

City of Gastonia

DRAFT
**FY2024 Consolidated Annual Performance and
Evaluation Report**
(CAPER)

June 1, 2024 through June 30, 2025

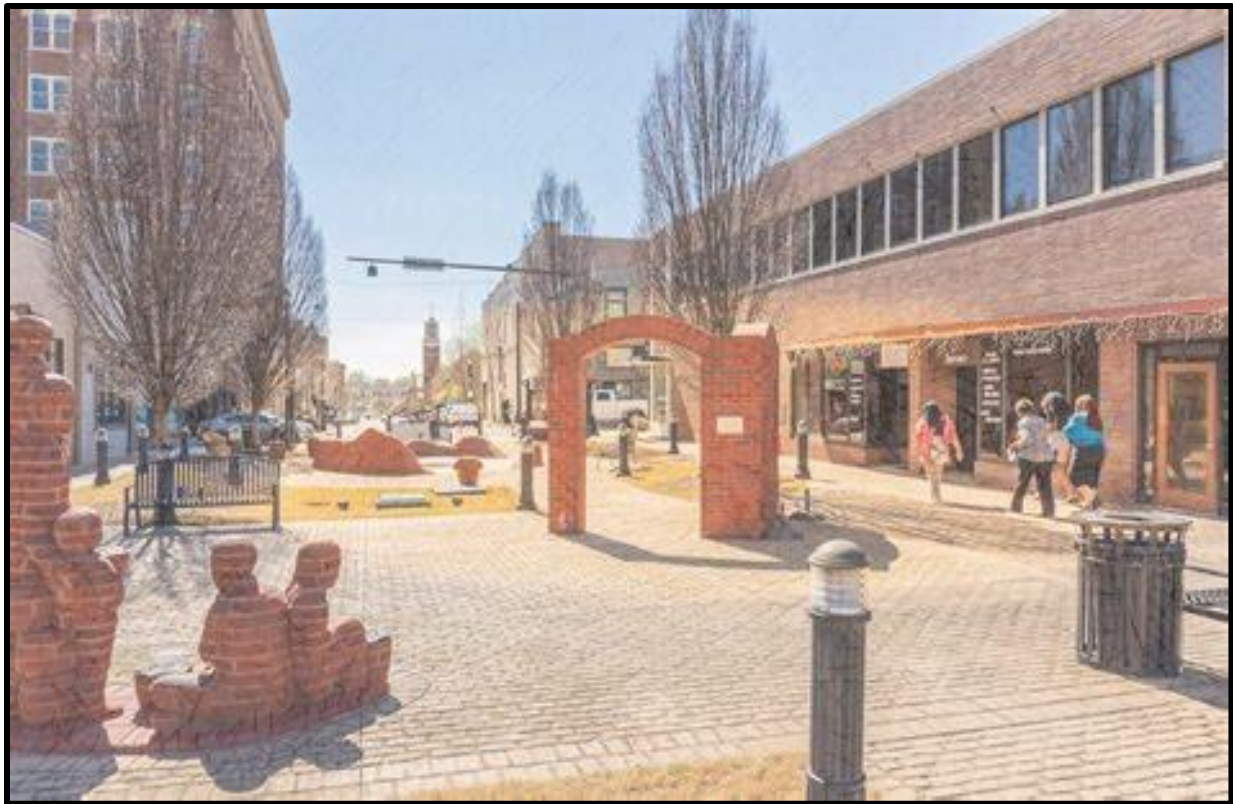


TABLE OF CONTENTS

Contents

CR-05 - Goals and Outcomes	3
CR-10 - Racial and Ethnic composition of families assisted	8
CR-15 - Resources and Investments 91.520(a)	10
CR-20 - Affordable Housing 91.520(b)	15
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)	17
CR-30 - Public Housing 91.220(h); 91.320(j)	19
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j).....	20
CR-40 - Monitoring 91.220 and 91.230.....	22
CR-45 - CDBG 91.520(c)	22
CR-50 - HOME 24 CFR 91.520(d).....	23
CR-58 – Section 3	26

Disclaimer: Federal program requirements specify that data for this report be collected through September 30, 2025. This draft report reflects dates through 07/31/2025, and the final report may vary slightly based upon activity through the end of the reporting period. All data may not be readily available at the time of the draft posting on 08/01/2025.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

During FY2024, Gastonia effectively completed initiatives that improved the overall housing and community components to improve sustainability and livability for residents.

