

Executive Summary

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

1. Introduction

As an entitlement jurisdiction, the City of Gastonia is required to prepare a Five-Year Consolidated Plan, Annual Action Plans (AAP), and Consolidated Annual Performance and Evaluation Reports (CAPERs) in order to remain eligible for federal funding under the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs. These planning documents serve as comprehensive frameworks for identifying housing and community development needs, setting long-term and annual goals, and outlining strategies to address local priorities. They also ensure compliance with HUD regulations and enable the City to coordinate resources effectively to maximize the impact of federal investments.

This Draft Annual Action Plan reflects the anticipated FY 2026–2027 grant allocations provided by the U.S. Department of Housing and Urban Development (HUD). For the 2026–2027 Program Year, the City of Gastonia will receive a CDBG allocation of \$587,547 and will have an estimated \$203,405 in CDBG program income. For the HOME program, the City will receive an allocation of \$768,918.66 with providing estimated HOME program income of approximately \$60,000. The Plan details the specific projects, programs, and activities the City intends to undertake during Program Year 2026–2027 to address priority needs identified in the Consolidated Plan. These activities may include affordable housing initiatives, public facility improvements, and services for low- and moderate-income residents. By clearly defining the use of CDBG and HOME funds, the Annual Action Plan promotes transparency and accountability in the management of federal resources.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The 2026–2027 Annual Action Plan (AAP) represents the second year of the City of Gastonia’s 2025–2029 Consolidated Plan. It outlines the City’s priorities for addressing housing and community development needs of very low-, low-, and moderate-income residents, along with the strategies, resources, and partnerships to meet those needs.

The AAP also serves as the City’s application for federal funding from the U.S. Department of Housing and Urban Development (HUD) under the following programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)

The Consolidated Plan establishes a five-year strategic framework that identifies long-term goals for housing and community development. In alignment with HUD program objectives, the City has identified the following priority needs for PY 2026:

- 1) Safe and Decent Affordable Housing;
- 2) Homeless Assistance and Services;
- 3) Public Facilities and Infrastructure Improvements;
- 4) Public Services;
- 5) Planning and Administration.

To implement these priorities, the City collaborates with the Gaston-Lincoln-Cleveland Continuum of Care (CoC), nonprofit and for-profit organizations, neighborhood groups, Gaston County, and other local and regional partners.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Gastonia values its Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funding and the positive impact these programs have on low- and moderate-income residents. These federal resources support essential community and economic development activities, such as improving housing quality, expanding affordable housing options, upgrading public infrastructure, and providing supportive services for vulnerable populations. CDBG and HOME funds enable the City to address local priorities and provide services that would not otherwise be available, helping to revitalize neighborhoods, promote economic opportunity, and enhance the overall quality of life for residents.

The City's 2025–2029 Consolidated Plan satisfies HUD requirements for the five-year planning period and establishes broad priorities to allow flexibility in funding a wide range of eligible projects and activities. The plan is developed based on an assessment of community needs, data analysis, public

input, and consultation with local partners. This approach ensures that resources are directed toward the most pressing needs, such as affordable housing, neighborhood revitalization, homelessness prevention, and public facility improvements.

These priorities have remained consistent since the City began receiving CDBG and HOME funding. Continued program performance has enabled the City to support initiatives that serve individuals and families in need throughout the community. Over the years, CDBG and HOME-funded projects have included housing rehabilitation for low-income homeowners, acquisition of properties for redevelopment, construction of new affordable housing units, public facility and infrastructure improvements, and the delivery of supportive services for special needs populations. These investments have contributed to neighborhood stabilization, increased access to safe and affordable housing, services and the overall well-being of Gastonia residents.

For additional information on past performance and program outcomes, the City's 2024 Consolidated Annual Performance and Evaluation Report (CAPER) provides a comprehensive overview of accomplishments, expenditures, and progress toward meeting Consolidated Plan goals. The CAPER is available upon request from the Community Development Department or can be accessed through the City's official website.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen participation is a cornerstone of the City of Gastonia's planning process and includes advisory committee involvement, public hearings, public comment periods, stakeholder consultations, and targeted outreach. The City and the Gastonia-Gaston Consortium actively encourage input from residents, community organizations, service providers, and other stakeholders to ensure that the Annual Action Plan (AAP) reflects the community's most pressing housing and community development needs.

Public Hearing #1 was held on April 20, 2026, at the Phillips Community Center to gather input on priority needs and funding priorities for the FY 2026 Annual Action Plan. Outreach included public notices, website postings, and direct communication with neighborhood groups and service providers to encourage participation, particularly from low- and moderate-income residents.

The Affordable Housing Advisory Board met on April 13, 2026, to review housing needs, discuss community priorities, and provide recommendations on affordable housing strategies and proposed activities. The Board includes representatives from housing organizations, service providers, advocacy groups, and community members.

The Citizen Advisory Board met on April 27, 2026, to review accomplishments of the CDBG and HOME programs, discuss community development needs, and provide recommendations for future funding priorities. The Board serves as a liaison between the City and residents.

Both board meetings were open to the public and included opportunities for public comment. Agendas were distributed in advance, and meeting discussions were considered during development of the Annual Action Plan.

Public Hearing #2 was held on July 6, 2026, at the Gastonia City Hall in a hybrid format to maximize accessibility. No one attended the meeting.

A 30-day public comment period was conducted from June 10, 2026, through July 11, 2026. The draft Annual Action Plan was made available online and at the Garland Business Center behind City Hall. Residents were encouraged to submit comments by email, mail, or in person. All comments received were reviewed and considered prior to finalizing the Plan.

In addition to public meetings, City staff conducted consultations with community stakeholders and partner organizations to identify housing needs, service gaps, and community development priorities. Organizations consulted included:

- HealthNet Gaston and the Gaston-Lincoln-Cleveland Continuum of Care
- Our Neighbors, Inc.
- United Way of Gaston County
- Gaston County Department of Health and Human Services
- Gastonia Housing Authority
- Belmont Housing Authority
- Gaston Association of Realtors
- Citizen Advisory Board
- Affordable Housing Advisory Board

Information gathered through public hearings, advisory board meetings, stakeholder consultations, and the public comment period was incorporated into the development of the FY 2026 Annual Action Plan. The City remains committed to maintaining an open, transparent, and inclusive planning process that responds to the needs and priorities identified by residents and community partners.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

During the first public hearing held on April 20, 2026, community members emphasized the importance of housing preservation and supporting older adults in aging in place. Participants expressed concern

about the lack of availability of affordable housing and the need to increase the supply of housing options for low- and moderate-income households.

In response, staff highlighted several recent and ongoing affordable housing developments within the City of Gastonia. These included the recently completed Fair Haven development, a 200-unit multifamily affordable housing project that did not utilize federal funding, the 52-unit Enclave at Forest Heights development supported through the Low-Income Housing Tax Credit (LIHTC) program, and an additional 48-unit LIHTC-supported development currently in the planning stages. All three developments provide rental housing opportunities for households earning up to 80% of Area Median Income (AMI).

Residents also commented on the importance of strategically and intentionally targeting investments in specific neighborhoods throughout the city, including the Myrtle School Road area, to address longstanding community needs and improve neighborhood conditions. Questions were raised regarding the potential use of federal and other funding sources to support cooperative housing models as an alternative affordable homeownership strategy.

Additionally, community members emphasized the importance of public facility and infrastructure improvements, noting that investments in publicly accessible buildings, parks, and community spaces contribute significantly to neighborhood quality of life and community well-being. These comments will be considered as the City evaluates funding priorities and project selection for the 2026 Program Year.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments have been accepted.

7. Summary

The City of Gastonia engages the community and stakeholders in identifying and prioritizing needs for the Annual Action Plan through a comprehensive process. This includes public hearings, advisory committee meetings, and opportunities for public comment, all of which encourage input from residents, local organizations, and service providers. Public notices for hearings and meetings are published in local newspapers and on the City's website to maximize awareness and participation. The copy of the Annual Action Plan draft is made available digitally on the City's website, and paper copies can be requested for those without internet access and received at the Garland Business Center, the City's administration building directly behind City Hall. This transparent approach ensures that all community members can stay informed and involved in setting priorities for CDBG and HOME funding.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Gastonia	Community Development Division
HOME Administrator	Gastonia	Community Development Division

Table 1 – Responsible Agencies

Narrative

The City of Gastonia City Council serves as the governing body. The City Manager, or his designee, is authorized to act on behalf of the Council in all administrative and operational matters related to these programs, including the execution of grant agreements, budget approvals, and oversight of program implementation.

The City of Gastonia serves as the lead agency for preparing the Consolidated Plan, Annual Action Plans (AAPs), and Consolidated Annual Performance and Evaluation Reports (CAPERs) in compliance with U.S. Department of Housing and Urban Development (HUD) regulations. As the lead agency, the City is responsible for coordinating the planning process, facilitating public participation, conducting needs assessments, and ensuring that the AAPs align with the strategies and objectives outlined in both the City's and the Gastonia-Gaston HOME Consortium's five-year Consolidated Plan. Staff monitor progress toward goals and report annually on accomplishments and expenditures.

In this role, the City works closely with other governmental entities, nonprofit organizations, and for-profit partners to address affordable housing and community development needs. Key partnerships include collaboration with the Gaston-Lincoln-Cleveland Continuum of Care, local housing authorities, public health agencies, and community-based organizations. Joint efforts may involve leveraging additional funding sources, sharing data and best practices, conducting outreach to underserved populations, and coordinating service delivery to maximize impact. These

partnerships are essential to serving low- and moderate-income residents and improving overall quality of life in Gastonia. The City is committed to ensuring access to housing, employment, and services for all residents, regardless of race, gender, age, income level, or disability.

Consolidated Plan Public Contact Information

Mr. Quentin McPhatter

Assistant City Manager

City of Gastonia

Garland Municipal Business Center

PO Box 1748

150 S. York Street, Gastonia, NC 28053-1748

Quentin.McPhatter@gastonianc.gov

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

During the annual action plan planning process, the City of Gastonia conducted public outreach to gather input from residents and key stakeholders, government agencies, nonprofit agencies, affordable housing developers, and local service providers. The City of Gastonia utilized its citizen participation process to engage citizens, non-profit agencies, developers and the like to comment on the planning of its PY 2026 Annual Action Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

A public comment period and public hearings were used to field citizen comments as related to the preparation of the PY 2026 Annual Action Plan. The City of Gastonia works closely with public and private sector providers to ensure delivery of services to residents and to promote interagency communication and planning. The City has representatives on many non-profit boards and/or advisory committees, including the Gastonia Housing Authority, Gastonia Affordable Housing Advisory Board, and Gastonia Community Development Citizen Advisory Board. The Housing and Community Engagement Department also works with a variety of housing, community development, and service agencies to gather data and identify gaps in services.

In allocating CDBG and HOME funding, the City of Gastonia considers activities that will enhance linkages between housing and services. In developing this Annual Action Plan, the City strove to include input from housing providers, non-profits, community/economic development organizations, and other service agencies.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Gastonia regularly engages with the Gaston-Lincoln-Cleveland Continuum of Care (G-L-C CoC) throughout the program year to collaborate and understand evolving needs as it relates to homelessness. It is through this engagement that the G-L-C CoC performance standards, outcomes of projects and other related matters are conveyed. This information is taken into consideration when preparing the Annual Action Plan.

Furthermore, the Gaston-Lincoln-Cleveland Continuum of Care Governance Board chairperson is the City of Gastonia's Affordable Housing and Unsheltered Population Coordinator.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

As noted above, the City of Gastonia is an active participant in the Gaston-Lincoln-Cleveland Continuum of Care (G-L-C CoC) and is represented in the planning and decision-making processes related to Emergency Solutions Grant (ESG) funding and the annual Continuum of Care Notice of Funding Opportunity (NOFO). Through its involvement in the G-L-C CoC, the City helps support the oversight of federally funded homelessness programs, including performance monitoring, outcome evaluation, Homeless Management Information System (HMIS) administration, and coordination of the annual Point-in-Time (PIT) Count.

