Gastonia developed the Gastonia Public Housing Authority as a separate entity. The PHA Board of Directors are appointed by the Mayor of the City of Gastonia and confirmed by the City Council members. PHA Board of Director's members serves five-year staggered terms. The Gastonia PHA and the City of Gastonia maintain a strong working relationship and follow the same standards in operating policies pertaining to hiring, contracting, procurement and services in the jurisdiction; however, they operate as separate entities. The Belmont and Mt. Holly PHAs also work under separate entities.

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YEAR 4

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 4 Action Plan Monitoring response:

The City of Gastonia Housing & Neighborhoods Division has a written Monitoring Policy for the purpose of providing guidelines to self-monitor as well as monitor partners, sub-recipients and CHDOs.

Through administrative funds of the program, the City of Gastonia provides staff trained in program requirements and compliance to monitor and review all proposed and the activities within those projects. The monitoring process for projects and specific activities is determined by size, duration, type, performance measure and how the project / activity is carried out i.e. internal activity, sub-recipient activity and CHDO activity.

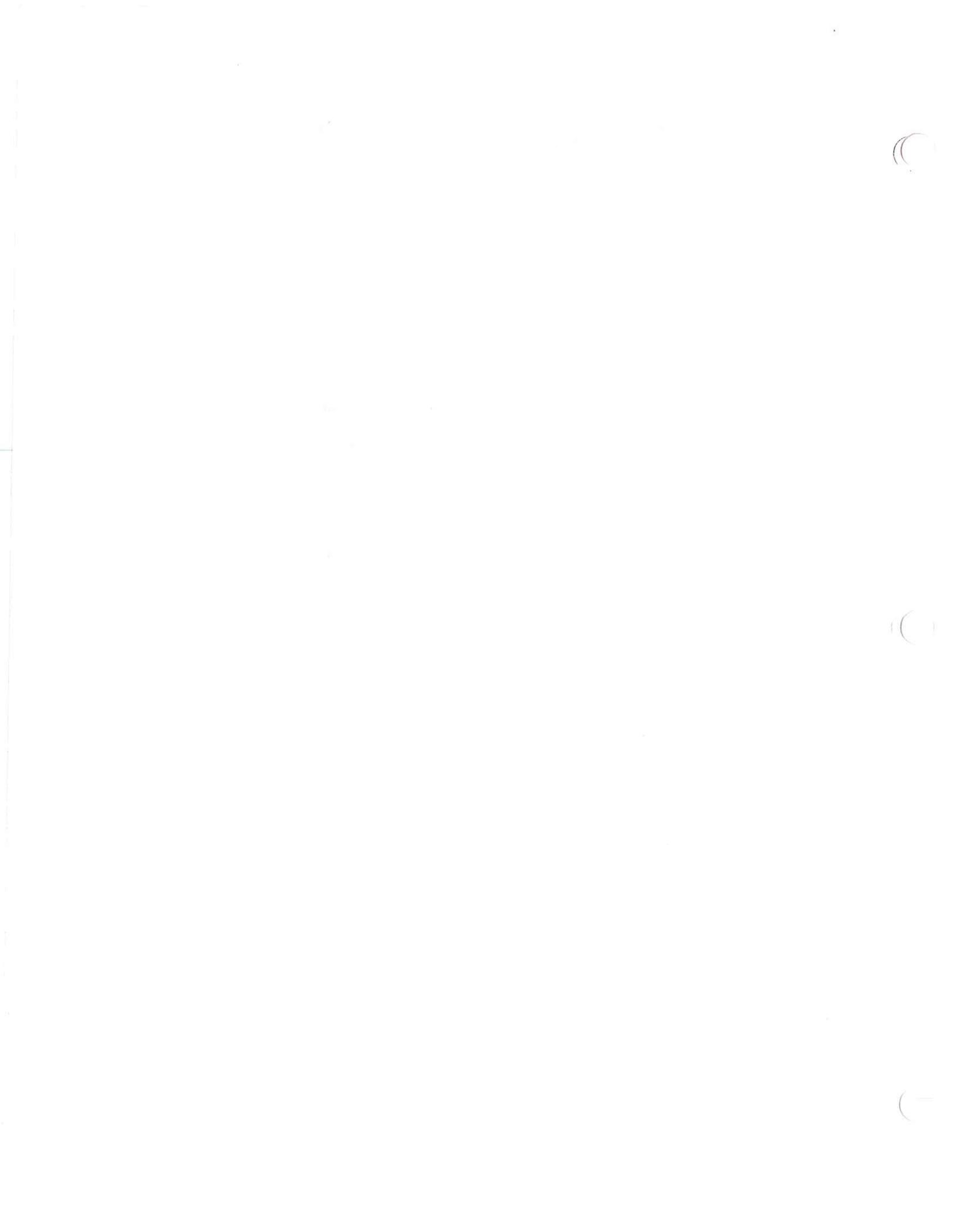
Internal activities are carried out by CD professionally-trained staff. The activity is reviewed by supervisory staff and/or contractor before, during and after completion of the project/activity. The activity is monitored for compliance before being placed and/or completed in HUD's Integrated Disbursement and Information System (IDIS). Each activity is monitored for (1) National Objective and Outcome; (2) Eligibility & Matrix Code; (3) Financial Feasibility; (4) Compliance; and (5) Accomplishment Data.

Sub-recipient activities are defined through an approved contract. Each sub-recipient is monitored annually, bi-annually or quarterly depending upon the sub-recipient's experience and compliance history. Monitoring is performed on-site, if possible, by reviewing activity files for the same requirements as internal activities, which is: objective and outcome, eligibility, financial feasibility and records, compliance and accomplishment data.

Comprehensive planning requirements are monitored through the Citizens Advisory Board. The Citizens Advisory Board meets quarterly to review the priorities and to monitor the accomplishments of the projects/activities that address those priorities.

The City of Gastonia will adhere to the following monitoring schedule of the following subrecipients:

Subrecipient	Monitoring Date	Report	Results/Follow-up
RIC (CHDO)	By Third Quarter	X	
Boyce Street	By Third Quarter	X	
Willow Street	By Third Quarter	X	
Third Street	By Third Quarter	X	
Cherokee Street	By Third Quarter	X	
RIC (CoC – CDBG)	By Third Quarter	X	
Redbud	By Third Quarter	X	
With Friends	By Third Quarter	X	
Erin Drive	By Third Quarter	X	
Kinross Place	By Third Quarter	X	



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Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 4 Action Plan Lead-based Paint response:

The Gaston County Health Dept. provides the Childhood Lead Prevention Program, which provides blood lead testing and medical case management to children under age six with elevated blood lead levels. The target population is children who reside in homes built before 1978. From July 2011 to June 2012, only one child had confirmed lead poisoning, which is defined as 20 micrograms of lead per deciliter, or greater, on two consecutive tests within six months.

The Housing & Neighborhoods Division of the City of Gastonia in partnership with the Gastonia Housing Authority works to ensure that all public housing Housing Choice Voucher units and TBRA and Security Deposit units are free of lead-hazard paint exposure. Additionally the following procedures are integrated into housing programs and policies:

1. All adults that attend homebuyer education classes provided through the City of Gastonia's Housing & Neighborhoods Division receive a booklet on the hazards of lead-based paint (24 CFR Part 35 subpart A).
2. All homebuyers receive a free inspection of the proposed housing unit to be purchased. The inspection ensures no peeling or chipping paint hazards.
3. Homebuyers requesting rehabilitation programs receive a booklet on the hazards of lead-based paint in accordance with 24 CFR Part 35.930;
4. Subrecipients ensure that anyone receiving funds for Security Deposit Only Program or Tenant-Based rental assistance chooses a unit Constructed prior to 1978 is provided a booklet on the hazards of lead-based paint.
5. The City of Gastonia provides area non-profits and the local Health Department with booklets on lead-paint hazards as a community education tool.

The Housing Rehabilitation Programs undertaken by Housing & Neighborhoods staff follow HUD Regulation 24 CFR 570.608 regarding Lead Based Paint.

