

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 second year in carrying out its 2020-24 Strategic Plan. COVID-19 continues to be a major hurdle in addressing conditions within 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 we serve
2. Ensures the safety of staff, citizens, contractors, and subrecipients
3. Provides 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	72	4.11%	400	72	18.00%
Homeless Assistance and Services	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1750	2250	128.57%	400	2250	562.50%
Homeless Assistance and Services	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
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	11		0	11	
Safe and Decent Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	5	10.00%	12	5	41.67%
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 first ranking priority and 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 **Homelessness 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	1,135	4
Black or African American	1,084	13
Asian	9	0
American Indian or American Native	18	0
Native Hawaiian or Other Pacific Islander	8	0
Total	2,254	17
Hispanic	3	0
Not Hispanic	2,251	17

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

Narrative

White individual and households 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 17 units completed through use of the HOME Investment Partnerships (HOME) Program during FY 2021-22, Black or African American households included 76.4% and White households included 23.5%. For Community Development Block Grant Funds (CDBG), 48.09% of the persons assisted were Black/African American and 50.35% of the persons assisted were white.

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	654,391	366,234
HOME	public - federal	805,926	229,916

Table 3 - Resources Made Available

Narrative

Federal funds were leveraged through down payment assistance and new construction of multi-family housing activities. The local lending institutions provide permanent financing 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.

In addition, developers seek HOME funds to complete layering for multi-family housing project. The other funding sources meet the HOME match requirement. As such, match requirements were met and satisfied through both of these activities.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Central Gastonia	100	56	Of the total allocation of \$654,391, \$366,234.06 or 56% of the funds were spent on activities.

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.

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.

Additional federal funds were leveraged through down payment assistance activities. The local lending institutions provide permanent financing to program applicants and provide leverage 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.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	5,096,160
2. Match contributed during current Federal fiscal year	58,809
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	5,154,969
4. Match liability for current Federal fiscal year	8,492
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	5,146,476

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
2824	12/10/2021	0	35,973	0	0	0	0	35,973
2846	06/15/2022	0	22,836	0	0	0	0	22,836

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 \$
276,123	57,806	325,032	43,867	8,897

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	0	0	0	0	0	0
Number	0	0	0	0	0	0
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	0	0	0			
Number	0	0	0			
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	5	0	4	1	0	0
Dollar Amount	21,670	0	12,625	9,045	0	0

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	6
Number of households supported through The Production of New Units	10	4
Number of households supported through Rehab of Existing Units	12	5
Number of households supported through Acquisition of Existing Units	65	0
Total	147	15

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 2022 PIT Count Data, there were 218 sheltered persons; 192 were in Emergency Shelters (ES) and 26 in Transitional Shelters (TS). There is no data or reporting to show that a homeless individual or family received permanent housing either through 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 continues to impact housing efforts in all categories. City staff, community leaders, and agencies alike 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 for a period of time until staff could better assess and implement proper safety measures. Our Housing Rehabilitation program begin again in 2021 and our staff is pleased to once again assist the community in this important way.

Discuss how these outcomes will impact future annual action plans.

The outcomes for FY2021-22 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 simulateneously addressing the implications of COVID as they arise.

During FY2021-22, 6 individuals and families were assisted through Direct Homeownership Assistance. The Gastonia Electric Assistance Resource (GEAR), a City utility assistance program funded by general funds, assisted 19 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	3	5
Low-income	3	2
Moderate-income	0	2
Total	6	9

Table 13 – Number of Households Served

Narrative Information

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. These are then addressed within specified subcommittees before they 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 25, 2022 Point-In-Time (PIT) Count/Survey was conducted. This allows the GLC CoC to better ascertain where services and outreach are lacking and helps to develop a better course of action to address future efforts. The 2022 PIT Count denoted 497 homeless persons, of which 279 were unsheltered. Of the 218 sheltered persons, 192 were in Emergency Shelters (ES) and 26 in Transitional Shelters (TS). Full details of the count are noted in the charts below.

Date of PIT Count: 1/25/2022
 Population: Sheltered and Unsheltered Count

Total Households and Persons

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	128	14	0	256	398
Total Number of Persons	192	26	0	279	497
Number of Children (under age 18)	45	11	0	12	68
Number of Persons (18 to 24)	15	1	0	17	33
Number of Persons (over age 24)	132	14	0	250	396

Gender

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Female	101	20	0	93	214
Male	90	6	0	183	279
Gender that is not singularly 'Female' or 'Male'	0	0	0	0	0
Questioning	0	0	0	0	0
Transgender	1	0	0	3	4

Ethnicity

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Non-Hispanic/Non-Latin (a)(o)(x)	180	23	0	277	480
Hispanic/Latin(a)(o)(x)	12	3	0	2	17

Chronically Homeless

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total number of persons	35		0	129	164

2022 PIT Count

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 understand and are 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. The current emergency shelter provider is the Salvation Army.

