



Amendment to 2025-2029 Consolidated Plan, PY2019-PY2025 Annual Action Plans and Citizen Participation Plan

**CDBG & HOME
City of Gastonia, NC**

**Amendment to the FY2015-19 Consolidated Plan &
PY2019-20 Annual Action Plan & Citizen
Participation Plan (in correlation to the 2015-2019
Consolidated Plan)**

CITY OF GASTONIA Housing & Neighborhoods Division Office of Community Development • PO
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Amendment to 2025-2029 Consolidated Plan, PY2019-PY2025 Annual Action Plans and Citizen Participation Plan

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Cover Sheet

Name of Jurisdiction: City of Gastonia, North Carolina

Jurisdiction Web address: <http://www.cityofgastonia.com>

Lead Agency: City of Gastonia
Housing and Neighborhoods Division
PO Box 1748
150 S. York Street
Gastonia, NC 28052

Contact: Zsuzsi E. Kadar
Affordable Housing and Unsheltered Population Coordinator

Phone: (704)-866-6745

Email: zsuzsi.kadar@gastonianc.gov

Authorized Official: Michael C. Peoples,
City Manager



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Introduction

The City of Gastonia's 2025-2029 Consolidated Plan establishes the community development, housing, homelessness, and neighborhood investment priorities for the five-year planning period and outlines the funding strategy for the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). The Annual Action Plan (AAP) serves as the yearly implementation document for the Consolidated Plan and identifies the activities and funding allocations the City intends to undertake during each program year.

The City of Gastonia's Citizen Participation Plan (CPP) describes the processes the City uses to encourage public involvement in the development, amendment, and implementation of its Consolidated Plan and Annual Action Plans. The CPP also establishes the criteria used to determine whether a proposed change constitutes a Minor Amendment or a Substantial Amendment requiring public notice and comment.

Citizen Participation Plan Amendment

To improve administrative efficiency and provide greater flexibility in implementing HUD-funded programs, the City proposes to revise the amendment thresholds contained within the Citizen Participation Plan. Specifically, the City has transitioned from identifying individual projects within the Annual Action Plan to utilizing broader funding categories, or "project buckets," that encompass multiple eligible activities supporting a common program objective. This restructuring does not alter the priorities, goals, eligible activities, or intended beneficiaries identified in the Consolidated Plan. Rather, it provides flexibility to adjust funding among related activities within an approved funding category while maintaining consistency with HUD regulations and the objectives established through the citizen participation process.

As a result of this restructuring, the City is proposing revisions to the definitions of Minor Amendments and Substantial Amendments to ensure that amendment requirements are evaluated at the funding category level rather than the individual activity level. These revisions



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will provide greater administrative flexibility while preserving opportunities for public review and comment when significant changes to program priorities, funding allocations, target populations, or project purposes are proposed.

A. Substantial Amendment Proposed Changes

1. A change in the use or scope of CDBG or HOME money from one ~~activity~~ **project** to another when the dollar amount exceeds ~~20%~~ **30%** of the CDBG or HOME program **for preserving all the programs identified in a Plan**; or
2. The elimination of a ~~activity~~ **project** originally described in the Annual Action Plan; or
3. The addition of a ~~activity~~ **project** not originally described in the Annual Action Plan; or
4. A change in the purpose or type of an ~~activity~~ **project** or its ultimate objective; for example, a change in the construction project from **residential** housing to **mixed use** commercial **economic development**.
- ~~5. A meaningful change in the location of an activity.~~
6. A change in the type or characteristics of people benefiting from an activity. Among the characteristics are:
 - a. The HUD-recognized income levels of 0%-30% of area median income; between 31% and 50% of AMI; and between 51% and 80% of AMI.
 - b. Race or ethnicity.
 - c. Renter or homeowner.
 - d. Single households, small ones (2-4 persons), large ones (5+ persons)
- ~~7. A 20% decrease in the number of low or moderate income people benefiting from an activity.~~

B. Minor Amendment Proposed Changes

1. Changes of a less than ~~20%~~ **30%** increase or decrease in the funding of a project necessary for preserving all the programs ~~and activities~~ identified in a Plan,
2. Correction of typographic errors in the original plan, or
3. Changes in contact information.