The following chart lists the different parts of the Lead-Based paint regulation that applies according to activity:

Summary of Lead Based Paint Requirements by Activity (24 CFR 35)

	Homeowner & Rental Rehabilitation (Subpart J)			TBRA (Subpart M)	A,L,SS,O (Subpart K)
	≤\$5,000	\$5,000 - \$25,000	>\$25,000		Homebuyer & Special Needs*
Approach to Lead Hazard Evaluation & Reduction	1. Do no Harm	3. Identify and control lead hazards	4. Identify and abate lead hazards	2. Identify and stabilize deteriorated paint	2. Identify and stabilize deteriorated paint
Notification	Yes	Yes	Yes	Yes	Yes
Lead Hazard Evaluation	Paint Testing	Paint Testing and Risk Assessment	Paint Testing and Risk Assessment	Visual Assessment	Visual Assessment
Lead Hazard Reduction	Repair surfaces disturbed during rehabilitation	Interim Controls	Abatement (Interim Controls on exterior surfaces not disturbed by rehabilitation)	Paint Stabilization	Paint Stabilization
	Safe work practices Clearance	Safe work practices Clearance	Safe work practices Clearance	Safe work practices Clearance	Safe work practices Clearance
Ongoing Maintenance	Rental Only	Rental Only	Rental Only	Yes	Yes (if ongoing relationship)
EIBLL Requirements	No	No	No	Yes	No
Options	Presume LBP Use safe work practices on all surfaces	Presume LBP and/or hazards Use standard treatments	Presume LBP and/or hazards Abate all applicable surfaces	Test deteriorated paint. Use safe work practices only on LBP surfaces	Test deteriorated paint. Use safe work practices only on LBP surfaces
* Special Needs Housing may be subject to the requirements of Subpart J, M, or K depending on the nature of the activity undertaken. However, since most special needs housing involves acquisition, leasing, support services, and operations, for the purposes of this table, it has been placed in this column.					

Federal funds covered by the Consolidated Plan/Annual Plan shall be used to support housing activities including funds for housing rehabilitation, administration, homeowner emergency repairs, rental security deposits, direct homeownership assistance and CHDO housing construction and operations. Other federal support for projects include: public services and fair housing activities, planning and administration of CDBG & HOME funds, economic development initiatives, Habitat for Humanity new housing construction and repayment of 108 Guaranteed Loan(s)

Leveraged State funds shall support tax credit initiatives, development of supportive housing units including transitional housing and emergency repairs for very low and low-income homeowners.

Leveraged Local funds shall support administrative and housing activities of CDBG & HOME (City of Gastonia in-kind), homebuyer loans through mortgages, supportive services for homeless and chronically homeless persons through non-profit organizations, and economic development initiatives through private for-profit corporations.

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Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 4 Action Plan Public Housing Strategy response:

There are three PHAs in the Gastonia Consortium area: Gastonia, Belmont and Mount Holly; however, both Belmont and Mount Holly are considered to be within the State of North Carolina Consolidated Plan jurisdiction since CDBG entitlement is designated only for the City of Gastonia. Therefore, the responses to the Public Housing questions shall be confined to the Gastonia Housing Authority only.

The Gastonia Housing Authority is funded through the Office of Housing and Urban Development. Local housing authorities are funded on a calendar year basis and typically does not receive notification of award until several months into the new year. For that reason, the following are projections only: Public Housing subsidy- \$1.5 million / Section 8 housing assistance payment funding- \$6.4 million. These projections are based on past funding levels. For calendar year 2013 GHA's public housing assistance was pro-rated at 82% of our total eligibility, and Section 8 was pro-rated at 94% of the previous year's expense levels with minor inflationary adjustments. These pro-ration levels are due to sequestration and other Federal budgetary restrictions.

The Public Housing Program consists of 400 apartments. The Section 8 Program is allocated 1255 vouchers, but can only use the number of vouchers funding will support. At current funding levels, GHA would only be able to utilize 94.6% of available vouchers or assist 1187 families. Through cost reduction strategies and use of reserves, GHA hopes to be able to assist approximately 1237 families for the referenced period. No funding was made available for new units in either the Public Housing or Section 8 program this year. Ongoing plumbing upgrades, construction of laundry facilities at Mountain View and Cameron / Weldon properties.

The number of clients currently on the GHA waiting list consists of: 728 Section-8 and 920 Public Housing.

Public Housing has a shortage of affordable housing for all eligible populations including families at or below 30% of AMI, families at or below 50% AMI, elderly, and families with disabilities and single individuals with disabilities. There is a shortage of efficiencies and one bedroom units. Fewer than 5% of disabled people on the waiting list require handicap accessible features.



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YEAR 4

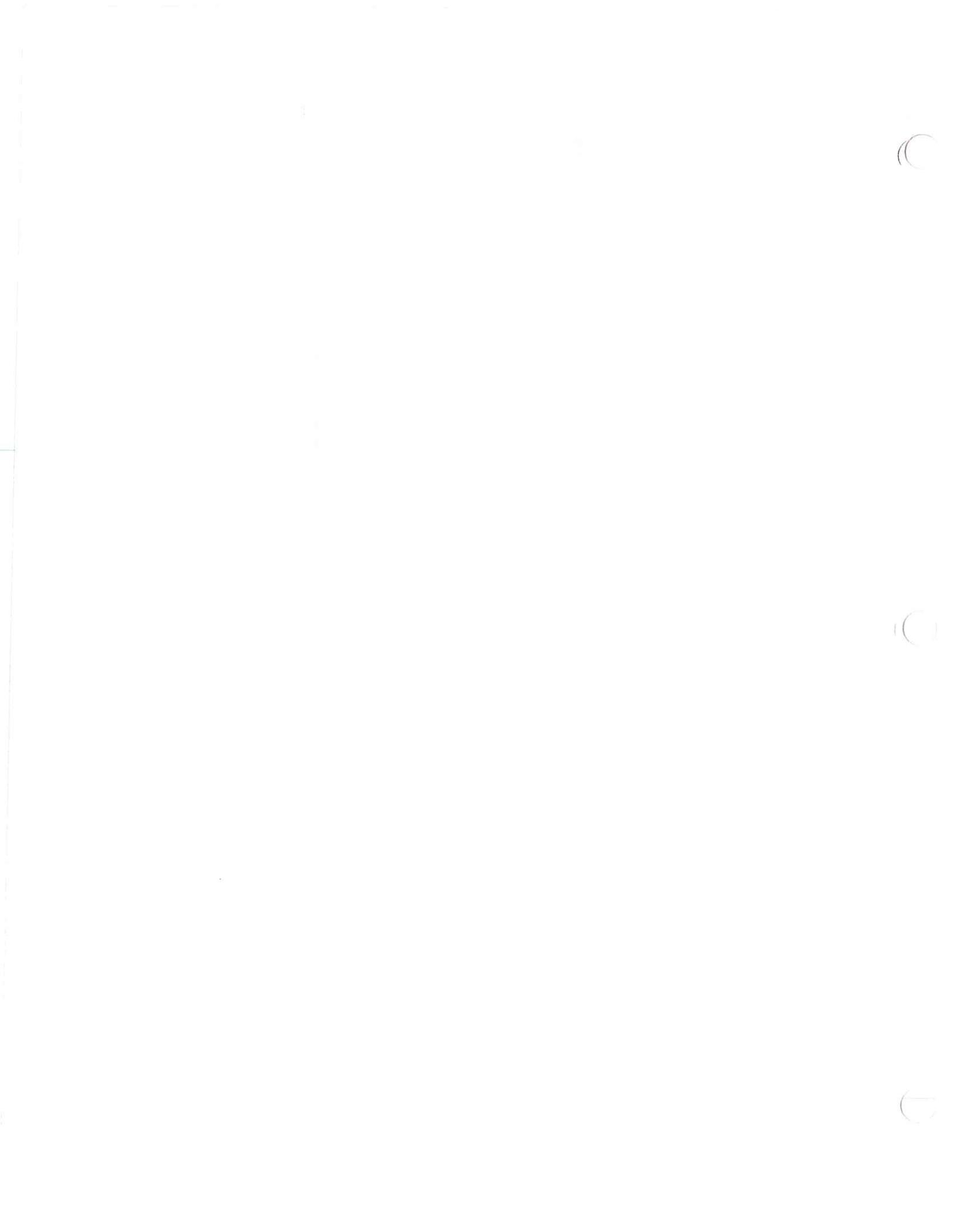
Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 4 Action Plan Barriers to Affordable Housing response:

Based upon the identified barriers to affordable housing in the Consolidated Plan/Annual Action Plan, the Housing & Neighborhoods Division staff will review the rules, regulations or development standards to assess the impact on the supply of affordable housing.

