



HOUSING & COMMUNITY ENGAGEMENT DEPARTMENT
150 S. York Street
Gastonia, NC 28052
(704) 866-6756

City of Gastonia/Gastonia Consortium ANNUAL ACTION PLAN DRAFT

July 1, 2024 – June 30, 2025

YEAR 5

COMMENT PERIOD

Friday, March 29, 2024
through
Monday, April 29, 2024

PUBLIC HEARING

Monday, April 8, 2024 – 6:00 PM
City of Gastonia
Garland Municipal Business Center
150 S. York Street, Gastonia, NC
28052
Second Floor - Room 233

Garland Center

POSTING DATES: MARCH 29 – APRIL 29, 2024

ANNUAL ACTION PLAN DRAFT – PY2024 (FY2025)

CITY OF GASTONIA
2024-2025 ANNUAL ACTION PLAN
Combined Notice of Public Hearing and Public Comment Period

SUMMARY

The City of Gastonia is developing its fiscal year (FY) 2024-25 Annual Action Plan (AAP) which begins July 1, 2024 and ends June 30, 2025. 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 8, 2024, at 6:00 p.m.** at the Garland Municipal Business Center, 150 S. York Street, Room 233, 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 Danette Dye at (704) 866-6758 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 FY 2024/25 Annual Action Plan is **Friday, March 29, 2024 through Monday, April 29, 2024.**

WRITTEN COMMENTS

The City of Gastonia will accept written comments until **5:00 p.m., Monday, April 29, 2024.** Comments may be submitted as follows:

HAND DELIVERY

City of Gastonia
Attn: Danette Dye,
Director of Housing and Community Engagement
City of Gastonia
150 S. York Street
Garland Municipal Business Ctr. 2nd floor
Gastonia, NC 28052

MAIL

City of Gastonia
Attn: Danette Dye,
Director of Housing and Community Engagement
City of Gastonia
PO Box 1748
Gastonia, NC 28053-1748

EMAIL

Danette.Dye@GastoniaNC.Gov

All mailed comments must be received in the Housing and Community Engagement office by **5:00 PM on Monday, April 29, 2024.**

AVAILABILITY OF REVIEW MATERIALS

Copies of the draft FY2024/25 Annual Action Plan will be available for public review beginning **Friday, March 29, 2024**. The documents are also accessible on the City’s website at www.gastonianc.gov 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
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City of Gastonia Housing and Community Engagement Department 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
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At the close of the public comment period on **Friday, April 29, 2024, at 5:00 pm**, the City of Gastonia will move forward with formal approval of the applications and 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-March 18, 2024-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	\$745,444
HOME Investment Partnership (HOME) Program- Program Income	\$ 19,400
Community Development Block Grant (CDBG) Program	\$502,000
Community Development Block Grant (CDBG) Program-Program Income	\$ 9,150

Projects are defined based on need, demand and community input

#	Project Name
1	PROJECT CDBG – CDBG General Admin
2	PROJECT CDBG – Project Delivery
3	PROJECT CDBG – Fair Housing
4	PROJECT CDBG – Property Disposition / Maintenance
5	PROJECT CDBG – Continuum of Care
6	PROJECT CDBG – COC Non-Profit
7	PROJECT CDBG – Cold Weather Shelter
8	PROJECT CDBG – CBDO
9	PROJECT CDBG – Public Infrastructure
10	PROJECT CDBG – Housing Rehabilitation
11	PROJECT CDBG – CDBG Acquisition
12	PROJECT CDBG – Demolition & Clearance
13	PROJECT HOME – HOME General Admin
14	PROJECT HOME – CHDO Set-aside
15	PROJECT HOME – CHDO Operating
16	PROJECT HOME – New Construction
17	PROJECT HOME – Direct Homeowner Assistance
18	PROJECT HOME – Tenant Based Rental Asst. (TBRA)

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 – CDBG General Admin
	Target Area	Central Gastonia
	Goals Supported	Maintaining Standards
	Needs Addressed	Rehabilitation Tenant Assistance Homeless Assistance New Housing
	Funding	CDBG: \$100,250 or 19.61%
	Description	Funds allocated for salaries, fringe benefits and general expenses.
	Target Date	6/30/2025
	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: \$60,228 or 11.78%
	Description	Funds allocated for salaries, fringe benefits & general expenses in the execution of the rehab/new construction, affordable housing programs.
	Target Date	06/30/2025
	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: \$19,500 or 3.81%
	Description	Funds allocated for general expenses for fair housing admin, fair housing activities, fair housing hot line & minority recruitment of contractors.
	Target Date	06/30/2025
	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: \$13,700 or 2.68 %
	Description	Weed cutting, maintenance & repairs, utilities & gas service for properties owned by H&N currently or newly acquired.
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	2
	Location Description	City-wide
	Planned Activities	
5	Project Name	PROJECT CDBG - Continuum of Care
	Target Area	Central Gastonia
	Goals Supported	Homeless assistance
	Needs Addressed	Homeless Assistance
	Funding	CDBG: \$65,000 or 12.72%
	Description	Funds allocated to provide technical assistance & build capacity for the homeless strategy
	Target Date	06/30/2025

