



HOUSING & COMMUNITY ENGAGEMENT DEPARTMENT
150 S. York Street
Gastonia, NC 28052
(704) 866-6758

City of Gastonia/Gastonia Consortium ANNUAL ACTION PLAN DRAFT

July 1, 2024 – June 30, 2025

YEAR 5

COMMENT PERIOD

Wednesday, May 22, 2024
through
Saturday, June 22, 2024

PUBLIC HEARING

Thursday, June 6, 2024 – 4:00 PM
City of Gastonia
Garland Municipal Business Center
150 S. York Street, Gastonia, NC
28052
Second Floor - Room 233

Garland Center

POSTING DATES: MAY 22, 2024 – JUNE 22, 2024

ACTION PLAN DRAFT ANNUAL – PY2024 (FY2025)

**Public Notice
City of Gastonia
Combined Notice of Public Hearing and Public Comment Period
FY2024-25 Annual Action Plan Draft and
Substantial Amendment to the 2020-2024 Consolidated Plan**

Date of Publication: May 14, 2024

Danette Dye, Director
Housing and Community Engagement Department
PO Box 1748
150 S. York Street – Garland Municipal Business Center
Gastonia, NC 28053-1748
(704) 866-6758

PY2024 Annual Action Plan

The City of Gastonia is developing its federal Fiscal Year 2024 (FY2024-25) Annual Action Plan (AAP) for use during its fiscal year (FY 2025) which begins July 1, 2024 and ends June 30, 2025. The Annual Action Plan determines the use of federal funds received from the U.S. Department of Housing and Urban Development to include the Community Development Block Grant Entitlement Funds (CDBG) and HOME Investment Partnership Entitlement Funds (HOME). The proposed funding will address the economic, physical, social, and human development needs of low- to moderate-income residents of Gastonia, the HOME Consortium Area and the Gaston/Lincoln/Cleveland County Continuum of Care.

Notice of Substantial Amendment to 2020-2024 Consolidated Plan

The City of Gastonia proposes an amendment to the 2020-2025 Consolidated Plan to include the addition of a project category not previously listed within the Plan as submitted to the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Program. The purpose of this notice is to solicit comments from residents, and the amendment will be available for review by the general public beginning May 22, 2024.

Notice of Thirty-Day (30) Day Public Comment Period

A thirty (30) day public comment period regarding the proposed amendment will begin on Wednesday, May 22, 2024, and end on Saturday, June 22, 2024. A copy of both plans will be available for review as follows:

1. On the City of Gastonia website, <https://gastonianc.gov>
2. By visiting the City of Gastonia at 150 S. York Street, Garland Municipal Business Center, Gastonia, NC 28052 between the hours of 8:30 am – 4:30 pm, Monday – Friday or
3. By email request to danette.dye@gastonianc.gov

The City of Gastonia will move forward with formal approval of the application and submission to HUD on or after July 3, 2024.

Notice of Public Hearing

Thursday, June 6, 2024
4:00 PM

Garland Municipal Business Center, 150 S. York Street, Gastonia, NC 28052- Bobbin Conference Room 233
The public hearing will provide an opportunity for residents to comment on the proposed actions. Participants requiring special accommodations should contact the Human Resources Department at Human Resources Department by email: judy.smith@gastonianc.gov, telephone: 704-866-6786 or fax: 704-836-0022 at least 48 hours in advance of the meeting date.

Written Comments

Written comments may be submitted:

1. Email to danette.dye@gastonianc.gov,
2. Visiting the City of Gastonia at 150 S. York Street, Garland Municipal Business Center, Gastonia, NC 28052 between the hours of 8:30 am – 4:30 pm, Monday – Friday or
3. Mail to City of Gastonia, Attention: Danette Dye, Director, Housing and Community Engagement Department, PO Box 1748, Gastonia, NC 28053-1748.

Este informacion esta disponible en espanol o en cualquier otro idioma bajo peticion. Por favor, pongase en contacto con Danette Dye al 704-866-6758 o en 150 South York Street, Gastonia, NC de alojamiento para esta solicitud.

1C – May 14, 2024

Executive Summary

ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The City of Gastonia and Gastonia Consortium carries out Federal programs administered by the United States Department of Housing and Urban Development (HUD) The City of Gastonia is the lead agency in the jurisdiction. The emphasis of the local program is to address the housing needs of the low to moderate income households and those with special needs.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Budget Allocations

Projected budget allocations to be received from the U.S. Department of Housing and Urban Development (HUD).