Housing & Neighborhoods staff is reviewing and discussing with Planning staff the setback requirements in the Highland East Neighborhood to determine if there is an alternative to the current setbacks which may limit the building envelope in a way that restricts working with soil and land elevation conditions.



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YEAR 4

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 4 Action Plan HOME/ADDI response:

- (1) No other forms of investment are being used.

Resale/Recapture:

The City of Gastonia utilizes HOME Partnership funds for homebuyer activities. The city must be in compliance with the resale/recapture provisions found in 24 CFR 92.254. The city incorporates the resale provisions in 24 CFR 92.254(a)(5)(i) when providing HOME funds in the form of a development subsidy to a subrecipient/developer of homebuyer affordable single family projects. The city chooses to comply with the recapture requirements found in 24 CFR 92.254(a)(5)(ii) when providing downpayment and closing costs assistance for the Downpayment Assistance Program.

Direct HOME subsidy means the amount of HOME assistance including any program income that enabled the homebuyer to buy the unit. The direct HOME subsidy includes downpayment, closing costs, interest subsidies, or other HOME assistance provided directly to the homeowner.

Income-eligible person or family shall mean a person or family having an income at 50% to 80% of Area Median Income (AMI) according to the Charlotte-Gastonia- Rock Hill Metropolitan Area HUD Income Limits for family size.

Net Proceeds means the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

Original Investment means funds provided by the Original Homebuyer for the purchase of the Property.

Original Purchaser means the person or family to whom Subrecipient/Developer conveys the property after construction. The term shall not include any subsequent purchaser.

Period of Affordability means the period which begins on the date the project is closed out in IDIS with a qualified beneficiary and ends on the date after the number of years prescribed in the chart found in 24 CFR 92.253(a)(4).

To determine the pro rata amount recaptured by the City:

- Divide the number of years the homebuyer occupied the home by the period of affordability,
- Multiply the resulting figure by the total amount of direct HOME subsidy originally provided to the homebuyer.

Resale Provisions:

In accordance with the applicable homebuyer resale provision outlined in 24 CFR Part 92.254(a)(5)(i), the City of Gastonia has adopted the resale provision for its HOME-assisted homeownership housing when a development subsidy is provided to a subrecipient/developer and there is no direct subsidy to the homebuyer.

All development subsidy funds shall be provided as a grant to the subrecipient/developer over the affordability period as evidenced by a note secured by a deed of trust on the property and in legally adopted written agreement.

The Agreement provides, among other things, for the City to provide one or more grants to the Subrecipient to construct improvements on the Property. The source of funding for said grant is a grant to the City from the United States Department of Housing and Urban Development (hereinafter "HUD") under the HOME Investments Partnership Program as set forth in 24 C.F.R. Part 92 (hereinafter "HOME Program"). The HOME program requires that the affordability of properties receiving subsidies from the program be preserved.

The Agreement further provides that as a condition of making said grants, the Subrecipient has agreed to restrict the property as follows to meet the requirement of the HOME Program.

Covenants, Restrictions and Requirements

The Subrecipient hereby represents, covenants, warrants and agrees that if the Property is sold during the Period of Affordability, such Property shall be sold to and occupied as the principal residence of an Income-eligible Person or Family as prescribed by and in compliance with 24 C.F.R. Section 92.254, as the same may be amended or replaced from time to time. The determination of whether a purchaser is income-eligible shall be determined as of the date the property is conveyed to such purchaser.

If the Original Purchaser sells the Property during the Period of Affordability, the Original Purchaser shall be entitled to receive a fair return on investment, which shall be established by determining the amount of Original Purchaser's Original Investment plus any Capital Improvements made by the Original Purchaser and multiplying that amount by average annual percentage change in the Consumer Price Index – All Urban Consumers (CPI-U) for the South Region (base period-1982-84=100) between the date of conveyance to the Original Purchaser and the date of sale by the Original Purchaser to a subsequent purchaser. The amount of direct HOME subsidy to be repaid shall be determined by dividing the amount of assistance by the number of years that remaining in the affordability period. The Original Purchaser will not be required to pay an amount greater than the net proceeds from the sale.

— The Original Purchaser will consult with the City to making Capital Improvements to the property.

If the Original Purchaser does not continue to occupy the Property as the principal residence, the Original Purchaser will be responsible for repaying the full amount of HOME investment in a lump sum immediately.

The Period of Affordability and the provisions of this Declaration shall be suspended upon foreclosure by a lender or other transfer in lieu of foreclosure, if such foreclosure or transfer recognizes any contractual or legal rights of the City or other eligible persons to take actions that would avoid the termination of low-income affordability. If, however, at any time thereafter during the Period of Affordability the owner of record prior to such foreclosure or transfer in lieu of foreclosure or any entity that includes the former owner or those with whom the former owner has family or business ties, obtains an ownership interest in the Property, then the Period of Affordability and provisions of this declaration shall be revived according to their original terms.

The written agreement with the homebuyer should state "the homebuyer agrees to provide staff with a written certificate of residence status each year or allow staff to verify principle residence status annually. Subletting or renting is not permitted."

The Subrecipient represents, covenants and warrants that at all times during the Period of Affordability, the Property shall qualify and be maintained as affordable housing as prescribed in the applicable HOME Program regulations (24 C.F.R. Part 92, as it may be amended). The City will offer downpayment assistance to the subsequent buyer and the homeownership provision will continue and the City will continue to evaluate subsequent buyers to insure they are income eligible.

This Declaration is made for the benefit of the City and HUD, and confers upon the City, HUD, and their respective successors and assigns the right, without limitations to enforce the provisions of this Declaration.

This Declaration shall not be amended, revised, or terminated except by a written instrument, without the prior written consent of the City and HUD and any such amendment shall be duly recorded in the office of the Register of Deeds for Gaston County, North Carolina.

The covenants, reservations, and restrictions set forth herein shall be deemed covenants running with the land and, except as provided in Paragraph 1 hereof, shall pass to and be binding upon the Subrecipient's heirs, assigns and successors in title to the Property or any Property or any part thereof; provided, however, that upon the termination of this Declaration in accordance with the terms hereof, said covenants, reservations, and restrictions shall automatically expire. Each and every contract, deed or other instrument hereafter executed covering or conveying the Property or any portion thereof shall conclusively be held to have been executed, delivered, and accepted subject to the covenants, reservations, and restrictions set forth herein whether or not said covenants, reservations, and restrictions are set forth in such contract, deed, or other instruments. If a

portion or portions of the Property are conveyed, all of such covenants, reservations, and restrictions shall run with and apply to each and every portion of the Property.

Upon expiration of the Period of Affordability, this Declaration shall automatically terminate and be of no further force and effect. The Subrecipient may, with the prior written consent of the City, record with the Gaston County Register of Deeds a written instrument further evidencing the termination of this Declaration.

If a violation of any of the provisions hereof occurs or is threatened, the City and its successors and assigns may institute and prosecute any proceeding at law or in equity to abate, prevent, or enjoin any such violation or threatened violation, to compel specific performance hereunder, or to recover monetary damages caused by such violation or threatened violation. The provisions hereof are imposed upon and made applicable to the Land and shall run with the Land and shall be enforceable against the Owner or any other person or entity that has or shall have an ownership interest in any residential unit included in the Development at the time of such violation or threatened violation. No delay in enforcing any provision hereof as to any breach or violation shall impair, damage, or waive the right of any party entitled to enforce the provisions hereof or to obtain relief against or recover for the continuation or repetition of such breach or violation or any similar breach or violation hereof at any later time or times.

If any provision hereof shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions hereof shall not in any way be affected or impaired thereby.

The period of affordability shall be determined by the recapture schedule below, established in accordance with 24 CFR 92.253 (a)(4):

<u>HOME Funds</u>	<u>Period of Affordability</u>
Less than \$15,000	5 years
\$15,000 - \$40,000	10 years
More than \$40,000	15 years

Refinance: During the period of affordability, the homebuyer shall only be permitted to refinance the property with prior approval by the City.

