



***Great Place. Great People. Great Promise.***

*Housing and Neighborhoods*

*P. O. Box 1748*

*Gastonia, NC 28053-1748*

*704-866-6756 telephone*

*704-866-6067 fax*

*May 7, 2012*

*Mr. Gary Dimmick, Director  
CPD Division  
U.S. Department of Housing and Urban Development  
Greensboro State Office  
1500 Pinecroft Rd.  
Asheville Building, Suite 500  
Greensboro, NC 27407*

*RE: FY 2012/2013 Annual Action Plan*

*Dear Mr. Dimmick:*

*Enclosed, please find an original and two (2) copies of the Annual Action Plan for program year 2012– 2013. Please note that as a result of the restructuring of City of Gastonia Departments in 2010, references in the Annual Action Plan documents to the Community Development Division has been changed to Housing & Neighborhoods Division. All responsibilities of the division relating to both the 2010-2015 Consolidated Plan and the current submittal of the Annual Action Plan remain the same.*

*Should you have any questions regarding this Plan, please call me at (704) 866-6756.*

*Sincerely,*

*Myra Messer*

*Housing & Neighborhoods Administrator*

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		*2. Type of Application    * If Revision, select appropriate letter(s) <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation    *Other (Specify) _____ <input type="checkbox"/> Revision
3. Date Received:		4. Applicant Identifier: M-11-DC-37-0202
5a. Federal Entity Identifier: 56-6000227		*5b. Federal Award Identifier: 56-6000227
<b>State Use Only:</b>		
6. Date Received by State:		7. State Application Identifier:
<b>8. APPLICANT INFORMATION:</b>		
*a. Legal Name: City of Gastonia		
*b. Employer/Taxpayer Identification Number (EIN/TIN): 56-6000227		*c. Organizational DUNS: 074497249
d. Address:		
*Street 1: <u>181 S. South Street</u> Street 2: <u>PO Box 1748</u> *City: <u>Gastonia</u> County: <u>Gaston</u> *State: <u>NC</u> Province: _____ *Country: <u>USA</u> *Zip / Postal Code <u>28052/ 28053-1748</u>		
e. Organizational Unit:		
Department Name: Housing & Neighborhoods, Development Services		Division Name: Housing & Neighborhoods
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <u>Ms</u> *First Name: <u>Myra</u> Middle Name: _____ *Last Name: <u>Messer</u> Suffix:                     _____		
Title:                         Housing & Neighborhoods Administrator		
Organizational Affiliation: Municipal		
*Telephone Number: 704-866-6756		Fax Number: 704-866-6067
*Email: myram@cityofgastonia.com		

**Application for Federal Assistance SF-424**

Version 02

**\*9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\*Other (Specify)

**\*10 Name of Federal Agency:**

US Department of Housing & Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14-239 \_\_\_\_\_

CFDA Title:

HOME \_\_\_\_\_

**\*12 Funding Opportunity Number:**

\_\_\_\_\_

\*Title:

\_\_\_\_\_

**13. Competition Identification Number:**

\_\_\_\_\_

Title:

\_\_\_\_\_

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

City of Gastonia, Gaston County Consortium and Highland East NSA

**\*15. Descriptive Title of Applicant's Project:**

Affordable Housing Development (rental & ownership) DPA Program, CHDO Activities & Operations, Rehab, New Housing Construction, TBRA, Education/Counseling, Acquisition, Administration



**Application for Federal Assistance SF-424**

Version 02

**\*1. Type of Submission:**

- Preapplication
- Application
- Changed/Corrected Application

**\*2. Type of Application**

- New
- Continuation
- Revision

\* If Revision, select appropriate letter(s)

\*Other (Specify)  
\_\_\_\_\_

3. Date Received:

4. Applicant Identifier:

B-11-MC-37-0006

5a. Federal Entity Identifier:

56-6000227

\*5b. Federal Award Identifier:

56-6000227

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\*a. Legal Name: City of Gastonia

\*b. Employer/Taxpayer Identification Number (EIN/TIN):

56-6000227

\*c. Organizational DUNS:

074497249

**d. Address:**

\*Street 1: 181 S. South Street

Street 2: PO Box 1748

\*City: Gastonia

County: Gaston

\*State: NC

Province: \_\_\_\_\_

\*Country: USA

\*Zip / Postal Code 28052/ 28053-1748

**e. Organizational Unit:**

Department Name:

Housing & Neighborhoods, Development Services

Division Name:

Housing & Neighborhoods

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix: Ms

\*First Name: Myra

Middle Name: \_\_\_\_\_

\*Last Name: Messer

Suffix: \_\_\_\_\_

Title: Housing & Neighborhoods Administrator

Organizational Affiliation:

Municipal

\*Telephone Number: 704-866-6756

Fax Number: 704-866-6067

\*Email: myram@cityofgastonia.com

**Application for Federal Assistance SF-424**

Version 02

**\*9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\*Other (Specify)

**\*10 Name of Federal Agency:**

US Department of Housing & Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14-218

