



Gaston County

Gaston County
Board of Commissioners
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Building and Development Services Board Action

File #: 25-570

Commissioner Brown - Building & Development Services (Housing Rehabilitation) - To Accept and Appropriate Additional Grant Funds from the NC Housing Finance Agency (NCHFA) for the Single Family Rehabilitation Program **(\$247,540)**

STAFF CONTACT

Marc Bolick - Housing Rehabilitation - 704-866-3559

BUDGET IMPACT

Appropriate \$247,540 in Federal Grant Revenue and Housing Rehab Expense to the General Fund. No additional County Funds.

BACKGROUND

Gaston County was allocated an initial set-aside of \$162,000 by the North Carolina Housing Finance Agency to apply toward the rehabilitation of three homes within the County with the opportunity to request an additional allotment from the single family rehab loan pool. NCHFA has approved an additional set-aside amount of \$247,540 for additional homes. Gaston County Housing Rehabilitation plans to assist a total of ten homes.

POLICY IMPACT

N/A

ATTACHMENTS

Budget Change Request (BCR); Funding Agreement Modification (FAM)

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	JBailey	CBrown	CClintoner	AFraley	BHovis	TKelgher	SShehan	Vote
2025-388	12/09/2025	SS	JB	A	A	A	A	A	AB	A	U

DISTRIBUTION:

Laserfiche Users

A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

GASTON COUNTY BUDGET CHANGE REQUEST (BCR)

TO: Matthew Rhoten, County Manager

FROM: 233 Building Development Services

Dept. Code Department Name

Marc Bolick

11/5/2025

Department Director

Date

REQUEST TYPE:

☐ Line-Item Transfer Within Department & Fund

☐ Line-Item Transfer Between Funds*

☐ Project Transfer Within Department & Fund

☒ Additional Appropriation of Funds*

☐ Line-Item Transfer Between Departments

* Requires resolution by the Board of Commissioners

ACCOUNT DESCRIPTION

As it appears in Munis

ACCOUNT NUMBER

4	3	3	5	6	7	4	2	6	5
Fund	Dept	Div	SubDiv	Prog	SubProg	Future	Func	Obj	Proj
xxxx	xxx	xxx	xxxx	xxxxx	xxxxxx	xxxx	xx	xxxxxx	xxxxx

Ex. Employee Training

Ex. 1000-BGT-000-00000-000000-000000-0000-01-520011-

AMOUNT**

Ex. \$5,000.00
Ex. (\$5,000.00)

Federal Grant Rev-2024 ESFR

1000-BDS-233-00000-000000-0000000-0000-07-410000-G0116

(\$247,540)

HousngRehabImprov-2024 ESFR

1000-BDS-233-00000-000000-0000000-0000-07-540015-G0116

\$247,540

JUSTIFICATION FOR REQUEST:

The NC Housing Finance Agency administers the Essential Single Family Housing Rehabilitation Program, whose funds are intended to improve living conditions for low-income homeowners with special needs such as elderly, disabled or veterans. Gaston County was allocated an initial set-aside of \$162,000 by the North Carolina Housing Finance Agency to apply toward the rehabilitation of three homes within the County with the opportunity to request an additional allotment from the single family rehab loan pool. NCHFA has approved an additional set-aside amount of \$247,540 for additional homes. Gaston County Housing Rehabilitation plans to assist a total of eight homes.

** Decreases in expenditures and increases in revenue accounts require brackets. Increases in expenditures and decreases in revenue do not require brackets. Please note that transfers between funds require inter-fund transfer accounts.

MODIFICATION OF THE 2024 ESSENTIAL SINGLE-FAMILY REHABILITATION LOAN POOL FUNDING AGREEMENT ESFRLP2416

This Modification of the 2024 Essential Single-Family Rehabilitation Loan Pool (ESFRLP24) Funding and Written Agreement for Subrecipients (the "Agreement") is entered into on the 11th of September 2025 between the North Carolina Housing Finance Agency, a public agency and instrumentality of the State of North Carolina, (the "Agency") and Gaston County (the "Member Organization" or "Member").

RECITALS

WHEREAS, the parties previously entered into that certain 2024 Essential Single-Family Rehabilitation Loan Pool (ESFRLP24) Funding Agreement dated 1st of July 2024 (the "Original Agreement") pursuant to the ESFRLP24 Program Guidelines (the "Program Guidelines"); and

WHEREAS, the Original Agreement provided, in part, that the Member would be allocated a Subaward in the amount of \$162,000; and

WHEREAS, the Member requested additional funds for a total allocation of \$547,778; and

WHEREAS, the Agency awarded additional funds to the Member for a total subaward of \$547,778; and

WHEREAS, the parties desire to modify the Original Agreement to reflect the total funds allocated upon and subject to the terms, covenants and conditions and agreements herein.

AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Agency and Member, intending to be legally bound, hereby agree as follows:

I. Acknowledgments, Affirmations, Representations and Representations and Warranties

The Member acknowledges and affirms that:

1. All of the statements contained herein are true and correct.
2. All representations, warranties and covenants contained in, and schedules and exhibits, if any, attached to the Original Agreement are true and correct on and as of the date hereof, are incorporated herein by reference and are hereby remade.
3. Other than as stated herein, the Member is in compliance with the terms of the Original Agreement, and no condition exists which would constitute an event of default under the Original Agreement or Program Guidelines but for the giving of notice or passage of time, or both.

II. Agreement to Modify Original Agreement

The Original Agreement is hereby modified as follows:

1. All references to the amount of funds obligated, awarded, reserved and/or allocated under the Original Agreement shall reflect a funded amount not to exceed \$547,778.
2. All references in the Original Agreement shall mean the Original Agreement amended hereby.

III. Miscellaneous

1. This Agreement is a modification of the Original Agreement, and not a novation; rather, it constitutes a modification of the terms of an existing contractual relationship between the parties in order to increase the total funds awarded to the Member, and is not intended as a cancellation of the original obligation or the creation of a new contract. The parties to this instrument confirm the terms of the Original Agreement and all other related documents, as modified by this Modification.
2. All references in the Original Agreement shall mean the agreement as amended hereby.
3. Except as expressly amended and modified herein, the Original Agreement remains unmodified and in full force and effect.
4. This Agreement constitutes the entire agreement between the parties hereto with regard to the subject matter hereof, and supersedes any prior agreements, understandings, restrictions, warranties, or representations between the parties with regard thereto.
5. This Agreement shall be governed and construed in accordance with the laws of the State of North Carolina.
6. If any provision of this Agreement is determined by a court of competent jurisdiction to be illegal or invalid, such provision shall be severed from this Agreement, and the other provisions of this Agreement shall continue in full force and effect.

IN WITNESS WHEREOF, Member and Agency have signed this Modification of the 2024 Essential Single-Family Rehabilitation Loan Pool (ESFRLP24) Funding Agreement on the date written above.

Gaston County

By: *Matthew Rhoten*

Its: Assistant County Manager

North Carolina Housing Finance Agency

By: *Michael Handley*

Its: Manager of Housing Rehabilitation & Compliance