



January 4, 2023

Mr. Matthew T. King, Ph.D.  
Director  
Community Planning and Development Division  
U.S. Department of Housing and Urban Development  
Greensboro Field Office  
1500 Pinocroft Road, Asheville Building, Suite 401 – 5<sup>th</sup> Floor  
Greensboro, North Carolina 27407-3707

RE: Annual Community Assessment of CPD Program Performance - Comments  
2021 Consolidated Annual Performance and Evaluation Report (CAPER)

Dear Dr. King:

We received your letter dated December 6, 2022, concerning the 2021-22 Annual Community Assessment of CPD Program Performance for the City of Gastonia. After reviewing the assessment, following are our comments:

**Part I: COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

**A. 70% of Program Funds to Benefit Low- to Moderate-Income Households**

The City of Gastonia will continue to meet the criteria of 70% LMI assistance for all annual expenditures.

**B. Eligibility and National Objective**

The City of Gastonia has no response to this criterion.

**C. Administration and Program Income Caps**

The City of Gastonia will continue to maintain adherence to program capacity for both administration and program income.

**D. Timely Disbursement**

Timely disbursement is of the utmost importance to our staff which continues to frequently assess the PR-53 and work toward the expenditure of \$930,679 of CDBG funds in advance of the May 2, 2023 test date.

**E. Annual Goals**

Gastonia fell below its annual goals for the following categories as noted:

1. **Public Facilities:** Gastonia continues to work on the Erwin Center Parking Lot project which is currently in progress. It is anticipated that the project will be completed during the FY2022-23 Program Year.
2. **Fair Housing Activities:** Gastonia partnered with another City Department to conduct Fair Housing Trainings during April 2022. There were minimal costs involved as part of the outreach, therefore it does not appear that goals were met. As part of the training and education series, our department collaborated with our Diversity, Equity and Inclusion Officer along with the North Carolina Legal Aid Fair Housing Project to conduct five webinars held each week during the month of April. The event was free to the public and was of minimal costs to staff. A copy of the flyer is attached.
3. **Rental Unit constructed:** Staff continues to work on two multi-family housing projects. Since one is under construction and the other development is within the planning phase, reporting did not reflect completed units. Information should be reflected in the FY2022-23 CAPER Reporting.
4. **Assistance to homebuyers:** Current market conditions did not yield a significant amount of assistance to homebuyers as in prior years, however there were reporting errors related to the number and amount of assistance provided. These errors have since been corrected and will be reflected in the revised CAPER document submission.

**F. CDBG CAPER Review Comments**

Staff reviewed and corrected the error in reporting in relation to the PR-26 from FY20 to FY21. This information has been updated and will be reflected in the revised CAPER Reporting for PY2021. *A copy of the HUD40107A is attached for reference and will be upload to the Econ Suites portal in IDIS.*

**G. CDBG-CV CAPER Review Comments**

Staff continues to make efforts to adhere to compliance for expenditure of the CDBG-CV funds. As of December 2022, an amended FY2019 Annual Action Plan was submitted to HUD to include a category for Public Facilities. Upon final approval, staff will make plans to expend funding within this category. Although 80% expenditure of the total allocation of \$871,269 must be expended by September 30, 2023, Staff hopes to expend all funds by this date.

**PART II: HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)**

**A. HOME Commitment and Expenditure Requirements  
CHDO Reservation Requirement**

Gastonia will continue to monitor its HOME and CHDO commitment requirements and continue to work to meet the required thresholds.

**B. HOME Open Activities**

Staff continues to monitor Open Activities and strives to remain compliant.

**C. HOME Vacant Units**

Staff continues to monitor Vacant Units and strives to remain compliant.

**D. HOME CAPER Review Comments**

Measures are in place to include the HOME Match Log, HUD 40107-A, in its yearly CAPER submission. The discrepancy was made by incorrectly reporting the wrong line item from the prior year's report. Corrections to the FY2021 CAPER were made to reflect accurate data. *A copy of the HUD40107A is attached for reference and will be upload to the Econ Suites portal in IDIS.*

**E. CPD Program Monitoring**

Gastonia will continue to use systems in place to actively monitor both CDBG and HOME funded projects for compliance and make corrections as needed.