While the City of Gastonia is not an ESG entitlement jurisdiction and does not receive ESG funds directly from HUD, HealthNet Gaston serves as the ESG recipient and lead agency for the G-L-C CoC. ESG funding is utilized throughout the region to support emergency shelter operations, essential services for individuals experiencing homelessness, homelessness prevention activities, and rapid rehousing assistance. These resources provide short- and medium-term rental assistance and housing stabilization services for individuals and families who are homeless or at imminent risk of homelessness.

ESG funds also support the implementation and operation of the Homeless Management Information System (HMIS), which serves as the region's primary data collection and reporting tool for homeless assistance programs. HMIS enables the G-L-C CoC and its partner agencies to meet federal reporting requirements, evaluate program effectiveness, and make data-driven decisions to improve outcomes for individuals and families experiencing homelessness.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Community Development Citizens Advisory Board
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Citizens Advisory Board (CAB) was aware of the planning process and involved in the public hearing process and encouraged them to provide input as to the needs of the community.
2	Agency/Group/Organization	Affordable Housing Advisory Board
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Affordable Housing Advisory Board (AHAB) was aware of the planning process and involved in the public hearing process and encouraged them to provide input as to the needs of the community.
3	Agency/Group/Organization	Healthnet Gaston
	Agency/Group/Organization Type	Services-homeless Services-Health Services-Education Services - Victims G-L-C CoC Lead Agency

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HealthNet Gaston was aware of the planning process and involved in the public hearing process and encouraged them to provide input as to the needs of the community.
4	Agency/Group/Organization	Our Neighbors, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Non-Profit Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Our Neighbors, Inc. was aware of the planning process and involved in the public hearing process and encouraged them to provide input as to the needs of the community.
5	Agency/Group/Organization	GASTONIA HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Gastonia Housing Authority (GHA) was consulted during the PY 2026 Annual Action Plan development process through direct outreach requesting feedback on housing and community development priorities. GHA provided input regarding affordable housing needs, Housing Choice Voucher program pressures, housing affordability challenges for extremely low-income households, preservation of existing affordable housing stock, and the growing need for emergency housing, rapid rehousing, housing stabilization services, and pathways to sustainable homeownership. Anticipated outcomes of the consultation include continued coordination on affordable housing strategies, housing stabilization efforts, preservation of existing affordable housing units, supportive housing needs, and identification of priority housing issues affecting low- and moderate-income households within the community.
6	Agency/Group/Organization	Belmont Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Belmont Housing Authority (BHA) was consulted during the PY 2026 Annual Action Plan development process through direct outreach requesting feedback on housing and community development priorities. BHA provided input regarding the shortage of affordable housing units for low- and moderate-income households, the need for preservation and rehabilitation of existing housing stock, supportive service needs, and funding gaps related to redevelopment and long-term capital improvements. BHA also identified priorities including development of new affordable housing units, rehabilitation and modernization of existing units, and projects that leverage multiple funding sources to maximize impact. Anticipated outcomes of the consultation include continued coordination on affordable housing development, housing preservation activities, supportive housing services, and partnership opportunities utilizing CDBG and HOME funds alongside housing authority and nonprofit resources.
7	Agency/Group/Organization	Gaston Association of Realtors
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Gaston Association of REALTORS(GAR) was consulted during the FY2027 Annual Action Plan development process through stakeholder outreach and follow-up communication requesting feedback on housing and community development priorities. Feedback received included input regarding housing affordability, down payment assistance programs, and concerns related to homeowners being required to repay down payment assistance funds when refinancing to obtain lower interest rates. Anticipated outcomes of the consultation include continued coordination with the local real estate community, increased outreach and education regarding available housing programs, and collaboration to support affordable homeownership opportunities and housing stability within the community.
8	Agency/Group/Organization	Gaston County Dept. of Health and Human Services
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Gaston County Dept. of Health and Human Services was aware of the planning process and involved in the public hearing process and encouraged them to provide input as to the needs of the community.
9	Agency/Group/Organization	United Way of Gaston County
	Agency/Group/Organization Type	Non-Profit Organization

What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	United Way of Gaston County was aware of the planning process and involved in the public hearing process and encouraged them to provide input as to the needs of the community.

Identify any Agency Types not consulted and provide rationale for not consulting

The Mount Holly Housing Authority was not directly consulted during the PY2026 Annual Action Plan development process. The agency owns the 46-unit Holly Hills Apartments public housing development; however, the property is managed under contract by the Statesville Housing Authority. Due to the limited size of the agency's housing inventory and management structure, consultation efforts were focused on housing authorities and organizations with broader operational involvement and direct engagement in housing and community development activities within the City of Gastonia and Gaston County service area.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	HealthNet Gaston	The goals of the Strategic Plan align with the CoC's plan to end homelessness. Both plans cover several years and outlines activities to reach accomplishment.

Table 3 – Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Committee involvement, public notices, public hearings, and comment periods are used to actively solicit citizen participation and input for proposed projects and activities. Advisory committees, such as the Affordable Housing Advisory Board and Citizen Advisory Board, provide forums for in-depth discussion and recommendations. Both these meetings are open to the public to attend. Public notices are published in local newspapers and on the City's website to ensure residents are aware of opportunities to participate. Public hearings are held at accessible locations and times, including options for virtual attendance, to gather direct feedback from community members. Comment periods, such as the 30-day public review window, allow residents to submit written feedback on draft plans. These activities ensure that a diverse range of voices are heard and considered in developing plans and carrying out activities, making the process transparent, inclusive, and responsive to the needs of Gastonia residents.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community Group of residents representing each ward.	Affordable Housing Advisory Board	Priorities should include: Housing preservation, community center and other public facility updates, increasing of affordable housing units.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community Group of residents representing each ward.	Community Development Citizen Advisory Board	Priorities should include: Housing preservation, community center and other public facility updates , increasing of affordable housing units, aging in place, increase the down payment assistance amount .	All comments were accepted .	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-targeted/broad community	PH#1 - open to the entire community.	Priorities should include: Housing preservation, community center and other public facility updates , increasing of affordable housing units, aging in place, increase the down payment assistance amount , multi-year strategic investments in other neighborhood Annual Action Plan 2026	All comments were accepted .	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Non-targeted/broad community	PH#2	No comments have been received.	N/A	https://cityofgastonia.webex.com/cityofgastonia/j.php?MTID=m960f2003746dc9bf47de342f57a7912b

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City of Gastonia receives federal entitlement funding through two HUD CPD formula grants: the Community Development Block Grant (CDBG) and the HOME Investment Partnerships (HOME). Combined, the City anticipates receiving \$1,434,765.66 in HUD grant funds for the 2026-2027 program year (PY 2026), which runs from July 1, 2026, through June 30, 2027.

The FY2026-2027 Annual Action Plan Budget includes \$587,547 in funds allocated for the Community Development Block Grant (CDBG) program plus \$203,405 in anticipated CDBG program income, for a total of \$790,952 in CDBG funding. The City anticipates receiving \$768,918.66 in HOME funding, plus \$60,000 in projected HOME program income, for a total of \$828,918.66 in HOME funding.

The table below outlines anticipated funding levels by program and estimates additional grant funds to be received during the remaining years covered by the City's 2025-2029 Five-Year Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	587,547.00	203,405.00	901,341.77	1,692,293.77	1,762,641.00	Funding to assist low- and moderate-income neighborhoods and households with housing, services, employment opportunities, and public improvements.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	768,918.66	60,000.00	1,833,531.78	2,662,450.44	2,306,754.00	Funding to assist low- and moderate-income neighborhoods and households with housing, services, employment opportunities, and public improvements.

Table 2 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Gastonia leverages resources through partnerships with local agencies, including non-profit organizations and for-profit entities, that contribute additional funding and staff capacity to projects supported with CDBG and HOME funds.

Matching funds may include contributions from eligible federal and non-federal sources, as well as the value of third-party in-kind contributions such as volunteer labor, personnel, office space, materials, equipment, and supplies.

Over the next five years, the City anticipates meeting applicable requirements and leveraging additional resources through a variety of sources, including:

- City funding and other support for the G-L-C CoC Lead Agency;
- Contributions from Continuum of Care member agencies;
- In-kind services for new construction and rehabilitation provided by Habitat for Humanity of Gaston County;
- Waived fees from local financial institutions participating in the City's Homebuyer Assistance Program; and
- Matching funds supporting public facility and infrastructure projects.
- Matching funds supporting owner-occupied housing rehabilitation activities.
- Matching funds supporting multi-family affordable housing project.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

CDBG funding may be used to develop public facilities or infrastructure on existing publicly owned land to benefit low- and moderate-income people or households. Additionally, publicly owned residential lots may be used to support additional housing/homeownership opportunities for low- and moderate-income households.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Safe and Decent Affordable Housing	2025	2029	Affordable Housing	Central Gastonia Gastonia Consortium	Develop, Acquire, or Preserve Affordable Housing Homebuyer Assistance Rental Assistance	CDBG: \$1,843,814.00 HOME: \$3,142,693.00	Rental units constructed: 20 Household Housing Unit Homeowner Housing Added: 35 Household Housing Unit Homeowner Housing Rehabilitated: 40 Household Housing Unit Direct Financial Assistance to Homebuyers: 60 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted
2	Homeless Assistance and Services	2025	2029	Homeless	Central Gastonia	Homelessness Housing and Supportive Services Public Services	CDBG: \$403,103.00 HOME: \$.00	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted Homelessness Prevention: 300 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Facilities and Infrastructure Improvements	2025	2029	Non-Housing Community Development	Central Gastonia	Public Improvements & Neighborhood Revitalization	CDBG: \$13,948.00 HOME: \$.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2600 Persons Assisted
4	Public Services	2025	2029	Public services	Central Gastonia	Public Services	CDBG: \$2,467.00 HOME: \$.00	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 5 Households Assisted
5	Planning and Administration	2025	2029	Affordable Housing Homeless Non-Housing Community Development	Central Gastonia Gastonia Consortium	Program Administration	CDBG: \$563,969.00 HOME: \$343,372.00	Other: 1 Other

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Safe and Decent Affordable Housing
	Goal Description	• Support development or rehabilitation/preservation of rental housing affordable to low- and moderate-income households, including projects in high opportunity and/or low poverty areas of the City and County. • Support development of for-sale housing units affordable to low- and moderate-income households, including projects in high opportunity and/or low poverty areas of the City and County. • Preserve the existing affordable housing stock by assisting income eligible homeowners with housing rehabilitation and repairs. • Provide homebuyer preparation and financial management classes to increase the number of low- and moderate-income households positioned to purchase homes. • Increase the number of first-time home buyers through down payment and closing cost assistance. • Working with community partners, assist income-eligible renter households with tenant-based rental assistance. • Collaborate with agencies in the CoC and others to assist households at-risk of homelessness with short-term rental payments, utility assistance, rapid rehousing, or other assistance.
2	Goal Name	Homeless Assistance and Services
	Goal Description	• Collaborate with agencies in the CoC and others to assist people who are homeless through provision of and access to emergency, transitional, and permanent housing to enable them to move to appropriate housing and achieve greater stability. • Collaborate with agencies in the CoC and others to provide access to coordinated support services and case management for people experiencing homelessness.
3	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	• Fund infrastructure improvements and public facilities such as sidewalks, street lighting, pedestrian facilities, ADA improvements, recreation centers, and parks in income-eligible areas. • Assist community service organizations in improving their physical structures to meet goals for serving low- and moderate-income households, people who are homeless, and other special needs populations.

4	Goal Name	Public Services
	Goal Description	• Fund community services such as youth education enrichment; childcare and transportation assistance; adult education, job training or job search assistance; health, mental health, and substance abuse services; senior programming; and others.
5	Goal Name	Planning and Administration
	Goal Description	Program administration costs related to planning and execution of community development, housing, and homelessness activities funded through the CDBG and HOME programs.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following project summaries describe the activities the City of Gastonia proposes to undertake during Program Year (PY) 2026 using Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds. Each project supports one or more goals identified in the City's 2025-2029 Consolidated Plan and is designed to address priority housing and community development needs identified through public participation, stakeholder consultation, and data analysis.

