

Project Summary



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

City of Gastonia/Gastonia Consortium
ANNUAL ACTION PLAN DRAFT
July 1, 2019 – June 30, 2020
YEAR 5

COMMENT PERIOD

Monday, March 11, 2019
through
Thursday, April 11, 2019

PUBLIC HEARING

Monday, April 1, 2019 – 6:00 PM
City of Gastonia
Garland Municipal Business Center
150 S. York Street, Gastonia, NC 28052
First Floor - Room 131

Gastonia Housing Authority

POSTING DATES: March 11, 2019 – April 11, 2019

Project Summary

CITY OF GASTONIA

2019-2020 ANNUAL ACTION PLAN

Combined Notice of Public Hearing and Public Comment Period

SUMMARY

The City of Gastonia is developing its fiscal year (FY) 2019-2020 Annual Action Plan (AP) which begins July 1, 2019 and ends June 30, 2020. The Annual Action Plan determines the use of federal funds received from the U.S. Department of Housing and Urban Development through the Community Development Block Grant (CDBG) and HOME Investment Partnership Funds (HOME). 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.

NOTICE OF PUBLIC HEARING(S)

A public hearing will be conducted on:

- **Monday, April 1, 2019, at 6:00 p.m.** at the Garland Municipal Business Center, 150 S. York Street, Room 131, Gastonia, NC 28052

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.

30-DAY PUBLIC COMMENT PERIOD

HUD regulations require a 30-day comment period to receive citizen input. The comment period for the Annual Action Plan is

Monday, March 11, 2019 – Thursday, April 11, 2019.

WRITTEN COMMENTS

The City of Gastonia will accept written comments until **5:00 p.m., Thursday, April 11, 2019**. Comments may be submitted as follows:

HAND DELIVERY

City of Gastonia
Attn: Vincent C. Wong,
Director of Community Development and Innovation
City of Gastonia
150 S. York Street
Garland Municipal Business Ctr. 2nd floor
Gastonia, NC 28052

MAIL

City of Gastonia
Attn: Vincent C. Wong,
Director of Community Services
City of Gastonia
PO Box 1748
Gastonia, NC 28053-1748

EMAIL

danetted@cityofgastonia.com

All mailed comments must be received in the Housing and Neighborhoods Division office by **5:00 PM on Thursday, April 11, 2019**.

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AVAILABILITY OF REVIEW MATERIALS

Copies of the draft Annual Action Plan will be available for public review beginning **Monday, March 11, 2019**. The documents are also accessible on the City's website at www.cityofgastonia.com or may be viewed at the following locations:

T Jeffers Center Whitener Street Gastonia, NC 28052	Phillips Center 2031 Echo Lane Gastonia, NC 28052	Erwin Center 913 N. Pryor Street Gastonia, NC 28052	Bradley Center N. Modena Street Gastonia, NC 28054
City of Gastonia Housing and Neighborhoods Division Garland Municipal Business Center 150 S. York Street, 2 nd floor Gastonia, NC 28052		Gastonia Housing Authority 340 W. Long Avenue Gastonia, NC 28052	Gaston County Public Library 1555 E. Garrison Blvd. Gastonia, NC 28054

At the close of the public comment period on **Thursday, April 11, 2019, at 5:00 pm**, the City of Gastonia will move forward with formal approval of the applications and submission to HUD.

Este informacion esta disponible en espanol o en cualquier otro idioma bajo peticion. Por favor, pongase en contacto con Vincent C. Wong al 704-866-6756 o en 150 South York Street, Gastonia, NC de alogamiento para esta solicitud.

1C – February 28, 2019
March 14, 2019

Project Summary

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.

Project Summary

AP-35 Projects - 91.420, 91.220(d)

Introduction

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 HOME -CHDO Operating
6	PROJECT CDBG - Non Profit
7	PROJECT HOME - HOME General Admin
8	PROJECT CDBG - Continuum of Care
9	PROJECT HOME - Tenant Based Rental Assistance
10	PROJECT CDBG - Hope 4 Gaston
11	PROJECT CDBG – Public Facilities/Public Improvements
12	PROJECT CDBG - NC HMIS
13	PROJECT HOME - New Construction
14	PROJECT HOME - CHDO Setaside
15	PROJECT HOME - Direct Homeowner Assistance
16	PROJECT CDBG - Housing Rehab
17	PROJECT CDBG- Acquisition
18	PROJECT CDBG –Clearance, Demolition

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:

Note: The following budget is an *estimate* of projected funds based upon current funding levels, and is subject to change. Percentages are derived from the specific funding source: (1) Community Development Block Grant (CDBG) or HOME Investment Partnership Program (HOME). The final allocation of funds will be provided by the U.S. Department of Housing and Urban Development (HUD). In the event of any budget changes, the final allocation will correlate to the current budget percentages.

