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# FY2022-23 CAPER DRAFT

## Comment Period

Friday, August 18, 2023 – Monday, September 18, 2023

*COMBINED PUBLIC NOTICE:*  
**City of Gastonia**  
**FY2022-23 Consolidated Annual Performance and Evaluation Report (CAPER)**  
**Notice of Public Hearing and Public Comment Period**  
**for the**  
*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 2022-23* beginning *July 1, 2022 through June 30, 2023*. 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 25, 2023*, 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, 2023 through September 18, 2023*. The draft 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, Director of Housing and Community Engagement  
City of Gastonia  
PO Box 1748  
Gastonia, NC 28053-1748  
(704) 866-6758  
[danette.dye@gastonianc.gov](mailto:danette.dye@gastonianc.gov)

PUBLIC HEARING

A *public hearing* will be held as follows and citizen participation is encouraged:

*FY2022-23 CAPER Public Hearing/Citizens Advisory Board Combined Meeting*  
*Monday, August 28, 2023, at 6:00 pm*  
*Garland Municipal Business Center*  
*150 S York Street - 2nd floor*  
*Gastonia, NC 28052*

Danette Dye  
Director of Housing and Community Engagement  
City of Gastonia  
1 - C August 10, 2023

**PLEASE NOTE SOME DATA IS PENDING – INFORMATION IS SUBJECT TO CHANGE  
BASED UPON FINAL INFORMATION**

**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.

**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.

**PENDING DATA – INFORMATION SUBJECT TO CHANGE BASED UPON FINAL INFORMATION**

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Demolition and Clearance	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	0	0.00%			
Fair Housing	Fair Housing	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1750	400	22.86%	400	400	100.00%
Homeless Assistance and Services	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1750	6765	386.57%	400	6765	1,691.25%

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%	7	0	0.00%
Safe and Decent Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	0	1		0	1	

CAPER

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Safe and Decent Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	17	34.00%	10	17	170.00%
Safe and Decent Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	275	0	0.00%	25	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)

### PENDING DATA – INFORMATION SUBJECT TO CHANGE BASED UPON FINAL INFORMATION

	CDBG	HOME
White	3,266	25
Black or African American	2,267	38
Asian	4	5
American Indian or American Native	34	0
Native Hawaiian or Other Pacific Islander	4	0
<b>Total</b>	<b>5,575</b>	<b>68</b>
Hispanic	719	0
Not Hispanic	4,856	68

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 2022-23, **Black or African American households included 55.8% and White households included 36.7%**. 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)

### PENDING DATA – INFORMATION SUBJECT TO CHANGE BASED UPON FINAL INFORMATION

#### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	646,964	
HOME	public - federal	851,616	

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		

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.

**FINAL DATA IS PENDING AND WILL BE UPDATED PRIOR TO SUBMISSION TO HUD**

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	\$5,146,476
2. Match contributed during current Federal fiscal year	\$41,250
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$5,187,726
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$5,187,726

**Table 5 – Fiscal Year Summary - HOME Match Report**



**Table 6 – Match Contribution for the Federal Fiscal Year**

<b>Match Contribution for the Federal Fiscal Year</b>								
<b>Project No. or Other ID</b>	<b>Date of Contribution</b>	<b>Cash (non-Federal sources)</b>	<b>Foregone Taxes, Fees, Charges</b>	<b>Appraised Land/Real Property</b>	<b>Required Infrastructure</b>	<b>Site Preparation, Construction Materials, Donated labor</b>	<b>Bond Financing</b>	<b>Total Match</b>
HG2873	03/31/2023	0	\$1,875	0	0	0	0	\$1,875
HG2860	07/26/2023	0	\$1875	0	0	0	0	\$1,875
HG2818	03/03/2023	0	\$37,500	0	0	0	0	\$37,500