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 those funds to support housing and other services for homeless individuals and families. Currently, for individuals and families impacted by COVID-19, the Gaston County Division of Health and Human Services (DHHS) administers the Gaston County CARE Program. This program 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. HUD released the Continuum of Care Special NOFO for Unsheltered and Rural Homeless. This application for this NOFO is due in October 2022. The Gaston-Lincoln-Cleveland Continuum of Care has expressed its intent to apply for the funding. Funds eligible for the tri-county include up \$1,099,724 for unsheltered persons with \$473,238 set aside to specifically address the rural unsheltered population.

The City of Gastonia, through use of its CDBG-CV funds, currently administers a utility assistance program through the United Way of Gaston County and an emergency rental assistance program through the Salvation Army. These programs are designed to assist individuals and families impacted by COVID-19, resulting in a loss of income. Gastonia continues to work toward using funds to prepare, prevent, and respond to the Coronavirus for eligible activities. To date, the City has received and expended the following:

CDBG-CV FUNDS RECEIVED	CDBG-CV 1	\$386,391.00
	CDBG-CV 3	\$484,878.00
TOTAL FUNDS RECEIVED		\$871,269.00
FUNDS EXPENDED	United Way Utility Assistance	\$80,289.49
	Salvation Army Rental Assistance	\$23,988.08
TOTAL CDBG-CV funds expended		\$104,277.57
TOTAL CDBG-CV funds remaining		\$671,269.00

CDBG-CV funding

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)

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

Actions taken to address the needs of public housing

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

1. The Housing Choice Voucher (HCV) Program
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 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.

1. Cameron Courts
2. Weldon Heights
3. Mountain View

The following properties are designated for residents ages 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)

Bod Inducement Date	Bond Amount	# of Units	Township	Project Name	Developer
05/11/2021	11,500,000.00	120	Dallas	Leonard Greene Apartments	Woda Cooper Group, Inc.
11/15/2021	25,000,000.00	200	Gastonia	Fairhaven Place	Commonwealth Development Corp of America
01/06/2022	17,500,000.00	120	Cherryville	Rutherford Place	Woda Cooper Group, Inc.
01/06/2022	31,200,000.00	139	Bessemer City	Osage Mill Apts.	Osage Mill Apartments, LLC

Table 14 - FY2021-22 Gastonia Housing Authority Multi-Family Housing Revenue Bonds

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 or operates the Public Housing communities of Cameron Courts, Weldon Heights, Mountain View, and Linwood Terrace. All four properties were sold to a limited partnership and are operated by a property management company. The properties are now subsidized by Section 8 Rental Assistance Demonstration (RAD) and Project-Based Vouchers (PBV) as of June 2018.

Of the total \$1,743 Section 8 Housing Choice Vouchers (HCV), the Gastonia Housing Authority assisted individuals and families with 1,573 vouchers and 100 Non-Elderly Disabled vouchers. Currently there are a total of 3,865 persons on the waiting list. In addition the Gastonia Housing Authority approved multi-family housing revenue bonds however, bond issuance is scheduled after the scheduled October 2022 closing.

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)

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. The City continues to look at innovative ways to conduct Fair Housing education. More information about our efforts regarding Fair Housing can be found on Page 21 under the section titled “Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice”.

City General Funds are used to create an assistance fund that helps with customer utility costs. This is called the Gastonia Electric Assistance Resource (GEAR) Program. 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 \$25-\$35.

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

The City currently assesses pre-1978 housing for the homebuyers and the owner-occupied rehabilitation program. Pre-and post testing and assessments 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 currently assesses pre-1978 housing for the homebuyers and the owner-occupied rehabilitation program. Pre-and post testing and assessments 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 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. The City of Gastonia has not had a designated CHDO in the past few years after the end of the relationship with the prior agency with the CHDO designation, Reinvestment in Communities of Gaston County, Inc. (now known as Our Neighbors, Inc.). The City of Gastonia will now be working with Belmont Community Development Corporation as a CHDO for future projects.

HealthNet Gaston serves 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, Habitat will partner with the City of Gastonia for homeownership candidates for their newest development, Dixon Village.

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 community-wide collaborate efforts amongst public agencies, private housing providers, and social service agencies to address affordable housing and direct those in need toward available services. The 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).

The City of Gastonia works closely with Gaston County Department of Health and Human Services (DHHS) to ensure there is no duplication of benefits/services for use of CDBG-CV funding with both the Utility and Rental assistance programs. The administrators of the Utility Assistance program (United Way of Gaston County) and the Emergency Rental Assistance program (Salvation Army) communicate regularly with Gaston County DHHS to ensure assistance is not being duplicated for the same bills.

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:

To address the impediment of insufficient fair housing as well as 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. Free basic Fair Housing training was facilitated by the North Carolina Legal Aid Fair Housing Project.

A Fair Housing webinar series was conducted in April 2022 to promote education and awareness during Fair Housing Month. Webinar sessions were offered via Zoom each week to accommodate as many interest parties as possible.