Note:

1. The PJ will not use HOME funds to refinance multi-family housing or single family housing for rehabilitation.
2. The PJ will not receive ADDI funds.

Recapture Provisions:

In accordance with the applicable homebuyer recapture provision outlined in 24 CFR Part 92.254(a)(5)(ii), the City of Gastonia has adopted the recapture provision for its HOME-assisted Homebuyer Assistance Program from net sales proceeds on a pro-rated basis when the original homebuyer sells the property during the affordability period. Net proceeds are the funds remaining from the sale of the property by the original homebuyer less the repayment of the outstanding balance on any superior mortgage and any closing costs. To the extent that net proceeds are available at closing, all or a portion of the HOME funds are due and payable.

If the Original Purchaser sells the Property during the Period of Affordability, the amount of direct HOME subsidy funds to be repaid shall be determined by dividing the amount of assistance by the number of years that are remaining in the affordability period. The Original Purchaser will not be required to pay an amount greater than the net proceeds from the sale.

All homeowner assistance funds shall be provided as a forgiven loan amortized over the affordability period as evidenced by a note secured by a deed of trust on the property and a legally adopted.

The entire amount of the HOME homeowner assistance funds shall be due and payable, if the homebuyer does not continue to occupy the property as their principal residence for the duration of the period of affordability. The written agreement with the homebuyer should state "the homebuyer agrees to provide staff with a written certificate of residence status each year or allow staff to verify principle residence status annually. Subletting or renting is not permitted."

The affordability period shall be suspended, if an ownership interest is terminated during the period of affordability by foreclosure, transfer in lieu of foreclosure, or assignment of a FHA-insured mortgage to HUD. If the owner thereafter obtained a redemptive interest in the property, the original affordability period resumes and continues until its term expires.

In the event of foreclosure, the Lender or the City may not require the Borrower to repay an amount greater than the net proceeds available after the foreclosure sale.

The period of affordability shall be determined by the recapture schedule below, established in accordance with 24 CFR 92.253 (a)(4):

<u>HOME Funds</u>	<u>Period of Affordability</u>
Less than \$15,000	5 years
\$15,000 - \$40,000	10 years
More than \$40,000	15 years

Refinance: During the period of affordability, the homebuyer shall only be permitted to refinance the property with prior approval by the City.

Upon expiration of the Period of Affordability, this Declaration shall automatically terminate and be of no further force and effect. The Subrecipient may, with the prior written consent of the City, record with the Gaston County Register of Deeds a written instrument further evidencing the termination of this Declaration.

Note:

1. The PJ will not use HOME funds to refinance multi-family housing or single family housing for rehabilitation.
2. The PJ will not receive ADDI funds.

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Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction’s plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 4 Action Plan Special Needs response:

Specific Sources of Funds to address homeless individual and family needs and those in threat of becoming homeless:

- | | |
|-------------------------------|---|
| 1. CoC – SHP & SPC funds; | 8. Foundation grants; |
| 2. HPRP funds; | 9. Program Income; |
| 3. FEMA funds; | 10. HOME TBRA and Security Deposits; |
| 4. ESG funds; | 11. CDBG Public Services; |
| 5. Support of local churches; | 12. Federal Entitlements; |
| 6. Private contributions; | 13. Work First/TANF; and |
| 7. United Way support; | 14. State funds – MH, Indigent Care, etc. |

As a result of prior year successes, the City of Gastonia will continue to sponsor the CoC through the following methods:

- Provide public service support to the lead agency that ensures all HUD mandates are carried out i.e. AHAR, HMIS data quality, PIT counts, grant writing of HUD competitive CoC grant for continuation of HUD funded homeless programs, training for local agencies to assist disabled homeless to secure SSDI or SSI benefits and to ensure coordination so discharge protocols remain in place.
- (Chronic Homeless) Provide HOME TBRA assistance to move disabled homeless individuals from the streets and emergency shelters with wrap around supportive services and with SSA disability approval to allow homeless to become self-sufficient. Chronically homeless are given priority.
- (Homeless Prevention) In collaboration with awarded HPRP funds, provide rental security deposit only funds;
- Support designated CHDO through HOME set-aside to develop rental housing

Barriers to Chronic Homelessness:

- a. Minimal involvement of non-profit and community in CoC process and coordination;
- b. Unwillingness of chronic homeless to accept services.

Discharge Coordination Policy:**Foster Care**

Foster children who are aging out of service often need housing supports from the local community. The State of North Carolina mandates that the local governmental units administering the foster care program begin preparing foster care children to become self-sufficient prior to age 18. The N.C. Children's Policy Review Committee, within the Department of Health and Human Services Division of Social Services has developed protocols for Transitional Living Plans for youth being discharged from the foster care systems. Components of these protocols include the requirement that each youth will have a stable place to live upon discharge, with a primary and backup discharge plan to minimize the likelihood of homelessness resulting from a disrupted plan. Therefore, the policy of CoC member agencies are that all due diligence should be exercised by the local foster care programs to ensure that persons aging out of the foster care system are not rendered homeless. Through MOU's with local Dept. of Social Services and the CoC agencies, the agreement is not to accept applicants into their federally-funded housing programs for homeless consumers who have become homeless as a direct result of local government unit releases from foster care. Particularly, VPA's are utilized to extend placement of foster care youth up to age 21. A plan is being developed to assist post-VPA youth with permanent housing options.

Health Care

Because hospitals are independent and do not fall under a state office, it is impossible to develop written formal protocols. However, the local hospitals, with member representation in the local CoC, has established protocols to address the need for continuing care, treatment and services after discharge to ensure patients are not discharged to homelessness. Through the combined resources of the hospital emergency social work staff and the non-profit providers appropriate housing is located. The CoC members agree that emergency prevention measures shall be taken for appropriate placement so that no person is discharged into a federally-funded homeless program. Additionally, through hospital emergency social work staff, persons receiving emergency room care who are identified as homeless are provided with a list of housing and service resources to address their need for permanent housing.

Mental Health Care

N.C. Administrative Code (10A NCAC 28F .0209) requires housing discharge planning for individuals in state psychiatric hospital and alcohol and drug abuse treatment centers for anyone remaining in treatment 31 days or more. Formal MOU's have been implemented with state mental health institutions and substance abuse treatment centers and the CoC to ensure strategies to identify appropriate permanent housing for persons being discharged. The local mental health system also maintains a transitional program facility to ensure no one is discharged to homelessness. The transitional program has protocols in place that ensure permanent supportive housing for persons discharged from the program. This program is funded through local, state, and other federal resources apart from HUD. Therefore, homeless housing programs within the CoC agree they will not accept persons coming directly from the state mental institutional program into federally-funded homeless programs. The mental health discharge to family, friends, or their own home is 82.2%.

Corrections

The CoC has developed a written protocol that CoC participating agencies that receive HUD McKinney-Vento funds will not accept participants into their program directly from state prisons or local jails. State prisons in N.C. are not allowed to sign MOU's with local CoC's; instead all MOU's must be coordinated with the dept. of Corrections itself. Final protocols between the DOC are under development at this time.

Locally, the Sheriff or his liaisons, which operate the jail, are members of the CoC. FY2012 data indicates that 91% of offenders are discharged to family, friends, or their own home.

July 1, 2013 – June 30, 2014
YEAR 4

ESG

The City of Gastonia is in the process of developing written standards for providing ESG assistance through the Continuum of Care to include:

1. What entity will have fiscal responsibility and sign certifications?
2. Describe the CoC established centralized or coordinated assessment systems that meets HUD requirements.
3. Describe the process for making sub-awards.
4. A description of how the allocation will be made available to non-profits and community and faith-based organizations.
5. Describe the performance measures for evaluating ESG activities.

July 1, 2013 – June 30, 2014
YEAR 4

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.
*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 4 Action Plan Community Development response:

Economic Development Initiatives and Public Services are non-housing needs identified that shall be addressed with funds as listed the Consolidated Plan Projects.

Economic Development Initiatives:

Commercial loans as gap financing shall be provided for downtown mixed-use development through an existing 108 Guaranteed Loan as may be needed. Property Development activities such as site work and infrastructure shall be funded through a second existing 108 Guaranteed Loan in order to develop commercial retail space within the Highland Area. In collaboration of these activities, NSP-1 program Income funds that currently are approved shall address housing for persons at 50% or below area median income.

