



**FY25 Consolidated Annual Performance and Evaluation Report
C.A.P.E.R.**

**PUBLIC COMMENT PERIOD
September 1, 2026 to September 15, 2026**

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.

Program Year 2025 marked the first year of the City of Gastonia's 2025–2029 Consolidated Plan. During the year, the City moved its housing and community development priorities forward by helping residents achieve homeownership, advancing affordable rental housing, strengthening the regional response to homelessness, promoting fair housing, and preparing for future investment in Gastonia's neighborhoods.

The City's homeownership efforts connected education, counseling, and financial assistance. Through its HUD-approved housing counseling program, 208 people participated in homebuyer education, while 32 households received individualized pre-purchase counseling. Nine low- and moderate-income households purchased homes with \$130,000 in HOME assistance. The average purchase price among these homebuyers was approximately \$247,228.

The City also advanced two major affordable rental developments: Enclave at Forest Heights and Preserve at Forest Heights. Together, these developments will create 100 rental units, including 10 HOME-assisted units. Although construction was not complete by the end of the program year, both projects made meaningful progress toward increasing the supply of quality, affordable housing. Between Enclave and Preserve, Section 3 workers performed approximately 28.6 percent of the labor hours reported by participating businesses, demonstrating the project's broader economic impact.

In response to homelessness, the City supported regional coordination through the Gaston-Lincoln-Cleveland Continuum of Care, which reported 1,012 people assisted. Operating-cost reimbursements to three Continuum of Care nonprofit organizations supported services benefiting another 329 people. The City also funded janitorial and security services for the Gastonia Warming Center. Because these activities supported the same shelter operation, the shared outcome of 1,990 is reported once for the winter operating season.

The City promoted fair housing by participating in an events throughout the City. The most successful event hosted was by the Gaston Association of Realtors. City staff provided information and resources at an outreach table and participated in a panel discussion addressing fair housing. Total number of participants were 60.

The City continued addressing neighborhood health and safety through code-enforcement and property-care activities that addressed 139

housing units. It also advanced the development of a Neighborhood Revitalization Strategy Area plan to provide a coordinated framework for future housing, economic development, and neighborhood investment. The Plan is incorporated in the 2025-2029 Consolidated Plan and is waiting for official HUD approval.

Overall, the City used federal resources and community partnerships to move households from homeownership preparation to purchase, advance new affordable rental housing, sustain critical homelessness services, expand fair housing outreach, and prepare for continued neighborhood reinvestment.

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 service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20	0	0.00%			
Demolition and Clearance	Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0		6	0	0.00%
Fair Housing	Fair Housing	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2	60	3,000.00%	2	60	3,000.00%

Homeless Assistance and Services	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10	0	0.00%			
Homeless Assistance and Services	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	1990		150	1990	1,326.67%
Homeless Assistance and Services	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	300	1341	447.00%	450	1341	298.00%
Planning and Administration	Affordable Housing Homeless Non-Housing Community Development	CDBG: \$ / HOME: \$	Other	Other	1	0	0.00%	1	1	100.00%
Public Facilities and Infrastructure Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2600	0	0.00%	2600	0	0.00%
Public Services	Public services	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10	0	0.00%	2	0	0.00%
Public Services	Public services	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	5	0	0.00%			

Safe and Decent Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	20	0	0.00%			
Safe and Decent Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	35	0	0.00%	7	0	0.00%
Safe and Decent Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	40	0	0.00%	8	0	0.00%
Safe and Decent Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	60	9	15.00%	12	9	75.00%
Safe and Decent Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	20	0	0.00%	4	0	0.00%
Safe and Decent Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	200	139	69.50%	40	139	347.50%

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 City's use of CDBG and HOME resources was aligned with the Consolidated Plan's highest-priority needs, particularly safe and decent affordable housing, homelessness assistance, and neighborhood stability. CDBG resources were concentrated primarily in affordable housing and homelessness-related activities, with additional investments supporting fair housing, neighborhood conditions, planning, and program administration.

