

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.

Gastonia completed its first year in carrying out its 2020-24 Strategic Plan. COVID-19 continues to be a major hurdle in addressing conditions with Gastonia and Gaston County. Staff's first order of business is to be able to conduct activities in a way that is:

1. Beneficial to the populace it serves,
2. Ensuring the safety of staff, citizens and its contractors and subrecipients and
3. Providing services that are of the greatest need.

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.

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%	649	0	0.00%

Fair Housing	Fair Housing	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1750	0	0.00%	400	0	0.00%
Homeless Assistance and Services	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1750	1	0.06%	400	1	0.25%
Homeless Assistance and Services	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	143		0	143	
Homeless Assistance and Services	Homeless	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Homeless Assistance and Services	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	1000	0	0.00%	242	0	0.00%
Program Administration	Administration	CDBG: \$/ HOME: \$	Other	Other	1	0	0.00%	1	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	0	0.00%	7500	0	0.00%
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: \$	Rental units constructed	Household Housing Unit	30	0	0.00%	10	0	0.00%
Safe and Decent Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	0	14		0	14	
Safe and Decent Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	0	0.00%	12	0	0.00%
Safe and Decent Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	275	0	0.00%	65	0	0.00%
Safe and Decent Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	250	0	0.00%	60	0	0.00%
Section 108 Loan Program	Non-Housing Community Development	CDBG: \$	Other	Other	0	0				

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.

The largest share of CDBG and HOME Funds are targeted toward affordable housing. With Affordable Housing having so many varying factors along with the market volatility, staff efforts were directed toward how to best assist the needs of citizens in the low- to moderate- income range. With affordable housing becoming a crisis across the country, staff's objective was to determine how it could effectively use the majority of its funds in a way that would have the greatest overall impact to the community.

The second highest ranking priority is Public Improvements followed by Program Administration and Homeless Assistance and Services. The second largest portion of CDBG funds are used towards sustaining affordable housing by means of homeowner housing rehabilitation. To further support efforts to procure affordable housing for residents of the community, a large portion of HOME funds are channeled toward new construction and direct financial assistance to homebuyers.

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
White	534	60
Black or African American	624	55
Asian	0	0
American Indian or American Native	8	0
Native Hawaiian or Other Pacific Islander	5	0
Total	1,171	115
Hispanic	0	0
Not Hispanic	1,171	115

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

Narrative

White individual and household families and Black or African American individuals and households continues to be the largest demographic segments of the population served within Gastonia and Gaston County. Of the 1,171 persons served through use of the HOME Investment Partnerships (HOME) Program during FY 2020-21, Black or African American households included 53.3% while White households included 45.6 %. For Community Development Block Grant Funds (CDBG), there was an inverse to the populace assisted: White households assisted included 52% while Black or African American Households included 48%.

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	659,045	308,861
HOME	public - federal	827,073	79,418

Table 3 - Resources Made Available

Narrative

Federal funds were leveraged through down payment assistance activities. The local lending institutions provide permanent finance to program applicants, and provide leverage was through waived bank fees. The City continues to work with mortgage lenders in the creation and implementation of their CRA Affordable Housing Programs. Match requirements were met and satisfied homebuyer activities.

Identify the geographic distribution and location of investments

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

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 are 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.

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.

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Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	5,096,160
2. Match contributed during current Federal fiscal year	3,006,575
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	8,102,734
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	8,102,734

Table 5 – Fiscal Year Summary - HOME Match Report

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
2759	09/16/2021	2,801,987	0	0	0	0	0	2,801,987
2780	10/13/2020	0	12,254	0	0	0	0	12,254
2782	10/30/2020	0	12,785	0	0	0	0	12,785
2783	02/02/2021	0	37,485	0	0	0	0	37,485
2784	12/22/2020	0	15,325	0	0	0	0	15,325
2787	01/28/2021	0	32,258	0	0	0	0	32,258
2790	03/23/2021	0	28,560	0	0	0	0	28,560
2795	03/18/2021	0	11,815	0	0	0	0	11,815
2796	03/31/2021	0	36,812	0	0	0	0	36,812
2801	07/22/2021	0	17,294	0	0	0	0	17,294

Table 6 – Match Contribution for the Federal Fiscal Year

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 \$
401,978	43,709	169,564	2,894	276,123