Home Investment Partnership (HOME) Program	\$708,501
HOME Investment Partnership (HOME) Program- Program Income	\$ 79,591
Community Development Block Grant (CDBG) Program	\$561,053
Community Development Block Grant (CDBG) Program-Program Income	\$ 34,790

Projects are defined based on need, demand and community input

#	Project Name
1	PROJECT CDBG – CDBG General Admin
2	PROJECT CDBG – Project Delivery
3	PROJECT CDBG – Fair Housing
4	PROJECT CDBG – Property Disposition / Maintenance
5	PROJECT CDBG – Continuum of Care
6	PROJECT CDBG – COC Non-Profit
7	PROJECT CDBG – Cold Weather Shelter
8	PROJECT CDBG – CBDO
9	PROJECT CDBG – Public Improvement
10	PROJECT CDBG – Housing Rehabilitation
11	PROJECT CDBG – CDBG Acquisition
12	PROJECT CDBG – Demolition & Clearance
13	PROJECT CDBG - Code Enforcement
14	PROJECT HOME – HOME General Admin
15	PROJECT HOME – CHDO Set-aside
16	PROJECT HOME – CHDO Operating
17	PROJECT HOME – New Construction
18	PROJECT HOME – Direct Homeowner Assistance
19	PROJECT HOME – Tenant Based Rental Asst. (TBRA)

Table 1 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved need

Projects are defined based on need, demand and community input

1	Project Name	PROJECT CDBG – CDBG General Admin
	Target Area	Central Gastonia
	Goals Supported	Maintaining Standards
	Needs Addressed	Rehabilitation Tenant Assistance Homeless Assistance New Housing
	Funding	CDBG: \$116,189 or 19.50%
	Description	Funds allocated for salaries, fringe benefits and general expenses.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	400
	Location Description	County-wide
	Planned Activities	
2	Project Name	PROJECT CDBG - Project Delivery
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing
	Needs Addressed	Rehabilitation Tenant Assistance Homeless Assistance New Housing
	Funding	CDBG: \$71,501 or 12.00%
	Description	Funds allocated for salaries, fringe benefits & general expenses in the execution of the rehab/new construction, affordable housing programs.
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	400
	Location Description	County-wide
	Planned Activities	
3	Project Name	PROJECT CDBG - Fair Housing
	Target Area	Central Gastonia
	Goals Supported	Fair housing assistance
	Needs Addressed	Tenant Assistance New Housing

	Funding	CDBG: \$19,500 or 3.27%
	Description	Funds allocated for general expenses for fair housing admin, fair housing activities, fair housing hot line & minority recruitment of contractors.
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	400
	Location Description	County-wide
	Planned Activities	
4	Project Name	PROJECT CDBG - Property Disposition / Maintenance
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing Maintaining Standards
	Needs Addressed	Rehabilitation New Housing
	Funding	CDBG: \$14,062 or 2.36 %
	Description	Weed cutting, maintenance & repairs, utilities & gas service for properties owned by H&N currently or newly acquired.
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	45
	Location Description	City-wide
	Planned Activities	
5	Project Name	PROJECT CDBG - Continuum of Care
	Target Area	Central Gastonia
	Goals Supported	Homeless assistance
	Needs Addressed	Homeless Assistance
	Funding	CDBG: \$65,245 or 10.95%
	Description	Funds allocated to provide technical assistance & build capacity for the homeless strategy
	Target Date	06/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	242
	Location Description	County-wide
	Planned Activities	
6	Project Name	PROJECT CDBG – CoC Non-Profit
	Target Area	Central Gastonia
	Goals Supported	Homeless assistance
	Needs Addressed	Homeless Assistance
	Funding	CDBG: \$1,073.00 or 0.18%
	Description	Designed to assist CoC and other service providers serving low/mod income limited clientele
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	242
	Location Description	County-wide
	Planned Activities	
7	Project Name	PROJECT CDBG – Cold Weather Shelter
	Target Area	Central Gastonia
	Goals Supported	Homeless assistance
	Needs Addressed	Homeless Assistance
	Funding	CDBG: \$115,000 or 2.52%
	Description	Funds allocated to provide immediate shelter when temperatures are below freezing.
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	175
	Location Description	City-wide
	Planned Activities	
8	Project Name	PROJECT CDBG – Community Based Development Organization (CBDO)
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing

	Needs Addressed	Develop, Acquire or Preserve Affordable Housing
	Funding	CDBG: \$1,444 or .24%
	Description	Carry out activities that improve the physical, economic or social environment of a specific geographic area or neighborhood that address one or more critical problems.
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	2
	Location Description	City-wide
	Planned Activities	
9	Project Name	PROJECT CDBG – Public Improvements (Public Facilities/Public Infrastructure)
	Target Area	Central Gastonia
	Goals Supported	Public improvements
	Needs Addressed	Public Facilities and Improvements and Neighborhood Revitalization
	Funding	CDBG: \$76,447 or 12.83%
	Description	Funds allocated for the provision or improvement of various public infrastructure/public facilities to provide the greatest community benefit in low – and moderate- income areas.
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	300
	Location Description	City-wide
	Planned Activities	Provision or improvement of public infrastructure and/or facilities
10	Project Name	PROJECT CDBG - Housing Rehabilitation
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing
	Needs Addressed	Rehabilitation
	Funding	CDBG: \$143,658 or 24.11%
	Description	Program designed to assist low to moderate income families address health & safety issues
	Target Date	06/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	5
	Location Description	City-wide
	Planned Activities	
11	Project Name	PROJECT CDBG – CDBG Property Acquisition
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing
	Needs Addressed	Develop, Acquire, or Preserve Affordable Housing
	Funding	CDBG: \$953 or 0.16%
	Description	Funds allocated to acquire affordable housing units for homeownership.
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	1
	Location Description	Various locations in Gastonia, TBD during program year.
	Planned Activities	
12	Project Name	PROJECT CDBG – Demolition and Clearance
	Target Area	Central Gastonia
	Goals Supported	Demolition and Clearance
	Needs Addressed	Public Improvements and Neighborhood Revitalization
	Funding	CDBG: \$1,057 or 0.18%
	Description	Funds allocated to clear, demolish, or remediate structures to prevent blight in low0 and moderate-income areas.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	1
	Location Description	Various locations in Gastonia, TBD during program year.
	Planned Activities	
13	Project Name	PROJECT HOME - HOME General Admin
	Target Area	Central Gastonia