Within the affordable housing and neighborhood stability priority, CDBG-supported code-enforcement and property-care activities addressed 139 housing units.

CDBG resources supported the City's homelessness response through Continuum of Care coordination, nonprofit operating assistance, and janitorial and security services for the Gastonia Warming Center. The Continuum of Care and nonprofit activities reported a combined 1,341 people assisted. The warming-center janitorial and security activities supported the same shelter operation. Because both activities reflect the same service population, the activities were connected in IDIS to avoid duplicated accomplishment data reporting.

Fair housing activities reached 60 participants through events throughout the City. The most successful one was hosted by the Gaston Association of Realtors. The City provided an outreach table with fair housing information and resources and participated in the event's panel discussion.

HOME funds complemented CDBG investments by helping nine households purchase homes and advancing two affordable multifamily developments

Overall, the strongest measurable progress occurred in homelessness services, code enforcement, fair housing outreach, and homebuyer assistance.

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	1,820	5
Black or African American	1,402	4
Asian	3	0
American Indian or American Native	9	0
Native Hawaiian or Other Pacific Islander	5	0
Total	3,239	9
Hispanic	53	2
Not Hispanic	3,186	7

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

Narrative

During Program Year 2025, the standard CR-10 table reports 3,239 CDBG beneficiaries whose race was represented within the five categories available in the table. This included 1,820 White persons, 1,402 Black or African American persons, three Asian persons, nine American Indian or Alaska Native persons, and five Native Hawaiian or Other Pacific Islander persons. Within these displayed categories, 53 persons identified as Hispanic or Latino, and 3,186 identified as not Hispanic or Latino.

An additional 92 CDBG beneficiaries identified with multiracial categories that are not available in the standard CR-10 table. These included six American Indian or Alaska Native and White persons, 23 Black or African American and White persons, and 63 other multiracial persons. When these beneficiaries are included, the actual CDBG total is 3,331 people assisted.

Of the full 3,331 beneficiaries, 94 identified as Hispanic or Latino and 3,237 identified as not Hispanic or Latino.

The CDBG total combines 1,012 people assisted through Continuum of Care coordination, 329 people assisted through nonprofit services, and 1,990 people assisted through the Gastonia Warming Center. The warming-center janitorial and security activities supported the same shelter operation and are counted only once.

The HOME program assisted nine low- and moderate-income homebuyer households. Based on the race of the head of household, five households were White and four were Black or African American. Two households identified as Hispanic or Latino, and seven identified as not Hispanic or Latino. All nine HOME-assisted households are represented in the standard CR-10 table.

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	\$567,471	\$200,245.63
HOME	public - federal	\$693,333.11	\$103,948.80

Table 3 - Resources Made Available

Narrative

During Program Year 2025, the City had \$567,471 in CDBG resources and \$693,333.11 in HOME resources available under the approved Annual Action Plan. The City expended \$200,245.63 in CDBG funds and \$103,948.80 in HOME funds. These resources supported homelessness services, neighborhood conditions, fair housing activities, homebuyer assistance, affordable rental development, and program delivery.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Central Gastonia	45	41	CDBG Funded Activities
Gastonia Consortium	55	59	HOME Funded Activities

Table 4 – Identify the geographic distribution and location of investments

Narrative

CDBG investments were directed within the City of Gastonia's jurisdictional boundaries, with emphasis on services and activities benefiting low- and moderate-income residents and neighborhoods. HOME resources were invested throughout the Gastonia Consortium based on eligible project locations and homebuyer choice. Nine households purchased homes with HOME assistance, including six purchases in Gastonia and three purchases in Bessemer City, Dallas, and Stanley. The City also advanced affordable multifamily developments within Gastonia.

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.

During the reporting period, the City assisted nine households with \$130,000 in HOME down payment assistance. This investment leveraged \$1,860,746 in private mortgage financing and \$10,974.22 in homebuyer contributions. The City's \$375,000 HOME investment in Enclave at Forest Heights was also combined with LIHTC and other development financing.