Code Enforcement

Funding Source: Community Development Block Grant

Promote a safe, suitable living environment by engaging residents and supporting efforts to address health and safety violations that affect neighborhood well-being.

Fair Housing

Funding Source: Community Development Block Grant

Activities were completed as part of efforts to develop a Neighborhood Revitalization Strategy Area for the Marietta Street corridor. Efforts were used to discuss housing during the course of plan development.

Housing Rehabilitation

Funding Source: Community Development Block Grant

Completed one (1) substantial rehabilitation single-family housing unit.

Property Disposition

Funding Source: Community Development Block Grant

Funds were utilized to maintain and preserve properties, ensuring they meet standards for safety, sustainability, and long-term livability within the community.

Public Services

Funding Source: Community Development Block Grant

Public services are capped at 15% of the total CDBG allocation. Gastonia used 14.5% of its budget as noted:

- Continuum of Care. Gastonia continually supports the Gaston-Lincoln-Cleveland Continuum of Care and member agencies in efforts to address homelessness. Administrative support to carryout lead agency tasks of managing the Point-In Time Count, Governance and planning, COC and ESG Grant oversight and management and other related tasks.
- Non-Profit Reimbursement. Support to CoC member agencies allow agencies to cover

minimal supplies to support operations.

- Cold Weather Shelter Services.

Funding Source: Community Development Block Grant

First United Methodist Church collaborated with the City of Gastonia and partner agencies to operate a cold weather shelter during the winter season, offering temporary refuge for individuals experiencing homelessness. The shelter's operation was supported through coordinated assistance from law enforcement and janitorial services, helping ensure a safe, clean, and welcoming environment for guests in need.

- Public Facility Improvements

Funding Source: Community Development Block Grant

Three public facilities, Linwood Springs Park, T Jeffers Center and newly created Walker Reid Park received improvements through use of CDBG funds

Administration

Funding Source: Community Development Block Grant

Funding Source: HOME Investment Partnerships Program

Engaged in preparing and completing the five-year strategic plan, 2025-2029 Consolidated Plan. The plan works to develop a strategy to identify priorities to address housing and community needs.

Direct Homeownership Assistance

Funding Source: HOME Investment Partnerships Program

Provided Assistance to fifteen (15) individuals and families to acquire housing. As a HUD-approved housing counseling agency, Gastonia provides pre-purchase housing counseling through one-on-one individual counseling sessions and group homebuyer education courses. During the program year, there were 10 courses, educating and counseling over 116 persons.

New Construction

Funding Source: Home Investment Partnerships Program

Five (5) multi-family housing units were constructed and added to Gastonia's housing inventory. One single-family unit completed during FY2023 was converted from new construction to a rental unit.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Gastonia completed its fifth (5) year of the 2020-24 Strategic Plan. The objective is to be able to complete activities that are:

1. Beneficial to the populace we serve;

2. Ensure the safety of staff, citizens, contractors, and subrecipients; and
3. Provide services that are of the greatest need.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Demolition and Clearance	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	0	0.00%			
Fair Housing	Fair Housing	CDBG: \$ / HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1750	700	40.00%	400	0	0.00%
Homeless Assistance and Services	Homeless	CDBG: \$ / HOME: \$87,093	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1750	8060	460.57 %	0	2136	
Homeless Assistance and Services	Homeless	CDBG: \$ / HOME: \$87,093	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0		3	0	0.00%
Homeless Assistance and Services	Homeless	CDBG: \$ / HOME: \$87,093	Homeless Person Overnight Shelter	Persons Assisted	0	1363		0	1178	

