



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

**Community Development Block Grant (CDBG)  
and  
HOME Investment Partnership Funds (HOME)  
Programs  
City of Gastonia, NC**

**Amendment to  
PY2025-2029 Consolidated Plan,  
PY2019-2025 Annual Action Plans  
and  
Citizen Participation Plan  
(in correlation to the 2025-2029 Consolidated Plan)**

CITY OF GASTONIA Housing & Neighborhoods Division Office of Community Development • PO  
Box 1748 • Gastonia, NC 28053-1748 • (704) 866-6745



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

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### **Cover Sheet**



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

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](mailto:zsuzsi.kadar@gastonianc.gov)

Authorized Official: Michael C. Peoples,  
City Manager

## **Introduction**



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

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 events triggering the Minor Amendments and Substantial Amendments to ensure that amendment requirements are evaluated at the project category level rather than the individual activity level. These revisions 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.



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

### A. Substantial Amendment Triggers - 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; 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 or its ultimate objective; for example, a change in the construction project from housing to commercial project.
- ~~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 Triggers - 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                                                    |
|------------------------------------|---------------------------------------------------|------------------------------------|-------------------------------------------------------------|
| <b>2025-2029 CPP</b>               | Existing Minor and Substantial Amendment triggers | <b>2025-2029 CPP</b>               | Updated Minor and Substantial Amendment triggers            |
| <b>2025-2026 Consolidated Plan</b> | NRSA – Only mentioned as high level information:  | <b>2025-2026 Consolidated Plan</b> | NRSA – Connect the final NRSA Plan to the Consolidated Plan |



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

|                          |                                                                                                                                                                                   |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          | Refining Goals:                                                                                                                                                                   | <b>CDBG<br/>2026 AAP</b> | <p>Adding Economic Development as one of the goals in the Consolidated Plan since NRSA has proposed economic development accomplishments mentioned:<br/>Microenterprise assistance<br/>Small business incubator – 3 businesses assisted”</p> <p>Demolition and Clearance as one of the goals will be deleted</p> <p>Adding “CHDO related activities regarding newly constructed and rehabbed housing units – 4 Housing Units” under Safe and Decent Affordable Housing goals</p> |
|                          | Refining Description of Goals:                                                                                                                                                    |                          | <p>Adding the wording “New Construction” to “Homeowner Housing” Added under Safe and Decent Affordable Housing goals</p> <p>Fair Housing goal description.</p> <p>Adding Economic Development goal descriptions.</p>                                                                                                                                                                                                                                                             |
| <b>CDBG<br/>2019 AAP</b> | Property Disposition - \$6,908.30<br>Housing Rehabilitation - \$66,497.06<br>Acquisition - \$8,909<br>Unallocated Funds - \$59,882.48                                             | <b>CDBG<br/>2026 AAP</b> | Affordable Housing - \$142,196.84                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>CDBG<br/>2020 AAP</b> | CoC Carryover - \$0.45<br>Property Disposition - \$3,123.12<br>CoC Non-Profit - \$97.39<br>Project Delivery - \$0.33<br>Acquisition - \$10,000<br>Unallocated Funds - \$12,688.85 | <b>CDBG<br/>2026 AAP</b> | Affordable Housing - \$25,910.14                                                                                                                                                                                                                                                                                                                                                                                                                                                 |