These leveraged resources do not qualify as HOME match. The City expects to satisfy its match liability through documented excess match carried forward from prior Federal fiscal years. No publicly owned land or property was contributed as leverage during the program year.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	8,840,482
2. Match contributed during current Federal fiscal year	40,728
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	8,881,210
4. Match liability for current Federal fiscal year	107,500
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	8,773,710

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
HG2968	05/01/2026	0	\$40,728	0	0	0	0	\$40,728

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 \$
\$0.00	\$48,994	\$48,994	\$0.00	\$0.00

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	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		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	300	0
Number of Non-Homeless households to be provided affordable housing units	17	9
Number of Special-Needs households to be provided affordable housing units	0	0
Total	317	9

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	4	0
Number of households supported through The Production of New Units	4	0
Number of households supported through Rehab of Existing Units	8	0
Number of households supported through Acquisition of Existing Units	1	0
Total	17	0

Table 12 – Number of Households Supported

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

The City's affordable housing outcomes reflected the different stages and timelines of its housing initiatives. Direct homebuyer assistance produced measurable outcomes during the program year, while progress toward affordable rental housing production was reflected in ongoing construction. Enclave at Forest Heights reached approximately 80 percent completion, and construction began on Preserve at Forest Heights. Because these are multi-year developments, their completed units will be reported when construction and project closeout are finalized.

Discuss how these outcomes will impact future annual action plans.

The City will continue advancing these affordable rental developments while maintaining its successful direct homebuyer assistance activities. Future Annual Action Plan goals will be aligned with project readiness, anticipated construction schedules, and the number of housing outcomes reasonably expected to be completed within each program year.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	1
Low-income	0	1
Moderate-income	0	7
Total	0	9

Table 13 – Number of Households Served

Narrative Information

During the program year, the City provided \$130,000 in HOME-funded direct homebuyer assistance to nine households. One household was extremely low-income, one was low-income, and seven were moderate-income. All nine households were below 80 percent of the applicable HOME income limits, and the homes purchased had an average purchase price of approximately \$247,228.

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

During the program year, the City continued supporting the Gaston-Lincoln-Cleveland Continuum of Care through funding for regional coordination, planning, technical assistance, and capacity building. These activities strengthened coordination among agencies responding to homelessness and supported a service network benefiting 1,012 extremely low-income persons.

The City also reimbursed Help Carolina, Inc., HealthNet Gaston, and Our Neighbors, Inc. for eligible operating costs supporting housing-related outreach, case management, and assistance.

Addressing the emergency shelter and transitional housing needs of homeless persons

The absence of a year-round emergency shelter continued to limit local shelter options. As an interim seasonal response, the Gastonia Warming Center operated from November 23, 2025, through March 31, 2026, on nights when temperatures fell below 32 degrees. CDBG funds supported the combined janitorial and security services needed to maintain a safe, clean, and welcoming environment. The Warming Center recorded 1,990 service contacts during the operating season.

The City continued working with Gaston County, the Continuum of Care, nonprofit organizations, and faith-based partners to coordinate emergency shelter responses. No transitional housing units were directly provided through the City's CDBG activities during the program year.

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

The City supported homelessness prevention through its investment in Continuum of Care coordination and local nonprofit capacity. Operating reimbursements to three nonprofit organizations supported housing-related outreach, case management, referrals, and assistance benefiting 329 persons, including 286 extremely low-income and 43 low-income persons.

The City did not operate a separate discharge-planning program during the year. Assistance for individuals leaving healthcare, behavioral health, foster care, correctional, and other publicly funded

systems continued to depend on referrals and coordination among specialized Continuum of Care and community partners.

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

The City's CDBG investments strengthened the regional system used to connect homeless individuals and families with housing resources, benefits, case management, and supportive services. Continuum of Care coordination and nonprofit assistance supported collaboration intended to reduce the duration of homelessness and help households achieve greater housing stability.