Projects include program administration, affordable housing development and preservation, community development activities, public services, and Community Housing Development Organization (CHDO) activities. Collectively, these investments are intended to expand affordable housing opportunities, strengthen neighborhoods, improve public facilities and infrastructure, address homelessness, and ensure the effective administration of HUD-funded programs. The City will continue to leverage federal resources with local, nonprofit, private-sector, and regional partnerships to maximize the impact of these investments for low- and moderate-income residents.

#	Project Name
1	CDBG - Administration
2	CDBG - Public Services
3	CDBG - Community Development Needs
4	CDBG - Affordable Housing
5	HOME - Administration
6	HOME - Community Housing Development Organization
7	HOME - Affordable Housing

Table 4 – Project Information

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

During Program Year (PY) 2026, the City of Gastonia will continue to prioritize the expansion and preservation of affordable housing opportunities throughout the community. Findings from the City's 2025-2029 Consolidated Plan, combined with ongoing stakeholder engagement and public input, demonstrate that affordable housing remains one of the most pressing community needs. Residents and stakeholders consistently identified senior housing and aging in place, homeownership assistance programs, and housing opportunities for individuals with disabilities as critical areas requiring continued investment.

To address these needs, the City anticipates utilizing Community Development Block Grant (CDBG) funding to support housing-related activities, including owner-occupied housing rehabilitation and projects that increase the supply of affordable housing. HOME Investment Partnerships Program (HOME) funds will be directed toward a range of housing strategies, including homebuyer assistance,

redevelopment of affordable rental opportunities.

Public participation efforts also reinforced the importance of investing in community facilities and infrastructure improvements. Residents identified homeless service facilities, and community centers as the highest-priority public facility needs, while transportation-related improvements, including streets and roads, were cited as the most significant infrastructure concern, especially when it comes to connectivity and walkability. In response, the City expects to dedicate a portion of its CDBG allocation toward eligible public facility and infrastructure projects that improve quality of life and neighborhood conditions.

Addressing homelessness and supporting vulnerable populations will remain key priorities during PY 2026. Community feedback gathered during the public outreach process demonstrated strong support for homelessness prevention activities, emergency shelter access, supportive services, and housing-focused interventions.

Because Gastonia receives relatively modest annual allocations of CDBG and HOME funding compared to larger entitlement communities, the City recognizes that federal resources alone cannot meet the full range of community needs. Therefore, the City will continue to leverage partnerships with nonprofit organizations, private developers, faith-based organizations, public agencies, and Gaston County and additional funding sources to maximize available resources, pursue additional funding opportunities, and implement collaborative solutions that address housing, community development, and homelessness challenges throughout the community.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG - Administration
	Target Area	Central Gastonia
	Goals Supported	Planning and Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$117,509.00
	Description	Funding will be used to support the administration and management of the City's CDBG program, including planning, coordination, monitoring, reporting, environmental review, citizen participation, financial management, compliance activities, and other eligible administrative costs necessary for the successful implementation of HUD-funded projects and activities identified in the PY 2026 Annual Action Plan.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City of Gastonia - Garland Business Center 150 S York St, Gastonia, NC 28052
2	Planned Activities	Eligible activities authorized under program administration as listed in the Description.
	Project Name	CDBG - Public Services
	Target Area	Central Gastonia
	Goals Supported	Homeless Assistance and Services Public Services
	Needs Addressed	Homelessness Housing and Supportive Services Public Services
	Funding	CDBG: \$86,000.00

	Description	Funding will support eligible public service activities that address the needs of low- and moderate-income residents and special needs populations. Services may include homelessness prevention and assistance, emergency shelter operations, case management, food assistance, employment and workforce development services, youth and senior programs, health and wellness initiatives, transportation assistance, and other activities that improve quality of life and promote self-sufficiency. Public service funding will be awarded to qualified nonprofit organizations and public agencies through the City's established application and review process and will support the goals and priorities identified in the Consolidated Plan and Annual Action Plan.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	400
	Location Description	City-wide
	Planned Activities	The City will provide CDBG funding to eligible public service providers serving low- and moderate-income residents. Funded activities may include homelessness prevention and assistance, emergency shelter operations, case management, supportive services, food assistance, transportation assistance, youth and senior services, workforce development, and other programs that address community needs identified through the citizen participation and consultation process. Subrecipients will be selected through the City's application and review process and will be required to comply with all applicable federal, state, and local requirements. These activities are intended to improve access to essential services, promote housing stability, increase self-sufficiency, and enhance the quality of life for residents.
3	Project Name	CDBG - Community Development Needs
	Target Area	Central Gastonia
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Public Improvements & Neighborhood Revitalization
	Funding	CDBG: \$445,105.00

	Description	The City continues to experience significant community development needs related to public facilities and infrastructure, particularly in low- and moderate-income neighborhoods. Investments are needed to improve the condition, accessibility, and functionality of public facilities that serve residents, including community centers, parks, recreational facilities, shelters, and facilities operated by nonprofit service providers. Infrastructure improvements such as sidewalks, streets, drainage systems, water and sewer connections, accessibility enhancements, lighting, and other public improvements are also needed to support neighborhood revitalization, improve public safety, and enhance quality of life.CDBG Funding: PY26 \$260,000; PY25 \$206,730; PY24 \$136,095.44; PY23 \$56,825.76; PY22 \$11,723.93; PY25 PI \$185,105
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	715 persons
	Location Description	City-wide
	Planned Activities	The City will utilize CDBG funds to acquire, construct, reconstruct, rehabilitate, or improve public facilities and infrastructure that principally benefit low- and moderate-income persons and neighborhoods. Eligible activities may include improvements to community centers, parks, recreational facilities, shelters, facilities operated by nonprofit organizations, accessibility upgrades, and other public facilities that provide essential community services. Funding may also be used for infrastructure improvements such as sidewalks, streets, drainage systems, water and sewer improvements, lighting, and other public improvements that enhance public safety, accessibility, and neighborhood quality of life.
4	Project Name	CDBG - Affordable Housing
	Target Area	Central Gastonia
	Goals Supported	Safe and Decent Affordable Housing
	Needs Addressed	Develop, Acquire, or Preserve Affordable Housing
	Funding	CDBG: \$142,338.00

	Description	This project will support the development, preservation, rehabilitation, and expansion of affordable housing opportunities for low- and moderate-income households. Funding may be used to acquire, rehabilitate, reconstruct, or construct affordable housing; provide homeowner rehabilitation assistance; support homebuyer activities; and leverage public and private investment to increase the supply of safe, decent, and affordable housing. Activities may include assistance to nonprofit and for-profit housing developers, housing rehabilitation programs, down payment assistance programs, and other eligible housing activities consistent with HUD regulations.PI \$18,300CDBG Funding: PY26 \$124,038; PY21 \$136,754.66; PY20 \$25,910.14; PY19 \$142,196.84
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	10 households
	Location Description	Corporate limits of Gastonia

	Planned Activities	The City will utilize Community Development Block Grant (CDBG) funds to support eligible housing activities that preserve and improve the quality, safety, and affordability of housing for low- and moderate-income households. Activities may include homeowner housing rehabilitation, emergency repairs, accessibility modifications, housing preservation activities, acquisition and rehabilitation of residential properties, clearance of unsafe structures when necessary, and other eligible housing-related activities that address identified community needs. CDBG funds may also be used to support housing activities that eliminate conditions detrimental to health and safety, address code deficiencies, improve energy efficiency, and extend the useful life of existing housing stock. Priority will be given to projects that benefit low- and moderate-income households, address substandard housing conditions, promote aging in place, improve accessibility for persons with disabilities, and contribute to neighborhood stabilization and revitalization. Projects will be selected based on demonstrated need, consistency with Consolidated Plan priorities, readiness to proceed, cost effectiveness, and compliance with federal requirements. Through these activities, the City seeks to preserve affordable housing, improve housing quality, enhance neighborhood conditions, and increase housing stability for residents throughout the community.
5	Project Name	HOME - Administration
	Target Area	Gastonia Consortium
	Goals Supported	Planning and Administration
	Needs Addressed	Program Administration
	Funding	HOME: \$76,800.00

	Description	This project provides funding for the administration and management of the HOME Investment Partnerships Program. Eligible activities include program planning, environmental review, financial management, project underwriting and subsidy layering review, contract administration, compliance monitoring, affordability period monitoring, income eligibility verification, reporting, citizen participation, fair housing activities, labor standards compliance (when applicable), procurement, recordkeeping, and other administrative functions necessary to ensure the effective implementation of HOME-funded activities. Administrative funds support the City's ability to carry out HOME-assisted housing programs in compliance with federal regulations and HUD requirements while advancing the affordable housing goals and objectives identified in the Consolidated Plan and Annual Action Plan.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City of Gastonia - Garland Business Center 150 S York Street, Gastonia, NC 28052
	Planned Activities	The City will use HOME administrative funds to support the overall management and implementation of the HOME Investment Partnerships Program. Activities will include program planning, environmental review, project underwriting, subsidy layering analysis, contract administration, financial management, income eligibility verification, affordability monitoring, compliance reviews, reporting in IDIS, citizen participation activities, fair housing efforts, procurement, recordkeeping, and other administrative functions required to ensure compliance with HUD regulations. Administrative activities will support the effective delivery of HOME-funded affordable housing programs, including housing rehabilitation, homebuyer assistance, rental housing development, and other eligible housing activities identified in the Annual Action Plan. These efforts will ensure proper stewardship of federal funds, timely project implementation, regulatory compliance, and progress toward meeting the City's affordable housing goals.
6	Project Name	HOME - Community Housing Development Organization
	Target Area	Gastonia Consortium

	Goals Supported	Safe and Decent Affordable Housing
	Needs Addressed	Develop, Acquire, or Preserve Affordable Housing Rental Assistance
	Funding	HOME: \$158,400.00
	Description	This project reserves HOME funds for activities to be undertaken by a qualified Community Housing Development Organization (CHDO) in accordance with HOME Program requirements. Funding may be used to support the acquisition, rehabilitation, and/or new construction of affordable housing for low- and moderate-income households. Activities may include homeownership housing, rental housing, and other eligible housing development activities that increase the supply of safe, decent, and affordable housing within the City. The City will work to identify, develop, and support qualified CHDO partners capable of carrying out affordable housing activities that address local housing needs. CHDO-funded projects will advance the goals of the Consolidated Plan by expanding affordable housing opportunities, strengthening neighborhoods, leveraging additional investment, and increasing access to housing for households with the greatest needs. Funding may also support capacity-building efforts, technical assistance, and organizational development activities necessary to strengthen CHDO capacity and ensure successful project implementation, as permitted by HOME regulations. HOME Funding: PY26 \$158,400; PY25 \$140,209; PY24 \$16,586.11; PY23 \$124,517.40; PY22 \$112,281.75; PY19 \$26,894
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	2 households
	Location Description	Gaston County wide.