2025-2029 Consolidated Plan, and PY2019-2025 Annual Action Plans Amendments

Plan Type	Current	Plan Type	Proposed
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CDBG 2020 AAP	CoC Carryover - \$0.45 Property Disposition - \$3,123.12 CoC Non-Profit - \$97.39 Project Delivery - \$0.33 Acquisition - \$10,000 Unallocated Funds - \$12,688.85	CDBG 2026 AAP	Affordable Housing - \$25,910.14
CDBG 2021 AAP	CoC Carryover - \$0.36 CoC Non-Profit - \$1,000 Project Delivery - \$1,607.60 Housing Rehabilitation - \$519.34 Unallocated Funds - \$133,627.36	CDBG 2026 AAP	Affordable Housing - \$136,754.66
CDBG 2022 AAP	Property Disposition - \$2,308.28 Fair Housing - \$9,415.65	CDBG 2026 AAP	Community Development Needs - \$11,723.93
CDBG 2023 AAP	Property Disposition - \$1,555.78 Fair Housing - \$3,306.41 Project Delivery - \$8,276.48 Unallocated Funds - \$43,687.09	CDBG 2026 AAP	Community Development Needs - \$56,825.76
CDBG 2024 AAP	CoC Carryover - \$2,024.93 Housing Rehabilitation - \$130,734.51 Acquisition - \$897 Demolition and Clearance - \$995 CBDO - \$1,444	CDBG 2026 AAP	Community Development Needs - \$136,095.44
CDBG 2025 AAP	Public Infrastructure - \$206,730 PI - \$185,105	CDBG 2026 AAP	Community Development Needs - \$391,835
HOME 2019 AAP	CHDO Operating - \$26,894 TBRA - \$21,444.51	HOME 2026 AAP	Affordable Housing - \$21,444.51; Community Housing Development Organization - \$26,894
HOME 2020 AAP	DPA - \$250,793 TBRA - \$32,190.19	HOME 2026 AAP	Affordable Housing – \$282,983.19
HOME 2021 AAP	DPA - \$257,562.17 TBRA - \$60,906.44	HOME 2026 AAP	Affordable Housing - \$318,468.61
HOME 2022 AAP	DPA - \$116,404.55 TBRA - \$7,257.15 CHDO Set-Aside: \$112,281.75	HOME 2026 AAP	Affordable Housing - \$123,661.70 Community Housing Development Organization - \$112,281.75
HOME 2023 AAP	DPA - \$50,012.42 TBRA - \$8,349.09 CHDO Set-Aside: 124,517.40	HOME 2026 AAP	Affordable Housing - \$58,361.51 Community Housing Development Organization – \$124,517.40



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HOME 2024 AAP	CHDO Operating - \$5,911 CHDO Set-Aside - \$10,675.11 DPA - \$51,956 TBRA - \$87,093	HOME 2026 AAP	Affordable Housing - \$139,049; Community Housing Development Organization - \$16,586.11
HOME 2025 AAP	CHDO Operating - \$36,208 CHDO Set-Aside - \$104,001 TBRA - \$112,249 New Construction - \$ 356,826	HOME 2026 AAP	Affordable Housing - \$112,249; Housing Rehab: \$356,826 Community Housing Development Organization - \$140,209

Additional Information About the 30-Day Public Comment Period

Public Hearing

The City of Gastonia will hold a public hearing to solicit public comments. Any comments received will be considered, and interested parties are encouraged to participate. Public Hearing will be held in-person and will include a virtual attendance option:

- **Public Hearing**

Date and Location: **Monday July 6, 2026, 6:00 p.m., in the Spindle Conference Room located at the Gastonia City Hall, 181 S South Street, Gastonia, NC 28052 2nd floor.**

Virtual Link: <https://web.webex.com>

<https://cityofgastonia.webex.com/cityofgastonia/j.php?MTID=m960f2003746dc9bf47de342f57a7912b>

Meeting number (access code): 2534 658 3803

Meeting password: PAzeAZ9mD55 (72932996 when dialing from a video system)

30-Day Public Comment Period/Plan Access

The Plans are available for public review and comment **from June 10, 2026, to July 11, 2026.** Copies of the Plans can be accessed at:

- City of Gastonia website <https://gastonianc.gov/community-development.html>
- Email request to: zsuzsi.kadar@gastonianc.gov
- Physical copies at Housing and Community Engagement Department office - 150 S. York Street, Gastonia, NC 28052, Monday – Friday from 8:30 am to 4:30 pm, or online at <https://gastonianc.gov/community-development.html> .



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Written Comments

Written comments are accepted through the close of business (4:00 p.m.) on Saturday, July 11, 2026. Comments may be submitted as follows:

Mail	Attn: Zsuzsi Kadar City of Gastonia-Housing and Community Engagement Department PO Box 1748 Gastonia, NC 28053-1748
In Person	Garland Municipal Business Center 150 S York Street Gastonia, NC 28052
Email	Zsuzsi.Kadar@gastonianc.gov _____

“INDIVIDUALS REQUIRING SPECIAL ACCOMODATIONS AT THIS PUBLIC HEARING SHOULD CALL THE ADA COORDINATOR AT (704) 866-6861 OR (704) 866-6863 FOR TDD USERS WITHIN 48 HOURS OF THE PUBLIC HEARING.”

Este informacion esta disponible en espanol o en cualquier otro idioma bajo peticion. Por favor, pongase en contacto con Zsuzsi Kadar al 704-866-6745 o en 150 South York Street, Gastonia, NC de alogamiento para esta solicitud.

Zsuzsi Kadar, Affordable Housing and Unsheltered Population Coordinator

City of Gastonia

2C – June 10, 2026

CITY OF GASTONIA



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