



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  
June 2 – July 2, 2022

CITY OF GASTONIA  
FY2021-22 ANNUAL ACTION PLAN AMENDMENT  
Notice of Public Hearing  
Notice of Public Comment Period

**SUMMARY**

On July 5, 2022, the U.S. Department of Housing and Urban Development (HUD) announced increased allocations to the FY2021 Community Development Block Grant (CDBG) Program. In accordance with the Citizen Participation Plan, the City of Gastonia provides the opportunity for citizens to comment on the proposed changes.

PLAN ACCESS

A revised copy of the FY 2022-23 Annual Action Plan may be obtained by the following methods:

1. Accessible on the City of Gastonia website at <https://cityofgastonia.com>,
2. by visiting the City of Gastonia, Garland Municipal Business Center, 150 S. York Street, Gastonia, NC 28052 or
3. by email request [danetted@cityofgastonia.com](mailto:danetted@cityofgastonia.com) or telephone request (704) 866-6758.

PUBLIC COMMENT PERIOD AND PUBLIC HEARING

**Due to technical issues, an additional public comment period is scheduled for June 2 – July 2, 2022, and an additional public hearing will be held on Tuesday, June 13, 2022 at 4:30 pm via Zoom.**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/84336113175?pwd=Qyt3Vk83UkM4anVTeFBzUm9PYUJ5Zz09>

Meeting ID: 843 3611 3175

Passcode: 492355

**One tap mobile**

**1(312) 626-6799, Meeting ID: 84336113175#, Passcode: 492355# US (Chicago)**

**1(646) 558-8656, Meeting ID: 84336113175#, Passcode: 492355# US (New York)**

At the close of the comment period, the City of Gastonia will move forward with application submission to HUD.

*Este information esta disponible en espanol o en cualquier otro idioma bajo peticion. Por favor, pongase en contacto con Danette Dye al 704-866-6758 o en 150 South York Street, Gastonia, NC de alojamiento para esta solicitud.*

1C-June 2, 2022-rev

## 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).

Home Investment Partnership (HOME) Program	\$832,216
HOME Investment Partnership (HOME) Program- Program Income	\$ 19,400
Community Development Block Grant (CDBG) Program	\$630,284
Community Development Block Grant (CDBG) Program-Program Income	\$ 16,680

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

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	<b>Project Name</b>	PROJECT CDBG - General Admin
	<b>Target Area</b>	Central Gastonia
	<b>Goals Supported</b>	Maintaining Standards
	<b>Needs Addressed</b>	Rehabilitation Tenant Assistance Homeless Assistance New Housing
	<b>Funding</b>	CDBG: \$128,745 or 19.9%
	<b>Description</b>	Funds allocated for salaries, fringe benefits and general expenses.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	400
	<b>Location Description</b>	County-wide
	<b>Planned Activities</b>	
2	<b>Project Name</b>	PROJECT CDBG - Project Delivery
	<b>Target Area</b>	Central Gastonia
	<b>Goals Supported</b>	Promote safe decent affordable housing
	<b>Needs Addressed</b>	Rehabilitation Tenant Assistance Homeless Assistance New Housing
	<b>Funding</b>	CDBG: \$46,070 or 7.12%
	<b>Description</b>	Funds allocated for salaries, fringe benefits & general expenses in the execution of the rehab/new construction, affordable housing programs.
	<b>Target Date</b>	06/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	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: \$11,474.00 or 1.77%
	Description	Funds allocated for general expenses for fair housing admin, fair housing activities, fair housing hot line & minority recruitment of contractors.
	Target Date	06/30/2023
	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: \$9,575.00 or 1.48%
	Description	Weed cutting, maintenance & repairs, utilities & gas service for properties owned by H&N currently or newly acquired.
	Target Date	06/30/2023
	Estimate the number and type of families	2

	that will benefit from the proposed 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: \$2,000.00 or .31%
	Description	Designed to assist CoC and other service providers serving low/mod income limited clientele
	Target Date	06/30/2023
	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: \$76,645.44 or 9.00%