	Planned Activities	The City will reserve at least 15 percent of its annual HOME allocation for activities to be carried out by a qualified Community Housing Development Organization (CHDO) in accordance with HOME Program requirements. Funds may be used for the acquisition, rehabilitation, and/or new construction of affordable housing for low- and moderate-income households, including both homeownership and rental housing opportunities. During the program year, the City will continue efforts to identify, develop, and support qualified CHDO partners capable of undertaking eligible HOME-assisted housing activities. If a qualified CHDO and eligible project are identified, funds may be committed to support affordable housing development activities that increase the supply of safe, decent, and affordable housing. The City may also provide technical assistance and capacity-building support to strengthen organizational capacity and promote the successful implementation of future CHDO-sponsored housing projects. These activities are intended to expand affordable housing opportunities, preserve and improve housing conditions, leverage additional public and private investment, and advance the housing priorities established in the Consolidated Plan and Annual Action Plan.
7	Project Name	HOME - Affordable Housing
	Target Area	Gastonia Consortium
	Goals Supported	Safe and Decent Affordable Housing
	Needs Addressed	Develop, Acquire, or Preserve Affordable Housing Homebuyer Assistance Rental Assistance
	Funding	HOME: \$593,718.66

	Description	This project will utilize HOME Investment Partnerships Program funds to support the development, preservation, and expansion of affordable housing opportunities for low- and moderate-income households. Eligible activities may include acquisition, rehabilitation, reconstruction, and new construction of affordable housing; homebuyer assistance; homeowner rehabilitation; tenant-based rental assistance; and other eligible housing activities authorized under the HOME Program.PI: \$60,000HOME Funds: PY26 \$533,718.66; PY25 \$356,826HOME funds will be used to increase the availability of safe, decent, and affordable housing, address housing quality issues, preserve existing affordable housing stock, and create new housing opportunities for households with the greatest needs. Priority populations may include low-income families, seniors, persons with disabilities, veterans, individuals experiencing or at risk of homelessness, and other vulnerable populations.Projects funded under this activity will be selected based on community need, consistency with the Consolidated Plan, financial feasibility, and compliance with HOME Program requirements. The project is intended to leverage additional public and private investment, promote neighborhood stability, expand housing choice, and advance the City's long-term affordable housing goals.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	20 households
	Location Description	Gaston County wide

	Planned Activities	<p data-end="544" data-start="50">The City will utilize HOME Investment Partnerships Program funds to support eligible affordable housing activities that increase, preserve, and improve the supply of safe, decent, and affordable housing for low- and moderate-income households. Activities may include the acquisition, rehabilitation, reconstruction, and new construction of affordable rental and homeownership housing, homeowner rehabilitation assistance, homebuyer assistance, and other eligible HOME-funded housing activities.</p> <p data-end="1044" data-start="546">During the program year, HOME funds may be awarded to qualified nonprofit organizations, for-profit developers, Community Housing Development Organizations (CHDOs), public agencies, and eligible homeowners through the City's established application, underwriting, and review processes. Projects will be evaluated based on community need, financial feasibility, readiness to proceed, leveraging of additional resources, and consistency with the goals of the Consolidated Plan and Annual Action Plan.</p> <p data-end="1612" data-is-last-node="" data-is-only-node="" data-start="1046">>These activities are intended to preserve existing affordable housing stock, expand housing opportunities, improve housing conditions, support neighborhood revitalization, and increase housing stability for low-income households, including seniors, persons with disabilities, veterans, families with children, and individuals experiencing or at risk of homelessness. HOME-assisted projects will comply with all applicable federal requirements, including affordability periods, property standards, income eligibility requirements, and long-term compliance monitoring.</p>
--	---------------------------	---

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG funds are available for use throughout Gastonia, both in areas where the majority of residents have low- or moderate-incomes, or to serve low- or moderate-income residents living in any area of the city. HOME funding is allocated to the Gastonia-Gaston HOME Consortium and administered by the City of Gastonia for use throughout Gaston County, excluding Spencer Mountain and High Shoals and including all of Kings Mountain.

Geographic Distribution

Target Area	Percentage of Funds
Central Gastonia	45
Gastonia Consortium	55

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Gastonia determined its PY 2026 projects based on priority needs, eligibility, availability of funds, and readiness to proceed, with emphasis on improving neighborhood conditions and access to opportunity in high poverty areas and increasing the number of affordable housing units throughout the Consortium.

Discussion

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

Over the course of the PY2026, Gastonia will assist 432 individuals and/or families with affordable housing. Through CDBG, the City will fund housing rehabilitation for 10 homeowners. Through HOME, the Consortium will fund down-payment and closing cost assistance for 20 homebuyers, 2 new construction units for low-moderate income households. Additionally, the Continuum of Care will use CDBG funds to provide homeless prevention services for 400 people at risk of homelessness.

One Year Goals for the Number of Households to be Supported	
Homeless	400
Non-Homeless	32
Special-Needs	0
Total	432

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	10
Acquisition of Existing Units	20
Total	32

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

Gaston County residents are served by three public housing agencies: the Gastonia Housing Authority (GHA), the Belmont Housing Authority, and the Mount Holly Housing Authority. GHA is the largest housing authority in the county and administers the countywide Housing Choice Voucher (HCV) program, serving very low-income families, seniors, and persons with disabilities. Through HUD's Rental Assistance Demonstration (RAD) program, GHA converted its former public housing developments to project-based Section 8 housing while preserving affordability. Belmont Housing Authority operates Flowers Court, a 50-unit public housing community, and Myrtle Terrace, a 32-unit project-based Section 8 development serving seniors and persons with disabilities. Mount Holly Housing Authority owns the 46-unit Holly Hills Apartments development, which is managed through an agreement with the Statesville Housing Authority. Additional project-based Section 8 and Low-Income Housing Tax Credit (LIHTC) developments further contribute to the county's affordable housing inventory.

The City of Gastonia does not own or operate public housing units or administer a Housing Choice Voucher program. Instead, the City coordinates with local housing authorities through consultation, data sharing, referrals, and collaborative planning efforts to address housing needs and support housing stability.

During consultation, GHA identified the growing gap between housing costs and household incomes as one of the most significant housing challenges facing the community. Although rent increases have moderated since the post-pandemic surge, housing costs remain beyond the reach of many extremely low-income households without subsidy assistance. At the same time, federal housing assistance programs face funding constraints. GHA anticipates Housing Choice Voucher funding shortfalls in future years and has significantly limited voucher issuance, similar to housing authorities nationwide. As a result, waiting lists continue to grow while the supply of deeply affordable housing remains inadequate.

GHA also noted that many households face barriers to obtaining housing due to prior evictions, unpaid utility balances, judgments, and accumulated debt. These barriers often prevent families from accessing rental housing or homeownership opportunities even when units appear affordable.

Key needs identified by GHA include emergency and transitional housing, rapid rehousing assistance, housing stabilization services, mental health and supportive services, programs that help households overcome barriers to leasing and utility access, preservation of existing affordable housing, and sustainable pathways to homeownership. GHA emphasized that as subsidized housing waiting lists lengthen, the need for intervention strategies between homelessness prevention and long-term subsidy programs becomes increasingly important.

The City will continue collaborating with local housing authorities and housing partners to address these needs through housing rehabilitation, affordable housing development, homelessness prevention,

supportive services, neighborhood investments, and public facility improvements. While the City does not anticipate using CDBG or HOME funds directly for the operation or modernization of public housing, it will continue supporting affordable housing goals through investments that benefit low- and moderate-income residents. The City is not aware of any HUD designation of troubled status for any local housing authority and therefore has not established special oversight activities related to public housing operations.

Actions planned during the next year to address the needs to public housing

During PY 2026, the City of Gastonia does not plan to directly develop, own, or modernize public housing but will continue to support the needs of public and assisted housing residents through its HUD entitlement programs. The City will coordinate with the Gastonia, Belmont, and Mount Holly housing authorities by sharing data, participating in consultations, and referring to income-eligible residents to housing and services. CDBG and HOME resources will be targeted to preserve and expand affordable rental housing (including LIHTC and other multifamily projects), fund rehabilitation for low and moderate income homeowners and invest in public improvements and services in low-income neighborhoods where many public and assisted housing residents live. These actions are intended to complement the housing authorities' capital and management plans, support RAD and voucher-assisted properties, and improve housing stability and neighborhood conditions for households who rely on public and assisted housing across Gaston County.

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

Due to significant regulatory changes within the Family Self-Sufficiency (FSS) Program and staffing challenges, GHA discontinued its Family Self-Sufficiency Program. However, it continues to engage with residents and voucher holders in planning efforts through Resident Advisory Boards (RABs), which are residents that are involved in the preparation of the housing authority's annual and five-year PHA plans.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

No housing authorities in Gaston County are designated as troubled. GHA is considered a High Performer.

Discussion

N/A

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The City of Gastonia is served by the Gaston-Lincoln-Cleveland Continuum of Care (G-L-C CoC), a coordinated regional network of housing providers, nonprofit organizations, faith-based organizations, local governments, healthcare providers, and community stakeholders working together to address homelessness across Gaston, Lincoln, and Cleveland Counties.

The City remains committed to strengthening its partnership with the Continuum of Care and local service providers to advance a more coordinated, strategic, and data-informed response to homelessness. The City of Gastonia's Affordable Housing and Unsheltered Population Coordinator currently serves as Chair of the G-L-C CoC Governance Board and is helping lead the development of a regional advocacy and systems coordination framework designed to strengthen the organizational structure, collaboration, and collective impact of the Continuum of Care.

As part of this effort, the Continuum of Care has developed a regional advocacy plan focused on improving coordination among service providers, strengthening communication and system alignment, increasing community awareness, elevating the voices of individuals with lived experience, and advancing long-term strategic solutions to homelessness. The advocacy framework emphasizes moving beyond isolated interventions toward a more organized and collaborative regional homeless response system.

In support of these efforts, the City and local partners are preparing to launch a new coordinated street outreach initiative known as "Operation Pathways to Hope." Through this pilot initiative, nonprofit service providers, outreach teams, healthcare organizations, faith-based organizations, and local government partners will coordinate outreach efforts together every other week to visit encampments and areas where unsheltered individuals are known to reside. The initiative is designed to bring coordinated resources directly to individuals experiencing homelessness where they live, improve continuity of care, strengthen provider collaboration, and create more consistent engagement opportunities with unsheltered populations.

Through these combined efforts, the City seeks to strengthen the regional homelessness response system while improving pathways to housing stability, supportive services, and long-term self-sufficiency.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Over the next year, the City of Gastonia will continue implementing a coordinated, data-driven, and collaborative approach to reduce and ultimately end homelessness, with a particular focus on individuals and families experiencing unsheltered homelessness. Through partnerships with the Gaston-Lincoln-Cleveland Continuum of Care, Gaston County, nonprofit organizations, healthcare providers, faith-based organizations, and outreach teams, the City will prioritize proactive engagement, coordinated assessment, and rapid connection to housing and supportive services.

A key priority for the upcoming year is expanding and strengthening outreach to unsheltered individuals through more organized and coordinated field engagement efforts. The City and its partners are preparing to launch “Operation Pathways to Hope,” a coordinated outreach pilot initiative in which nonprofit service providers and community partners will conduct scheduled outreach activities every other Thursday in encampments and areas where unsheltered individuals are known to reside. The initiative is intended to improve service coordination, reduce duplication of efforts, enhance outreach safety and communication, and ensure individuals experiencing homelessness have direct access to housing resources, healthcare services, behavioral health support, food assistance, identification assistance, and other critical services. Outreach efforts will continue to emphasize relationship-building, trust, and consistent follow-up while meeting individuals where they are. Providers will work collaboratively to assess immediate needs, identify barriers to housing, and connect individuals to available community resources and housing opportunities.

All individuals encountered through outreach activities will be connected to the Coordinated Entry (CE) system for assessment using standardized tools that evaluate household vulnerability, housing barriers, and service needs. These assessments help prioritize assistance for individuals and families with the highest needs, including chronically homeless individuals, persons with disabling conditions, veterans, families with children, and unaccompanied youth.

The City will continue supporting efforts to expand permanent housing opportunities through collaboration with nonprofit developers, affordable housing providers, and the faith-based community. The City will also continue exploring opportunities through HOME-ARP and other available federal, state, and local resources to strengthen the community’s housing and supportive service infrastructure.

