



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
Greensboro Field Office  
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January 2, 2026

Michael C. Peoples  
City Manager  
P O Box 1748  
Gastonia, NC 28053-1748

Subject: Annual Community Assessment  
Program Year 2024

Dear Mr. Peoples:

As a recipient of grant funds provided by the U.S. Department of Housing and Urban Development (HUD), each jurisdiction that has an approved Consolidated Plan shall annually review and report to HUD on the progress it has made in carrying out its Consolidated Plan and Annual Action Plan. The performance report is submitted to HUD's Office of Community Planning and Development (CPD) in the form of the Consolidated Annual Performance and Evaluation Report (CAPER). Furthermore, the Consolidated Plan regulations at 24 CFR § 91.525 require the Department to evaluate and report to the public on a community's overall progress in the management of its program funds, compliance with the Consolidated Plan, the accuracy of performance reports, and the extent to which progress has been achieved toward the statutory goals identified in Section 91.1.

This letter serves to acknowledge your Program Year 2024 CAPER submission and to apprise you of our assessment of the City of Gastonia's overall progress. HUD acknowledges the City of Gastonia's programmatic accomplishments during the program year. Based on our Office's review of your Program Year 2024 CAPER, we have concluded that the City of Gastonia has the capacity to carry out its CPD programs and has met its reporting requirements.

Thank you for your continued commitment to strengthen your community through CPD programs. Please submit any comments regarding the contents of this letter to this Office within 30 days of the date of this letter. If you have any questions concerning the progress summary or wish to request additional consultation regarding your performance, please contact Alisha Doulen, CPD Representative, at (336) 851-8042 or [Alisha.W.Doulen@hud.gov](mailto:Alisha.W.Doulen@hud.gov).

Sincerely,

Ashley Lowe  
Acting Director  
Office of Community Planning and  
Development

### **CPD Program Progress Summary**

This section summarizes City of Gastonia's program progress during the assessment period PY2024, with special focus on compliance with and progress towards expenditure requirements for CPD programs.

#### Summary of Programs Administered and 2024 Funding Amounts:

<b>Allocations</b>	<b>2024 Funding Amounts</b>	<b>Total Available 2024 Balance</b>	<b>Total Available Balance – All Years</b>
CDBG	\$561,053.00	\$289,681.12	\$1,179,431.00
HOME	\$708,500.75	\$637,735.03	\$4,253,881.03

<b>Allocations</b>	<b>Funding Amounts</b>	<b>Total Available Balance</b>	<b>Expenditure Deadline</b>
CDBG-CV	\$871,269.00	\$0.00	Fully Expended
HOME-ARP	\$2,850,611.00	\$2,850,611.00	9/30/2030



#### Summary of Program Deadlines and Baseline Requirements:

<b>Program</b>	<b>Requirement</b>	<b>Progress</b>
<b>CDBG</b>	Compliance with <i>last</i> September 30 <sup>th</sup> Treasury cancelling funds deadline (2018)	Last Deadline: 9/30/2025 Balance of undisbursed funds: \$0.00
	Progress towards <i>next</i> September 30 <sup>th</sup> Treasury cancelling funds deadline (2019)	Next Deadline: 9/30/2026 Balance of undisbursed funds: \$142,196.84
	70% Low/Mod Overall Benefit requirement for CDBG	Program Year(s) 2024 Low/Mod Benefit percentage: 100%
<b>HOME</b>	Compliance with <i>last</i> September 30 <sup>th</sup> Treasury cancelling funds deadline (2017)	Last Deadline: 9/30/2025 Balance of undisbursed funds: \$0.10
	Progress towards <i>next</i> September 30 <sup>th</sup> Treasury cancelling funds deadline (2018)	Next Deadline: 9/30/2026 Balance of undisbursed funds: \$0.00

### **Summary of Overdue or Pending at Risk IDIS Activities**

This section summarizes any pending at risk IDIS activities. Please work to ensure that these projects are completed in a timely manner.

## HOME Infrequent Draws for 12 months or more: 1

	Activity Name	Program Year/ Project ID	IDIS Activity ID	Grantee/PJ Activity ID	Date of Last Draw
► 1	New construction - 309 Norment Ave  	2022/12	<b>2858</b>	hg2858	Mar 16, 2024

## HOME Infrequent Draw status coming within 90 days: 1

	Activity Name	Program Year/ Project ID	IDIS Activity ID	Grantee/PJ Activity ID	Date of Last Draw
1	DPA - 5307 Weblee Ct (Moore)	2024/17	2929	hg2929	Mar 14, 2025