Project Summary

2019-2020 PROGRAM FUNDING

CDBG FUNDING	AMOUNT
CDBG Allocation FY 2019-20	\$ 751,211.00
CDBG Program Income (PI)	\$ 13,500.00
TOTAL CDBG BUDGET	\$ 764,711.00

HOME FUNDING	AMOUNT
HOME Allocation FY 2019-20	\$ 838,740.00
Program Income (PI)	\$ 330,000.00
TOTAL HOME BUDGET	\$1,168,740.00

TOTAL HUD BUDGET	\$1,933,451.00
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FUNDING SOURCE: U.S. Department of Housing and Urban Development

Project Summary

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: \$144,248	18.86%
	Description	Funds allocated for salaries, fringe benefits and general expenses.	
	Target Date	6/30/2020	
	Estimate the number and type of families that will benefit from the proposed activities	400	
	Location Description	Corporate limits of Gastonia	
	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: \$45,489	5.95%
Description		Funds allocated for salaries, fringe benefits & general expenses in the execution of the rehab/new construction, affordable housing programs.	
Target Date		06/30/2020	
Estimate the number and type of families that will benefit from the proposed activities		400	
Location Description		Corporate limits of Gastonia	
3		Project Name	PROJECT CDBG - Fair Housing
	Target Area	Central Gastonia	
	Goals Supported	Fair housing assistance	
	Needs Addressed	Tenant Assistance New Housing	
	Funding	CDBG: \$10,396	1.36%

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	Description	Funds allocated for general expenses for fair housing admin, fair housing activities, fair housing hot line & minority recruitment of contractors.	
	Target Date	06/30/2020	
	Estimate the number and type of families that will benefit from the proposed activities	400	
	Location Description	Corporate limits of Gastonia	
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	2.62%	2.62%
	Description	Weed cutting, maintenance & repairs, utilities & gas service for properties owned by H&N currently or newly acquired.	
	Target Date	06/30/2020	
	Estimate the number and type of families that will benefit from the proposed activities	6	
	Location Description	Corporate limits of Gastonia	
5	Project Name	PROJECT HOME - CHDO Operating	
	Target Area	Central Gastonia	
	Goals Supported	Promote safe decent affordable housing Homeless assistance	
	Needs Addressed	Tenant Assistance Homeless Assistance	
	Funding	HOME: \$29,122	2.49%
	Description	Designated CHDO for and operating expense	
	Target Date	06/30/2020	
	Estimate the number and type of families that will benefit from the proposed activities	65	

Project Summary

	Location Description	County-wide	
6	Project Name	PROJECT CDBG - Non Profit	
	Target Area	Central Gastonia	
	Goals Supported	Homeless assistance	
	Needs Addressed	Homeless Assistance	
	Funding	CDBG: \$3,000	.039%
	Description	Designed to assist CoC and other service providers serving low/mod income limited clientele	
	Target Date	06/30/2020	
	Estimate the number and type of families that will benefit from the proposed activities	400	
	Location Description	Corporate limits of Gastonia	
7	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: \$69,015	5.91%
	Description	Funds to supplement salaries & general expenses for the administration of the HOME Program	
	Target Date	06/30/2020	
	Estimate the number and type of families that will benefit from the proposed activities	7,500	
	Location Description	county-wide	
8	Project Name	PROJECT CDBG - Continuum of Care	
	Target Area	Central Gastonia	
	Goals Supported	Homeless assistance	