CFDA Title:

CDBG - Entitlement

**\*12 Funding Opportunity Number:**

\*Title:

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

City of Gastonia, Gaston County Consortium and Highland East NSA

**\*15. Descriptive Title of Applicant's Project:**

General Administration, 108 Loan Repayment, Fair Housing, Partnerships w/ Faith Based Initiatives, Supporting Non-profits Ending Homelessness Initiatives, Housing Rehabilitation (Homeowner & Rental), Acquisition

**Application for Federal Assistance SF-424**

Version 02

**16. Congressional Districts Of:**

\*a. Applicant: NC 9<sup>th</sup>/12th

\*b. Program/Project: NC 9th/12th

**17. Proposed Project:**

\*a. Start Date: July 1, 2012

\*b. End Date: June 30, 2013

**18. Estimated Funding (\$):**

*a. Federal	_____	579,945
*b. Applicant	_____	
*c. State	_____	
*d. Local	_____	
*e. Other	_____	
*f. Program Income	_____	6,000
*g. TOTAL	_____	585,945

**\*19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on \_\_\_\_\_
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E. O. 12372

**\*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

- Yes       No

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

**Authorized Representative:**

Prefix: Mr      \*First Name: Edward  
Middle Name: C  
\*Last Name: Munn  
Suffix: \_\_\_\_\_

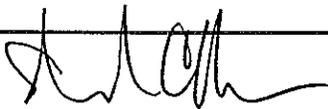
\*Title: City Manager

\*Telephone Number: 704-866-6719

Fax Number: 704-854-6607

\* Email: edm@cityofgastonia.com

\*Signature of Authorized Representative:



\*Date Signed: May 02, 2012



# CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.  
 This certification is applicable.

## NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --
  - a. The dangers of drug abuse in the workplace;
  - b. The grantee's policy of maintaining a drug-free workplace;
  - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will --
  - a. Abide by the terms of the statement; and
  - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted --
  - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

**Jurisdiction**

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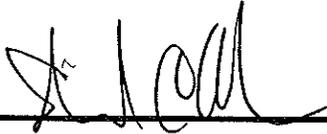
**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



May 2, 2012

Signature/Authorized Official

Date

Edward C. Munn

Name

City Manager, City of Gastonia

Title

181 S. South Street

Address

Gastonia, NC 28052

City/State/Zip

704-866-6756

Telephone Number

- This certification does not apply.  
 This certification is applicable.

### Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2010, 2011, 2012, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Jurisdiction

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**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

**Compliance with Laws** -- It will comply with applicable laws.



May 2, 2012

---

Signature/Authorized Official

Date

Edward C. Munn

Name

City Manager, City of Gastonia

Title

181 S.South Street

Address

Gastonia, NC 28052

City/State/Zip

704-866-6756

Telephone Number

Jurisdiction

---

- This certification does not apply.  
 This certification is applicable.

**OPTIONAL CERTIFICATION  
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

---

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

<input type="checkbox"/> This certification does not apply.
<input checked="" type="checkbox"/> This certification is applicable.

### Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature/Authorized Official

May 2, 2012

Date

Edward C. Munn

Name

City Manager, City of Gastonia

Title

181 S. South Street

Address

Gastonia, NC 28052

City/State/Zip

704-866-6756

Telephone Number

- This certification does not apply.**  
 **This certification is applicable.**

### HOPWA Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

---

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.**  
 **This certification is applicable.**

### ESG Certifications

I, \_\_\_\_\_, Chief Executive Officer of **Error! Not a valid link.**, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

Jurisdiction

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authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

---

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

<input type="checkbox"/> <b>This certification does not apply.</b> <input checked="" type="checkbox"/> <b>This certification is applicable.</b>
--

**APPENDIX TO CERTIFICATIONS**

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

**Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**Drug-Free Workplace Certification**

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
Gastonia City Hall	181 S. South St.	Gastonia	Gaston	NC	28052
Garland Municipal Business Ctr.		Gastonia	Gaston	NC	28052

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any

Jurisdiction

controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- a. All "direct charge" employees;
- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

- 1. Analysis of Impediments to Fair Housing
- 2. Citizen Participation Plan
- 3. Anti-displacement and Relocation Plan



May 2, 2012

Signature/Authorized Official

Date

Edward C. Munn

Name

City Manager, City of Gastonia

Title

181 S. South Street

Address

Gastonia, NC 28052

City/State/Zip

704-866-6756

Telephone Number

July 1, 2012 – June 30, 2013  
YEAR 3

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

Program Year 3 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 2012/2013 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 2012/2013 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 2012/2013 Annual Action Plan will be accepted through April 26, 2012 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 2012/2013 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.