The City did not separately report permanent housing placements through these CDBG activities during the program year. Limited affordable housing availability and the absence of a year-round emergency shelter remained significant challenges. The City will continue working with regional partners to improve access to housing and reduce returns to homelessness.

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

Actions taken to address the needs of public housing

The Gastonia Housing Authority addresses the housing needs of very low- and extremely low-income residents through the Housing Choice Voucher Program and affordable rental housing. These programs help eligible households obtain decent, safe, and affordable housing throughout Gaston County. The Gastonia Housing Authority is in good standing and is not a troubled PHA.

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

Actions taken to provide assistance to troubled PHAs

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)

During the program year, the City continued advancing planning efforts associated with the Gastonia 2050 Comprehensive Plan, including consideration of land-use, housing, and infrastructure policies affecting residential development. Amendments to the Unified Development Ordinance provided greater flexibility and supported a broader range of housing types. These efforts helped the City consider how development standards can respond to housing needs and anticipated growth.

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

The City used HOME and CDBG resources to address housing affordability, homelessness, and access to supportive services. Nine low- and moderate-income households received down payment assistance, while construction advanced on two affordable multifamily developments representing 100 rental units, including 10 HOME-assisted units. CDBG resources also supported regional homelessness coordination, local nonprofit services, and operation of the cold-weather shelter.

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

The City applied federal lead-based paint requirements to its direct homeownership assistance activities. Assisted properties were reviewed to determine their age, and pre-1978 properties were subject to required visual assessments, notices, testing, and clearance, as applicable. These procedures helped ensure that HOME-assisted purchases complied with applicable lead-safe housing requirements.

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

The City continued operating as a HUD-approved housing counseling agency and provided homebuyer education and one-on-one pre-purchase counseling at no cost. Services addressed budgeting, credit management, housing readiness, and the responsibilities of homeownership. During the program year, 208 people received homebuyer education and 32 households received individual counseling. Nine income-qualified households also received HOME-funded down payment assistance, helping them overcome financial barriers to purchasing a home.

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

During the program year, the Affordable Housing Advisory Board worked with City leadership and staff to support implementation of the 2023 Affordable Housing Plan. The Board provided a structure for considering housing policy issues, identifying action steps, and advising the City on affordable housing

priorities and the investment of City controlled funds. The City also continued administering its housing programs through staff coordination and established partnerships with public agencies, nonprofit organizations, developers, and service providers.

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

The City continued coordinating with the Gastonia Housing Authority, Continuum of Care, municipalities, nonprofit and faith-based organizations, developers, lenders, and service providers. These partnerships supported homelessness planning, operation of the cold-weather shelter, nonprofit services, affordable rental development, housing counseling, and homeownership assistance. This coordination strengthened local capacity to address housing and community development needs.

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

The Analysis of Impediments completed in May 2024 informed the fair housing strategies included in the 2025-2029 Consolidated Plan. During the program year, the City continued providing fair housing information and referrals and participated in a fair housing event hosted by the Gaston Association of Realtors. The City staffed an informational table and participated in a panel discussion, reaching 60 attendees with fair housing information and resources.

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

City staff conducts annual monitoring of all active HOME-assisted rental projects to verify continued compliance with applicable program and long-term affordability requirements.

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.

The City's public participation and outreach efforts followed its Citizen Participation Plan. Residents were informed of opportunities to review and comment on the CAPER through notices posted on the City's website, newspaper advertisements, social media, exterior bulletin boards at City facilities, and printed materials distributed through public locations. The Citizens Advisory Board also supported outreach by sharing information about public hearings and comment periods. These methods provided residents with reasonable notice and multiple opportunities to participate in the performance-reporting process.

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.

The City did not change its overall CDBG program objectives during the program year. Staff continued monitoring community needs, program performance, project readiness, and implementation timelines. The experience gained during FY2025 will help guide future activity selection, funding decisions, and program delivery.

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 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.