Homeless Assistance and Services	Homeless	CDBG: \$ / HOME: \$87,093	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		175	0	0.00%
Homeless Assistance and Services	Homeless	CDBG: \$ / HOME: \$87,093	Homelessness Prevention	Persons Assisted	1000	0	0.00%	242	0	0.00%
Program Administration	Administration	CDBG: \$ / HOME: \$	Other	Other	1	0	0.00%	650	0	0.00%
Public Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25000	7470	29.88%	0	3638	
Public Services	Public Services	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Safe and Decent Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		2	0	0.00%
Safe and Decent Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	30	0	0.00%			

Safe and Decent Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	0	29		6	1	16.67%
Safe and Decent Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	27	54.00%	5	0	0.00%
Safe and Decent Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	275	2	0.73%	8	0	0.00%
Safe and Decent Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	250	9	3.60%	3	0	0.00%
Safe and Decent Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		175	0	0.00%
Safe and Decent Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homelessness Prevention	Persons Assisted	0	0		242	0	0.00%
Safe and Decent Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Buildings Demolished	Buildings	0	0		1	0	0.00%
Safe and Decent Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0		45	0	0.00%
Safe and Decent Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Other	Other	0	0		400	0	0.00%

Section 108 Loan Program	Non- Housing Communit y Developm ent	CDBG: \$	Other	Other	0	0				
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Through a continuation of the prior year’s plan and assessing current market conditions, the first identified priority and largest share of CDBG and HOME Funds are targeted toward affordable housing. With Affordable Housing having many varying factors to include market volatility, staff’s efforts were directed toward how to best assist the needs of citizens in the low- to moderate income range. With affordable housing continuing to be a crisis across the country, staff’s objective was to determine how to effectively use funds in a way that would have the greatest overall impact to the community.

The City of Gastonia has identified Public Facility Improvements as the second highest-ranking priority for federal assistance, closely followed by Program Administration and Homelessness Assistance and Services. These priorities reflect a strategic approach to enhancing public infrastructure and ensuring support systems are in place for vulnerable populations.

Within the Community Development Block Grant (CDBG) Program, the second largest share of funding is allocated to homeowner housing rehabilitation, aimed at preserving affordable housing and sustaining safe, livable communities.

To further expand affordable housing access, the HOME Investment Partnerships Program (HOME) directs a substantial portion of its funding toward:

- New construction of affordable homes, and
- Direct financial assistance to eligible homebuyers, enabling low- and moderate-income residents to secure stable housing.

These targeted investments advance the City’s long-term housing strategy by improving housing stock, supporting equitable development, and addressing critical community needs.

CR-10 - Racial and Ethnic composition of families assisted

**Describe the families assisted (including the racial and ethnic status of families assisted).
91.520(a)**

	CDBG	HOME
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White	2,085	8
Black or African American	1,466	27
Asian	2	4
American Indian or American Native	4	0
Native Hawaiian or Other Pacific Islander	3	0
Total	3,560	39
Hispanic	23	3
Not Hispanic	3,537	36

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

In FY 2024, both the HOME Investment Partnerships Program and the Community Development Block Grant (CDBG) Program served a diverse cross-section of the community. The two programs focused heavily on support for African American and White individuals, who together represent the largest population segments in Gastonia and Gaston County.

During Fiscal Year 2024, African Americans represented the largest demographic served through the HOME Investment Partnerships Program. Of the 39 individuals or households assisted:

- 27 were African American, accounting for 75% of the total,
- 8 were White, making up 20%.

In contrast, the Community Development Block Grant (CDBG) Program served a larger overall population, with demographics reflecting an inverted distribution:

- 2,085 White individuals (or 58.6%) were the largest group assisted,
- Followed by 1,466 African Americans, comprising 41.2% of those served.