	<b>Description</b>	Funds to supplement salaries & general expenses for the administration of the HOME Program
	<b>Target Date</b>	06/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	400
	<b>Location Description</b>	county-wide
	<b>Planned Activities</b>	
7	<b>Project Name</b>	PROJECT CDBG - Continuum of Care
	<b>Target Area</b>	Central Gastonia
	<b>Goals Supported</b>	Homeless assistance
	<b>Needs Addressed</b>	Homeless Assistance
	<b>Funding</b>	CDBG: \$65,000 or 10.05%
	<b>Description</b>	Funds allocated to provide technical assistance & build capacity for the homeless strategy
	<b>Target Date</b>	06/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	242
	<b>Location Description</b>	county-wide
	<b>Planned Activities</b>	
8	<b>Project Name</b>	PROJECT HOME - Tenant Based Rental Assistance
	<b>Target Area</b>	Central Gastonia
	<b>Goals Supported</b>	Promote safe decent affordable housing



	<b>Needs Addressed</b>	Tenant Assistance
	<b>Funding</b>	HOME: \$73,280 or 8.60%
	<b>Description</b>	Program to help individual households acquire permanent housing.
	<b>Target Date</b>	06/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	60
	<b>Location Description</b>	county-wide
	<b>Planned Activities</b>	
9	<b>Project Name</b>	PROJECT CDBG - Hope 4 Gaston
	<b>Target Area</b>	Central Gastonia
	<b>Goals Supported</b>	Promote safe decent affordable housing Homeless assistance
	<b>Needs Addressed</b>	Homeless Assistance
	<b>Funding</b>	CDBG: \$100.00 or .02%
	<b>Description</b>	Funds allocated to provide minor home repair to homeowners living in documented low/mod income areas
	<b>Target Date</b>	06/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	400
	<b>Location Description</b>	county-wide
	<b>Planned Activities</b>	

10	<b>Project Name</b>	PROJECT CDBG - NC HMIS
	<b>Target Area</b>	Central Gastonia
	<b>Goals Supported</b>	Homeless assistance
	<b>Needs Addressed</b>	Homeless Assistance
	<b>Funding</b>	CDBG: \$10,000.00 or 1.55%
	<b>Description</b>	License fee for CoC to participate with the NC HMIS system as required by HUD
	<b>Target Date</b>	06/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	242
	<b>Location Description</b>	county-wide
<b>Planned Activities</b>		
11	<b>Project Name</b>	PROJECT HOME - New Construction
	<b>Target Area</b>	Central Gastonia
	<b>Goals Supported</b>	Promote safe decent affordable housing
	<b>Needs Addressed</b>	New Housing
	<b>Funding</b>	HOME: \$345,000.00 or 40.51%
	<b>Description</b>	New construction of affordable housing unit
	<b>Target Date</b>	06/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3
	<b>Location Description</b>	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: \$124,832.40 15 % of the Entitlement allocation only or 14.64 % of total budget/(15% of allocation)
	Description	Funds will be used to develop affordable housing for low/mod income families and individuals with emphasis on special needs populations
	Target Date	6/30/2023
	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: \$194,858.16 or 22.88%
	Description	This program provides down payment & closing cost assistance to approximately 50 qualified low/mod income homebuyers
	Target Date	06/30/2023
	Estimate the number and type of families that will benefit from the	60

	proposed activities	
	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: \$125,000.00 or 19.32%
	Description	Program designed to assist low to moderate income families address health & safety issues
	Target Date	06/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	10
	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: \$249,000.00 or 38.49%
	Description	Program designed to assist low to moderate income families address health & safety issues
	Target Date	06/30/2023
	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

*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  
*Projected to be used to fund additional Direct Homeownership Assistance category*
- Community Development Block Grant: \$ 16,680  
*Projected to be used to fund additional Public facilities and improvements category*