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						
Dollar Amount	109,545	0	0	87,545	0	22,000
Number	5	0	0	4	0	1
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	109,545	0	109,545			
Number	5	0	5			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

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	6	0	0	0	0	6
Dollar Amount	46,794	0	0	0	0	46,794

Table 9 – Minority Owners of Rental Property

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		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

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	141	0
Number of Special-Needs households to be provided affordable housing units	6	0
Total	389	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	60	7
Number of households supported through The Production of New Units	10	0
Number of households supported through Rehab of Existing Units	12	4
Number of households supported through Acquisition of Existing Units	65	0
Total	147	11

Table 12 – Number of Households Supported

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

Through the Continuum of Care 2021 PIT Count Data, there were 83 sheltered persons; 77 were in Emergency Shelters (ES) and 6 in Transitional Shelters (TS). There is no data or reporting to show that a homeless individual or family received permanent housing either rental or homeownership. Current efforts to house the homeless include the availability of Tenant-Based Rental Assistance (TBRA) and Emergency Housing Vouchers (EHV).

COVID-19 impacted housing efforts in all categories. City staff, community leaders and agencies continue to work to address affordable housing efforts in all areas. Due to safety factors for staff, homeowners and contractors, the rehabilitation program was discontinued until staff could better assess and implement proper safety measures.

Discuss how these outcomes will impact future annual action plans.

The outcomes for FY2020-21 will impact future annual action plans in that halting programs due to COVID-related health and safety concerns impacts the timeliness of expenditure of funds, and reduces the number of households assisted. Staff will continue to work toward a resolution of program productivity while simultaneously addressing the implications of COVID as they arise. During FY2020-21, 19 individuals and families were assisted through Direct Homeownership Assistance through the Gastonia Electric Assistance Resource (GEAR), a City utility assistance program funded through general funds assisted 23 very-low income households.

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	2
Moderate-income	0	3
Total	0	5

Table 13 – Number of Households Served

Narrative Information

As noted above, the number of persons served were limited in capacity due to the implications of COVID-19.

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:

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

The Gaston/Lincoln/Cleveland Continuum of Care through its network of agencies, attempts on a regular basis to identify problem areas as they arise, and address them within specified subcommittees that are brought to the full committee for review and final decision-making. Current efforts are being made to develop as many HMIS entry points throughout the system, so that homeless individuals and families may be identified and an assessment of needs conducted so that a complete plan of action may be initiated.

The January 26, 2021 Point-In-Time (PIT) Count/Survey allowed the GLC to better ascertain where services and outreach are lacking, and helps to develop a better course of action to address future efforts. The 2021 PIT Count denoted 277 homeless persons, of which 194 were unsheltered. Of the 83 sheltered persons, 77 were in Emergency Shelters (ES) and 6 in Transitional Shelters (TS). Full details of the count are as noted in the attached document.

**Gaston-Lincoln-Cleveland Continuum of Care (NC-509)
Point-In-Time Count (January 26, 2021)**

Total Households and Persons	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven ^a		
Total Number Of Households	39	6	0	169	214
Total Number of Persons	77	6	0	194	277
Number of Children (under age 18)	18	0	0	5	23
Number of Persons (18 to 24)	4	0	0	12	16
Number of Persons (over age 24)	55	6	0	177	238

Gender	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven ^a		
Female	30	2	0	55	87
Male	47	4	0	139	190
Transgender	0	0	0	0	0
Gender Non-Conforming (i.e. not exclusively male or female)	0	0	0	0	0

Ethnicity	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven ^a		
Non-Hispanic/Non-Latino	77	6	0	193	276
Hispanic/Latino	0	0	0	1	1

Race	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
White	49	5	0	140	194
Black or African-American	26	1	0	51	78
Asian	0	0	0	0	0
American Indian or Alaska Native	2	0	0	1	3
Native Hawaiian or Other Pacific Islander	0	0	0	0	0
Multiple Races	0	0	0	2	2

Chronically Homeless	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven ^a		
Total number of persons	11		0	50	61

Gaston-Lincoln-Cleveland CoC: PIT Count 2021

Addressing the emergency shelter and transitional housing needs of homeless persons

The Gaston Lincoln Cleveland (G/L/C) Continuum of Care (CoC) continues to implement and revise its current processes to better address the needs of homeless individuals and families within its program area. The revision to its processes for its emergency shelter and transitional housing are no exception. GLC CoC is in the process of working on its coordinated entry process by ensuring that all agencies have HMIS entry points, and that staff at each facility fully understands and is trained on the process. The GLC CoC hopes that through these efforts it will promote access and utilization of mainstream programs, and optimize self-sufficiency among individuals and families experiencing homelessness. Gastonia is limited in the areas of transitional housing. Current emergency shelter providers include the Salvation Army

and Family Promise.