These figures demonstrate how both programs are critical to advancing housing equity across diverse communities, while also highlighting strategic variations in outreach and impact based on program design.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	595,843	638,663
HOME	public - federal	788,072	249,182

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Central Gastonia	100		See below
Gastonia Consortium			See below

Table 4 – Identify the geographic distribution and location of investments

Narrative

For the Community Development Block Grant (CDBG) funds, the geographic distribution area is the corporate limits of Gastonia. Presently there are four (4) areas within the corporate limits of Gastonia and within Gaston County with large concentrations of racial/ethnic minorities and low-income families. The census tracts are listed as follows:

- 318.00
- 319.00
- 320.00
- 332.01

The largest concentration of African-Americans is within the Highland Community, specifically census tract 320.00. For the HOME Investment Partnership Program Funds, the geographic distribution area includes the corporate limits of Gastonia, Gaston County, and the corporate limits of Kings Mountain inclusive of the area within Cleveland County. Applicant homebuyers seeking housing assistance must reside in Gastonia, Belmont, Bessemer City, Cherryville, Cramerton, Dallas, Lowell, McAdenville, Mount Holly, Ranlo, Stanley, or in the unincorporated areas of Gaston County.

To support residents in these areas, below are some local organizations and housing authorities that align within Gastonia and Gaston County. Gaston Community Action offers housing assistance and community services across Gaston County. Crisis Assistance Ministry provides emergency financial aid and housing support in Gastonia. Gastonia Housing Authority provides Housing Choice Vouchers (HCV) and public housing. Gaston County Department of Health and Human Services offers a wide range of social and housing services countywide.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Leveraging Federal Funds

During the reporting period, the City of Gastonia experienced a reduced match contribution resulting from limited activity in the down payment assistance program. This downturn was primarily driven by continued challenges in the housing market, broader economic instability, and diminished financial readiness among prospective homebuyers. Gastonia expended \$ 465,118 in HOME funds which resulted in a match liability of \$116,279. Gastonia's documented match is \$99,974.73 however, due to prior year's excess match contributions and remaining activities to complete, Gastonia is expected to satisfy this requirement.

As a consequence, demand for homeownership assistance remained low, and the City was unable to leverage additional private, state, or local resources through related activities. The City remains committed to reassessing outreach strategies and monitoring market conditions to identify opportunities for match contributions in future program years.

NOTE: COMPLETE DATA IS PENDING

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$5,187,726
2. Match contributed during current Federal fiscal year	\$99,974
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$5,287,700
4. Match liability for current Federal fiscal year	\$116,279
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	

Table 5 – Fiscal Year Summary - HOME Match Report

NOTE: COMPLETE DATA IS PENDING

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

NOTE: INCOMPLETE-PENDING

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number						2
Dollar Amount						\$ 420,760
Sub-Contracts						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts						
Number	2	1	1			
Dollar Amount	\$ 420,760	\$ 20,760	\$ 400,000			
Sub-Contracts						
Number						
Dollar Amount						

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Dollar Amount						

Table 9 – Minority Owners of Rental Property

NOT APPLICABLE FOR THIS REPORTING PERIOD

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired						
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

Table 10 – Relocation and Real Property Acquisition

NOT APPLICABLE FOR THIS REPORTING PERIOD

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	242	0
Number of Non-Homeless households to be provided affordable housing units	21	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	263	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	3	0
Number of households supported through The Production of New Units	5	5
Number of households supported through Rehab of Existing Units	5	0
Number of households supported through Acquisition of Existing Units	1	0
Total	14	0

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Challenges to Goals and Outcomes

During the program year, the City of Gastonia made measurable progress toward its affordable housing objectives outlined in the Annual Action Plan. A total of five (5) newly constructed multi-family housing units were completed as projected, marking a key achievement in advancing housing access.

However, despite this success, several challenges affected the City's ability to fully implement its rehabilitation goals. Market conditions and internal operational hurdles impeded forward momentum.

Access to Community Project Funding (CPF) presented additional barriers, particularly related to delays in completing tiered environmental reviews. These setbacks postponed the timely initiation of rehabilitation activities.

As a result, rehabilitation outcomes fell short of targets, with only one (1) substantial reconstruction completed, culminating in a newly constructed single-family home. The property is currently being marketed to a qualified low-income buyer in alignment with the City's affordability and equity goals.