Our staff is appreciative of the annual CPD Assessment as it provides effective guidance on staff's overall progress of CDBG and HOME Program Management and allows for continued improvements as needed. The CPD Assessment Letter along with Gastonia's Response Letter will be made available to the public for review and comment.

We look forward to our continual relationship in establishing programs to further affordable housing and improvements within our community. If you have questions or require additional information, please contact Danette Dye at (704) 866-6758 or email [danetted@cityofgastonia.com](mailto:danetted@cityofgastonia.com).

Sincerely,



Michael C. Peoples, City Manager

Enclosure(s): *HUD 40107A – revised HOME Match Report*  
*2022 City of Gastonia –Fair Housing Flyer*  
*CPD Letter dated December 6, 2022*  
*CPD Annual Assessment for FY21, dated November 8, 2022*

cc: Alisha Doulen, CPD Representative  
Quentin T. McPhatter, Assistant City Manager  
Danette Dye, Director of Housing and Community Engagement





# FAIR HOUSING RIGHTS & RESPONSIBILITIES

## FREE INFORMATIONAL WORKSHOPS



FREE  
TRAINING

Learn about  
the laws that  
protect against  
housing  
discrimination!

Know your  
rights for fair  
housing!

Info for  
Tenants,  
Landlords,  
Property  
Managers,  
Relators &  
more.

## VIRTUAL WORKSHOPS

- **Know Your Rights: Fair Housing Info for Tenants**  
6PM - 8PM, Thursday April 7, 2022
- **Know the Law! Fair Housing Info for Property Managers and Landlords**  
1PM - 3PM, Thursday, April 14, 2022
- **Know your Rights: Fair Housing Info for Tenants (En español)**  
5PM - 7PM, Thursday April 14, 2022
- **Fair Housing Training for professionals working in housing related fields (lenders, realtors, etc.,)**  
1PM - 3PM Thursday, April 21, 2022
- **Viewing of "A House Divided" followed by a panel discussion**  
6PM - 8PM, Thursday, April 28, 2022

**All workshops are  
FREE and open to  
the public.**



**Registration Required**  
Visit [cityofgastonia.com](http://cityofgastonia.com) to RSVP

For more information contact:  
Chene Jzar, Diversity Equity & Inclusion Coordinator  
704-866-6705 or email: [chenej@cityofgastonia.com](mailto:chenej@cityofgastonia.com)

# HOME Match Report

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development

OMB Approval No. 2506-D171  
(exp. 12/31/2012)

<b>Part I Participant Identification</b>			<b>Match Contributions for Federal Fiscal Year (yyyy) PY2021</b>		
1. Participant No. (assigned by HUD) MC-21-DC37020	2. Name of the Participating Jurisdiction GASTONIA-GASTON CONSORTIUM		3. Name of Contact (person completing this report) QUENTIN T. MCPHATTER		
5. Street Address of the Participating Jurisdiction 160 S. YORK ST			4. Contact's Phone Number (include area code) 704-866-6013		
6. City GASTONIA	7. State NC	8. Zip Code 28053-1748			

<b>Part II Fiscal Year Summary</b>		
1. Excess match from prior Federal fiscal year	\$ 8,102,734	
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$ 1,812,189.81	
3. Total match available for current Federal fiscal year (line 1 + line 2)		\$ 10,014,923.81
4. Match liability for current Federal fiscal year		\$ 8,492
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)		\$ 10,006,431.81

<b>Part III Match Contribution for the Federal Fiscal Year</b>								
1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
2818	08/27/2021	1,858,361.14					2,833,039.99	4,780,421.13
2824	12/21/2021		36,972.82					36,972.82
2848	06/15/2022		22,835.85					22,835.85