

## ***A Report on Gastonia's Community Development Accomplishments***

The Consolidated Annual Performance Evaluation Report (CAPER) details Gastonia's accomplishments for the Fiscal Year (FY) 2010 toward meeting the goals outlined in Year 1 of Gastonia's 2010 – 2015 Consolidated Plan. It compares the actual performance measures with those expected in the FY2010 Action Plan. The CAPER reports on activities funded with \$1,645,886 of federal Home Investment Partnership Programs (HOME) and Community Development Block Grants (CDBG) Entitlements along with Community Development Block Grant Recovery & Reinvestment Act funds (CDBG-R), 108 Loan funds, and Neighborhood Stabilization Program funds (NSP-1), as well as highlighting community development activities benefitting LMI households.

The City of Gastonia as the lead agency in the Gastonia Consortium, utilizes its Housing & Neighborhoods Division to administer the community development HOME and CDBG funding. HOME funds may be applied in the consortium area and CDBG funds may only be used within the City limits of Gastonia.

### ***Program Spotlights***

#### ***Downpayment Assistance program***

The Downpayment Assistance program for first-time homebuyers (FTHB) continues to be one of our most successful programs. During the year \$ 219,879 of HOME funds were leveraged against \$4,086,069 in private mortgage financing to assist sixty-four (64) FTHB.

#### ***Nick's Steak & Tap House***

The City leveraged a 108 Loan, and with private investment to redevelop the Webb Theater for use as a restaurant; thereby creating economic opportunities and stimulating development in the Downtown area with the creation of twenty-two (22) LMI jobs.

#### ***First Legacy Community Credit Union***

A temporary office for the First Legacy Community Credit Union has opened on the corner of HWY 321 and Rankin Avenue while construction begins on a permanent building to serve as their main branch for Gaston, Lincoln, and Cleveland counties. The project is leveraging CDBG and 108 Loan funds with private investment to create 5 new jobs and become a positive impact in the Highland East Neighborhood.

#### ***Neighborhood Stabilization Program (NSP)***

The City was awarded NSP1 funding of \$2,600,000 to develop 16 condominiums for homeownership for persons 120% of Area Median Income (AMI) and to acquire and rehabilitate 8 foreclosed single family units to be sold to 50% of AMI or below families of which many are IDA participants

#### ***GEAR***

The City of Gastonia assisted 48 residents in FY 2010 with City of Gastonia Electric Revenue Funds, which are local funds, under the Gastonia Electric Assistance Resources Program (GEAR), in the amount of \$12,660 by providing subsidized assistance toward monthly electric utility charges for customers with household incomes below 50% of AMI.

#### ***Hope 4 Gaston***

The City of Gastonia has partnered with Hope 4 Gaston for the third year to provide minor housing repairs for LMI homeowners living in substandard housing. The City leveraged \$20,000 of CDBG funding with work performed by 1,000 volunteers; \$50,000 dental services; and \$ 1,500,000 of food, clothing, furniture and appliances donated to LMI families residing in Gastonia.

#### ***Highland East/Gateway Development***

In the Highland East Neighborhood the City has purchased lots in an effort to eliminate slum and blight and to revitalize a deteriorating neighborhood. CDBG and HOME funds were used to for the purchase and demolition of substandard structures and \$400,000 of local bond funds have been utilized to improve the roads, water and sewer lines at Grace Street and Beatrice Costner Avenue. The City is negotiating with non-profits to construct new homes on these lots to benefit this LMI area.

#### ***Grocery Store Site***

The City of Gastonia is leveraging CDBG and 108 Loan funds to redevelop a commercial site to be pad-ready for a developer to construct a neighborhood grocery with additional commercial space. The site is located in the Highland East Area which is an LMI census tract and is also a designated as a Food Desert area.

### Objectives and Performance Measures

5 – Year Goals & Annual Objectives	FY 2010 Expected Accomplishments	FY 2010 Actual Accomplishments
<b>I. Program Administration</b>		
A. General Administration	FY09 CAPER FY10 Annual Plan	Completed FY09 CAPER FY10 Annual Plan
B. Project Delivery	Inspect 100 Units	134 Units Inspected
C. Section 108 Loan	Loan Payments Required	100% Completed
<b>II. CHDO Set-a-side</b>		
A. Construction of affordable housing units	8 Units	8 Units
<b>III. CHDO Capacity Building / Operating Expenses</b>		
A. Monitor Subrecipients/ Administrative Costs	Monitor CHDO	100%
<b>IV. Public Services</b>		
B. Fair Housing/MBE	100 Assisted	170 Assisted
C. Subrecipients	20 non-profits	0 non-profits
<b>V. Continuum of Care (CoC) Homeless Strategy</b>		
A. Quarterly meetings with local non-profits and meeting monthly with sub-committees assisting the homeless	16 Meetings	100%
<b>VI. Economic Development Initiatives</b>		
A. Downtown Revitalization	1 New Business 14 Jobs	2 New Business 27 jobs
<b>VII. Housing Activities</b>		
A. Rehabilitation Program	25 Units assisted	22 Units Assisted
B. New Construction	1 Unit	0 Unit
C. Direct Homebuyers Assistance	50 FTHB 100 FTHB Class	64 FTHB 170 FTHB Class
D. Acquisition/Demolition/Clearance	10 Units	3 Units
E. TBRA	24 Households	13 Households
F. TBRA Security/Utility Deposits	15 Households	0 Households
G. Property Disposition/Maintenance	Maintain until Disposition	100% Maintained

#### Want more information?

To View the required HUD narratives, visit: [www.cityofgastonia.com](http://www.cityofgastonia.com) and search for "FY 2010 CAPER"

For questions about the CAPER or a copy of any of the documents, please call the  
Housing & Neighborhoods Division at (704) 866-6752

#### City of Gastonia

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