Discuss how these outcomes will impact future annual action plans.

Outcomes impact to future action plans

As part of its commitment to continuous improvement, City staff will assess FY2024 program outcomes, project delays, and associated challenges to make strategic adjustments for FY2025. Emphasis will be placed on identifying operational challenges and funding contingencies that impacted project delivery timelines.

Staff will prioritize the acceleration of housing rehabilitation efforts and take proactive measures to advance other housing and community development initiatives. These efforts aim to optimize the use of available resources, strengthen program impact, and better serve low- and moderate-income households in the City of Gastonia and surrounding jurisdictions.

Discuss how these outcomes will impact future annual action plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 13 – Number of Households Served

Narrative Information

NOTE: Complete data for this section is PENDING

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Grant Funds

The tri-county continuum continues to successfully procure funding through the two available funding opportunities, Continuum of Care and Emergency Solutions Grant (ESG). The collaborative member organization's goal is to secure 80% of the available funding for each grant cycle. For FY2024, the CoC achieved 77% for the tri-county and 84% for Gaston County. CoC funding for FY24 exceed amounts for FY23 while ESG funding was reduced by \$4,060 from the previous year (see table 13-A below). Currently, there are five CoC agencies in Gaston, Lincoln and Cleveland counties administering 12 NC ESG and HUD CoC projects.

Table 14 A – Gaston-Lincoln-Cleveland Continuum of Care Funding

CoC Funding	FY24-25 Available	FY24-25 Awarded	Percentage Secured for Whole CoC	Estimated Percent Impacting Gaston County¹
HUD CoC Program	\$1,454,807 ²	\$1,074,266	74%	90%
NC ESG Program	\$185,071	\$185,071	100%	75%
Combined Total	\$1,639,878	\$1,259,337	77%	83%

Funds provide direct assistance to aid unhoused individuals with Street Outreach, Emergency Shelter Operations, Emergency Shelter Services, Rapid Rehousing, Permanent Supportive Housing. Homeless Management Information System (HMIS), and Planning funds to aid with the overall management of the CoC. Two of the five agencies, HealthNet Gaston and Partners Behavioral Health Management have a major presence in Gaston County.

Data Collection

The GLC CoC is also tasked with data management of unhoused individuals and available resources which is managed through various HUD systems. HMIS data quality metric is 80% and for FY2024, the goal achieved was 99%.

The CoC also manages the Point-In-Time Count that provides a snapshot of homelessness within the community. Overall the total Households represented in the count were 370 households and 496 people with 106 days homeless. Success metric goal is a 20% annual reduction in homelessness; the 2024 goal achieved was 17% of persons exiting to permanent housing that did not return to

homelessness.

Table 15 B – Gaston-Lincoln-Cleveland Continuum of Care Funding

PIT Count Data⁹:

	<u>Sheltered</u>	<u>Unsheltered</u>	<u>Total</u>
January 2024 CoC Official County	138	165	303
Gaston County Only	141 (98%)	109 (66%)	250 (83%)
January 2025 CoC Preliminary Count	176	165	341
Gaston County Only	158 (89%)	121 (73%)	279 (82%)

Note: Not all agencies offering homeless services participate in the PIT Count sheltered survey.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Addressing the emergency shelter and transitional housing needs of homeless persons

Since there is no longer an emergency shelter in Gastonia, there are limited options available. Gastonia, Gaston County, G-L-C Continuum of Care and other agencies both collectively and independently continue to explore options.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Evaluation of Jurisdictions effectiveness for ending homelessness

Gastonia is facing a critical gap in emergency shelter services following the closure of the Salvation Army emergency shelter in August. As an interim, short-term solution, Gastonia has partnered with Gaston County, United Way of Gaston County, HealthNet Gaston and First United Methodist Church to provide a cold weather shelter. Operated by First United Methodist Church, the shelter is in operation when weather temperatures fall below 32 degrees.