Through coordinated outreach, regional collaboration, strategic planning, and targeted housing interventions, the City of Gastonia aims to reduce the number of individuals experiencing homelessness, shorten the length of time households remain homeless, and improve long-term housing stability outcomes throughout the region.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Gastonia and the Gastonia-Gaston HOME Consortium recognize the critical role emergency shelter, temporary sheltering, and transitional housing resources play within the broader homeless response system, particularly as immediate, low-barrier entry points for individuals and families experiencing homelessness. Over the next year, the City will continue collaborating with the Gaston-

Lincoln-Cleveland Continuum of Care, Gaston County, nonprofit organizations, and faith-based partners to strengthen emergency shelter coordination and improve access to temporary sheltering options for unsheltered individuals. Currently, Gaston County does not have a year-round homeless shelter. As a result, the City and community partners continue working together to identify temporary sheltering solutions, strengthen coordinated outreach efforts, and connect individuals to available emergency shelter resources within the region.

The City will continue engaging faith-based organizations and community partners to support emergency shelter operations during periods of extreme weather and increased seasonal need. The City and local partners will also continue evaluating opportunities to improve shelter coordination, emergency response capacity, and long-term sheltering solutions for the community. In addition, Operation Pathways to Hope will serve as an important component of the community's outreach and engagement efforts by creating more consistent and coordinated contact with unsheltered individuals living in encampments. Through these coordinated outreach activities, providers will work to connect individuals directly to available shelter options, supportive services, healthcare resources, and housing assistance.

Through these collaborative efforts, the City seeks to ensure that individuals experiencing homelessness have timely access to safe and appropriate sheltering options while being connected as quickly as possible to permanent housing opportunities and supportive services.

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

Over the next year, the City of Gastonia will continue supporting strategies that promote housing stability, permanent housing placement, and long-term self-sufficiency for individuals and families experiencing homelessness. The City will continue utilizing HOME funds and other available resources to support affordable housing development, housing rehabilitation activities, and homeownership opportunities for low- and moderate-income households. The City will also continue exploring opportunities to increase the supply of permanent supportive housing, affordable rental housing, and other housing options that serve vulnerable populations.

Through its partnership with the Gaston-Lincoln-Cleveland Continuum of Care, the City will continue supporting organizations that provide case management, housing navigation, supportive services, and coordinated entry services. Service providers will continue assisting individuals and families with obtaining identification documents, accessing healthcare and behavioral health services, securing income and employment opportunities, and locating permanent housing.

The City and Continuum of Care partners will also continue implementing strategic initiatives identified through the regional advocacy planning process to improve system coordination, strengthen communication between providers, and develop a more organized and effective homelessness response system. These efforts are intended to reduce barriers to housing, shorten the length of time individuals experience homelessness, and reduce returns to homelessness. Special emphasis will continue to be placed on serving chronically homeless individuals, veterans, families with children, survivors of domestic violence, and unaccompanied youth through coordinated outreach, prioritization within Coordinated Entry, and targeted supportive services. The City will also continue implementing strategies identified in its Analysis of Impediments to Fair Housing Choice and other local housing planning efforts to support housing affordability, housing access, and long-term housing stability throughout the community.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Over the next year, housing and service providers throughout the City of Gastonia will continue working collaboratively to prevent homelessness among households that are vulnerable to housing instability or at risk of becoming homeless.

The City and Continuum of Care partners will continue strengthening coordination between housing providers, healthcare organizations, behavioral health providers, schools, faith-based organizations, veterans' services, social service agencies, and other community stakeholders to identify households at risk of homelessness as early as possible and connect them to available resources and supportive services.

Prevention efforts will focus particularly on extremely low-income households, individuals exiting publicly funded institutions or systems of care, youth aging out of foster care, veterans, survivors of domestic violence, and individuals experiencing behavioral health or substance use challenges.

The City will continue supporting collaborative regional planning efforts through the Gaston-Lincoln-Cleveland Continuum of Care to improve system coordination, strengthen referral pathways, and promote a more strategic and organized response to homelessness prevention and housing stability needs across the region.

Discussion

The City of Gastonia Department of Housing and Community Engagement has been working closely with

the City Council-established Affordable Housing Advisory Board to expand the City's affordable housing toolbox by identifying and evaluating strategies that can increase housing opportunities for residents across all income levels.

The Affordable Housing Advisory Board was established following the adoption of the City's Strategic Housing Plan in 2023. Since its formation, the Board has been researching best practices, studying successful housing initiatives from communities across North Carolina and the nation, and evaluating a variety of housing tools that could be strategically implemented in Gastonia. Through collaboration, education, and thoughtful discussion, the Board develops recommendations designed to support the City's long-term housing goals while ensuring that implementation is fiscally responsible, sustainable, and aligned with the community's broader housing strategy.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The City of Gastonia continues to face several barriers that impact the availability, accessibility, and long-term sustainability of affordable housing for low- and moderate-income households. These barriers include rising housing and construction costs, limited availability of affordable units, aging housing stock, increasing maintenance and rehabilitation needs, infrastructure limitations, and the growing gap between household incomes and housing costs.

In addition to the challenges associated with developing new affordable housing, the City recognizes the increasing importance of preserving the existing affordable housing inventory. Many low-income homeowners, particularly elderly households and individuals living on fixed incomes, are experiencing difficulty maintaining their homes due to rising repair costs, deferred maintenance, accessibility needs, and aging housing conditions. Without intervention, these households may face displacement, unsafe living conditions, or loss of long-term housing stability.

As a result, the City is placing increased emphasis on housing preservation strategies through its owner-occupied housing rehabilitation efforts and aging-in-place initiatives. The City recognizes that preserving existing affordable housing units can be a cost-effective and impactful strategy for maintaining neighborhood stability, supporting vulnerable populations, and preventing future housing instability and homelessness.

The City's owner-occupied rehabilitation program assists low- and moderate-income homeowners by addressing critical housing needs, including health and safety repairs, code deficiencies, accessibility improvements, and rehabilitation activities that extend the useful life of the home. These efforts also support aging-in-place objectives by helping elderly and disabled residents remain safely and independently in their homes and communities for as long as possible.

The City will continue evaluating policies, partnerships, and funding opportunities that support both affordable housing development and preservation activities. This includes coordination with nonprofit organizations, housing developers, community partners, and regional stakeholders to identify strategies that improve housing conditions, maintain affordability, and expand housing opportunities throughout the community. The City also recognizes that barriers to affordable housing are interconnected with broader community issues, including transportation access, healthcare access, economic stability, and homelessness. Through ongoing planning efforts, collaboration with regional partners, and implementation of housing and community development programs funded through CDBG, HOME, and other available resources, the City seeks to reduce barriers to affordable housing and support long-term community stability and resilience.

Actions it planned 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

The City of Gastonia continues to evaluate and address public policy barriers that impact the availability, accessibility, and long-term sustainability of affordable housing throughout the community. As identified in the City's Analysis of Impediments to Fair Housing Choice and other local housing planning efforts, barriers to affordable housing include rising development costs, limited housing inventory, aging housing stock, infrastructure constraints, zoning and land use considerations, and increasing housing cost burdens for low- and moderate-income households.

Over the next year, the City will continue utilizing HOME and CDBG funds to support both the development of new affordable housing opportunities and the preservation of the existing affordable housing inventory. While new housing development remains important, the City recognizes the growing need to preserve existing affordable housing units, particularly for elderly homeowners, individuals on fixed incomes, and households experiencing housing instability due to rising repair and maintenance costs. As part of this effort, the City plans to place greater emphasis on its owner-occupied housing rehabilitation program as a strategy to preserve neighborhood stability, improve housing conditions, and support long-term housing affordability. Rehabilitation activities may include correction of code deficiencies, accessibility improvements, health and safety repairs, and other improvements that allow residents to remain safely in their homes. The City also recognizes the importance of supporting aging-in-place strategies that help elderly and disabled residents maintain independence and housing stability within their existing communities.

The City will continue exploring ways CDBG funding may be used to support infrastructure improvements, housing rehabilitation, neighborhood stabilization activities, and other investments that improve housing conditions and expand affordable housing opportunities.

To support affordable housing development and preservation efforts, the City will continue collaborating with nonprofit organizations, affordable housing developers, Community Housing Development Organizations (CHDOs), regional partners, and the faith-based community to identify funding opportunities and advance projects that increase housing affordability and accessibility.

The City will also continue reviewing local policies, zoning regulations, and development practices to identify opportunities that may improve housing flexibility and support diverse housing options. This includes evaluating how local land use and zoning policies may impact housing affordability, housing preservation, supportive housing models, and access to housing for vulnerable populations, including persons with disabilities and individuals experiencing homelessness.

In addition, the City will continue monitoring local housing market trends, including housing costs, property conditions, and neighborhood-level housing pressures, to better understand emerging housing

needs and inform future policy discussions and investment strategies.

Through these efforts, the City seeks to promote a more balanced and comprehensive approach to affordable housing by supporting both housing production and housing preservation while reducing barriers that limit housing choice, accessibility, and long-term affordability throughout the community.

Discussion

The City of Gastonia Department of Housing and Community Engagement has been working closely with the City Council-established Affordable Housing Advisory Board to expand the City's affordable housing toolbox by identifying and evaluating strategies that can increase housing opportunities for residents across all income levels.

The Affordable Housing Advisory Board was established following the adoption of the City's Strategic Housing Plan in 2023. Since its formation, the Board has been researching best practices, studying successful housing initiatives from communities across North Carolina and the nation, and evaluating a variety of housing tools that could be strategically implemented in Gastonia. Through collaboration, education, and thoughtful discussion, the Board develops recommendations designed to support the City's long-term housing goals while ensuring that implementation is fiscally responsible, sustainable, and aligned with the community's broader housing strategy.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section outlines the City of Gastonia's planned actions to support affordable housing, address underserved housing and community development needs, reduce poverty, strengthen institutional capacity, and improve coordination among public, private, nonprofit, and regional partners involved in housing and homelessness efforts. The City continues to pursue a balanced strategy focused on housing production, housing preservation, homelessness response, and long-term community stability.

Actions planned to address obstacles to meeting underserved needs

The City of Gastonia continues to face significant challenges related to the rising cost of housing development, limited funding resources, aging housing stock, increasing housing cost burdens, and growing homelessness needs throughout the community. In response, the City will continue pursuing partnerships, funding opportunities, and strategic initiatives that expand affordable housing options and supportive services for low- and moderate-income households.

Over the next year, the City plans to continue working with a potential development partner to evaluate the feasibility of utilizing HOME-ARP funds for a non-congregate shelter (NCS) project that would provide temporary housing and supportive services for individuals experiencing homelessness. The project is intended to strengthen the community's homeless response infrastructure while creating additional pathways to permanent housing and stability.

The City will also continue exploring federal, state, local, and private funding opportunities that can be leveraged to support affordable housing development, housing preservation activities, homelessness initiatives, and supportive services throughout the community. In addition, the City will continue evaluating local policies, zoning practices, and development strategies that may impact housing affordability and housing accessibility.

Actions planned to foster and maintain affordable housing

The City recognizes that preserving existing affordable housing is a critical component of maintaining long-term housing affordability and neighborhood stability. Over the next year, the City plans to place increased emphasis on housing preservation activities through its owner-occupied housing rehabilitation efforts and aging-in-place strategies.

The City anticipates investing approximately \$500,000 in HUD-funded Community Project Funding (CPF) resources toward housing rehabilitation activities that assist low- and moderate-income homeowners with critical repairs, code deficiencies, accessibility improvements, and other housing stabilization needs. These investments are intended to preserve existing housing stock, improve housing conditions, and help vulnerable households remain safely in their homes. The City will continue operating its

Homebuyer Assistance Program and Homeowner Rehabilitation Program while exploring additional opportunities to expand housing rehabilitation and preservation activities throughout the community.

The City also recognizes the importance of strengthening local nonprofit housing development capacity. As part of this effort, the City will continue identifying opportunities to partner with and provide technical assistance to organizations that may be able to evolve into robust Community Housing Development Organizations (CHDOs). Through partnership development and capacity-building efforts, the City hopes to support future infill housing development, new construction activities, rehabilitation projects, and other affordable housing initiatives that increase long-term housing opportunities throughout the community.