Economic Development Objectives:

1. Provide \$370,000 of CHDO funds and \$10,000 of local in-kind services to construct 4 affordable HOME units. 2 of which are to be handicap accessible.
 - A. Short-Term – Creation of up to 20 construction jobs.
 - B. Long Term – Creation of 4 affordable housing units increasing the tax base and having four more incomes in the area to support businesses.
2. Provide \$30,000 of CHDO funds leveraged with \$1,000,000 in financing to develop 8 HOME units for the Developmentally Disabled.
 - A. Short Term – Creation of up to 30 construction jobs.
 - B. Long-Term – Permanent development of the 8 HOME units and 1 job.
3. Completed a letter of interest to secure NSP-1 de-obligated funds for a shovel ready housing development in the Highland neighborhood providing a many as 25 affordable units.
 - A. Short Term- Creation of 40 construction related jobs over a two year period.
 - B. Long Term – Creation of 25 affordable residential units increasing the tax base and providing more customers for local businesses.

Public Service Initiatives:

Through CDBG funds provide technical assistance to area agencies to help disabled homeless apply and receive social security disability; provide technical assistance to the CoC to ensure HUD mandates are addressed; and ensure equal housing opportunity for all races and classes.

Public Service Objectives:

1. Through CDBG funds support the designated CHDO or other non-profit to provide technical assistance to the local CoC to ensure all HUD mandates meet or exceed HUD standards annually i.e. AHAR, HMIS data, PIT Counts, APR reviews and Competitive Grants assistance for a period of three to five years.
 - A. Short Term – HUD standards have been exceeded with a 5% vacancy rate annually in order for non-profits to successfully qualify for CoC competitive funds.
 - B. Long Term – Implementation of strategic directions for CoC.
2. Through CDBG funds provide public services technical assistance to area non-profits to assist disabled homeless individuals to apply for and receive approval for social security disability benefits. Approximately 20 agencies trained and assisted annually.
 - A. Short term – 10 agencies receive training.
 - B. Long-Term – 10 applications successfully submitted to SSA on behalf of disabled individual who are homeless.
3. Through CDBG provide Fair Housing Officer, phone line and local ads as a public service to address fair housing complaints, assist in developing resolution or making referrals as needed. Approximately 30 complaints received annually and two to three referred for assistance in fair housing complaint.
 - A. Short-Term – Screen 25 to 50 calls annually and determines if complaint is a fair housing violation. Refer tenants/homeowners with fair housing violation complaints to appropriate resource.
 - B. Long-Term – Resolution of fair housing complaints.

Obstacles:

1. Due to the economy it is difficult to recruit private developers to invest funds in Highland revitalization.
2. Residential set-backs in the Highland neighborhood make construction of conforming structures difficult.
3. Non-profit agencies that work with homeless who do not meet or exceed HUD compliance requirements.

July 1, 2013 – June 30, 2014
YEAR 4

Antipoverty Strategy

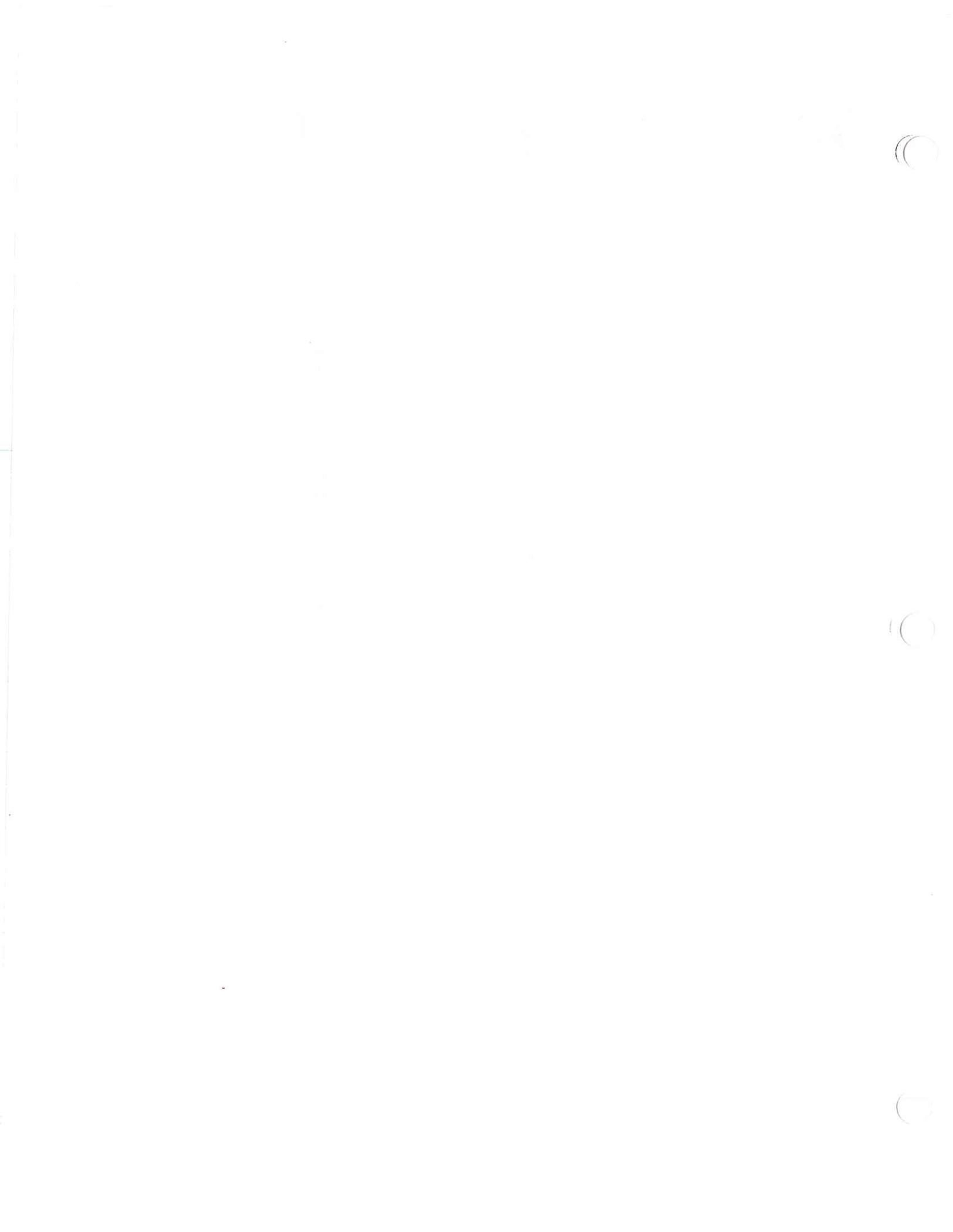
1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 4 Action Plan Antipoverty Strategy response:

The City of Gastonia/Gastonia Consortium will use federal entitlements to leverage funds for the construction and or renovation of properties that will increase affordable housing choices for the lowest income households and will allow those households to have a greater disposable income as well as create construction jobs in the jurisdiction. Creation of economic opportunities in the Center City area through mixed-use income properties using federal entitlements as leverage will provide additional job opportunities.

The City of Gastonia will use Tenant-Based Rental Assistance to provide security and utility deposits and to house homeless families and individuals coupled with supportive services that help them acquire job opportunities through the N.C. Vocational Rehabilitation and/or Social Security Disability in order to develop income supports that will help them to become self-sufficient. Additionally, through the local Dept. of Health and Human Services with Work First/TANF and the Work Force Investment programs, persons in homeless programs are actively engaged to increase their economic situations through education and job training skills.

Working in partnership with non-profit housing organizations, private developers and homeless service providers may decrease the amount of time or number of times people in poverty become homeless or have little or no supports that give the opportunities to improve their situation.



July 1, 2013 – June 30, 2013
YEAR 4

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 4 Action Plan Specific Objectives response:

Priorities are for elderly and disabled persons with special needs.