<b>Program Income – Enter the program amounts for the reporting period</b>				
<b>Balance on hand at begin-ning of reporting period</b> \$	<b>Amount received during reporting period</b> \$	<b>Total amount expended during reporting period</b> \$	<b>Amount expended for TBRA</b> \$	<b>Balance on hand at end of reporting period</b> \$
\$23,940.09	\$122,587.18	\$126,353.26	\$36,142.82	\$20,174.01

**Table 7 – Program Income**

**HOME MBE/WBE report**

**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	
<b>Contracts</b>						
Number	2			1		1
Dollar Amount	\$876,456.00			\$576,456		300,000
<b>Sub-Contracts</b>						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Number		0	2			
Dollar Amount		0	\$876,456			
<b>Sub-Contracts</b>						
Number						
Dollar Amount						

**Table 8 - Minority Business and Women Business Enterprises**  
**DATA IS PENDING AND WILL BE UPDATED PRIOR TO SUBMISSION TO HUD**

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

**Table 10 – Relocation and Real Property Acquisition**

**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.

	<b>One-Year Goal</b>	<b>Actual</b>
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
<b>Total</b>	<b>389</b>	<b>0</b>

**Table 11 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	25	5
Number of households supported through The Production of New Units	8	4
Number of households supported through Rehab of Existing Units	12	17
Number of households supported through Acquisition of Existing Units	34	0
<b>Total</b>	<b>79</b>	<b>22</b>

**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 245 sheltered persons; 221 were in Emergency Shelters (ES) and 20 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 FY2022-23 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 13 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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	7	0
Low-income	3	0
Moderate-income	1	2
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 13 – Number of Households Served**

**Narrative Information-** 98 total people served through the HUD Approved Housing Counselors.



## **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.

UPDATE PIT COUNT DATA The January 24, 2023 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 2023 PIT Count denoted 388 homeless persons, of which 143 were unsheltered. Of the 245 sheltered persons, 221 were in Emergency Shelters (ES) and 20 in Transitional Shelters (TS). Full details of the count are noted in the charts below.

### **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

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

Pending data – unavailable at this time

CDBG-CV FUNDS RECEIVED (PY20)	CDBG-CV1	\$386,391.00
	CDBG-CV3	\$484,878.00
TOTAL FUNDS RECEIVED		\$871,269.00
FUNDS EXPENDED (PY22)	United Way Utility Assistance	\$80,289.49
	Salvation Army Rental Assistance	\$23,988.08
	T. Jeffers Center	
	Linwood Park	
TOTAL CDBG-CV funds expended (PY22)		\$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)
5. **Pending data – unavailable at this time**

**Pending data – unavailable at this time**

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.

The City of Gastonia implemented an incentive program for businesses located in the Main Street District (MSD) of Gastonia which benefits underserved businesses with up-fit, façade improvement, and/or architectural design services. This incentive is part of the IDEAL grant program promoted through the City of Gastonia. During PY2022, two underserved businesses were assisted through this program. In total, the two businesses received \$12,750 in assistance, combined.

### **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 Gaston-Lincoln-Cleveland 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 education event was conducted in April 2023 to promote education and awareness during Fair Housing Month. The educational focus was on school-aged children in an after-school program for ages 5 – 15. The event helped to educate approximately 27 children.

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 15-17 calls per week.