Withstanding the cold weather shelter operation, Gastonia does not have a long-term alternative in place that addresses this need. Gastonia continues to work collaborative with Gaston County, the Gaston-Lincoln-Cleveland Continuum of Care, non-profit organizations, churches and citizens to develop a resource for homeless individuals and families. Gastonia continues to prioritize the use of the HOME-ARP funds and is actively working to develop an effective strategy to implement program funds.

Gastonia's Continuum of Care (CoC) and local agencies are focused on helping homeless individuals move into permanent housing through the following resources:

- [Gastonia Housing Authority](#): Administers Section 8 and public housing programs.
- [Gaston County Veteran's Services](#): Supports veterans and their families with housing, employment, and outreach coordination.
- [Habitat for Humanity of Gaston County](#): Partners with families to provide new homes or home repairs with affordable mortgages.

Support Services and At-Risk Prevention options for low-income and other individuals at high risk of homelessness are administered by the following agencies:

- [HELP Carolina](#): Offers non-congregate shelter and comprehensive assistance to unhoused individual and families, including post-housing support and tailored care plans.
- [Phoenix Counseling Center](#): Provides mental health crisis stabilization, detox, and outpatient services for individuals exiting healthcare or correctional systems.
- [Displaced Roses](#): Assists with ID replacement, Medicaid applications, and access to technology for those exiting foster care or other systems.

These organizations are part of the Gaston-Lincoln-Cleveland Continuum of Care (CoC). These efforts aim to shorten the duration of homelessness, improve access to affordable housing, and prevent recurrence.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Actions taken to provide assistance to troubled PHAs

[Addressing public housing needs](#)

Gastonia Housing Authority address housing needs of low-income residents by offering both housing choice vouchers (HCV) and public housing units. Currently the agency offers over 1,100 vouchers. The organization does not currently have the capacity to offer participation in homeownership

opportunities through use of its HCV. Gastonia's Public Housing Authority (PHA) is in good standing and is not a troubled PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Actions to limit negative effects of public policy

As Gastonia's 2025 Comprehensive Plan approaches the end of its planning horizon, City staff is finalizing the Gastonia 2050 Comprehensive Plan. This plan re-examines existing policies and identifies potential barriers to equitable growth and development. The plan examines land use, housing and infrastructure policies that help identify challenges and opportunities for change. Plan emphasis is placed on smart growth with consideration of increased population based upon census data.

Recent zoning text amendments to the Unified Development Ordinance (UDO) have introduced flexible zoning provisions that support a broader range of housing types.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Meeting the Needs of the Underserved Population

Staff continually evaluates and assesses the underserved population, which is defined as persons or families within the 30-60% AMI. Through program policy changes for new construction of multi-family rental properties, the city created a competitive evaluation model that includes a higher points yield for developers that include units at or below the 30% AMI. This effort allows for the creation of additional housing units to serve this population.

In addition, the City uses a tiered ranking system for persons seeking rehabilitation assistance with lower income levels receiving grants and higher income levels qualifying for loans. The generated program income can be used to further expand assistance to lower-income households.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Through programming for direct homeownership assistance and housing rehabilitation, assessments are used to determine the age of property. Further investigations are completed through visual inspections and assessments by lead-based paint inspectors. Program funds are used to mitigate identified lead hazards to create a safe and sustainable living environment for impacted individuals and families. These efforts align with HUD's Lead Safe Housing Rule and demonstrate the City's proactive approach to environmental health and housing equity.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Gastonia is a HUD-approved housing counseling agency that offers pre-purchase counseling through individual and group counseling opportunities designed to support low-income families. These services are provided at no cost and aim to equip residents with the tools needed to make informed financial and housing decisions. To support informed financial and housing decisions, the City offers pre-purchase counseling services aimed at equipping residents with essential financial literacy tools. While acknowledging that not all families may qualify for homeownership, these services provide critical education on budgeting, credit management, and housing readiness.