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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. Creation of 2 new businesses in downtown revitalization and 15 low/mod job opportunities;
2. Continue IDA program for 10 households;
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. Development of two IDA accounts annually used by first time homebuyers;
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. Past two years of CHDO new construction all units energy star certified.

- 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. Development of five new contractors to carry out projects and activities to maintain competitive RFPs and contain costs;
2. Support of designated CHDO, Reinvestment in Communities, for new construction of 5 to 10 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. Addition of at least six new contractors for use in construction/rehab and other activities during last consolidated plan period;
2. Creation of 5 rental housing units completed and 8 units underway for homeless and/or special needs tenants at or below 30% of area median income; creation of 40 rental housing units for elderly (55 and older) as tax credit project; and creation of 12 units of special needs housing for tenants with physical disabilities;
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 15 disabled homeless persons to permanent supportive housing annually; provide four technical trainings for 20 non-profits to assist disabled homeless with filing and receiving disability benefits.

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 31 units of Housing First, Shelter plus Care or

other Permanent Supportive housing for homeless/chronically homeless individuals; Rental Security Deposits for 100+ homeless households in order to minimize shelter stays; assisted 38 disabled homeless households with rental subsidy through TBRA; assisted 31 disabled homeless individuals with securing disability benefits and entitlements.

The following are highlights of upcoming projects in the FY 2012/2013:

1. Assistance will be provided to qualifying families for energy conservation. Energy audits will be performed to determine energy deficiencies in LMI homes. 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.
2. NSP-1 and NSP-3 Program Income funds will be leveraged with Low Income Housing Tax Credits, Historic Tax Credits, and private funding to save two historic structures, the Highland Memorial Hospital and Armstrong/Marietta Street Apartments, which will be renovated creating more than 70 construction jobs and 93 affordable rental units. The Highland Hospital will be transformed into apartments to house seniors and disabled persons. Nineteen of the apartments will be restricted to clients at or below 50% on Average Median Income (AMI) and the remainder of the units will be restricted to at or below 60% AMI per Low Income Tax Credit requirements. The Marietta Street Apartments will consist of 18 units with a mixture of Garden and Townhome style one and two bedroom units. The rents will be at market rate with five units restricted to 120 % AMI clientele.
3. NSP-1 funds will continue to be directed to the purchase, rehabilitation, and sale of foreclosed homes to homebuyers below 50% AMI. This program is also used in conjunction with HOME downpayment assistance.
4. 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.
5. The City of Gastonia and Keep Gastonia Beautiful will partner with community stakeholders to combine five vacant lots 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.
6. Reinvestment In Communities (RIC) will partner with local non-profits to create affordable rental property with responsible ownership in the Highland East Neighborhood. The structures will be constructed in the architectural spirit of the existing housing stock and provide good neighbors in a developing area.
7. City of Gastonia will 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.

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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 3 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

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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 3 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 third 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;
2. Partner with non-profits for development of rental housing for homeless and special needs population;
3. Close out of IDA program to FY 2012;
4. Continue to develop an affordable housing plan that addresses local zoning regulations and barriers to affordable housing.

Federal, State, Local Funding:

- LIHTC/NSP: The city of Gastonia has partnered with Landmark Development to convert the abandoned Gaston Memorial Hospital to leverage the following funds to convert the property to 75 senior and disabled affordable housing units benefitting 50% and below AMI.

**Highland Hospital Redevelopment (75 Units- Senior/Disabled Housing)**  
(Former Gaston Memorial Hospital Site and Buildings)

Planned Sources of Funding	Amount	Percent
Syndication Equity Federal Low Income Housing Tax Credit	\$6,555,894	59.1%
Syndication Equity Federal Historic Tax Credit (NRHP Status)	1,495,550	13.5%
Syndication Equity State Historic Tax Credit (NRHP Status)	1,019,693	9.2%
State Low Income Tax Credit Loan	994,890	9.0%
Comm. Investment Corp of Carolinas (CICCAR) permanent loan	424,248	3.8%
City of Gastonia NSP-1 Program Income	300,000	2.7%
City of Gastonia NSP-3 Grant	300,000	2.7%
<b>TOTALS</b>	<b>\$11,090,275</b>	<b>100.0%</b>

- 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.

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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 3 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)

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- 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:

- 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
- 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)

The 2012/2013 Annual Action Plan (third 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)*

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- *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 2000-2009*, 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.

July 1, 2012 – June 30, 2013  
YEAR 3

### 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 3 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 Gaston County community/recreation centers, public libraries, public housing authorities 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 and the Gaston Observer. 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 12/13 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 26, 2012 through April, 26, 2012. Staff also conducted two public hearings, at which the

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2013 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 first public hearing was held at Emmanuel Missionary Baptist Church, 911 Highland Street, Gastonia and the second at the Gaston County Library, 1555 East Garrison Boulevard, Gastonia.