Actions planned to reduce lead-based paint hazards

The City of Gastonia will continue complying with all applicable federal lead-based paint regulations and requirements associated with federally funded housing activities. The City recognizes the importance of protecting residents, particularly children, from lead-based paint hazards in older housing units.

For rehabilitation projects involving pre-1978 housing units assisted with federal funding, the City will assess whether lead-based paint hazards may be present and will follow all applicable requirements under the Residential Lead-Based Paint Hazard Reduction Act of 1992 and related HUD regulations (24 CFR Part 35). The City remains committed to incorporating lead hazard evaluation and mitigation activities into applicable housing rehabilitation programs.

Actions planned to reduce the number of poverty-level families

The City of Gastonia's anti-poverty efforts focus on improving housing stability, expanding access to affordable housing, strengthening supportive services, and improving coordination between housing and community-based resources.

The City will continue supporting housing-related activities that reduce financial burdens on low-income households, including housing rehabilitation assistance, affordable housing development, homelessness response initiatives, and homeownership assistance programs. These efforts help stabilize households and reduce the risk of displacement, housing instability, and homelessness.

The City will also continue collaborating with nonprofit organizations, workforce development agencies, healthcare providers, behavioral health providers, and other community partners that provide employment services, healthcare access, food assistance, transportation assistance, housing navigation, and supportive services for vulnerable populations.

In coordination with the Gaston-Lincoln-Cleveland Continuum of Care, the City will continue supporting

efforts to improve system coordination, outreach activities, and connections to supportive services for individuals and families experiencing homelessness or housing instability.

Actions planned to develop institutional structure

The City recognizes that addressing affordable housing and homelessness challenges requires strong partnerships, coordinated planning, and long-term institutional capacity building. The City will continue strengthening relationships with nonprofit organizations, affordable housing developers, regional partners, healthcare providers, faith-based organizations, and community stakeholders working in housing and homelessness services throughout the region.

The City will continue participating in and supporting the Gaston-Lincoln-Cleveland Continuum of Care, including ongoing efforts to improve regional coordination, advocacy planning, and strategic system development.

Additionally, the City plans to continue identifying organizations that may benefit from technical assistance and partnership opportunities that strengthen local affordable housing development capacity, particularly organizations with the potential to become active CHDO partners capable of supporting infill housing development, rehabilitation activities, and affordable housing production. The Housing and Community Engagement Department will continue consulting with housing providers, homelessness service organizations, healthcare providers, disability service organizations, and other stakeholders to identify gaps in services and opportunities for improved coordination.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Gastonia will continue working collaboratively with public agencies, nonprofit organizations, housing providers, healthcare organizations, faith-based organizations, and regional stakeholders to improve coordination of housing and supportive services throughout the community. The City will remain an active participant in the Gaston-Lincoln-Cleveland Continuum of Care, which brings together nonprofit organizations, local governments, housing providers, service agencies, and community partners to coordinate regional homelessness planning and service delivery efforts.

The City will also continue strengthening partnerships through coordinated outreach initiatives, including the newly planned “Operation Pathways to Hope” outreach pilot, which is intended to improve collaboration among service providers and increase coordinated engagement with unsheltered individuals living in encampments. In addition, the City will continue collaborating with the Gastonia Housing Authority, nonprofit organizations, affordable housing developers, and regional stakeholders to support affordable housing opportunities, housing preservation efforts, and pathways to long-term housing stability for low- and moderate-income households.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Gastonia is progressing with various projects that have received funding from a combination of federal, state, and local sources including Low Income Housing Tax Credits, the

North Carolina Housing Finance Agency's Workforce Housing Loan Program (WHLP) and Rental Production Program (RPP), the City of Gastonia (federal grant funding), Housing Counseling grants, private lending, and private developer funds.

Other sources of investment in housing activities in Gastonia include funds from the City of Gastonia, United Way, Continuum of Care member agencies, Habitat for Humanity, and HealthNet Gaston.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

See uploaded: City of Gastonia Resale and Recapture Provisions.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

See uploaded: City of Gastonia Resale and Recapture Provisions.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City has no plans to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

Attachments

Grantee Unique Appendices

**City of Gastonia
2026-2027 Annual Action Plan
Public Notice for Community Input
Public Hearing #1**

The City of Gastonia and the Gastonia-Gaston HOME Consortium would like to invite the community to attend the U.S. Department of Housing and Urban Development (HUD) funded Community Development Block Grant (CDBG) Program and HOME Investment Partnership (HOME) Program Community Input Meeting in preparation for the 2026-2027 program year Annual Action Plan (AAP). The meeting will provide information about the requirements and eligibility criteria for the CDBG and HOME programs, as well as the timeline for the CDBG application period.

The PY 2026-2027 Annual Action Plan Budget consists of \$587,547.00 CDBG funds, and approximately \$18,300 in projected CDBG Program Income; \$768,918.66 HOME funds, and approximately \$60,000 is projected HOME Program Income.

Public Hearing

The City of Gastonia will conduct a public hearing to solicit public input. Any input received will be considered, and interested parties are encouraged to participate. The Community Input Meeting/Public Hearing #1 will be held in person.

- **Public Hearing #1**

Date and Location: **Monday, April 20, 2026, 6:00 p.m.** at the Phillips Community Center located at 2031 Echo Ln, Gastonia, NC 28052

Additional Information

Zsuzsi Kadar, Affordable Housing and Unsheltered Population Coordinator at zsuzsi.kadar@gastonianc.gov or at 704-866-6745

"INDIVIDUALS REQUIRING SPECIAL ACCOMODATIONS AT THIS PUBLIC HEARING SHOULD CALL THE ADA COORDINATOR AT (704) 866-6861 OR (704) 866-6863 FOR TDD USERS WITHIN 48 HOURS OF THE PUBLIC HEARING."

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.

Zsuzsi Kadar, Affordable Housing and Unsheltered Population Coordinator
City of Gastonia
1C – April 6, 2026

USA TODAY CO.

*LocalIQ

PO Box 631697 Cincinnati, OH 45263-1697

PH#1 26-27 AAP
CDB 6/HOME

AFFIDAVIT OF PUBLICATION

Darrell Dye
Nancy Welch
Not specified
Po Box 1748
Gastonia NC 28053-1748

STATE OF NORTH CAROLINA, COUNTY OF GASTON

The Gaston Gazette, a newspaper printed and published in the city of Gastonia, and of general circulation in the County of Gaston, State of North Carolina, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue dated:

04/09/2026

and that the fees charged are legal,
Sworn to and subscribed before on 04/09/2026

Linda Fitts
Legal Clerk

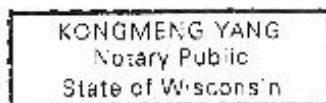
Kayla Yang
Notary, State of WI, County of Brown
9329

My commission expires:

Publication Cost:	\$151.60	
Tax Amount:	\$0.00	
Payment Cost:	\$151.60	
Order No:	12234639	# of Copies:
Customer No:	624674	1
PO #:	LWLM0494399	

THIS IS NOT AN INVOICE!

Please do not use this form for payment collection



Page 1 of 2

CITY OF GASTONIA
NOTICE OF PUBLIC HEARING
FY 2026-2027 ANNUAL
ACTION PLAN INPUT
SESSION

The City of Gastonia (City) is seeking input on funding priorities for the U.S. Dept. of Housing and Urban Development (HUD) funded Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs for Fiscal Year 2026-2027.

For additional information about the upcoming public meeting, please visit the City's website at <https://www.cityofgastonia.com/community-development> under the Plans/Reports/Notices section. The public meeting is scheduled for Monday, April 20, 2026, at 6:00 pm at the Phillips Community Center located at 2031 Echo Ln, Gastonia, NC 28052. For more information, please contact Zsuzsi Kadar, Affordable Housing and Unsheltered Population Coordinator at Zsuzsi.kadar@gastonianc.gov or at 704-866-6745.

Zsuzsi Kadar, Affordable
Housing and Unsheltered
Population Coordinator
City of Gastonia
April 9 2026
LWLM0494399

Community Development Block Grant (CDBG) and
HOME Investments Partnership (HOME) Programs
Annual Action Plan, Public Hearing #1
Phillips Community Center, Gastonia, NC
Monday, April 20th, 2026, at 6:00 pm

Name	Email Address/Address	Phone Number
Zsuzsi Kadar	zsuzsi.kadar@gastoniawc.gov	704-866-6745
Jessica Holzapfel	AzuriteApples@proton.me	717-499-0968
Regina Czerr	reginaczerr@gmail.com	704.913.1218
Allison Genter	Docg.Perspectives@gmail	704-953-5906
Sierra Hall	Sierra.Hall125@gmail.com	980-437-3369
Jessica Moreno	Jessica.maria.cantu@gmail.com	980.339.1391

1 | Page



GASTONIA AFFORDABLE HOUSING ADVISORY BOARD MEETING
Bobbin Conference Room – Garland Municipal Business Center
150 S. York Street, Gastonia, NC 28052
Monday, April 13, 2026, at 6:00 pm

ITEM 1: WELCOME AND CALL TO ORDER

ITEM 2: AGENDA TOPICS

2.A Approval of December 9, 2025, Minutes
Presenter: Richard Gilmore, Chairman

2.B: Final Preparation of the Proposed Affordable Housing Recommendations for City Council
Facilitator: Zsuzsi Kadar, Affordable Housing and Unsheltered Population
Coordinator

2.C: Discussion and input regarding priorities for the FY 2026 Annual Action Plan for the
Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME)
Programs.
Facilitators: Kenny Gehrig, HUD Administrator, and Zsuzsi Kadar, Affordable Housing and
Unsheltered Population Coordinator

ITEM 3: OTHER MATTERS

ITEM 4: ADJOURNMENT

ALL INTERESTED PERSONS WISHING TO COMMENT SHOULD APPEAR AT THE PUBLIC HEARING.
INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS WHEN ATTENDING THIS MEETING AND/OR IF
THIS INFORMATION IS NEEDED IN AN ALTERNATIVE FORMAT BECAUSE OF A DISABILITY, SHOULD
CONTACT THE HUMAN RESOURCES DEPARTMENT, LOCATED IN CITY HALL AT 181 S. SOUTH STREET,
TELEPHONE: (704-866-6786), **FAX:** (704-836-0022) OR BY **EMAIL:** JUDY.SMITH@GASTONIANC.GOV. THE
HUMAN RESOURCES DEPARTMENT REQUESTS AT LEAST 72 HOURS' NOTICE PRIOR TO THE MEETING TO
MAKE THE APPROPRIATE ARRANGEMENTS.

