



HOUSING & NEIGHBORHOODS DIVISION  
150 S. York Street  
Gastonia, NC 28052  
(704) 866-6752

# City of Gastonia/Gastonia Consortium ANNUAL ACTION PLAN DRAFT

July 1, 2022 – June 30, 2023

YEAR 3

Public Comment Period  
March 25, 2022 – April 25, 2022

CITY OF GASTONIA  
FY2022-23 ANNUAL ACTION PLAN  
Notice of Public Hearing  
Notice of Public Comment Period

**SUMMARY**

The City of Gastonia is developing its Annual Action Plan (AP) for Fiscal Year (FY) 2022-23 which begins July 1, 2022 and ends June 30, 2023. The Annual Action Plan determines the use of federal funds received from the U.S. Department of Housing and Urban Development. Funds include the Community Development Block Grant Entitlement Funds (CDBG) and HOME Investment Partnership Entitlement Funds (HOME). The proposed funding will address the economic, physical, social, and human development needs of low- to moderate-income residents of Gastonia, the HOME Consortium Area and the Gaston/Lincoln/Cleveland County Continuum of Care.

**PUBLIC HEARING(S):** A public hearing will be conducted on:

DATE/TIME	<b>Monday, March 28, 2022 – 4:00 PM</b>
LOCATION	<b>Zoom Video Conference</b> <a href="https://us02web.zoom.us/j/86974130021?pwd=ZitjeE9CamVOTjV1OXBTR0VYTEU2QT09">https://us02web.zoom.us/j/86974130021?pwd=ZitjeE9CamVOTjV1OXBTR0VYTEU2QT09</a>
MEETING ID	869 7413 0021
PASSCODE	759910
JOIN BY TELEPHONE	1(312) 626-6799 or 1 (646) 558-8656

All Neighborhood/Community Organizations, Non-profit Organizations, Public and Private Housing Providers, and Citizens of Gastonia and Gaston County are invited to attend and voice concerns on the needs of the area. Persons with disabilities or who otherwise need assistance should contact Vincent C. Wong, (704) 866-6756 in advance of the public hearing.

**COMMENT PERIOD:** Under HUD regulations, the FY2022-23 Annual Action requires a 30-day comment period to receive citizen input on the proposed plan. The comment period is **Friday, March 25, 2022 through Monday, April 25, 2022.**

**WRITTEN COMMENTS:** The City of Gastonia will receive written comments until **5:00 p.m., Friday, April 25, 2022.** Written comments regarding the City’s proposed plan may be submitted as follows:

City of Gastonia  
Danette Dye, Director of Housing and Neighborhoods  
PO Box 1748

Gastonia, NC 28053-1748  
[Danetted@cityofgastonia.com](mailto:Danetted@cityofgastonia.com)

**AVAILABILITY OF REVIEW MATERIALS:** Copies of the draft FY2022-23 Annual Action Plan will be available for public review beginning **Friday, March 25, 2022**. The document is accessible on the City's website at [www.cityofgastonia.com](http://www.cityofgastonia.com) or may be obtained by email request.

At the close of the public comment period on **Monday, April 25, 2022, at 5:00 pm**, the City of Gastonia will move forward with formal approval of the application and submission to HUD.

1C- March 25, 2022  
City of Gastonia  
PO Box 1748  
Gastonia, NC 28053-1748

## Executive Summary

### ES-05 Executive Summary - 91.200(c), 91.220(b)

#### 1. Introduction

The City of Gastonia and Gastonia Consortium carries out Federal programs administered by the United States Department of Housing and Urban Development (HUD) The City of Gastonia is the lead agency in the jurisdiction. The emphasis of the local program is to address the housing needs of the low to moderate income households and those with special needs.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

### Budget Allocations

Projected budget allocations to be received from the U.S. Department of Housing and Urban Development (HUD).

Community Development Block Grant (CDBG) Program	\$654,391
Home Investment Partnership (HOME) Program	\$786,526
HOME Investment Partnership (HOME) Program- Program Income	\$ 19,400

Projects are defined based on need, demand and community input

#	Project Name
1	PROJECT CDBG - General Admin
2	PROJECT CDBG - Project Delivery
3	PROJECT CDBG - Fair Housing
4	PROJECT CDBG - Property Disposition / Maintenance
5	PROJECT CDBG - Non Profit
6	PROJECT HOME - HOME General Admin
7	PROJECT CDBG - Continuum of Care
8	PROJECT HOME - Tenant Based Rental Assistance
9	PROJECT CDBG - Hope 4 Gaston
10	PROJECT CDBG - NC HMIS
11	PROJECT HOME - New Construction
12	PROJECT HOME - CHDO Set-aside
13	PROJECT HOME - Direct Homeowner Assistance
14	PROJECT CDBG - Housing Rehabilitation
15	PROJECT HOME – Public Infrastructure
16	PROJECT HOME – CHDO Operating Costs

Table 1 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved need

Projects are defined based on need, demand and community input

1	Project Name	PROJECT CDBG - General Admin
	Target Area	Central Gastonia
	Goals Supported	Maintaining Standards
	Needs Addressed	Rehabilitation Tenant Assistance Homeless Assistance New Housing
	Funding	CDBG: \$130,878 or 20%
	Description	Funds allocated for salaries, fringe benefits and general expenses.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	400
	Location Description	County-wide
	Planned Activities	
2	Project Name	PROJECT CDBG - Project Delivery
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing
	Needs Addressed	Rehabilitation Tenant Assistance Homeless Assistance New Housing
	Funding	CDBG: \$26,564 or 4.06%
	Description	Funds allocated for salaries, fringe benefits & general expenses in the execution of the rehab/new construction, affordable housing programs.
	Target Date	06/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	400
	Location Description	County-wide