Public comments gave specific concerns on the following areas:

1. Concerns from citizens about the number of boarded up houses in the area and enquired about whom to direct their complaints.
2. Questions about current plans in the Highland Area with respect to housing projects, a proposed grocery store, and comments about how nice the new Credit Union is.
3. There were some concerns about what seemed to citizens to be an abandoned building. There were questions about the transportation system.
4. CAB member Gerald Tate asked about the Housing Rehabilitation on behalf of citizens in the Highland Neighborhood.
5. CAB member Susan Hinely asked about options for getting developers involved in providing additional affordable housing in the Highland Neighborhood. Staff discussed the potential partners they have been working with and asked for suggestions of future partners in the area.
6. CAB member Albert Moss asked that we get information to him so that he distribute meeting notices to are churches and about meetings and other information.

Housing & Neighborhoods staff thanked everyone for attending, presented the procedure for implementing the Action Plan with a PowerPoint presentation and provided contact information for staff.

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.

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**City of Gastonia – Housing and Neighborhoods  
Public Hearing – Emmanuel Baptist Church  
Monday, March 19, 2012**

Citizens present: Five

Staff present: Chuck Walling, Sonja Balsom, Myra Messer

Meeting called to order at 6:03 p.m. by Chuck Walling.

A brief introduction of staff and reason for public hearing was given by Chuck Walling.

- I. A detailed Power Point presentation of the Annual Action Plan for the 2012-2013 HUD Entitlement Funds was reviewed and discussed by staff and citizens. General questions regarding rental assistance and down payment assistance were answered by staff. The Citizens shared positive feedback on past accomplishments, especially the improvements in the Vance Street neighborhood. Also mentioned was the status of the lots on North York Street. Chuck Walling explained the current efforts in collaborating with RIC to build and provide housing in the area. The Citizens requested a status update of a “promised” grocery store in the area of Long Avenue and York Street versus the water treatment plant expansion. Myra Messer did explain to and encouraged the citizens to contact their City Councilman, as well as participate in the public expression portion of council meetings, to voice their continued interest in a grocery store and concerns of monies spent thus far for the incomplete project.

This portion of the meeting ended with positive feedback and excitement of upcoming projects and activities.

- II. The next item of discussion was the “change of use” request for property purchased for housing to now be used for a Community Garden. A design and location of the garden was shown and discussed with no opposition.

In additional to the Public Hearing items, Chuck Walling summarized the NSP3 funding and NSP1 Program Income that will be used to rehabilitate two properties; the Highland Hospital which will house 75 elderly and disabled, and 18 units at Marietta Street Apartments.

Public Hearing was adjourned at 6:45 p.m.

Respectfully submitted by,

Sonja Balsom

April 26, 2012

**Citizens Advisory Board Meeting Minutes  
Monday, April 16, 2012  
Gaston County Library**

Board Present: Albert Moss, Susan Hinley, Gerald Tate, Jan Mahannah

Staff Present: Sonja Balsom, Myra Messer, Chuck Walling

Myra Messer opened the meeting at 6:10 p.m. A quorum was not present to approve the previous meeting minutes. An electronic vote of these minutes and the January 2012 minutes will be requested in the July correspondence.

There was no other business. The meeting adjourned at 6:15 p.m. for the Public Hearing portion of the evening regarding the 2012-13 Annual Action Plan.

Chuck Walling opened the Public Hearing and presented a PowerPoint review of the Action Plan which is available in the March 19, 2012 Public Hearing minutes.

General questions pertaining to rehab and vacant lots in the Highland areas were answered by staff. Status of the grocery store site on Broad and Long was again mentioned by residence...staff again directed them to speak to their Councilman as well as attend the public expression portion of a Council meeting to share their views and concerns.

A summarization of the NSP3 funding and use of NSP1 program income was shared with the residence in attendance as well. This was not part of the Public Hearing but given as a courtesy to the residence.

The Public Hearing had a total of six residence/CAB members in attendance plus 3 City staff members.

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 3 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 – contractor for Shelter + Care

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.

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Private for-profit partners include Bank of America, RBC Centura Bank, Wells Fargo Bank, Suntrust Mortgage, and various other corporations Guffey 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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**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 3 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		
Boyce Street	By Third Quarter		
Willow Street	By Third Quarter		
Third Street	By Third Quarter		
Cherokee Street	By Third Quarter		
RIC (CoC – CDBG)	By Third Quarter		
Redbud	By Third Quarter		
With Friends	By Third Quarter		
Erin Drive	By Third Quarter		
Kinross Place	By Third Quarter		

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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 3 Action Plan Lead-based Paint response:

The Gaston County Health Dept. provides citizens with free lead-based paint testing. Of the 800 persons tested in FY 2010/2011 only two had elevated levels of lead-based paint.