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

Various Continuum of Care agencies received CoC NOFA, ESG, ESG-CV and ESG-CV2 Funding and administer to support housing and services for homeless individuals and families. Currently, for individuals and families impacted by COVID-19, Gaston County Division of Health and Human Services (DHHS) administers the Gaston County CARE Program which provides federal funding to assist with rent and utilities for those households whose incomes were impacted by COVID. Funding was provided through a federal ARPA grant received through the State of North Carolina.

The City of Gastonia, through use of its CDBG-CV funds, currently administers a utility assistance program through the United Way of Gaston County. The program is designed to assist individuals and families impacted by COVID-19. Beginning in FY2021-22, Gastonia plans to implement efforts to use CDBG-CV funding to provide emergency rental assistance.

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

Gastonia continues its collaborative efforts with the Gaston-Lincoln-Cleveland Continuum of Care (CoC). The CoC continues to work with the Gastonia Housing Authority to administer Emergency Housing Vouchers (EHV) to homeless individuals and families in an effort to slow the spread of COVID-19.

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

Actions taken to address the needs of public housing

The Gastonia Housing Authority provide permanent housing for very low and extremely low income families through two Section 8 programs:

1. The Housing Choice Voucher (HCV) Program and
2. The Project-Based Voucher (PBV) Program.

Applicants can apply for one or both of the programs, providing the waiting lists are open.

HCV provides vouchers to qualified applicants which allow families to locate affordable housing throughout in Gaston County. PBV provides assistance at specific apartment communities in Gaston County. Below are a list of the communities that have project-based voucher assistance provided by the Gastonia Housing Authority:

Cameron Courts
Weldon Heights
Mountain View

The following properties are designated for residents age 62 and older:

1. Linwood Terrace
2. Gateway Village
3. Loftin at Montcross
4. Dallas High School Apartments (age 62 and older OR age 55 and older AND in need of supportive services)

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

The Gastonia Housing Authority (GHA) previously administered public housing within the corporate limits of Gastonia. In 2014, GHA began its capital improvements project to convert the majority of its public housing to privately owned units that accept Housing Choice Vouchers (HCV). Effective 12/1/17 the Gastonia Housing Authority no longer owns and operates the Public Housing communities of Cameron Courts, Weldon Heights, Mountain View, and Linwood Terrace. All four properties have been sold to a limited partnership and managed by a property management company. The properties are now subsidized Section 8 Rental Assistance Demonstration (RAD) Project-Based Vouchers (PBV). st around June 2018.

Actions taken to provide assistance to troubled PHAs

Gastonia Housing Authority is not a troubled Public Housing Authority (PHA), therefore this category does not apply.

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)

Staff continues to work with other departments and citizens to determine issues that serve as barriers to affordable housing. In 2019, the City of Gastonia conducted an Analysis of Impediments to identify barriers to fair and affordable housing. This is an ongoing process, and staff works with other departments to comply with other regulatory policies to determine the best course of action to eliminate or minimize the perceived barrier(s).

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

The City of Gastonia makes efforts to educate individuals and families on the components of Fair Housing. Although educational programming through Gaston County Schools was suspended this year due to COVID. Staff will continue to work with Gaston County Schools to re-implement education measures as conditions allow. The City continues to look at innovative ways to conduct Fair Housing education.

City General Funds are used to create an assistance fund that helps with customer utility costs. Very low and low-income families that meet program requirements and apply are eligible to receive a monthly stipend which is applied to the utility balance of \$20-\$35.

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

The City currently assesses post 1978 housing for the homebuyers and the owner-occupied rehabilitation program. Pre-and post testing and assessment are conducted as needed. In addition, efforts are made to educate program participants on the hazards of lead by providing resource materials at the time of program application.