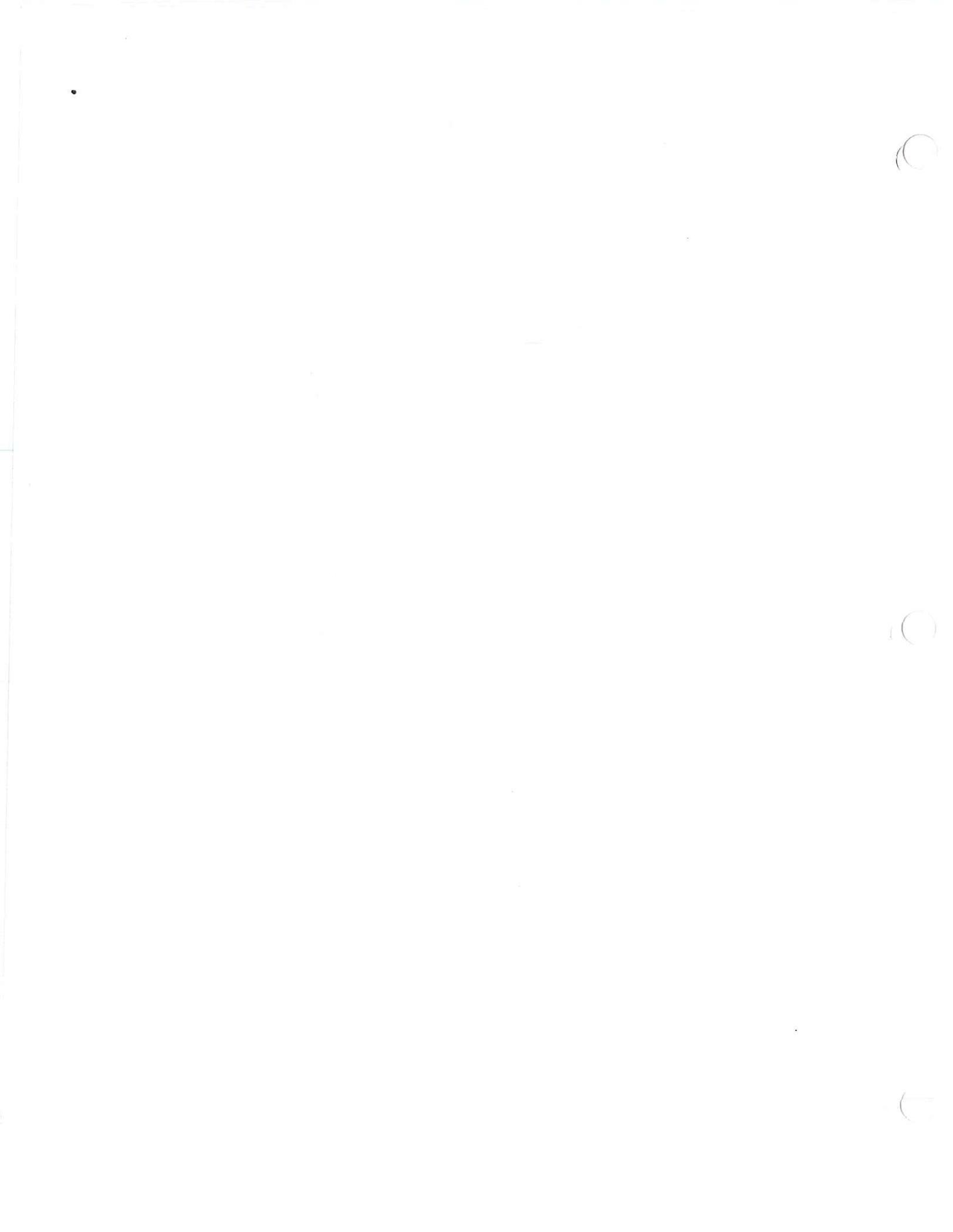
Objectives are:

- Increase rental housing availability for persons with special needs with incomes at or below 50% of area median income.
- Increase homeownership opportunities for persons with special needs with incomes at or below 50% of area median income.

Competitive federal funding is announced annually to address housing issues for elderly and disabled persons, so it is reasonable that unless Congress makes changes, the funds will be available for competition in the fourth year of the Consolidated Plan.

The State of NC also has housing programs through HOME, State Supportive housing programs through annual competitive processes. Additionally, the State administers federal tax credits for housing projects.

Use of an experienced non-profit housing organization provides greater success in meeting the Gastonia/Gastonia Consortium goals and objectives.



July 1, 2013 – June 30, 2014
YEAR 4

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 4 Action Plan HOPWA response: **Not applicable.**

July 1, 2013 – June 30, 2014
YEAR 4

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 4 Specific HOPWA Objectives response: **Not applicable.**

July 1, 2013 – June 30, 2014
YEAR 4

Include any Action Plan information that was not covered by a narrative in any other section.

Leveraging of Funds:

Leveraging of additional resources:

The City has partnered with local lending institutions to assist homebuyers with the purchase of affordable housing. The local banks have modified their CRA programs to be used with our Affordable Housing Down payment program. This remains our most successful program to date. Other agencies receive funds from State programs and Foundations. These monies are used to leverage our CDBG and HOME funds by providing services identified in our Consolidated Plan.

Match Requirements:

The HOME Program is the only program of which the City is required to match funds. The funds are satisfied by:

- Donated Property by the City of Gastonia and private citizens
- Foreclosed property (taxes)
- Acquisition of property – difference between actual purchase price and fair market value as determined by an appraisal
- Any eligible fees waived by city/ county government
- Other agencies within the jurisdiction are responsible for the match contribution required by the various programs. Most match requirements are met through private donations and/or foundations.
- PMI waived by lending institutions.

Public Owned Land/Property:

The City of Gastonia has in place a policy which states that any vacant land and/or houses that can be used to expand housing opportunities to persons of low/moderate income will be donated to the Housing & Neighborhoods Division for affordable housing.

Resources:

Federal Resources

1. CDBG
2. HOME
3. Section 108 Loan
4. Shelter Plus Care
5. ESG
6. FEMA
7. HOPWA
8. Public Housing and Section 8 Program Funds
9. HUD FHA

Private and Non-Federal Resources

1. RIC
2. Shelter of Gaston County
3. Gaston Department of Social Services

**Annual Budget Narrative Statement
2013 - 2014 Fiscal Year**

updated from
HUD #'s
8/22/2013
CW

I. PROGRAM ADMINISTRATION

- A. General Administration: (CDBG Funds) \$132,301** – Funds allocated for salaries, fringe benefits and general expenses for administration of the Housing & Neighborhoods Community Development Programs (i.e. legal fees, supplies, dues and subscriptions, advertising, etc.); **(HOME Funds) \$55,346** – Funds to supplement salaries and general expenses for the administration of the HOME Program.

Strategic Goal: Maintain high standards of accountability, management and ethical work practices
Matrix Code: 21A General Program Administration 570.206
Specific Objective: N/A
Proposed Outcome: Successful administration of CDBG & HOME Programs
Performance Measure: Approval of Consolidated Annual Performance & Evaluation Report and Annual Action Plan by U.S. Dept. of HUD

B. Project Delivery Costs: (CDBG Funds) \$27,569 -

Funds allocated for salaries, fringe benefits and general expenses in the execution of the rehabilitation/new construction, affordable housing programs.

Strategic Goal: Promote safe, decent affordable housing
Matrix Code: 14H Rehabilitation Administration 570.202
 13Direct Homeownership Assistance 570.201(n)
Specific Objective(s): Decent Affordable Housing
Proposed Outcome: Affordability
Performance Measure: 90% of units inspected will receive rehabilitation assistance or down payment assistance

C. Section 108 Loan: (108 PI Funds) \$217,400 – Loan Repayment on Section 108 loan programs.

Strategic Goal: Promote safe, decent affordable housing
Matrix Code: 19F Planned Repayment of Section 108 Loans P&I
Specific Objective(s): Decent Affordable Housing
Proposed Outcome: Affordability
Performance Measure: 100% required payment completed

II. COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO): (HOME Funds – set-aside) \$83,019

Mandated 15% of HOME allocation reserved for certified CHDO's for the development affordable housing for low/mod income families and individuals.

Strategic Goal: Promote safe, decent affordable housing
Matrix Code: 12 Construction of housing 570.201(m)
Specific Objective(s): Increase the supply of decent affordable housing
Proposed Outcome: Affordability
Performance Measure: Predevelopment and construction of 7 units

III. COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO): (HOME Funds – capacity building/operating expense) \$20,000

Eligible funding, not to exceed 5% of HOME funds, available to certified CHDO's for capacity building activities and operating expenses for use with set-aside funding.