	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 CDBG – CoC Non-Profit
	Target Area	Central Gastonia
	Goals Supported	Homeless assistance
	Needs Addressed	Homeless Assistance
	Funding	CDBG: \$100.00 or 0.02%
	Description	Designed to assist CoC and other service providers serving low/mod income limited clientele
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	242
	Location Description	County-wide
	Planned Activities	
7	Project Name	PROJECT CDBG – Cold Weather Shelter
	Target Area	Central Gastonia
	Goals Supported	Homeless assistance
	Needs Addressed	Homeless Assistance
	Funding	CDBG: \$10,000 or 1.96%
	Description	Funds allocated to provide immediate shelter when temperatures are below freezing.
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	150
	Location Description	City-wide
	Planned Activities	
8	Project Name	PROJECT CDBG – Community Based Development Organization (CBDO)
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing

	Needs Addressed	Develop, Acquire or Preserve Affordable Housing
	Funding	CDBG: \$200 or .20%
	Description	Carry out activities that improve the physical, economic or social environment of a specific geographic area or neighborhood that address one or more critical problems.
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	4
	Location Description	City-wide
	Planned Activities	
9	Project Name	PROJECT CDBG – Public Infrastructure
	Target Area	Central Gastonia
	Goals Supported	Public improvements
	Needs Addressed	Public Facilities and Improvements and Neighborhood Revitalization
	Funding	CDBG: \$102,144 or 19.98%
	Description	Funds allocated for the provision or improvement of various public infrastructure/public facilities to provide the greatest community benefit in low – and moderate- income areas.
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-wide
	Planned Activities	Provision or improvement of public infrastructure and/or facilities
10	Project Name	PROJECT CDBG - Housing Rehabilitation
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing
	Needs Addressed	Rehabilitation
	Funding	CDBG: \$139,678 or 27.33%
	Description	Program designed to assist low to moderate income families address health & safety issues
	Target Date	06/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	6
	Location Description	City-wide
	Planned Activities	
11	Project Name	PROJECT CDBG – CDBG Property Acquisition
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing
	Needs Addressed	Develop, Acquire, or Preserve Affordable Housing
	Funding	CDBG: \$200 or 0.04%
	Description	Funds allocated to acquire affordable housing units for homeownership.
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	3
	Location Description	Various locations in Gastonia, TBD during program year.
	Planned Activities	
12	Project Name	PROJECT CDBG – Demolition and Clearance
	Target Area	Central Gastonia
	Goals Supported	Demolition and Clearance
	Needs Addressed	Public Improvements and Neighborhood Revitalization
	Funding	CDBG: \$150 or 0.03%
	Description	Funds allocated to clear, demolish, or remediate structures to prevent blight in low0 and moderate-income areas.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	2
	Location Description	Various locations in Gastonia, TBD during program year.
	Planned Activities	
13	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: \$76,350 or 9.98%
	Description	Funds to supplement salaries & general expenses for the administration of the HOME Program
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	400
	Location Description	county-wide
	Planned Activities	
14	Project Name	PROJECT HOME - CHDO Set-aside
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing
	Needs Addressed	Develop, Acquire, or Preserve Affordable Housing
	Funding	HOME: \$111,817 15 % of the Entitlement allocation only or 14.62 % 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	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	2
	Location Description	county-wide
	Planned Activities	
15	Project Name	PROJECT HOME - CHDO Operating
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing Homeless Assistance
	Needs Addressed	Develop, Acquire, or Preserve Affordable Housing

		Homeless Assistance
	Funding	HOME: \$1,000 or 0.13%
	Description	Designated CHDO for and operating expense
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	25
	Location Description	county-wide
	Planned Activities	
16	Project Name	PROJECT HOME - New Construction
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing
	Needs Addressed	New Housing
	Funding	HOME: \$400,000 or 52.30%
	Description	New construction of affordable housing unit
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	2
	Location Description	county-wide
	Planned Activities	
17	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: \$88,692 or 11.6%
	Description	This program provides down payment & closing cost assistance to qualified low/mod income homebuyers. Up to \$7,500.00 in assistance + soft costs.
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	5-8

	Location Description	county-wide
	Planned Activities	
18	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: \$86,985 or 11.37%
	Description	Program to help individual households acquire permanent housing.
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	5
	Location Description	county-wide
	Planned Activities	

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: \$ 9,150
Projected to be used to fund additional Public facilities and improvements category