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

The City of Gastonia/Gastonia Consortium uses its federal entitlement to leverage funds for the construction or renovation of properties that will increase affordable housing choices for the lowest income households and will allow those households to have a greater disposable income as well as create construction jobs in the jurisdiction. Gastonia continues to creation of economic opportunities in the Center City of Gastonia through the development of mixed-use and varied income properties using entitlements as leverage. Such collaborations on affordable housing projects will provide additional job

opportunities for the target population.

The Tenant-Based Rental Assistance continues to be a tool to effectively combat poverty within the community by providing up to 24-month financial subsidy to assist with housing homeless families and individuals. In conjunction with this rental assistance, supportive services are used. Supportive services will assist the population with information and guidance to become self-sufficient. Also included is the provision of ancillary services through the Work Force Investment programs and the Gaston County Work First Program/TANF (Temporary Assistance for Needy Families). Homeless persons, in programs are actively sought out and engaged in activities that will increase their economic situation and stability. These programs and activities include job training/skills programs and education for marketable work openings.

In an effort to reduce poverty within the community, the City has taken a proactive approach by partnering with the Gastonia Housing Authority. The PHA 's primary objective is “serving the needs of low-income, very low-income, and extremely low income families in the PHA’s jurisdiction. One of the PHA's strategy is to continue the “Project Based Voucher (PBV) Program”. This program allows “utilizing up to 20% of its HCV allocation for the purposes of deconcentrating poverty and expanding housing opportunities for very low income, elderly, disabled, and homeless.

Communication and partnerships with non-profit organizations, local agencies, private developers and homeless service providers helps decrease the length and times the target population is homeless. It is the goal of the City, as is that of the community, to take a preventative approach to homelessness and thus be proactive as a community and a Consortium to reduce poverty and homelessness.

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

The City of Gastonia works in partnership with Community Organizations, Public Agencies, sub-recipients and contractors. Currently the City of Gastonia does not have an active CHDO; the prior agency with the CHDO designation was Reinvestment in Communities of Gaston County, Inc., (now known as Our Neighbors, Inc.,). Additionally, Our Neighbors, Inc., continues to serve in the capacity of subrecipient administering the Tenant-Based Rental Assistance Program in Gaston County.

The City of Gastonia continues to partner with Habitat for Humanity of Gaston County to increase the stock of homeownership opportunities for low-income families by providing property and/or site preparation work for new housing construction. During this fiscal year through the collaborative efforts of both the City and Habitat, two new housing units were produced.

Private for-profit partners include multiple financial institutions, contractors and other corporations.

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

The City of Gastonia through the Continuum of Care works to facilitate building collaborate efforts community wide amongst public agencies, private housing providers, and social service agencies to address social impacts upon affordable housing and available services. Most recent efforts to enhance coordination between agencies include the Gaston-Lincoln-Cleveland Continuum of Care partnership with the Gastonia Housing Authority along with private housing providers to implement and administer Emergency Housing Vouchers (EHV) made available through the American Rescue Plan Act (ARPA).

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

As noted in the May 2019 Analysis of Impediments to Fair Housing, barriers to affordable housing were noted. Efforts to address barriers are noted as follows:

Impediment: Insufficient fair housing outreach and education.

Staff made efforts to actively provide education to schools concerning fair housing. Due to COVID, these methods have been temporarily suspended. More recent efforts to education the general populace include providing notices of training to the Continuum of Care to distribute to nonprofit agencies and housing providers. The free basic fair housing training facilitated by the North Carolina Legal Aid Fair Housing Project.

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

Upon completion of an activity, a monitoring case file is established that denotes the affordability period and the compliance requirements. To ensure long-term compliance, the project is added to the monitoring schedule and projects are monitored as required. All activities are conducted in accordance with program regulations and current monitoring policies.

Minority business outreach efforts include support and including of Minority Business Enterprise (MBE) and small business in the inclusion in the competitive bid process; provide detail information to majority contractors concerning the guidelines for recruitment of minority contractors.

Comprehensive planning requirements include intermittent reviews of the Consolidated Plan in preparing for Annual Plan preparation in correlation with current City's strategic plan.

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.

Efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports are in accordance with the current Citizen Participation Plan (revised 2019). A 30-day public comment period is established for both the Annual Action Plan and the Consolidated Annual Performance Evaluation Report. A minimum 10-day advance notice is published notifying citizens of the opportunity to participate, review and/or comment along with the date, time and location to review the plans and/or attend the public hearings. Notices are published in the local newspaper and on the City's website. In addition, the Citizens Advisory Board is comprised of citizens appointed from each ward within the corporate limits and two (2) County-appointed persons. Board members are extended the opportunity to review proposed plans and activities and comment accordingly. The board meets quarterly and is notified of public hearings for all plans.