<i>Strategic Goal:</i>	<i>Promote the development and participation of community-based organizations</i>
<i>Matrix Code:</i>	<i>21 HOME CHDO Operating Costs</i>
<i>Specific Objective(s):</i>	<i>Improve access to decent affordable housing</i>
<i>Proposed Outcome:</i>	<i>Affordability</i>
<i>Performance Measure:</i>	<i>Satisfactory monitoring of projects with 95% client file accuracy</i>

IV. PUBLIC SERVICES

A. FAIR HOUSING/MBE: (CDBG Funds) \$7,992 – Funds allocated for general expenses for fair housing administration, fair housing activities, fair housing hot line and minority recruitment of contractors.

<i>Strategic Goal:</i>	<i>Ensure equal opportunity in housing</i>
<i>Matrix Code:</i>	<i>05J Fair Housing activities (CDBG) 570.201(e)</i>
<i>Specific Objective(s):</i>	<i>Improve access to decent affordable rental housing Improve access to decent affordable owner housing</i>
<i>Proposed Outcome:</i>	<i>Availability/Accessibility</i>
<i>Performance Measure:</i>	<i>100% of persons with fair housing inquiries will receive assistance and fair housing issue will be resolved or referred; 100 persons will receive fair housing education in conjunction with the homebuyer education and counseling program</i>

B. SUBRECIPIENTS: (CDBG Funds) \$5,000 – The City of Gastonia through its Citizens Participation Process has developed a Consolidated Plan that lists local housing and non-housing community development priority needs. The Non-profit Reimbursement Program is designed to assist Continuum of Care and other service providers serving low/mod income limited clientele, with supplies and equipment needed for operation.

<i>Strategic Goal:</i>	<i>Strengthen communities within the Consortium</i>
<i>Matrix Code:</i>	<i>05 Public Services (General) 570.201(e)</i>
<i>Specific Objective(s):</i>	<i>Suitable Living Environment</i>
<i>Proposed Outcome:</i>	<i>Availability</i>
<i>Performance Measure:</i>	<i>To be determined by service(s) provided</i>

V. CONTINUUM OF CARE HOMELESS STRATEGY AND CHRONIC HOMELESSNESS TECHNICAL ASSISTANCE

A. Homeless Technical Assistance: (CDBG Funds) \$30,000 – Funds allocated to provide technical assistance and build capacity for the homeless strategy; to develop and implement the Ten Year Plan to End Chronic Homelessness.

<i>Strategic Goal:</i>	<i>Promote the development and participation of community-based organizations</i>
<i>Matrix Code:</i>	<i>19C CDBG Non-profit Organization Capacity Building</i>
<i>Specific Objective(s):</i>	<i>Suitable Living Environment End chronic homelessness</i>

Proposed Outcome: Coordinate Super Nofa Applications for CoC
Availability/Accessibility
Four capacity building informational meetings for non-profit staff

Performance Measure: 100% of capacity training meetings held

VI. HOUSING ACTIVITIES

A. Rehabilitation Program: (CDBG Funds) \$229,245; (HOME Funds) \$91,668

– A program designed to assist low to moderate-income families address health and safety issues, Housing Quality Standards (HQS), energy conservation, handicap accessibility, and water/sewer taps. Funding provided for approximately (25) families.

Strategic Goal: Promote safe, decent affordable housing
Matrix Code: 14A Rehab; Single-unit Residential 570.202
14F Energy Efficiency Improvements 570.202

Specific Objective(s): Improve the quality of decent affordable owner housing
Proposed Outcome: Affordability
Performance Measure: 90% of units inspected will receive rehabilitation assistance; 100% of homeowners will receive literature on lead based paint.

B. New Construction – Homeownership: (HOME Funds) Not Funded – Construction of affordable housing units. This item is funded for the possibility of obtaining a home to be moved creating a new single family detached affordable unit to be sold. Once the structure is moved it is then classified as New Construction.

Strategic Goal: Promote safe, decent affordable housing
Matrix Code: 12 Construction of Housing 570.201(m)
Specific Objective(s): Increase the availability of decent affordable housing
Proposed Outcome: Affordability
Performance Measure: 100% construction and unit sold as affordable housing

C. Direct Homeownership Assistance: (HOME Funds) \$268,429

This program provides up to \$5,000 down payment and closing cost assistance to approximately 50 qualified low/mod income homebuyers.

Strategic Goal: Increase homeownership opportunities
Matrix Code: 13 Direct homeownership assistance 570.201(n)
Specific Objective(s): Improve access to decent affordable housing
Proposed Outcome: Affordability
Performance Measure: 95% of homebuyers receive assistance with downpayment and/or closing cost
100% of applicants receive literature on budgeting, credit, lead based paint

D. Acquisition/Demolition/Clearance: (HOME Funds) Not Funded; (CDBG Funds) Not Funded – Acquisition of property to promote neighborhood revitalization in the Highland East neighborhood strategy area and promote affordable housing development. Demolition and Clearance funds are used to demolish and clear

substandard housing units not feasible for rehabilitation in order to replace with affordable housing units.

Strategic Goal: Promote safe, decent affordable housing
Matrix Code: 01 Acquisition of real property 570.201(a)
Specific Objective(s): Increase the availability of affordable owner housing
Proposed Outcome: Removal of substandard/code enforced housing (10 units)
Performance Measure: 90% of properties acquired that have substandard housing will be used for new construction of affordable housing

- E. Tenant-based Rental Assistance (TBRA): (HOME Funds) \$30,000** – A rental subsidy program to help individual households acquire permanent housing. The TBRA Program is part of the strategy to end chronic homelessness by offering assistance for a period not to exceed 24 months and will be administered by Reinvestment in Communities, Inc.

Strategic Goal: Promote safe, decent affordable housing
Matrix Code; 05S Rental housing subsidies (HOME) 570.204
 05T Security Deposit
Specific Objective: Decent Affordable Housing
Proposed Outcome: Affordability
Performance Measure: 100% of persons meeting programs criteria assisted with TBRA

- G. Tenant-based Rental Assistance (TBRA): (HOME Funds) \$5,000** – A rental subsidy program to help individual households acquire permanent housing by providing security and utility deposits.

Strategic Goal: Promote safe, decent affordable housing
Matrix Code; 05S Rental housing subsidies (HOME) 570.204
 05T Security Deposit
Specific Objective: Decent Affordable Housing
Proposed Outcome: Affordability
Performance Measure: 100% of persons meeting programs criteria assisted with TBRA

- H. Property Disposition/Maintenance: (CDBG Funds) \$2,000** – Weed cutting, maintenance and repairs, utilities and gas service for properties owned by Housing & Neighborhoods currently or newly acquired.

Strategic Goal: Increase homeownership opportunities
Matrix Code: 02 Disposition 570,201(b)
Specific Objective(s): Decent Affordable Housing
Proposed Outcome: Affordability
Performance Measure: 100% of properties maintained until disposition

- I. HOPE 4 GASTON: (CDBG Funds) \$10,000** – Funds allocated to provide minor home repair to homeowners living in documented Low/Mod Income Areas

Strategic Goal: Promote safe, decent affordable housing
Matrix Code: 14A Rehab; Single-unit Residential 570.202
 14F Energy-Efficiency Improvements
Specific Objective(s): Improve the quality of decent affordable owner housing
Proposed Outcome: Affordability
Performance Measure: 15 homeowners in L/M area assisted with minor repairs

FEDERAL FUNDING SOURCES

<u>CDBG FUNDS</u>	
2013 – 2014 Entitlement	\$ 661,507
Re-program-Prior Yrs.	\$ -0-
Program Income	\$ 4,200
Total	\$ 665,707
<u>HOME FUNDS</u>	
2013 - 2014 Entitlement	\$ 553,462
Re-program/Prior Yrs.	\$ -0-
Program Income	\$ 20,000
Total	\$ 573,462
<u>Total</u>	\$1,239,169