Pre-purchase counseling helps participants develop improved money management skills, deepens their understanding of the home-buying process, and fosters long-term financial stability. By offering this resource at minimal or no cost, the program works to remove financial barriers and promote equitable access to housing opportunities within the community.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Enhanced Public/Private coordination

Gastonia has developed a strong partnership cooperative with other local government municipalities, non-profits and faith-based organizations. This strategy is imperative to complete many of the projects that are impactful and beneficial to Gastonia. Through these alliances, Gastonia is able to increase its capacity to render services in different areas to benefit a greater number of families.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Overcoming Impediments to Fair Housing Choice

An Analysis of Impediments (AI) to Fair Housing was completed in May 2024 which resulted in an implemented strategic plan known as the 2025-2029 Consolidated Plan. The plan includes targeted goals to address identified impediments to work toward creating a more equitable environment to benefit a greater population of Gastonia/Gaston County residents.

Maintaining a Fair Housing information Line provides citizens with the resources needed to evaluate whether a potential fair housing violation has occurred. Citizens are provided with resources necessary to conduct further assessment and proceed with action as needed.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Long-Term Monitoring of HOME Projects

Staff annually monitors all active rental projects.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Gastonia's public participation and outreach methods align with its 2025 Citizens Participation Plan. During the current reporting period, the following actions were implemented:

Public Participation and Outreach Strategy

The City of Gastonia employs a comprehensive, multi-channel strategy to ensure residents are aware of public comment opportunities, hearings, and community development initiatives.

- Online Outreach: Advertisements are regularly posted to the City's official website (<https://gastonianc.gov>), while abbreviated notices in *The Gaston Gazette* guide readers to detailed postings online.
- Social Media presence: Gastonia leverages its active social media platforms to promote civic engagement and share timely updates.
- Physical Notices & Materials: Exterior bulletin boards at City facilities display notices, and printed materials are distributed across recreational centers and public libraries to reach residents in diverse neighborhoods.
- Citizens Advisory Board: This board plays a pivotal role in community outreach, advocating for increased public participation and helping disseminate information about hearings, comment periods, and planning processes.

This layered approach ensures that residents receive timely, accessible information and are encouraged to participate in shaping their community.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

As part of an ongoing commitment to inclusive development, Gastonia will continue to monitor market conditions and evolving community needs throughout the program year. This proactive approach ensures that federally-funded initiatives such as park improvements remain responsive, impactful, and equitable.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

Gastonia does not currently have any open Brownfields Economic Development Initiative grants.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Due to ongoing fluctuations in the housing market and economic landscape, city staff regularly assess local conditions and adjust housing programs to ensure continued relevance and impact. Over the past three years, rising home prices and limited inventory of buyer-ready properties have significantly reduced participation in the City's Direct Homeownership Assistance Program.

To address these challenges, the City launched a Homebuyer Opportunity Pilot Program in June 2024, offering up to \$25,000 in assistance to eligible first-time buyers. This enhanced support aimed to improve affordability and expand access to homeownership for low- and moderate-income households.

As a result of this targeted intervention:

- Program participation increased during the pilot period (June 2024–June 2025)
- More households were able to overcome financial barriers to purchasing homes
- The pilot informed future program design and funding priorities

The pilot program's success underscores the importance of flexible strategies in navigating dynamic housing markets.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

[Results of On-site inspections](#)

Gastonia's annual random sampling of onsite inspections for its HOME Investment Partnerships Program (HOME) projects reflects a proactive compliance strategy. No inspections were conducted in

FY2024 due to limited staffing capacity. Despite this limitation, Gastonia's established monitoring protocols and documentation systems ensured that HUD compliance was not compromised. The city's approach aligns with HUD's guidance that monitoring is an ongoing process, not a one-time event.