AFFORDABLE HOUSING ADVISORY BOARD MEETING

Sign-In Sheet

Monday, April 13, 2026, at 6:00 PM

BOARD MEMBER NAME	EMAIL ADDRESS	PHONE NUMBER
SHAWN JONES	shawn.sellsgastoni@gmail.com	
Detavia Perry	Detavia.Perry@gmail.com	
GUEST NAME & ORGANIZATION NAME	EMAIL ADDRESS	PHONE NUMBER



Housing and Community Engagement Department

Citizens Advisory Board (CAB)

Monday April 27, 2025

6:00 pm

Garland Municipal Business Center

150 S. York Street – Bobbin Conference Room 233 (2nd floor)

Gastonia, NC 28052

- I. Call to Order
- II. Community Development Plans
 - a. FY26-27 Annual Action Plan
- III. Community Development Block Grant (CDBG) Projects/Activities
 - a. Neighborhood Revitalization Strategy Area (NRSA)
 - b. Warming Center
 - c. Homeowner Rehabilitation (funded by Community Project Funding)
- IV. HOME Investment Partnership Funds (HOME) Project/Activities
 - a. 309 Norment Ave
 - b. Multi-Family Housing
 - i. Enclaves at Forest Heights
 - ii. Preserve at Forest Heights
 - iii. FY25-26 Multi-Family Request for Proposal
 - c. Homebuyers Assistance Program
- V. Other
 - a. Affordable Housing Advisory Board
- VI. Q&A
- VII. Adjourn

CITIZENS ADVISORY BOARD

April 27, 2026

SIGN IN

FIRST NAME	LAST NAME	EMAIL
Kenny	Gehrig	Kenny.Gehrig@pastoriaNC.gov
Traci	Watson	traciWatson@icloud.com
Carol	Shved	paolsk80@outlook.com
Cassandra	Longway	ccastbath@aol.com
Angelica	Mejia	angmejia@alumni.unc.edu
Pierre	Crawford	centerbaptistchurch@yahoo.com
Allison	Gunter	Docg.Perspectives@gmail
Lana		
Zsuzsi		
Jennette		
Lavetta		

CITY OF GASTONIA
NOTICE OF PUBLIC HEARING #2 & 30-DAY PUBLIC COMMENT PERIOD
PY 2026-2027 ANNUAL ACTION PLAN (AAP)
NOTICE OF PUBLIC HEARING & 30-DAY PUBLIC COMMENT PERIOD
SUBSTANTIAL AMENDMENT PACKAGE
June 10, 2026

To All Interested Agencies, Groups, and Persons:

The City of Gastonia (City) would like residents' participation in the review of the PY2026 Annual Action Plan (PY26 AAP) for the Community Development Block Grant (CDBG) Program and HOME Investment Partnerships (HOME) Program. This annual document is required by the U.S. Department of Housing and Urban Development (HUD) in order to receive federal assistance to address housing, economic development, and community development issues. PY2026 AAP is a planning document the City submits each year to HUD detailing how the City proposes to spend the CDBG and HOME funds during the next program year operating from July 1, 2026, through June 30, 2027.

The proposed PY2026 Annual Action Plan Budget consists of \$587,547 total Community Development Block Grant (CDBG) funds and approximately \$18,300 in projected CDBG Program Income; and \$768,918.66 HOME Investment Partnership (HOME) Program Funds, and approximately \$60,000 is projected HOME Program Income. This second public hearing is to receive feedback and enable citizens to comment on the City's CDBG and HOME Programs 2026-2027 Annual Action Plan.

The City of Gastonia has also prepared a substantial amendment package to reallocate prior years' unspent funds between 2019 and 2025 to PY 2026 AAP projects. Furthermore, the City is proposing to amend the PY 2025-2029 Citizen Participation Plan (CPP) and 2025-2029 Consolidated Plan as described below:

Plan Type	Current	Plan Type	Proposed
2025-2029 CPP	Existing Minor and Substantial Amendment triggers	2025-2029 CPP	Updated Minor and Substantial Amendment triggers
2025-2026 Consolidated Plan	NRSA – Only mentioned as high level information: Refining Goals:	2025-2026 Consolidated Plan CDBG 2026 AAP	NRSA – Connect the final NRSA Plan to the Consolidated Plan Adding Economic Development as one of the goals in the Consolidated Plan since NRSA has proposed economic development accomplishments mentioned: "Microenterprise assistance Small business incubator – 3 businesses assisted" Demolition and Clearance as one of the goals will be deleted Adding "CHDO related activities regarding newly constructed and rehabbed housing units – 4 Housing Units" under Safe and Decent Affordable Housing goals Adding the wording "New Construction" to "Homeowner Housing" Added under Safe and Decent Affordable Housing goals Fair Housing goal description. Adding Economic Development goal descriptions.

	Refining Description of Goals:		
CDBG 2019 AAP	Property Disposition - \$6,908.30 Housing Rehabilitation - \$66,497.06 Acquisition - \$8,909 Unallocated Funds - \$59,882.48	CDBG 2026 AAP	Affordable Housing - \$142,196.84
CDBG 2020 AAP	CoC Carryover - \$0.45 Property Disposition - \$3,123.12 CoC Non-Profit - \$97.39 Project Delivery - \$0.33 Acquisition - \$10,000 Unallocated Funds - \$12,688.85	CDBG 2026 AAP	Affordable Housing - \$25,910.14
CDBG 2021 AAP	CoC Carryover - \$0.36 CoC Non-Profit - \$1,000 Project Delivery - \$1,607.60 Housing Rehabilitation - \$519.34 Unallocated Funds - \$133,627.36	CDBG 2026 AAP	Affordable Housing - \$136,754.66
CDBG 2022 AAP	Property Disposition - \$2,308.28 Fair Housing - \$9,415.65	CDBG 2026 AAP	Community Development Needs - \$11,723.93
CDBG 2023 AAP	Property Disposition - \$1,555.78 Fair Housing - \$3,306.41 Project Delivery - \$8,276.48 Unallocated Funds - \$43,687.09	CDBG 2026 AAP	Community Development Needs - \$56,825.76
CDBG 2024 AAP	CoC Carryover - \$2,024.93 Housing Rehabilitation - \$130,734.51 Acquisition - \$897 Demolition and Clearance - \$995 CBDO - \$1,444	CDBG 2026 AAP	Community Development Needs - \$136,095.44
CDBG 2025 AAP	Public Infrastructure - \$206,730 PI - \$185,105	CDBG 2026 AAP	Community Development Needs - \$391,835
HOME 2019 AAP	CHDO Operating - \$26,894 TBRA - \$21,444.51	HOME 2026 AAP	Affordable Housing - \$21,444.51; Community Housing Development Organization - \$26,894
HOME 2020 AAP	DPA - \$250,793 TBRA - \$32,190.19	HOME 2026 AAP	Affordable Housing - \$282,983.19
HOME 2021 AAP	DPA - \$257,562.17 TBRA - \$60,906.44	HOME 2026 AAP	Affordable Housing - \$318,468.61
HOME 2022 AAP	DPA - \$116,404.55 TBRA - \$7,257.15 CHDO Set-Aside: \$112,281.75	HOME 2026 AAP	Affordable Housing - \$123,661.70 Community Housing Development Organization - \$112,281.75
HOME 2023 AAP	DPA - \$50,012.42 TBRA - \$8,349.09 CHDO Set-Aside: 124,517.40	HOME 2026 AAP	Affordable Housing - \$58,361.51 Community Housing Development Organization - \$124,517.40
HOME 2024 AAP	CHDO Operating - \$5,911 CHDO Set-Aside - \$10,675.11 DPA - \$51,956 TBRA - \$87,093	HOME 2026 AAP	Affordable Housing - \$139,049; Community Housing Development Organization - \$16,586.11

HOME 2025 AAP	CHDO Operating - \$36,208 CHDO Set-Aside - \$104,001 TBRA - \$112,249 New Construction - \$ 356,826	HOME 2026 AAP	Affordable Housing - \$469,075; Community Housing Development Organization - \$140,209
--------------------------	--	--------------------------	---

Public Hearing

The City of Gastonia will hold a public hearing to solicit public comments. Any comments received will be considered, and interested parties are encouraged to participate. Public Hearing will be held in-person and will include a virtual attendance option:

- **Public Hearing**

Date and Location: **Monday July 6, 2026, 6:00 p.m., in the Spindle Conference Room located at the Gastonia City Hall, 181 S South Street, Gastonia, NC 28052 2nd floor.**

Virtual Link: <https://web.webex.com>

<https://cityofgastonia.webex.com/cityofgastonia/j.php?MTID=m960f2003746dc9bf47de342f57a7912b>

Meeting number (access code): 2534 658 3803

Meeting password: PAzeAZ9mD55 (72932996 when dialing from a video system)

30-Day Public Comment Period/Plan Access

The Plans are available for public review and comment **from June 10, 2026, to July 11, 2026**. Copies of the Plans can be accessed at:

- City of Gastonia website <https://gastonienc.gov/community-development.html>
- Email request to: zsuzsi.kadar@gastonienc.gov
- Physical copies at Housing and Community Engagement Department office - 150 S. York Street, Gastonia, NC 28052, Monday – Friday from 8:30 am to 4:30 pm, or online at <https://gastonienc.gov/community-development.html>.

Written Comments

Written comments are accepted through the close of business (4:00 p.m.) on Wednesday, May 18, 2025. Comments may be submitted as follows:

Mail	Attn: Zsuzsi Kadar City of Gastonia-Housing and Community Engagement Department PO Box 1748 Gastonia, NC 28053-1748
In Person	Garland Municipal Business Center 150 S York Street Gastonia, NC 28052
Email	Zsuzsi.Kadar@gastonienc.gov

"INDIVIDUALS REQUIRING SPECIAL ACCOMODATIONS AT THIS PUBLIC HEARING SHOULD CALL THE ADA COORDINATOR AT (704) 866-6861 OR (704) 866-6863 FOR TDD USERS WITHIN 48 HOURS OF THE PUBLIC HEARING."

Este informacion esta disponible en espanol o en cualquier otro idioma bajo peticion. Por favor, pongase en contacto con Zsuzsi Kadar al 704-866-6745 o en 150 South York Street, Gastonia, NC de alojamiento para esta solicitud.

Zsuzsi Kadar, Affordable Housing and Unsheltered Population Coordinator

City of Gastonia

2C – June 10, 2026



USA TODAY CO.



PO Box 631697 Cincinnati, OH 45263-1697

AFFIDAVIT OF PUBLICATION

City of Gastonia
150 S. York Street
Gastonia NC 28052

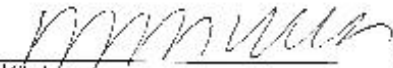
STATE OF NORTH CAROLINA COUNTY OF GASTON

The Gaston Gazette, a newspaper printed and published in the city of Gastonia, and of general circulation in the County of Gaston, State of North Carolina, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue dated:

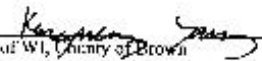
06/09/2026

and that the fees charged are legal.

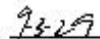
Sworn to and subscribed before on 06/09/2026



Legal Clerk



Notary, State of WI, County of Brown

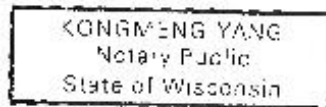


My commission expires

Publication Cost:	\$166.00	
Tax Amount:	\$0.00	
Payment Cost:	\$166.00	
Order No.	12394690	# of Copies:
Customer No:	1526080	0
PO #:	LWLM0533617	

THIS IS NOT AN INVOICE!

Please do not use this form for payment notification



Page 1 of 2

CITY OF GASTONIA
NOTICE OF PUBLIC HEARING
#2
30-DAY PUBLIC COMMENT
PERIOD
FY 2026-2027 ANNUAL
ACTION PLAN
SUBSTANTIAL AMENDMENT
PACKAGE

The City of Gastonia (City) is seeking comments on the draft PY 2026 Annual Action Plan (AAP) for the U.S. Department of Housing and Urban Development (HUD)-funded Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs. Additionally, staff are seeking input on a substantial amendment package for the 2025-2029 Consolidated Plan, Citizen Participation Plan, and Annual Action Plans for program years 2019 to 2025. The 30-day comment period will start on June 10, 2026, and will conclude on July 11, 2026.

For additional information about the upcoming public meeting, how to access the documents for review, and how to access a virtual link to attend the public hearing, please visit the City's website at <https://www.cityofgastonia.com/community-development> under the Plans/Reports/Notices section. A hybrid (in-person and virtual) public meeting is scheduled for both the PY 2026 Annual Action Plan and the Substantial Amendment Package on Monday, July 6, 2026, at 6:00 pm in the Spindle Conference Room, located on the 2nd floor of City Hall, 181 S South Street, Gastonia, NC 28052.

For more information, please contact Zsuzsi Kadar, Affordable Housing and Unsheltered Population Coordinator, at Zsuzsi.kadar@gastonianc.gov or at 704-866-6745.