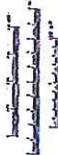
GASTON COUNTY
NORTH CAROLINA

MUNICIPAL AREAS

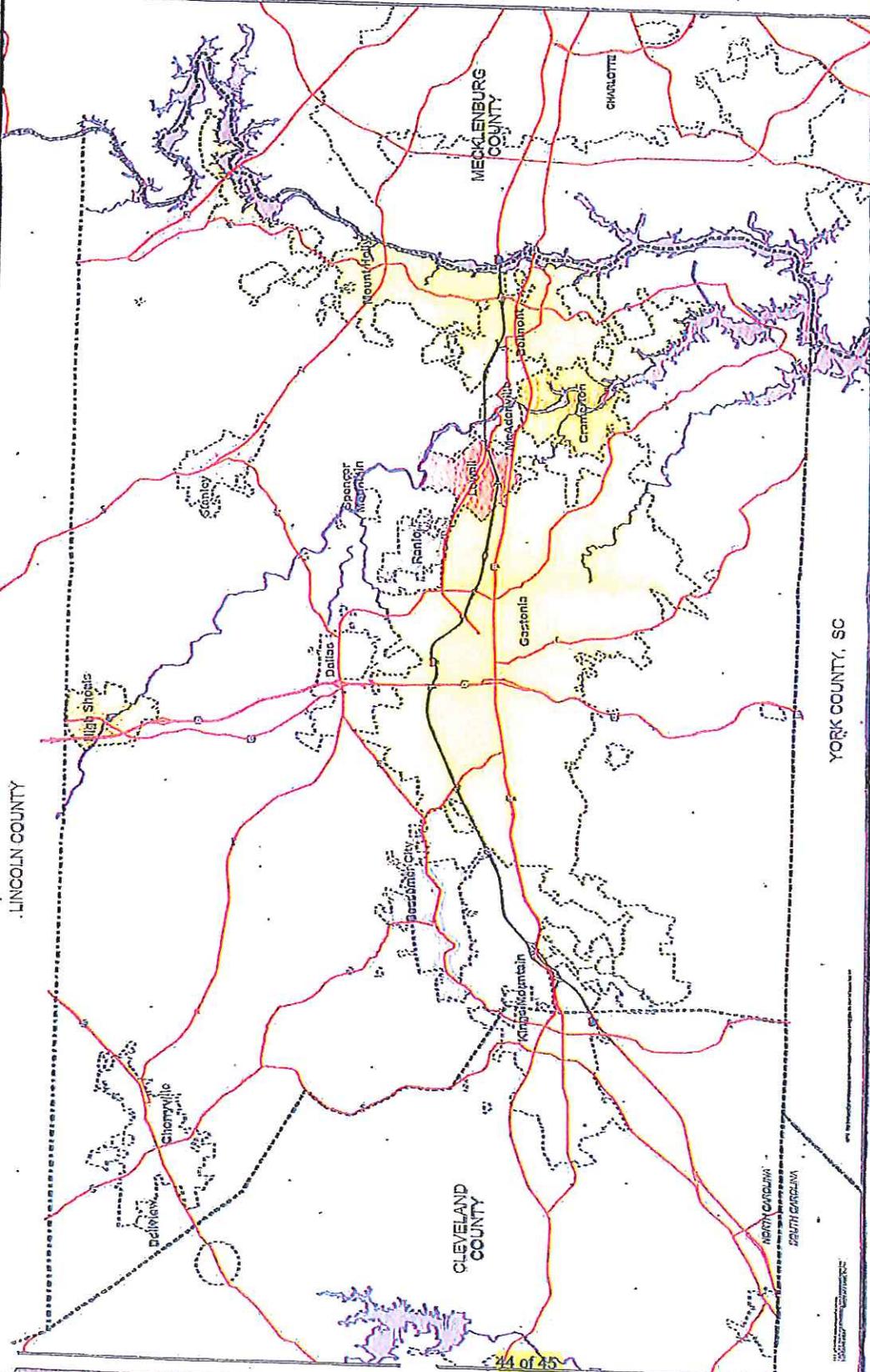
- Belmont
- Bessemer City
- Cherryville
- Cramerton
- Dallas
- DelView
- Gastonia
- High Shoals
- Kings Mountain
- Lowell
- McAdenville
- Mount Holly
- Ramlo
- Spencer Mountain
- Stanley

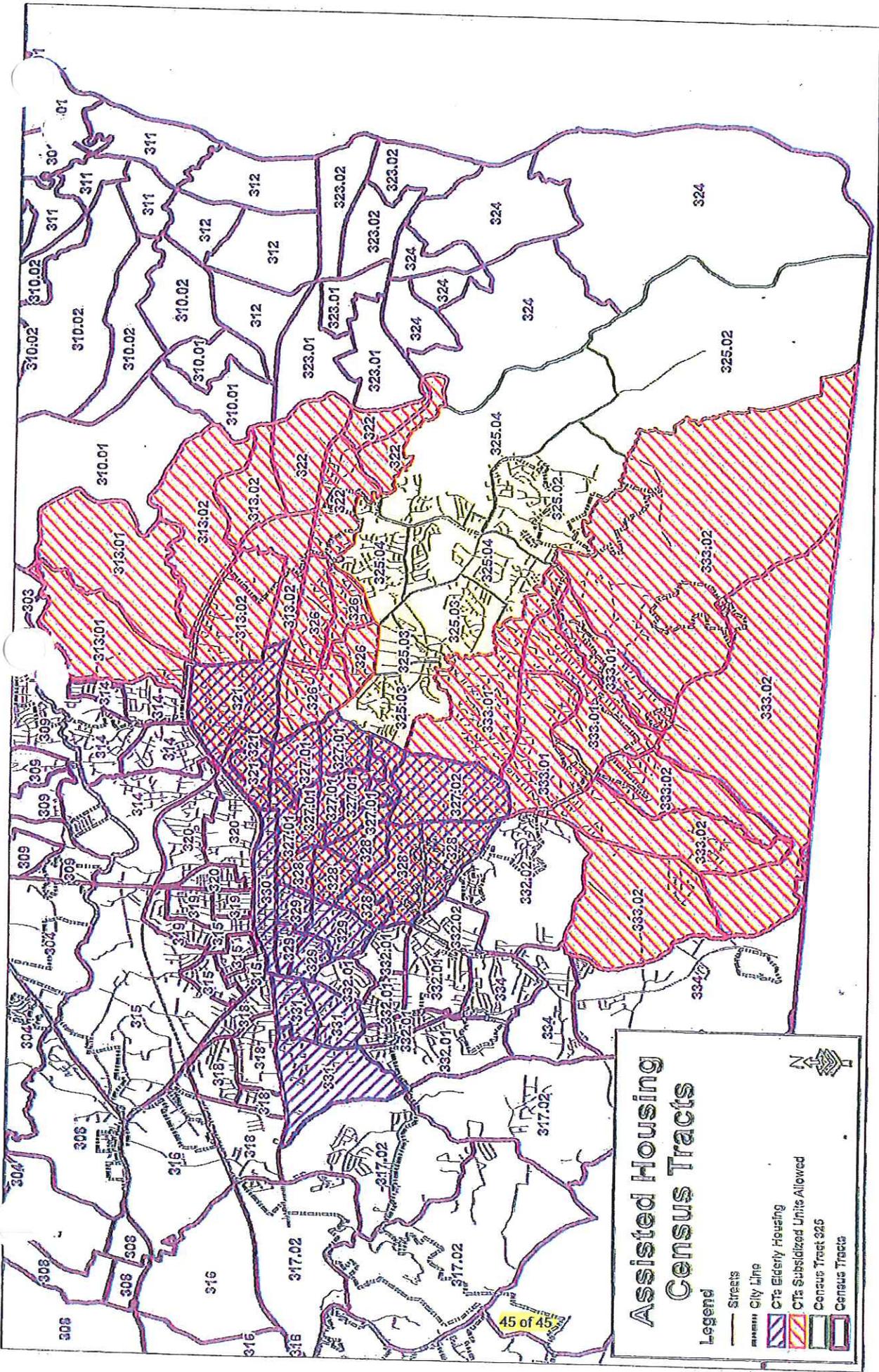


SCALE



PLANNED DEVELOPMENT





Assisted Housing Census Tracts

Legend

- Streets
- City Limit
- ▨ CTs Elderly Housing
- ▨ CTs Subsidized Units Allowed
- ▨ Census Tract 325
- ▨ Census Tract

N