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 noted, COVID-19 continues to significantly impact measures in place to operate various programming. In addition, market conditions and volatility impact all citizens concerning affordable housing. Low-and moderate-income citizens seem to have greater difficulty in maintaining current properties for housing. Staff continues to look at how individuals and families are impacted that receive assistance through Gastonia's rehabilitation activities.

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

No

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

CR-50 - HOME 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 §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.

A monitoring schedule for FY2020-21 is attached. Gastonia chooses to adhere to a more stringent monitoring schedule by reviewing all properties annually. This method ensures that units remain compliant and any issues are addressed in a timely fashion without a substantial period of time passing before staff is aware of the issue. During monitoring for FY2020-21, all HOME projects were compliant with the exception of one. Staff continues to work with the funded recipient to rectify the non-compliance issues. Staff will provide technical assistance and guidance to resolve the matter(s) through enforcement as necessary.

HOME INVESTMENT PARTNERSHIP PROGRAM RENTAL MONITORING					
AGENCY: CITY OF GASTONIA					
PROGRAM YEAR MONITORED: FY2020-21					
	PROPERTY NAME	LOCATION	DATE MONITORED	ISSUES NOTED	STATUS
1	Kinross Place	Gastonia	05/19/2021	Onsite Monitoring: Files Compliant	Compliant
2	Redbud	Gastonia	05/20/2021	Onsite Monitoring: Files Compliant	Compliant
3	Third	Gastonia	05/19/2021	Onsite Monitoring: Files Compliant	Compliant
4	Second	Gastonia	05/19/2021	Onsite Monitoring: Files Compliant	Compliant
5	Adam's House (With Friends)	Gastonia	05/17/2021	Onsite Monitoring: Additional Follow-up Required	Non-Compliant
6	York Street Units	Gastonia	05/18/2021	Onsite Monitoring: Files Compliant	Compliant
7	Willow Street	Gastonia	05/18/2021	Onsite Monitoring: Files Compliant	Compliant
8	842 Millon Street	Gastonia	05/18/2021	Onsite Monitoring: Files Compliant	Compliant
9	Erin Drive	Dallas	05/18/2021	Onsite Monitoring: Files Compliant	Compliant
10	Cherokee	Gastonia	05/17/2021	Onsite Monitoring: Files Compliant	Compliant
11	Boyce Street	Gastonia	05/18/2021	Onsite Monitoring: Files Compliant	Compliant
12	Villas at Union Trace	Gastonia	05/20/2021	Onsite Monitoring: Files Compliant	Compliant
13	Glenwood Gardens	Gastonia	05/20/2021	Onsite Monitoring: Files Compliant	Compliant

FY2020-21 Gastonia Onsite HOME Rental Monitoring

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The City of Gastonia continues to support and encourages the use of affirmative marketing for HOME-assisted units. These efforts help to support the opportunity for fair and equal housing for all persons within the community.

The current affirmative marketing plan addresses how the City will effectively market housing and offer equal housing opportunities regardless of race, color, national origin, religion, sex, familial status, or disability. Affirmative marketing actions helps owners/agents (respondents) effectively market the availability of housing opportunities to individuals of both minority and non-minority groups that are least likely to apply for occupancy. Currently the City of Gastonia makes every effort to meet this requirement within all of its housing activities, by providing transparency of all requirements, making information accessible and providing the same information and opportunity to all interested participants.

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

During FY2020-21, Gastonia receipted \$41,021.77 in Program Income and disbursed \$22,089.61 in Program Income. The largest portion of PI was used for Direct Homeownership Assistance (DHO) followed by HOME Administration and Tenant-Based Rental Assistance.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Continual efforts are made to leverage HOME funds to the best extent possible to procure as many quality affordable housing units. Presently one new construction multi-family housing complex was completed in August 2021 as a result of leveraging HOME Entitlement Funds. An additional multi-family housing facility is planned, and in August 2021 a written agreement was completed to procure Gastonia's HOME Entitlement Funding.