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	Needs Addressed	Homeless Assistance	
	Funding	CDBG: \$75,000	9.81%
	Description	Funds allocated to provide technical assistance & build capacity for the homeless strategy	
	Target Date	06/30/2020	
	Estimate the number and type of families that will benefit from the proposed activities	242	
	Location Description	Corporate limits of Gastonia	
9	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: \$40,000	3.42%
	Description	Program to help individual households acquire permanent housing.	
	Target Date	06/30/2020	
	Estimate the number and type of families that will benefit from the proposed activities	60	
	Location Description	county-wide	
10	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: \$2,000	.26%
	Description	Funds allocated to provide minor home repair to homeowners living in documented low/mod income areas	
	Target Date	06/30/2020	
	Estimate the number and type of families that will benefit from the proposed activities	400	
	Location Description	Corporate limits of Gastonia	

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11	Project Name	PROJECT CDBG – Public Facilities/Public Improvements	
	Target Area	Central Gastonia	
	Goals Supported	Public Facilities/Public Improvements	
	Needs Addressed	Public Facilities/Public Improvements	
	Funding	CDBG: \$224,578	29.37%
	Description	Improvements to publicly owned facilities open to the general public.	
	Target Date	06/30/2020	
	Estimate the number and type of families that will benefit from the proposed activities	7,500	
	Location Description	corporate limits of Gastonia	
12	Project Name	PROJECT CDBG - NC HMIS	
	Target Area	Central Gastonia	
	Goals Supported	Homeless assistance	
	Needs Addressed	Homeless Assistance	
	Funding	CDBG: \$20,000	2.62%
	Description	License fee for CoC to participate with the NC HMIS system as required by HUD	
	Target Date	06/30/2020	
	Estimate the number and type of families that will benefit from the proposed activities	242	
	Location Description	county-wide	
13	Project Name	PROJECT HOME - New Construction	
	Target Area	Central Gastonia	
	Goals Supported	Promote safe decent affordable housing	
	Needs Addressed	New Housing	
	Funding	HOME: \$ 504,792	43.19%
	Description	New construction of affordable housing unit	
	Target Date	06/30/2020	
	Estimate the number and type of families that will benefit from the proposed activities	4	

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	Location Description	county-wide	
14	Project Name	PROJECT HOME - CHDO Setaside	
	Target Area	Central Gastonia	
	Goals Supported	Promote safe decent affordable housing	
	Needs Addressed	Rehabilitation	
	Funding <i>(Note: The amount listed is 15% of HUD funded allocation)</i>	HOME: \$125,811	10.76%
	Description	Funds will be used to develop affordable housing for low/mod income families and individuals with emphasis on special needs populations	
	Target Date	6/30/2020	
	Estimate the number and type of families that will benefit from the proposed activities	6	
	Location Description	county-wide	
15	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: \$400,000	34.22%
	Description	This program provides down payment & closing cost assistance to approximately 50 qualified low/mod income homebuyers	
	Target Date	06/30/2020	
	Estimate the number and type of families that will benefit from the proposed activities	65	
	Location Description	county-wide	
16	Project Name	PROJECT CDBG - Housing Rehab	
	Target Area	Central Gastonia	
	Goals Supported	Promote safe decent affordable housing	
	Needs Addressed	Rehabilitation	
	Funding	CDBG: \$200,000	26.15%

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	Description	Program designed to assist low to moderate income families address health & safety issues	
	Target Date	06/30/2020	
	Estimate the number and type of families that will benefit from the proposed activities	12	
	Location Description	Corporate limits of Gastonia	
17	Project Name	PROJECT CDBG - Acquisition	
	Target Area	Central Gastonia	
	Goals Supported	Promote safe decent affordable housing	
	Needs Addressed	Acquisition	
	Funding	CDBG: \$10,000	1.31%
	Description	<i>Acquire either residential or commercial property that work toward a community goal or benefit of low- to moderate income residents.</i>	
	Target Date	06/30/2020	
	Estimate the number and type of families that will benefit from the proposed activities	65	
	Location Description	Corporate limits of Gastonia	
18	Project Name	PROJECT CDBG – Clearance, Demolition	
	Target Area	Central Gastonia	
	Goals Supported	Promote safe decent affordable housing	
	Needs Addressed	Demolition and Clearance	
	Funding	CDBG: \$10,000	1.31%
	Description	<i>Demolish and clear residential and/or commercial structures that pose a threat to the health and safety.</i>	
	Target Date	06/30/2020	
	Estimate the number and type of families that will benefit from the proposed activities	649	
	Location Description	Corporate limits of Gastonia	