HOME INVESTMENT PARTNERSHIP PROGRAM RENTAL MONITORING						FY2024-25
AGENCY: CITY OF GASTONIA						
	PROPERTY NAME	LOCATION	DATE MONITORED	Compliant	HQS Inspection	STATUS
1	Kinross Place	Gastonia	05/21/2025	Yes	Not conducted	Complete
2	Redbud	Gastonia	05/21/2025	Yes	Not conducted	Complete
3	Third	Gastonia	05/29/2025	Yes	Not conducted	Complete
4	Second	Gastonia	05/29/2025	Yes	Not conducted	Complete
5	Highland East/York Street Units	Gastonia	05/20/2025	Yes	Not conducted	Complete
6	Willow Street	Gastonia	05/20/2025	Yes	Not conducted	Complete
7	842 Millon Street	Gastonia	05/20/2025	Yes	Not conducted	Complete
8	Boyce Street	Gastonia	05/20/2025	Yes	Not conducted	Complete
9	Villas at Union Trace	Gastonia	05/22/2025	Yes	Not conducted	Complete
10	Glenwood Gardens	Gastonia	05/28/2025	Yes	Not conducted	Complete
11	Lofts at Union Crossing	Gastonia	05/22/2025	Yes	Not conducted	Complete
12	Catawba Creek Villas	Gastonia	05/28/2025	Yes	Not conducted	Complete
13	Manor at Union Commons	Gastonia	05/22/2025	Yes	Not conducted	Complete
14	Armstrong Apartments	Gastonia	06/06/2025	Desktop Monitoring- Final Evaluation Pending	No inspection conducted	Pending

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

[Affirmative Marketing](#)

The City of Gastonia employs affirmative marketing strategies to ensure that housing opportunities funded through federal programs—such as HOME and CDBG—are accessible to all eligible individuals, regardless of race, color, national origin, religion, sex, familial status, or disability.

Key components of Gastonia's affirmative marketing efforts include:

- Inclusive Outreach: Targeted advertising in minority-owned media publications, and social media platforms to reach underrepresented populations
- Multilingual Materials: Use of bilingual staff for translation services of program materials and applications into Spanish ; developing a collaborative relationship to conduct translations services for other populations
- Community Partnerships: Collaboration with local nonprofits, for-profit organizations and

- faith-based organizations to promote housing programs and events
- Fair Housing Education: Online resources that inform residents about their rights under the Fair Housing Act
- Monitoring & Evaluation: Regular review of applicant demographics and program participation to ensure equitable access and identify outreach gaps

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Program Income Usage for Projects

NOTE: COMPLETE DATA IS PENDING

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k)

Fostering and Maintaining Affordable Housing

Gaston County Government partners with North Carolina Housing Finance Agency (NCHFA) to provide housing assistance to residents within Gaston County. In addition, the City of Gastonia have implemented a range of strategies to support affordable housing:

Development and Preservation of Affordable Units

- Preserve existing affordable housing stock through homeowner rehabilitation program.

Homebuyer Assistance

- Provide down payment and closing cost assistance to homebuyers.
- Offer financial literacy and homebuyer education to prepare residents for sustainable homeownership.
- Conduct homebuyer

Supportive Housing Services

- Work with Continuum of Care (CoC) agencies to provide coordinated access to case management and supportive services.

Neighborhood Revitalization

- Invest in infrastructure new amenities\improvements such improvements to public parks.

Fair Housing Initiatives

- Conduct public education campaigns and training for citizens to prevent housing discrimination.
- Maintain a fair housing information hotline and consider testing for rental market bias.

Leveraging Federal and State Resources

- Use HUD funding (CDBG and HOME) to leverage additional public and private investments such as Community Project Funding and multi –family housing development LIHTC projects through NCHFA.

(STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

INCOMPLETE-PENDING

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 16 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					

Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 17 – Qualitative Efforts - Number of Activities by Program

Narrative

Section 3 of the HUD Act promotes economic opportunities for low-income individuals and small businesses by prioritizing their participation in federally-funded projects. During the current reporting period, three projects were initiated in alignment with Section 3 goals:

- Linwood Springs Park Construction of new bathroom facilities to improve visitor accessibility and sanitation.
- T Jeffers Center Installation of updated restroom infrastructure to enhance community use and comfort.
- Walker Reid Park Addition of modern playground equipment to support safe and active recreation for children and families.