	Goals Supported	Promote safe decent affordable housing Homeless assistance Fair Housing assistance Maintaining Standards
	Needs Addressed	Tenant Assistance New Housing
	Funding	HOME: \$76,837 or 9.75%
	Description	Funds to supplement salaries & general expenses for the administration of the HOME Program
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	250
	Location Description	county-wide
	Planned Activities	
14	Project Name	PROJECT HOME - CHDO Set-aside
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing
	Needs Addressed	Develop, Acquire, or Preserve Affordable Housing
	Funding	HOME: \$106,275 15 % of the Entitlement allocation only or 13.49 % of total budget/(15% of allocation)
	Description	Funds will be used to develop affordable housing for low/mod income families and individuals with emphasis on special needs populations
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	1
	Location Description	county-wide
	Planned Activities	
15	Project Name	PROJECT HOME - CHDO Operating
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing Homeless Assistance
	Needs Addressed	Develop, Acquire, or Preserve Affordable Housing

		Homeless Assistance
	Funding	HOME: \$5,911 or 0.75%
	Description	Designated CHDO for and operating expense
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	1
	Location Description	county-wide
	Planned Activities	
16	Project Name	PROJECT HOME - New Construction
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing
	Needs Addressed	New Housing
	Funding	HOME: \$460,000 or 52.03%
	Description	New construction of affordable housing unit
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	4-5
	Location Description	county-wide
	Planned Activities	
17	Project Name	PROJECT HOME - Direct Homeowner Assistance
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing
	Needs Addressed	Rehabilitation New Housing
	Funding	HOME: \$51,956 or 6.59%
	Description	This program provides down payment & closing cost assistance to qualified low/mod income homebuyers. Up to \$7,500.00 in assistance to include soft costs.
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	8-10

	Location Description	county-wide
	Planned Activities	
18	Project Name	PROJECT HOME - Tenant Based Rental Assistance
	Target Area	Central Gastonia
	Goals Supported	Promote safe decent affordable housing
	Needs Addressed	Tenant Assistance
	Funding	HOME: \$87,093 or 11.05%
	Description	Program to help individual households acquire permanent housing.
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	3
	Location Description	county-wide
	Planned Activities	

Note: Changes in the total allocation amount will be reflected in each category by increasing the current dollar value by the same percentage.

Anticipated Program Income:

- Home Investment Partnership Program: \$79,571
Projected to be used to fund additional Direct Homeownership Assistance category
- Community Development Block Grant: \$ 34,790
Projected to be used to fund additional Public facilities and improvements category

Amendment to the 2020-2025 Consolidated Plan

Proposed Amendment to the Consolidated Plan

The City of Gastonia proposes a substantial amendment to the 2020-2024 Consolidated Plan to include the addition of a project not previously listed within the Plan as submitted to the U.S. Department of Housing and Urban Development (HUD) which impacts its Community Development Block Grant (CDBG) Program.

Added Activity, National Objective and Project Definition

Added Activity: Code Enforcement

Definition: 24 CFR 570.208(a)(1)

The intent of this amendment is to add a Code Enforcement project to the Plan.

National Objective: Low-Mod Area Benefit

Buildings inspected must be located in a primarily residential area with at least 51% of the residents in the area being of low- to moderate-income.

Project Standard and Eligible Activities

Gastonia proposes to conduct concentrated code enforcement activities to include salary and overhead costs related to single or multifamily housing units, commercial buildings, and other publicly- or privately-owned buildings. Primary activities include building and structure violations, neighborhood cleanliness, public advertisement displays, lawn care, environmental concerns, and the condition of motor vehicles on its streets. Secondary activities include vacant lots, signs violations, and motor vehicle code violations occurring on private property.

Purpose and End Use

The purpose for the addition of this project is to gain compliance with ordinances and regulations regarding health and housing codes, land use and zoning ordinances, sign standards, and uniform building and fire codes.