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*
<b>Approach to Lead Hazard Evaluation &amp; Reduction</b>	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
<b>Notification</b>	Yes	Yes	Yes	Yes	Yes
<b>Lead Hazard Evaluation</b>	Paint Testing	Paint Testing and Risk Assessment	Paint Testing and Risk Assessment	Visual Assessment	Visual Assessment
<b>Lead Hazard Reduction</b>	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
<b>Ongoing Maintenance</b>	Rental Only	Rental Only	Rental Only	Yes	Yes (if ongoing relationship)
<b>EIBLL Requirements</b>	No	No	No	Yes	No
<b>Options</b>	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.

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### Specific Housing Objectives

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

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
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 3 Action Plan Specific Objectives response:

#### Priorities and Specific Objectives

- Provide housing opportunities for increased homeownership and rental housing for very low-, low- and moderate income persons, persons with disabilities, elderly, minorities and families with Limited English Proficiency:
  - Objective 1: Increase accessibility of subsidized housing for very-low and low-income persons
  - Objective 2: Increase the number of rental housing units
  - Objective 3: Increase the number of affordable housing units for homeownership
  - Objective 4: Increase homeownership opportunities for low- and moderate-income persons
  - Past Performance: Provided 11 housing lots to Habitat for Humanity within the Highland area.
- Promote improvement in the Gastonia Consortium Community
  - Objective 1: Increase economic opportunities in Gastonia's Center City Area
  - Objective 2: Implement and / or support anti-poverty strategies
  - Objective 3: Ensure Fair Housing compliance
  - Objective 4: Eliminate slum and blight on a spot basis
  - Objective 5: Maintain high standards in accountability, management and ethics
- Encourage Accessible Design Features and Energy Star Participation.
  - Objective 1: Incorporate Accessible Design Features all appropriate activities
  - Objective 2: Incorporate Energy Star products in all appropriate activities
- Encourage Removal of Regulatory Barriers to Affordable Housing.
  - Objective: Develop an affordable housing plan for adoption by local government
- Provide full and equal access to grass-roots, faith-based and other community-based organizations and participation of minority and women-owned entities in HUD-funded programs and projects.
  - Objective 1: Develop and maintain partnerships with private non-profits for implementation planned priorities and objectives.
  - Objective 2: Provide capacity building of private non-profits and CHDOs
  - Objective 3: Encourage participation of MBEs & WBEs in provision of activities
  - Objective 4: Ensure equal access of all potential sub-recipients
- Promote the elimination of chronic homelessness
  - Objective 1: Increase transitional, permanent and permanent supportive housing units
  - Objective 2: Support increase of homeless service activities
  - Objective 3: Sponsor Continuum of Care activities

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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 3 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 (GHA) has for FY 2011 (10/01/20010 – 9/30/2011) 400 units of Public Housing and 1115 units of Housing Choice Vouchers. Currently the GHA is receiving funding for 100 non-elderly Disabled vouchers. Public Housing has 1107 households on the waiting list, while the Housing Choice Voucher program has 1352. Since each Public Housing physical location and the Housing Choice Voucher program keep their own wait list, it is very likely that some of the households will be duplicates due to multiple wait lists.

The housing units for Public Housing are 41+ years old; therefore, the units need some modernization. Most of the upgrades completed in the past 4 years have included much needed water and sewer lines. As opportunities allow in next five (5) years, the GHA will modernize units to include under slab piping, cabinets and appliances. The GHA completed \$468,996 in Capital Improvements in FY2011.

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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**Barriers to Affordable Housing**

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

Program Year 3 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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**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 3 Action Plan HOME/ADDI response:

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

Recapture Provisions

In accordance with the applicable homebuyer recapture/resale provision outlined in 24 CFR Part 92, City of Gastonia has adopted the recapture provision for its HOME-assisted homeownership housing. The City requires the recapture of its HOME-assisted homeownership housing assistance 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, sales commission, the original homebuyer's down payment and the cost of any property improvements made by the original homebuyer. To the extent that net proceeds

are available at closing, all or a portion of the HOME funds are due and payable. In the event of foreclosure, the Lender may not require the Borrower to repay an amount greater than the net proceeds available after the foreclosure sale.

All homeowner assistance funds shall be provided as deferred or amortized loan as evidenced by a note secured by a deed of trust on the property. The entire amount of the loan 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. During the period of affordability, the homebuyer shall not be permitted to refinance the property.

The recapture provision shall be revoked, 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. The amount due to the City may also be forgiven to the extent allowed in the HOME regulations.

The recapture provision will ensure that each housing unit will remain affordable for a period of time determined by the recapture schedule below, established in accordance with 24 CFR 92.254 (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
New Construction	20 years

Refinance: During the period of affordability, a homebuyer will not be permitted to refinance, nor will the division agree to a subordination of its lien interest at any time.

- (2) The PJ will not use HOME funds to refinance multi-family housing or single family housing for rehabilitation.
- (3) 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 3 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

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Obstacles:

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

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### Specific Homeless Prevention Elements

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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.
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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

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**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. FY2010 data indicates that 91% of offenders are discharged to family, friends, or their own home.