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

|                          |                                                                                                                                                              |                          |                                                                                                |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------------------------------------------------------------------------------|
| <b>CDBG<br/>2021 AAP</b> | CoC Carryover - \$0.36<br>CoC Non-Profit - \$1,000<br>Project Delivery - \$1,607.60<br>Housing Rehabilitation - \$519.34<br>Unallocated Funds - \$133,627.36 | <b>CDBG<br/>2026 AAP</b> | Affordable Housing - \$136,754.66                                                              |
| <b>CDBG<br/>2022 AAP</b> | Property Disposition - \$2,308.28<br>Fair Housing - \$9,415.65                                                                                               | <b>CDBG<br/>2026 AAP</b> | Community Development Needs - \$11,723.93                                                      |
| <b>CDBG<br/>2023 AAP</b> | Property Disposition - \$1,555.78<br>Fair Housing - \$3,306.41<br>Project Delivery - \$8,276.48<br>Unallocated Funds - \$43,687.09                           | <b>CDBG<br/>2026 AAP</b> | Community Development Needs - \$56,825.76                                                      |
| <b>CDBG<br/>2024 AAP</b> | CoC Carryover - \$2,024.93<br>Housing Rehabilitation - \$130,734.51<br>Acquisition - \$897<br>Demolition and Clearance - \$995<br>CBDO - \$1,444             | <b>CDBG<br/>2026 AAP</b> | Community Development Needs - \$136,095.44                                                     |
| <b>CDBG<br/>2025 AAP</b> | Public Infrastructure - \$206,730<br>PI - \$185,105                                                                                                          | <b>CDBG<br/>2026 AAP</b> | Community Development Needs - \$391,835                                                        |
| <b>HOME<br/>2019 AAP</b> | CHDO Operating - \$26,894<br>TBRA - \$21,444.51                                                                                                              | <b>HOME<br/>2026 AAP</b> | Affordable Housing - \$21,444.51;<br>Community Housing Development Organization - \$26,894     |
| <b>HOME<br/>2020 AAP</b> | DPA - \$250,793<br>TBRA - \$32,190.19                                                                                                                        | <b>HOME<br/>2026 AAP</b> | Affordable Housing – \$282,983.19                                                              |
| <b>HOME<br/>2021 AAP</b> | DPA - \$257,562.17<br>TBRA - \$60,906.44                                                                                                                     | <b>HOME<br/>2026 AAP</b> | Affordable Housing - \$318,468.61                                                              |
| <b>HOME<br/>2022 AAP</b> | DPA - \$116,404.55<br>TBRA - \$7,257.15<br>CHDO Set-Aside: \$112,281.75                                                                                      | <b>HOME<br/>2026 AAP</b> | Affordable Housing - \$123,661.70<br>Community Housing Development Organization - \$112,281.75 |
| <b>HOME<br/>2023 AAP</b> | DPA - \$50,012.42<br>TBRA - \$8,349.09<br>CHDO Set-Aside: 124,517.40                                                                                         | <b>HOME<br/>2026 AAP</b> | Affordable Housing - \$58,361.51<br>Community Housing Development Organization – \$124,517.40  |
| <b>HOME<br/>2024 AAP</b> | CHDO Operating - \$5,911<br>CHDO Set-Aside - \$10,675.11<br>DPA - \$51,956<br>TBRA - \$87,093                                                                | <b>HOME<br/>2026 AAP</b> | Affordable Housing - \$139,049;<br>Community Housing Development Organization - \$16,586.11    |



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

|                          |                                                                                                              |                          |                                                                                                                    |
|--------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------|
| <b>HOME<br/>2025 AAP</b> | CHDO Operating - \$36,208<br>CHDO Set-Aside - \$104,001<br>TBRA - \$112,249<br>New Construction - \$ 356,826 | <b>HOME<br/>2026 AAP</b> | Affordable Housing - \$112,249; Housing Rehab: \$356,826<br>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 2<sup>nd</sup> 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](mailto: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> .

#### **Written Comments**



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

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

|                  |                                                                                                                              |
|------------------|------------------------------------------------------------------------------------------------------------------------------|
| <b>Mail</b>      | Attn: Zsuzsi Kadar<br>City of Gastonia-Housing and Community Engagement Department<br>PO Box 1748<br>Gastonia, NC 28053-1748 |
| <b>In Person</b> | Garland Municipal Business Center<br>150 S York Street<br>Gastonia, NC 28052                                                 |
| <b>Email</b>     | <a href="mailto:Zsuzsi.Kadar@gastonianc.gov">Zsuzsi.Kadar@gastonianc.gov</a>                                                 |

"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