	Planned Activities	
3	Project Name	PROJECT CDBG - Fair Housing
	Target Area	Central Gastonia
	Goals Supported	Fair housing assistance
	Needs Addressed	Tenant Assistance New Housing
	Funding	CDBG: \$11,474 or 1.753%
	Description	Funds allocated for general expenses for fair housing admin, fair housing activities, fair housing hot line & minority recruitment of contractors.
	Target Date	06/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	400
	Location Description	County-wide
Planned Activities		
4	Project Name	PROJECT CDBG - Property Disposition / Maintenance
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing Maintaining Standards
	Needs Addressed	Rehabilitation New Housing
	Funding	CDBG: \$6,751 or 1.031%
	Description	Weed cutting, maintenance & repairs, utilities & gas service for properties owned by H&N currently or newly acquired.
	Target Date	06/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	2
	Planned Activities	

	Location Description	County-wide
	Planned Activities	
5	Project Name	PROJECT CDBG - Non Profit
	Target Area	Central Gastonia
	Goals Supported	Homeless assistance
	Needs Addressed	Homeless Assistance
	Funding	CDBG: \$2,000 or .3056%
	Description	Designed to assist CoC and other service providers serving low/mod income limited clientele
	Target Date	06/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	242
	Location Description	county-wide
	Planned Activities	
6	Project Name	PROJECT HOME - HOME General Admin
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing Homeless assistance Fair Housing assistance Maintaining Standards
	Needs Addressed	Tenant Assistance New Housing
	Funding	HOME: \$61,925 or 7.68%
	Description	Funds to supplement salaries & general expenses for the administration of the HOME Program
	Target Date	06/30/2022
	Estimate the number and type	400



	of families that will benefit from the proposed activities	
	Location Description	county-wide
	Planned Activities	
7	Project Name	PROJECT CDBG - Continuum of Care
	Target Area	Central Gastonia
	Goals Supported	Homeless assistance
	Needs Addressed	Homeless Assistance
	Funding	CDBG: \$65,000 or 9.93%
	Description	Funds allocated to provide technical assistance & build capacity for the homeless strategy
	Target Date	06/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	242
	Location Description	county-wide
	Planned Activities	
8	Project Name	PROJECT HOME - Tenant Based Rental Assistance
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing
	Needs Addressed	Tenant Assistance
	Funding	HOME: \$70,022 or 8.69%
	Description	Program to help individual households acquire permanent housing.
	Target Date	06/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	60

	Location Description	county-wide
	Planned Activities	
9	Project Name	PROJECT CDBG - Hope 4 Gaston
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing Homeless assistance
	Needs Addressed	Homeless Assistance
	Funding	CDBG: \$500 or .08%
	Description	Funds allocated to provide minor home repair to homeowners living in documented low/mod income areas
	Target Date	06/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	400
	Location Description	county-wide
	Planned Activities	
10	Project Name	PROJECT CDBG - NC HMIS
	Target Area	Central Gastonia
	Goals Supported	Homeless assistance
	Needs Addressed	Homeless Assistance
	Funding	CDBG: \$16,822 or 2.57%
	Description	License fee for CoC to participate with the NC HMIS system as required by HUD
	Target Date	06/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	242

	Location Description	county-wide
	Planned Activities	
11	Project Name	PROJECT HOME - New Construction
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing
	Needs Addressed	New Housing
	Funding	HOME: \$360,000 or 44.67%
	Description	New construction of affordable housing unit
	Target Date	06/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	2
	Location Description	county-wide
	Planned Activities	
12	Project Name	PROJECT HOME - CHDO Set-aside
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing
	Needs Addressed	Rehabilitation
	Funding	HOME: \$117,979 or 15%
	Description	Funds will be used to develop affordable housing for low/mod income families and individuals with emphasis on special needs populations
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	2
	Location Description	county-wide

	Planned Activities	
13	Project Name	PROJECT HOME - Direct Homeowner Assistance
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing
	Needs Addressed	Rehabilitation New Housing
	Funding	HOME: \$ 160,000 or 19.85%
	Description	This program provides down payment & closing cost assistance to approximately 50 qualified low/mod income homebuyers
	Target Date	06/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	60
	Location Description	county-wide
Planned Activities		
14	Project Name	PROJECT CDBG - Housing Rehabilitation
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing
	Needs Addressed	Rehabilitation
	Funding	CDBG: \$179,000 or 27.35%
	Description	Program designed to assist low to moderate income families address health & safety issues
	Target Date	06/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	8
	Location Description	county-wide

	Planned Activities	
15	Project Name	PROJECT CDBG – Public Infrastructure
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing
	Needs Addressed	Public Facilities and Improvements
	Funding	CDBG: \$215,398 or 32.92%
	Description	Program designed to assist low to moderate income families address health & safety issues
	Target Date	06/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-wide
Planned Activities	Promote safe decent affordable housing	
16	Project Name	PROJECT HOME- CHDO Capacity
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing
	Needs Addressed	Rehabilitation
	Funding	HOME: \$36,000 or 4.47%
	Description	Funds will be used to develop affordable housing for low/mod income families and individuals with emphasis on special needs populations
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Central Gastonia
	Location Description	Promote safe decent affordable housing

	Planned Activities	Rehabilitation
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*Note: Changes in the total allocation amount will be reflected in each category by increasing the current dollar value by the same percentage.*

Anticipated Program Income:

- Home Investment Partnership Program: \$19,400
- Community Development Block Grant: \$ 0