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### 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.

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### 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 3 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 funds that currently are approved shall address housing for persons at 50% or below area median income and/or those paying greater than 30% income for housing up to 120% of area median income in accordance to NSP requirements.

#### Economic Development Objectives:

1. Provide \$650,000 of NSP-3 funds and \$300,000 of local funds leveraged against \$2.3 million in historic tax credit and private funding for a Downtown Housing Redevelopment.
  - A. Short-Term – Creation of up to 30 construction jobs.
  - B. Long Term – Creation of two full time jobs and 18 affordable housing units
2. Provide infrastructure and site preparation work in order for private business developments to create commercial retail space that will create 28 jobs over a three to five year period.
  - A. Short Term – Temporary office development of business space for credit union creating 2 jobs.
  - B. Long-Term – Permanent development of the Credit Union site creating up to 5 jobs. Complete development of retail space and possible grocery store creating up to 28 jobs.
3. In conjunction with the two above activities, through a developer, \$600,000 in NSP-1 and NSP-3 funds leveraged against \$10 million for the development of 75 senior/disabled residential units below 50% AMI as part of an awarded Neighborhood Stabilization Program (NSP) Grant and other leveraged funds over a two year period.
  - A. Short Term- Creation of 40 construction related jobs over a two year period.
  - B. Long Term – Creation of 4 permanent jobs and a total of 75 affordable senior/disabled residential rental units below 50% AMI.

April 26, 2012

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. Recruitment of tenants for retail center who will locate in a low-income neighborhood.
3. Non-profit agencies that work with homeless who do not meet or exceed HUD compliance requirements.

July 1, 2012 – June 30, 2013  
YEAR 3

### Antipoverty Strategy

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

Program Year 3 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.

The City of Gastonia will use Individual Development Accounts (IDA) as a wealth building tool for Public Housing tenants, Housing Choice Voucher Tenants and other households who have an interest in becoming homebuyers until grant close out in September 2012..

July 1, 2012 – June 30, 2013  
YEAR 3

**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 3 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 third 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, 2012 – June 30, 2013  
YEAR 3

### 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 3 Action Plan HOPWA response: **Not applicable.**

April 26, 2012

July 1, 2012 – June 30, 2013  
YEAR 3

**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 3 Specific HOPWA Objectives response: **Not applicable.**

July 1, 2012 – June 30, 2013  
YEAR 3

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

April 26, 2012

**Annual Budget Narrative Statement  
2012 - 2013 Fiscal Year**

**I. PROGRAM ADMINISTRATION**

- A. General Administration: (CDBG Funds) \$115,989** – 20 % of CDBG allocation 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) \$56,377** – 10% of HOME allocation 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) \$20,694; (HOME Funds)**

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) \$300,000** – 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) \$84,565**

CHDO funds equal to 15% of the HOME allocation are required by HUD to be set-a-side for a local CHDO to develop affordable housing for low/mod income families and individuals with emphasis on special needs populations. Reinvestment in Communities, Inc. (RIC) is the designated CHDO and will receive \$84,565 of the annual HOME allocation.

*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 4 units*

### **III. COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO): (HOME Funds – capacity building/operating expense) \$25,000**

Reinvestment in Communities, Inc. (RIC) is the designated CHDO and can receive up to 5% of the HOME funds for capacity building activities and operating expense.

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

### **IV. PUBLIC SERVICES**

**A. FAIR HOUSING/MBE: (CDBG Funds) \$8,000** – Funds allocated for general expenses for fair housing administration, fair housing activities, fair housing hot line and minority recruitment of contractors.

*Strategic Goal: Ensure equal opportunity in housing*  
*Matrix Code: 05J Fair Housing activities (CDBG) 570.201(e)*  
*Specific Objective(s): Improve access to decent affordable rental housing  
 Improve access to decent affordable owner housing*  
*Proposed Outcome: Availability/Accessibility*  
*Performance Measure: 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*

**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.

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

### **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.

*Strategic Goal: Promote the development and participation of community-based organizations*

<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 Coordinate Super Nofa Applications for CoC</i>
<i>Proposed Outcome:</i>	<i>Availability/Accessibility Four capacity building informational meetings for non-profit staff</i>
<i>Performance Measure:</i>	<i>100% of capacity training meetings held</i>

## VI. HOUSING ACTIVITIES

### A. Rehabilitation Program: (CDBG Funds) \$80,662; (HOME Funds)

**\$122,827** – 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.

<i>Strategic Goal:</i>	<i>Promote safe, decent affordable housing</i>
<i>Matrix Code:</i>	<i>14A Rehab; Single-unit Residential 570.202 14F Energy Efficiency Improvements 570.202</i>
<i>Specific Objective(s):</i>	<i>Improve the quality of decent affordable owner housing</i>
<i>Proposed Outcome:</i>	<i>Affordability</i>
<i>Performance Measure:</i>	<i>90% of units inspected will receive rehabilitation assistance; 100% of homeowners will receive literature on lead based paint.</i>