Attachment

CAPER Certification FY2020

CERTIFICATIONS

In accordance with these applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying - To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-L.L.L., "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701a) and implementing regulations at 24 CFR Part 75.


Signature of Authorized Official 09/25/2021
Date

City Manager
Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD. **Use of Funds** -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. **Overall Benefit.** The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2018, 2019, 2020 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

 09/25/2021
Signature of Authorized Official Date

City Manager
Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

 09/25/2021
Signature of Authorized Official Date

City Manager
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.305 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy Layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

 09/25/2021
Signature of Authorized Official Date

City Manager
Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature of Authorized Official

Date

Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities – Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building – Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility;
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature of Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

CAPER Advertisement FY2020

PUBLISHED:

- Gaston Gazette 2021 08 13
 - City of Gastonia website
-

Ad Preview

COMBINED PUBLIC NOTICE:

City of Gastonia
Community Development Block Grant (CDBG) Program and
HOME Investment Partnership (HOME) Program

PUBLIC COMMENT

Pursuant to the United States Department of Housing and Urban Development (HUD) regulations, the City of Gastonia has prepared its Consolidated Annual Performance Evaluation Report (CAPER) for Program Year 2020-21 beginning July 1, 2020 through June 30, 2021. The CAPER describes the City of Gastonia's use of federal grant funds which include the Community Development Block Grant Program (CDBG) and HOME Investment Partnership Program (HOME), and includes a summary of expenditures, accomplishments, and progress toward goals stated within its Consolidated Plan (Strategic Plan).

On or about September 23, 2021 the City of Gastonia will submit the CAPER to HUD. Notice is hereby given that the City of Gastonia is accepting and will consider all written comments received during the 30-day public comment period beginning August 18, 2021 through September 18, 2021. The document will be available on the City of Gastonia website at <https://cityofgastonia.com/hud-reporting.html>. Requests for printed copies, submission of written comments or questions concerning the CAPER may be submitted to:

Danette Dye, Housing and Neighborhoods Administrator
City of Gastonia
Housing and Neighborhoods Division
PO Box 1748
Gastonia, NC 28053-1748
(704) 866-6758
danetted@cityofgastonia.com.

PUBLIC HEARING

A virtual public hearing will be held on Tuesday, August 31, 2021, at 4:00 pm. Citizens may participate in the public hearing by completing the following steps:

1. From a computer or smartphone, access the link <https://www.Zoom.us>
2. Click the "Join a Meeting" tab
Enter Meeting ID: 813 7521 7251, and Pass Code: 768125, or
3. As an alternative method, participants may access the meeting via telephone by calling 1 (646) 558 8656, and entering Meeting ID: 813 7521 7251 and Pass Code: 768125.

Please note that audio for all participants will be muted until the public comment portion of the meeting.

Vincent C. Wong,
Director of Community Services Department

COMBINED PUBLIC NOTICE:
City of Gastonia
Community Development Block Grant (CDBG) Program and
HOME Investment Partnership (HOME) Program

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Vincent C. Wong,
Director of Community Services Department
Housing and Neighborhoods Division
City of Gastonia
1 – C August 13, 2021

CAPER Citizen Participation FY2020

City of Gastonia/Gastonia Consortium
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)
 CITIZEN PARTICIPATION COMMENTS
 July 1, 2020– June 30, 2021
 YEAR 1

The City of Gastonia, in preparation of its Consolidated Annual Performance and Evaluation Report (CAPER), conducted a public comment period and public hearing outlined as follows:

MEETING TYPE	DATE/TIME	LOCATION
PY20 Consolidated Annual Performance and Evaluation Report (CAPER) Public Hearing	Tuesday, August 31, 2021 4 PM	Join Zoom Meeting: 2020 CAPER Public Hearing https://us02web.zoom.us/j/81375217251?pwd=a0dNK2Vpd3p0SUlFvaDRxZ1BnRkwrZz09 Meeting ID: 813 7521 7251 Passcode: 768125
Public Comment Period	Wednesday, 08/18/2021 through Saturday 09/18/2021	

The combined notice of the public hearing and the notice of the public comment period were published in the local newspaper, *The Gaston Gazette*, on August 13, 2021, and placed on the City’s website. Copies of the proposed plan were available for review at City offices, by request and on the City’s website. No citizens attended the public hearing, and no public comments were received as of the close of business on September 20, 2021.