During FY2025-26, the City completed onsite monitoring of 13 HOME-assisted rental properties: Kinross Place, Redbud, Second, Adam's House (With Friends), Highland East/York Street Units, Willow Street, 842 Milon Street, Boyce Street, Villas at Union Trace, Glenwood Gardens, Lofts at Union Crossing, Catawba Creek Villas, and Manor at Union Commons.

No issues were identified at 12 of the 13 properties. Adam's House (With Friends) was identified as noncompliant. The City will follow up with the owner to document corrective action and confirm compliance. Armstrong Apartments received desktop monitoring, and no issues were identified.

HOME INVESTMENT PARTNERSHIP PROGRAM RENTAL MONITORING					FY2025-26
AGENCY: CITY OF GASTONIA					
	PROPERTY NAME	LOCATION	DATE MONITORED	ISSUES NOTED	STATUS
1	Kinross Place	Gastonia	03/24/2026	Onsite Monitoring- No issues	Complete
2	Redbud	Gastonia	03/25/2026	Onsite Monitoring- No issues	Complete
3	Second	Gastonia	03/16/2026	Onsite Monitoring- No issues	Complete
4	Adam's House (With Friends)	Gastonia	03/16/2026	Non-Compliant	Complete
5	Highland East/York Street Units	Gastonia	03/18/2026	Onsite Monitoring- No issues	Complete
6	Willow Street	Gastonia	03/18/2026	Onsite Monitoring- No issues	Complete
7	842 Milon Street	Gastonia	03/18/2026	Onsite Monitoring- No issues	Complete
8	Boyce Street	Gastonia	03/18/2026	Onsite Monitoring- No issues	Complete
9	Villas at Union Trace	Gastonia	03/16/2026	Onsite Monitoring- No issues	Complete
10	Glenwood Gardens	Gastonia	03/23/2026	Onsite Monitoring- No issues	Complete
11	Lofts at Union Crossing	Gastonia	03/16/2026	Onsite Monitoring- No issues	Complete
12	Catawba Creek Villas	Gastonia	03/23/2026	Onsite Monitoring- No issues	Complete
13	Manor at Union Commons	Gastonia	03/16/2026	Onsite Monitoring- No issues	Complete
14	Armstrong Apartments	Gastonia	03/31/2026	Desktop Monitoring- No issues	Complete

Rental Monitoring

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 continued to promote HOME-assisted housing opportunities through its website, social media, community partners, and public outreach activities. Program information and assistance were made available to eligible residents without regard to race, color, national origin, religion, sex, familial status, or disability. The City also provided access to fair housing information and translation assistance when needed.

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 the program year, the City received \$48,994.18 in HOME program income. By completion of the CAPER, the City had drawn the full \$48,994.18 to support nine homebuyer assistance projects, leaving a program income balance of \$0.

The nine assisted homeowners included five White households and four Black or African American households. Two households were Hispanic and seven were non-Hispanic. No HOME program income was used for rental housing activities; therefore, tenant characteristics are not applicable.

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)

The City continued to foster affordable housing through down payment and closing cost assistance, homebuyer education, individual housing counseling, and support for new multifamily housing development. Nine households received HOME down payment assistance, 208 individuals participated in homebuyer education, and 32 households received individual counseling. The City also continued supporting the development of 100 multifamily units at Forest Heights, including 10 HOME-assisted units.

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	2	0	0	0
Total Labor Hours		29,415			
Total Section 3 Worker Hours		8,408			
Total Targeted Section 3 Worker Hours		0			

Table 14 – 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.		2			
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 15 – Qualitative Efforts - Number of Activities by Program

Narrative

During FY2025, two HOME-assisted construction activities reported a combined 29,415 labor hours. Enclave at Forest Heights reported 28,518 total labor hours, including 8,408 Section 3 worker hours. Preserve at Forest Heights reported 897 total labor hours and no Section 3 worker hours. Overall, Section 3 workers performed 28.6 percent of the combined labor hours. No Targeted Section 3 worker hours were reported.