**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.

AGENCY: CITY OF GASTONIA					
	PROPERTY NAME	LOCATION	DATE MONITORED	ISSUES NOTED	STATUS
1	Kinross Place	Gastonia	05/01/2023	Onsite Monitoring, Wasn't provided Tenant Selection Plan or Financial Report  5/16/23 Failed HQS 6/26/23 Passed HQS	Pending
2	Redbud	Gastonia	05/01/2023	Onsite Monitoring, Wasn't provided Tenant Selection Plan or Financial Report  4/19/23 Passed HQS	Pending
3	Third	Gastonia	04/28/2023	Onsite Monitoring 4/13/23 Passed HQS	Compliant
4	Second	Gastonia	04/28/2023	Onsite Monitoring 4/13/23 Passed HQS	Compliant
5	Adam's House (with Friends)	Gastonia		Seeking Guidance from HUD 5/01/23 Failed HQS 5/16/23 Passed HQS	Pending
6	York Street Units	Gastonia	05/05/2023	Onsite Monitoring 4/24/23 Failed HQS 5/22/23 Passed HQS	Compliant
7	Willow Street	Gastonia	05/05/2023	Onsite Monitoring 4/24/23 Failed HQS 5/22/23 Passed HQS	Compliant
8	842 Millon Street	Gastonia	05/05/2023	Onsite Monitoring 4/24/23 Failed HQS 5/22/23 Passed HQS	Compliant
9	Erin Drive	Dallas	05/05/2023	Onsite Monitoring 4/23/23 Pass HQS	Compliant
10	Cherokee	Gastonia	05/08/2023	Onsite Monitoring 4/24/23 Failed HQS 5/22/23 Passed HQS	Compliant
11	Boyce Street	Gastonia	05/05/2023	Onsite Monitoring 4/24/23 Failed HQS 5/22/23 Passed HQS	Compliant
12	Villas at Union Trace	Gastonia	05/03/2023	Onsite Monitoring 5/02/23 Pass HQS	Compliant
13	Glenwood Gardens	Gastonia	05/03/2023	Onsite Monitoring 5/02/23 Pass HQS	Compliant
14	Lofts at Union Crossing	Gastonia	05/03/2023	Onsite Monitoring 5/02/23 Pass HQS	Compliant
15	Catawba Creek Villas	Gastonia	N/A	Currently under construction	N/A
16	Armstrong Apartments	Gastonia	05/04/2023	Desktop monitoring; incomplete files No HQS	Pending

Grayed items are projects in planning phase or progress

### 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 rehabilitation program.

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

No – Not Applicable

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

Not Applicable

## **CR-50 - HOME 24 CFR 91.520(d)**

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

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

A monitoring schedule for FY2022-23 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 FY2022-23, all HOME projects were compliant with the exception of four. 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.

- HQS Inspection issues can be summarized within (7) in operable or failed components.

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Grayed items are projects in planning phase or progress

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

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 FY2022-23, Gastonia receipted \$122,587.18 in Program Income and disbursed \$ \$126,353.26 in Program Income. There was some program income on hand at the beginning of the program year, which is why the disbursed amount is slightly higher than the receipted amount. Program income was used for Direct Homeownership Assistance (DHO), Tenant Based Rental Assistance (TBRA), and Homeowner Housing Rehabilitation. 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. Early loan payoffs caused an unexpected increase in the program income for this program year. We do not anticipate that same increase in the future.

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. Between Gateway Village and other payments, The City of Gastonia anticipates this annual program income to total \$34,467.72.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**





### CR-58 – Section 3

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

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	2	0	0	0	0
Total Labor Hours	23,325				
Total Section 3 Worker Hours	4,652				
Total Targeted Section 3 Worker Hours	1				

**Table 15 – Total Labor Hours**

**Pending data – unavailable at this time**

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

**Table 16 – Qualitative Efforts - Number of Activities by Program**

**Narrative**

**City of Gastonia/Gastonia Consortium**  
**Consolidated Annual Performance and Evaluation Report**  
**(CAPER)**  
**CITIZEN PARTICIPATION COMMENTS**  
**FY 2022-23**

**YEAR 2**

The City of Gastonia, in preparation of its Consolidated Annual Performance and Evaluation Report for Program Year 2022-23, will conduct one public hearing as follows:

<b>MEETING TYPE</b>	<b>DATE/TIME</b>	<b>LOCATION</b>
PY2022-23 CAPER Public Hearing	Monday, August 28, 2023 6:00 pm	Garland Municipal Business Center 150 S. York Street Gastonia, NC 28052 Bobbin Conference Room - 233
Public Comment Period	Monday, August 18, 2023 through Thursday, September 18, 2023	

The notice of the public hearing and the notice of the public comment period were published in the local newspaper, *The Gaston Gazette*, and placed on the City of Gastonia website.