Zsuzsi Kadar
Affordable Housing and
Unsheltered Population
Coordinator
City of Gastonia
June 4, 2026
June 9 2026
LWLM0533617

Community Development Block Grant (CDBG) and
HOME Investments Partnership (HOME) Programs
Annual Action Plan, Public Hearing #2
Gastonia City Hall, Spindle Conference Room
Monday, July 6th, 2026, at 6:00 pm

Name	Email Address/Address	Phone Number	
SUZIE KADAR	suzie.kadar@gastonia.nc.gov	—	STAFF
KENNY GERING	kenny.gering@gastonia.nc.gov	—	STAFF

Grantee SF-424's and Certification(s)

OMB Form 4040-004
Expiration Date: 09/30/2028

Application for Federal Assistance SF-424			
1. Type of Submission ☐ Preapplication ☒ Application ☐ Other (Specify): _____		2. Type of Application: ☒ New ☐ Continuation ☐ Revision	
3. Date received: 		4. Applicant Identification: E-28-870-31-005	
5a. Federal Entry Identifier: 56 6000227		5b. Federal Award Identifier: 56 6000227	
State Use Only:			
6. Date Received by State: _____		7. State Application Identifier: _____	
8. APPLICANT INFORMATION			
8a. Legal Name: City of Jackson			
8b. Employer/Taxpayer Identification Number (EIN): 56 6000227		8c. DUNS: 037002200000	
d. Address:			
1. Street: 101 SOUTH YORK STREET			
Street2: Box 1001			
City: JACKSON			
County/Parish: JACKSON			
State: MS			
Zip: 39201			
Country: USA: UNITED STATES			
Zip + Postal Code: 39201-1748			
e. Organizational Unit:			
Department Name: Housing and Community Development		Division Name: Housing and Neighborhoods	
f. Name and contact information of person to be contacted on matters involving this application:			
First Name: John		Last Name: Hancock	
Middle Name:		Suffix:	
Title: City Manager			
Organizational Address:			
Telephone Number: 601-355-1119		Fax Number: 601-355-1119	
E-mail: JHANCOC@CITYOFJACKSON.MS			

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: City or Township Government Type of Applicant 2: Select Applicant Type: Type of Applicant 3: Select Applicant Type: * Organization: 	
* 10. Name of Federal Agency: US Department of Housing and Urban Development	
11. Assistance Listing Number: 14-419 Assistance Listing Title: COBG - EMT 11/2019	
* 12. Funding Opportunity Number: * Title: 	
13. Competition Identification Number: ID: 	
14. Areas Affected by Project (Cities, Counties, States, etc.): Add Attachment Delete Attachment View Attachments	
* 15. Descriptive Title of Applicant's Project: Community Development Block Grant (CDBG) Admin. Agency: Training Rehabilitation, Home Preservation, Code Enforcement, Public Infrastructure, Homelessness Prevention, Public Housing, Homeownership Counseling	
Attach supporting documents as specified in agency instructions Add Attachments Delete Attachments View Attachments	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: 11/1/17	* b. Program/Project: 05/1/17
Attachment: optional list of Program/Project Congressional Districts if needed	
Add Attachment Delete Attachment View Attachment	
17. Proposed Project:	
* a. Start Date: 07/01/2020	* b. End Date: 05/31/2021
18. Estimated Funding (\$):	
* a. Federal:	5,000,000
* b. Applicant:	
* c. State:	
* d. Local:	
* e. Other:	
* f. Program Income:	10,000,000
* g. TOTAL:	15,000,000
19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
☐ a. This application was made available to the State under the Executive Order 12372 Process for review on:	
☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
☒ c. Program is not covered by E.O. 12372.	
20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
☐ Yes ☒ No	
If "Yes," provide explanation and attach:	
Add Attachment Delete Attachment View Attachment	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil or administrative penalties. (U.S. Code, Title 18, Section 1001)	
☒ I AGREE	
* The list of certifications and assurances, or an internet site where you may locate this list, is contained in the acknowledgment or agency specific instructions.	
Authorized Representative:	
Prefix: Mr.	* First Name: Michael
Middle Name: C.	
* Last Name: Peoples	
Suffix:	
* Title: City Manager	
* Telephone Number: 801-850-5115	* Fax Number: 801-850-5407
* Email: MICHAEL@2000LESLIESFORLIFE.ORG	
* Signature of Authorized Representative:	* Date Signed: 05/22/2020

Application for Federal Assistance SF-424		
* 1. Type of Submission ☐ Preapplication ☒ Application ☐ Charge/Unfunded Application * 2. Type of Application ☒ New ☐ Continuation ☐ Revision * If Revision, select appropriate item(s): ☐ Other (Specify): _____ ☐ Other (Specify): _____		
* 3. Date Received * 4. Applicant Identifier 15-DC-DC-17-0012		
5a. Federal Entity Identifier 55-8000227		5b. Federal Award Identifier 15-DC-DC-17-0012
6. Data Received by State: _____ 7. State Application Identifier: _____		
8. APPLICANT INFORMATION		
* a. Legal Name: City of Baltimore		
* b. Employee/Taxpayer Identification Number (E/TIN): 55-8000227		* c. UL FY2012-2013
d. Address:		
* Street1: 100 South York Street * Street2: 50 E. 17th * City: Baltimore * County/Parish: Baltimore * State: MD; North Carolina * Province: * Country: USA; UNITED STATES * Zip/Postal Code: 21201-2148		
e. Organizational Unit:		
Department Name: Housing and Community Engagement		Division Name: Housing and Neighborhoods
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr. * First Name: Michael Middle Name: Last Name: Jackson Suffix:		
Title: City Manager		
Organizational Affiliation:		
* Telephone Number: 410-654-1111		Fax Number: 410-654-5411
* Final: BALTIMORE, MD OFFICE OF THE CITY MANAGER		

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
*a. Applicant: <u>BTH/22</u>	*b. Program/Project: <u>5117/12</u>
Attach an excel file of Program/Project Congressional Districts if needed Add Attachment Delete Attachment View Attachment	
17. Proposed Project:	
*a. Start Date: <u>2/1/2024</u>	*b. End Date: <u>04/30/2025</u>
18. Estimated Funding (\$):	
*a. Federal	\$0,000.00
*b. Applicant	
*c. State	
*d. Local	
*e. Other	
*f. Program Income	\$0,000.00
*g. TOTAL	\$0,000.00
19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
☐ a. this application was made available to the State under the Executive Order 12372 Process for review on _____ ☐ b. Program is exempt to E.O. 12372 but has not been selected by the State for review. ☒ c. Program is not covered by E.O. 12372.	
20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
☐ Yes ☒ No If "Yes" provide explanation and attach: _____ Add Attachment Delete Attachment View Attachment	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001) ☒ ** I AGREE	
** The list of certifications and assurances, on an internet site where you may obtain this list, is contained in the announcement of opportunity specific instructions	
Authorized Representative:	
*First Name: <u>John</u>	*Last Name: <u>Peoples</u>
*Title: <u>Chief Executive Officer</u>	
*Telephone Number: <u>204-551-6611</u>	*Fax Number: <u>204-551-6611</u>
*Email: <u>JOHN@BTH.EDUCATION.ORG</u>	
*Signature of Authorized Representative: 	*Date Signed: <u>05/22/2026</u>

**Applicant and Recipient
Assurances and Certifications**

U.S. Department of Housing
and Urban Development

OMB Number: 2501-0044
Expiration Date: 02/26/2027

Instructions for the HUD-424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-C. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 14B.26, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.5, 3.115, 8.57, or 14B.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant:

***Authorized Representative Name**

Print: Mr. First Name: Michael
Middle Name: C.
Last Name: Peoples
Suffix:

*Title: City Manager

*Applicant Organization: City of Gastonia

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capacity (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of this application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000c) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribal designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the Americans with Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 24 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-6107) as amended, and implementing regulations at 24 CFR part 148 which together provide that no person in the United States shall, on the grounds of disability, age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance, except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-3617) as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing, except an applicant which is an Indian tribe or its instrumentality which

is excluded by statute from coverage does not make this certification, and further except from grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.100(a) and 5.105 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5504(d)) and implementing regulations at 24 CFR part 2, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant for the extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form 278, Disclosure Form to Report Lobbying, whereby I shall require all subgrantees at all tiers (including subgrantees and contractors) to similarly certify and disclose accordingly. Federally recognized Indian tribes and tribal designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Civil Rights Act, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §§3729, 3802; 24 CFR §25.10(b)(1)(ii)).

* Signature

Michael C Peoples

* Date

05/22/2026

Form HUD-42341 (02/20)

**Applicant and Recipient
Assurances and Certifications**

U.S. Department of Housing
and Urban Development

CDHR Number: 2506-0117
Expiration Date: 09/30/2021

Instructions for the HUD-424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an HH-424-B or GI-424-D. The Responsible Civil Rights Official has posted this form for use for purposes of general compliance with 24 CFR §§ 1.4, 3.114, 8.70, and 148.20, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with these instructions and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.87, or 148.30.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant:

***Authorized Representative Name:**

Prefix: Mr. First Name: Michael
Middle Name: J.
Last Name: Benjamin
Suffix:
Title: City Manager
Applicant Organization: City of Georgia

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capacity (including funds to pay the non-Federal share of program costs); to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the applicant to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2101(c)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or is a tribe designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303);

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing, except an applicant which is an Indian tribe or is a Native Village which

is excluded by statute from coverage does not make this certification, and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 1.103(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that do not comply with applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4801) and implementing regulations at 48 CFR part 74 and, as applicable, Section 124(c) of the Housing and Community Development Act of 1974 (42 U.S.C. 5204(d)) and implementing regulations at 24 CFR part 47, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal statutes prior to the commitment or expenditure of funds for property.

9. This Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its terms or renewal, amendment or modification. If funds of the Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, that complete and submit Standard Form-LJL Disclosure Form to Report Lobbying. I certify that I shall require all subgrantees at all times including subgrants and contractors to similarly certify and disclose appropriately. Federally recognized Indian tribes and tribally designated housing entities (TDHEs) established by Federally recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Ryan Amendment, but such programs, Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §§3729, 3802; 24 CFR §28.10(b)(1)(iii)).

*Signature:  *Date: 

Form HUD-424-B (10/2010)

CERTIFICATIONS

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

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

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

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

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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

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

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


Signature of Authorized Official

05/22/2026
Date

City Manager _____
Title _____

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

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

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 590.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

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

2. **Overall Benefit.** The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2026-2027-2028 (a period specified by the grantee of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

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

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

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

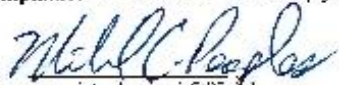
Excessive Force -- It has adopted and is enforcing:

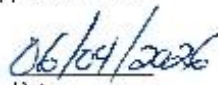
1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations, and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility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

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

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

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


Signature of Authorized Official


Date

City Manager

Title

OPTIONAL Community Development Block Grant Certification

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

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

Signature of Authorized Official

Date

City Manager

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

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

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

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

 05/22/2026

Signature of Authorized Official

Date

City Manager _____
Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

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

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

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

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

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

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

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

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

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

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

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

Signature of Authorized Official

Date

City Manager:

Title

Housing Opportunities for Persons With AIDS Certifications

The HUDPWA grantee certifies that:

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

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

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 5 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature of Authorized Official

Date

City Manager

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

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

CERTIFICATIONS

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

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

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

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

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-L.L., "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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

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

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

 05/22/2026

Signature of Authorized Official

Date

City Manager

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

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

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

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

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

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2020-2021-2022 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

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

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

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

Excessive Force -- It has adopted and is enforcing:

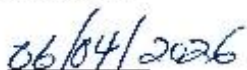
1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility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

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

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

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


Signature of Authorized Official


Date

City Manager _____

Title _____

OPTIONAL Community Development Block Grant Certification

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

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

Signature of Authorized Official _____

Date _____

City Manager: _____
Title _____

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

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

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.211.

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

 05/22/2026
Signature of Authorized Official Date

City Manager

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

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

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

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

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

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

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

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

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

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

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

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

Signature of Authorized Official

Date

City Manager
Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

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

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

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

Signature of Authorized Official

Date

City Manager

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

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