### 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.

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

### C. Direct Homeownership Assistance: (HOME Funds) \$250,000–

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

<i>Strategic Goal:</i>	<i>Increase homeownership opportunities</i>
<i>Matrix Code:</i>	<i>13 Direct homeownership assistance 570.201(n)</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>95% of homebuyers receive assistance with downpayment and/or closing cost 100% of applicants receive literature on budgeting, credit, lead based paint</i>

### 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) \$50,000** – 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) \$5,600** – 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) \$20,000** – 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**

<b><u>CDBG FUNDS</u></b>	
2012 - 2013 Entitlement	\$ 579,945
Re-program-Prior Yrs.	\$ -0-
Program Income	\$ <u>6,000</u>
<b>Total</b>	<b>\$ 585,945</b>
<b><u>HOME FUNDS</u></b>	
2012 - 2013 Entitlement	\$ 563,769
Re-program/Prior Yrs.	\$ -0-
Program Income	\$ <u>30,000</u>
<b>Total</b>	<b>\$ 593,769</b>
<b><u>Total</u></b>	<b>\$1,179,714</b>



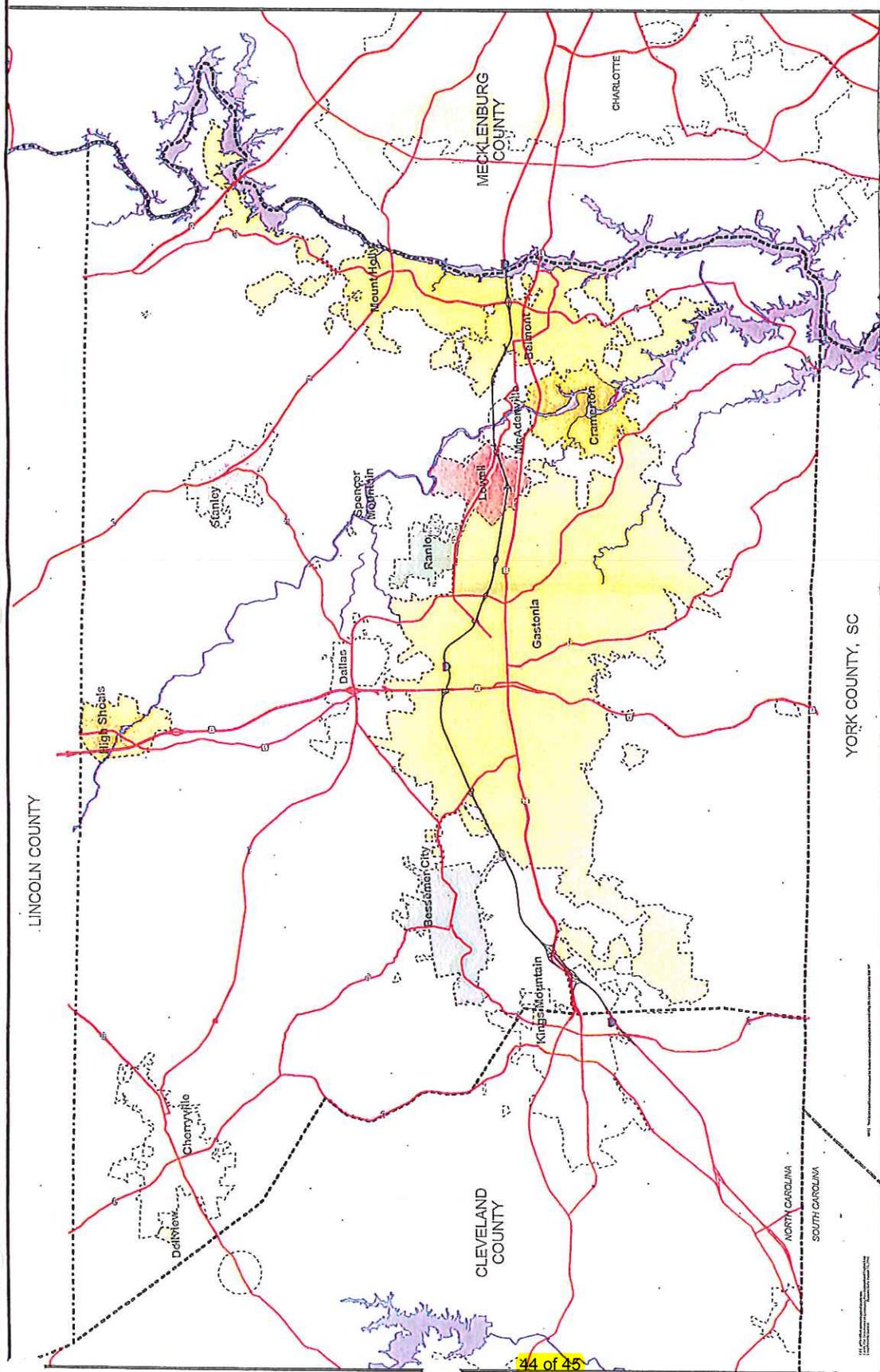
**GASTON COUNTY**  
NORTH CAROLINA

**MUNICIPAL AREAS**

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



SCALE



LINCOLN COUNTY

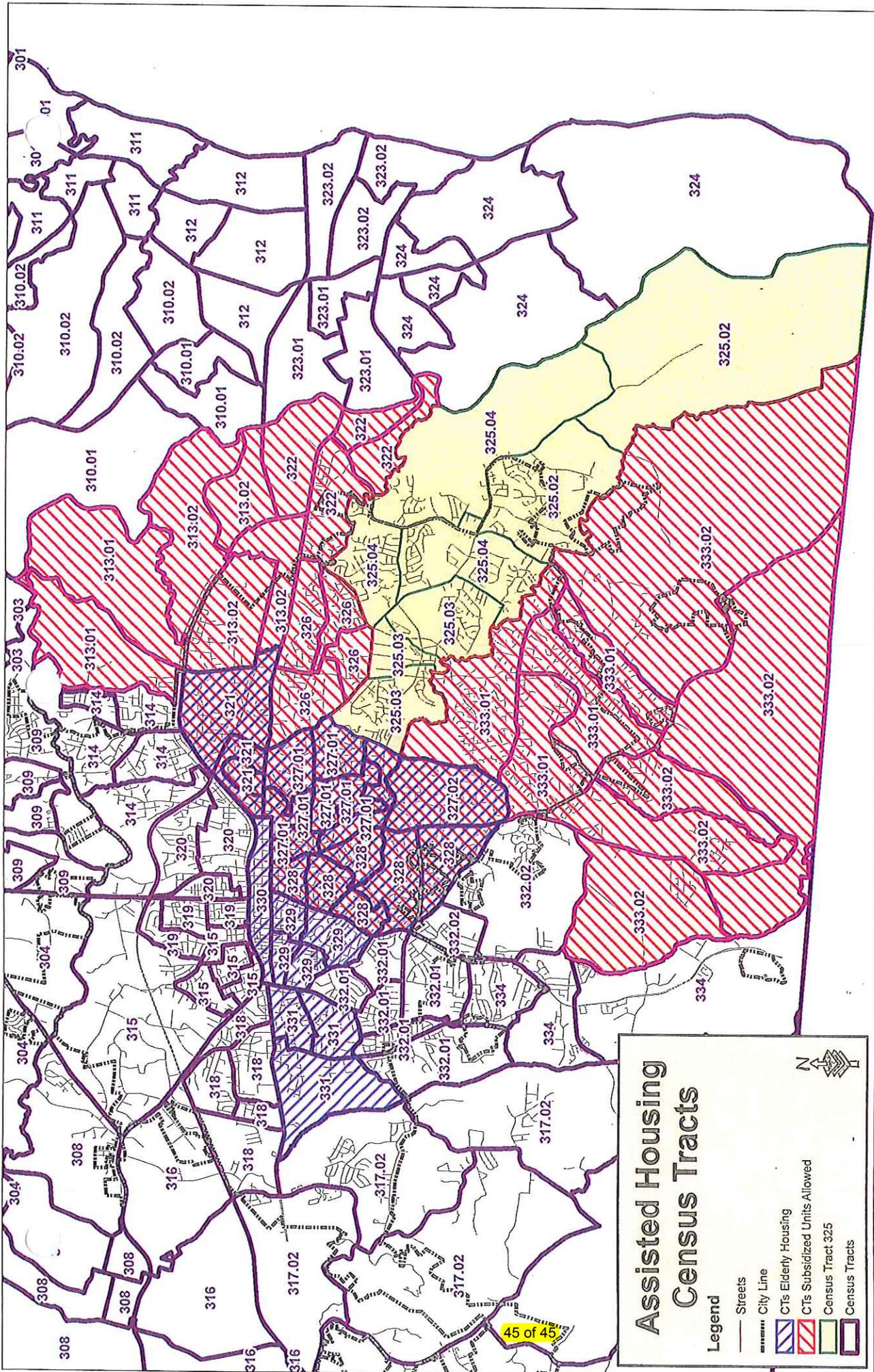
MECKLENBURG COUNTY

CHARLOTTE

YORK COUNTY, SC

CLEVELAND COUNTY

NORTH CAROLINA  
SOUTH CAROLINA



## Assisted Housing Census Tracts

### Legend

- Streets
- City Line
- CTs Elderly Housing
- CTs Subsidized Units Allowed
- Census Tract 325
- Census Tracts