The City also continues to provide a Fair Housing Phone Line that is utilized to provide information to persons who feel they have been denied the rental or sale of housing because of race, sex, color, religion or national origin, family status or disability. Consumers often present other housing questions that do not relate to discrimination and are able to receive referrals to other resources like legal aid, non-profits, etc. On average, the Fair Housing line receives approximately 10-15 calls per week.

VIRTUAL WORKSHOPS

- **Know Your Rights: Fair Housing Info for Tenants**
6PM - 8PM, Thursday April 7, 2022
- **Know the Law! Fair Housing Info for Property Managers and Landlords**
1PM - 3PM, Thursday, April 14, 2022
- **Know your Rights: Fair Housing Info for Tenants (En español)**
5PM - 7PM, Thursday April 14, 2022
- **Fair Housing Training for professionals working in housing related fields (lenders, realtors, etc.,)**
1PM - 3PM Thursday, April 21, 2022
- **Viewing of "A House Divided" followed by a panel discussion**
6PM - 8PM, Thursday, April 28, 2022

All workshops are FREE and open to the public.

Registration Required
Visit cityofgastonia.com to RSVP

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Fair Housing Webinar Series

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 intentional inclusion of Minority Business Enterprise (MBE) and small business in the competitive bid process. Beginning in FY2022, staff will begin a recruitment program specifically for minority business for overall City services to include federal programs.

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

HOME INVESTMENT PARTNERSHIP PROGRAM RENTAL MONITORING					FY2021-22
AGENCY: CITY OF GASTONIA					
	PROPERTY NAME	LOCATION	DATE MONITORED	ISSUES NOTED	STATUS
1	Kinross Place	Gastonia	05/16/2022	Onsite Monitoring	Compliant
2	Redbud	Gastonia	4/26/2022 & 8/2/22	Onsite Monitoring: Additional follow-up was required and completed	Compliant
3	Third	Gastonia	05/20/2022	Onsite Monitoring	Compliant
4	Second	Gastonia	05/20/2022	Onsite Monitoring	Compliant
5	Adam's House (With Friends)	Gastonia	07/27/2022	Desktop monitoring;additional follow-up required	Non-compliant
6	York Street Units	Gastonia	05/24/2022	Onsite Monitoring: failed to uphold HQS - Technical Assistance provided	Non-compliant
7	Willow Street	Gastonia	05/24/2022	Onsite Monitoring	Compliant
8	842 Millon Street	Gastonia	05/24/2022	Onsite Monitoring: failed to uphold HQS - Technical Assistance provided	Non-compliant
9	Erin Drive	Dallas	05/24/2022	Onsite Monitoring	Compliant
10	Cherokee	Gastonia	05/23/2022	Onsite Monitoring	Compliant
11	Boyce Street	Gastonia	05/24/2022	Onsite Monitoring	Compliant
12	Villas at Union Trace	Gastonia	05/17/2022	Onsite Monitoring	Compliant
13	Glenwood Gardens	Gastonia	05/17/2022	Onsite Monitoring	Compliant
14	Lofts at Union Crossing	Gastonia	05/17/2022	Onsite Monitoring: Additional follow-up was required and completed	Compliant
15	Catawba Creek Villas	Gastonia	N/A	Currently under construction	
16	Armstrong Apartments	Gastonia	06/15/2022	Desktop monitoring	Compliant

FY2021-22 Onsite HOME Rental Monitoring

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 done 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 consists of 1 member selected by the Council to represent each of the City's six wards or other areas deemed appropriate by the Council. Additionally, there shall be two at-large members appointed by Gaston County Commission to represent the county's unincorporated areas. 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 volatility impacts affordable housing for all citizens. Low-and moderate-income citizens have greater difficulty in maintaining current properties. Since resuming activities, staff continues to look at how individuals and families receiving assistance through the housing rehabilitatio program and how they are impacted.

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 FY2021-22 is shown below. 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 FY2021-22, all HOME projects were compliant with the exception of two. Staff continues to work with the funded recipients to rectify the non-compliance issues. Staff will provide technical assistance and guidance to resolve the matter(s) through enforcement as necessary.

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

The City of Gastonia continues to support and encourage 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 FY2021-22, Gastonia receipted \$44,452.50 in Program Income and disbursed \$ 44,452.50 in Program Income. The largest portion of PI was used for Direct Homeownership Assistance (DHO) followed by HOME Administration and Tenant-Based Rental Assistance. The receipted amount includes \$16,680.00 of program income based off of loan payments from Gateway Village in which the Section 108 loan was paid off in defeasance utilizing CDGB funds in program year 2020. These funds were

expended on a rehabilitation project.

Going forward, for future Annual Action Plans, the City of Gastonia will include the anticipated receipt of program income for regular loan repayments from Gateway Village which was previously reported as Section 108 income. The City of Gastonia anticipates this annual program income to total \$16,680.00.

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)

CR-58 – Section 3

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

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 15 – 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.					
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Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

For FY2021-22 Program Year, there were not activities completed regarding Section 3 activities.